



MEMORANDUM

FROM: Nicole Tremblay, Senior Planner
DEPT: Planning & Zoning
TO: Planning Commission
DATE: September 2, 2025

SUBJECT: Final Plat Text Amendment – Petition No. 25-50AM

Senate Bill 784, which became effective on July 1, 2025, requires plat and replat submittals to be administratively approved if they meet the submittal requirements laid out in Section 177.091, F.S.

This bill requires municipalities to designate an “administrative authority” to handle this process and an “administrative official” who can approve or deny plats and replats, and so this text amendment petition 25-50AM designates the Engineering Department as the administrative authority and the City Engineer as the administrative official.

Changes to the text include altering the decision authority tables, moving the final plat process to the administrative applications section (and adding “replat” to the language), providing time frames for the applicant and the City to present and record plats, renumbering sections that were affected by the changes, and editing for concision and precision where necessary. Only Chapter 87, Section 1 needs to be changed for the City to be in compliance with this new law.

Planning Commission Report and Recommendation

Upon review of the petitions and associated documents, Land Development Code, staff memo and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the planning commission to make a recommendation on Text Amendment petition no. 25-50AM.