



City of Sanibel

Planning Commission

Planning Department Agenda Memorandum

Planning Commission: October 14, 2025

To: Planning Commission

From: Savannah White, Senior Planner

Date: October 7, 2025

TITLE: Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances; amending Subpart B, Land Development Code; Chapter 114 Subdivisions, to update subdivision provisions related to plats and replats for consistency with recent amendments to state statutes.

BACKGROUND

In 2024, the Florida Legislature adopted Senate Bill 784, which amended Chapter 177, Florida Statutes, to streamline the platting process for subdivisions. Among other changes, the legislation requires that the approval of plats and replats be handled administratively rather than through a public hearing process. These statutory amendments were intended to reduce permitting timelines and create a more consistent subdivision review process statewide.

The City's Land Development Code (LDC), specifically Chapter 114: Subdivisions, currently includes provisions for the review and approval of plats that do not align with the new state requirements; specifically, requiring final plats be approved by city council. To ensure compliance with state law and maintain a clear, efficient process for subdivision approvals, staff recommends an amendment to the LDC to reflect these recent legislative changes.

PROPOSAL

Staff proposes revising the subdivision review and approval procedures related to plats and replats toward achieve the following:

- Align with the requirements of Senate Bill 784 and Chapter 177, Florida Statutes;
- Establish an administrative approval process for plats and replats, as required by state law;
- Clarify the roles and responsibilities of City staff and applicable reviewing bodies to ensure consistency and efficiency; and
- Provide updated terminology and references for improved readability and compliance.

This amendment will ensure that the City's subdivision regulations remain consistent with state law while maintaining appropriate oversight of the subdivision process. Applications for approval of a major subdivision will still require approval of a preliminary plat by the planning commission. Final plat approval will be done administratively by the city manager or designee rather than by city council.

Outline of Changes:

- Sec. 114-3 – Amended to include applicable definitions from state statutes to ensure consistency with state law and to clarify related regulations.
- Sec. 114-67 – Amended to remove outdated requirements for paper submittals, delete obsolete statutory references, and add procedures for replats.
- Sec. 114-68 – Amended to clarify the review and approval processes and timelines consistent with recent amendments to state statutes.
- Sec. 114-87 – Amended to align application requirements for plats with current state statutory provisions.
- Sec. 114-89 – Amended to clarify the review and approval processes and timelines based on recent state statute revisions, update cross-references to other code sections, and refine application requirements for consistency with state law.
- Sec. 114-107 – Amended to reference state statutory requirements for final plats.
- Sec. 114-108 – New section added to establish procedures for replats.
- Article III – Relocated to the end of Chapter 114; now proposed as Article V, Subdivision Procedures for Special Circumstances, and sections renumbered.
- Proposed Article III (formerly Article IV – Improvements) – Renumbered and amended to update references to other code sections.
- Proposed Article IV (formerly Article V – Design Standards) – Renumbered and amended to update cross-references to other code sections.
- Article V – Amended to update and correct code section references throughout.

The proposed amendment is consistent with the strictures of SB 180.

RECOMMENDATION

The Planning Department recommends approval of Resolution 25-22, as drafted.