



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: November 4, 2025

To: City Council
From: Savannah White, CFM, Senior Planner
Date: October 29, 2025

SUBJECT: An ordinance amending the Code of Ordinances to update subdivision provisions related to plats and replats for consistency with recent amendments to state statutes; amending Subpart B, Land Development Code; Chapter 114 Subdivisions, for the purpose of updating land development code regulations

REVIEW TIMELINE

Date	Meeting Type	Summary
9/25/2025	City Council	Unanimous approval of Resolution 25-058
10/14/2025	Planning Commission	Unanimous approval of Resolution 25-22
11/4/2025	City Council	Discussion and First Reading

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.

Previously City Council approved Resolution 25-058 granting administrative authority to the city manager or city manager's designee to receive, review, process, and approve a plat or replat pursuant to updated Florida state statutes.

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Key revisions include:

- 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- Sec. 114-67 – Amended to remove outdated requirements for paper submittals, delete obsolete statutory references, and add procedures for replats.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.

Benefits:

This amendment aligns the City's subdivision regulations with the requirements of Senate Bill 784 and Chapter 177, Florida Statutes, by establishing an administrative approval process for plats and replats as required by state law. It also clarifies the roles and responsibilities of City staff and applicable reviewing bodies to promote consistency and efficiency, and provides updated terminology and references to improve readability and compliance. Collectively, these updates ensure that the City's subdivision regulations remain consistent with state law while maintaining appropriate oversight of the subdivision process.

The proposed legislative text complies with the parameters of Senate Bill 180.

PUBLIC COMMENT: Staff have not received public comments on this item.

FISCAL IMPACT: None.

RECOMMENDED ACTION: Move the draft ordinance to second reading at the next scheduled City Council meeting.

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