VILLAGE OF INDIANTOWN, FLORIDA
AGENDA MEMORANDUM

MEETING DATE: September 11, 2025

MEETING TYPE: Regular Village Council Meeting

AGENDA ITEM TITLE: A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF INDIANTOWN, FLORIDA, DESIGNATING AN ADMINISTRATIVE AUTHORITY TO RECEIVE, REVIEW, AND PROCESS PLAT AND REPLAT SUBMITTALS AND AN ADMINISTRATIVE OFFICIAL RESPONSIBLE FOR APPROVING, APPROVING WITH CONDITIONS, OR DENYING PROPOSED PLATS AND REPLATS, IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES (2025); AND PROVIDING FOR FINDINGS, IMPLEMENTING ADMINISTRATIVE ACTIONS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

SUMMARY OF ITEM: On April 29, 2025, Senate Bill (SB) 784 was adopted, amending Sections 177.071 and 177.111, Florida Statutes, and requiring that certain plat and replat submittals be administratively approved. SB 784 was approved by Governor DeSantis on June 20, 2025, became law as Chapter 2025-164, Laws of Florida, and took effect on July 1, 2025.

Prior to the adoption of SB 784, Section 177.071, Florida Statutes, required that plats be approved by the Village Council before recording. SB 784 amends Section 177.071 to provide that a plat or replat submitted pursuant to Part I of Chapter 177, Florida Statutes, must be administratively approved, and no further action by the governing body is required, if the plat or replat complies with the requirements of Section 177.091, Florida Statutes

SB 784 also provides that the Village Council must designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

This resolution designates the Department of Community

and Economic Development as the Village's administrative authority to receive, review, and process plat or replat submittals, and designates the Director of Community and Economic Development or designee, as the Village's administrative official responsible for approving, approving with conditions, or denying a proposed plat or replat.

Although the new law expressly authorizes these designations to be made by either resolution or ordinance, Village staff intends to prepare an ordinance to amend the Village's Land Development Regulations in the future to codify the implementation of this new law in the Village LDRs.

FISCAL IMAPCT STATEMENT: n/a

RECOMMENDATION: Staff recommends that the Village Council adopt the resolution.

PREPARED BY: Wade C Vose Esq DATE: 09/04/25

ATTACHMENTS:
Description
Resolution No. 008-2025 - Designating Administrative Authority for Plats per SB 784.pdf