



MEMORANDUM

DATE: June 23, 2025

TO: City Commission

FROM: Jordan Smith, Director, Planning and Development Services

THRU: Doc Dougherty, City Manager

SUBJECT: Resolution No. 2025-71, Designating the Planning and Development Services Director as the Administrative Official Responsible for the Administrative Approval of Plat and Replats in Accordance with Section 177.071, Florida Statutes (2025). (Legislative – Public Hearing) (Jordan Smith, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances, Florida Statute.

Request: Designating the Planning and Development Services Director as the administrative official responsible for the approval of plats and replats, as required by Section 177.071(1)(a), Florida Statutes, as amended by Senate Bill 784 (2025).

Discussion: During the 2025, legislative session, the Florida Legislature adopted Senate Bill 784, which amended Section 177.071, Florida Statutes, to require that certain plats and replats be administratively approved by a designated official or employee of the local government. This change is intended to streamline the platting process while maintaining accountability at the local level.

To comply with the updated statutory requirements and support efficient land development procedures, the City Commission is being asked to formally designate the Planning and Development Services Director as the City's official responsible for reviewing and administratively approving or denying plays and replays submitted for properties within the City of Deltona.

This designation will ensure consistency with state law, reduce processing time for applicants, and maintain proper oversight over land subdivision activities in the City.

STAFF RECOMMENDATION: Staff recommends that the City Commission adopt Resolution

ATTACHMENTS:

- Resolution No 2025-71
- Senate Bill 784