



CITY COUNCIL AGENDA STATEMENT

Meeting Date: April 14, 2026
To: Honorable Mayor and City Council
From: Steve Williams, City Manager/City Attorney

Agenda Item: **Resolution 2026-38**, Declaring The Intention Of The City To Consider Adoption Of An Ordinance Amending The City's Land Development Regulations Relating To Plats; Providing That From The Date Of Adoption Of This Resolution And During The Pendency Of Consideration Of Such Ordinance By The City, The City Will Process Plats Administratively So Long As They Conform To Florida Statute 177.091; Granting The Planning Department Administrative Authority Pursuant to Florida Statute 177.071; Providing For Severability; And Providing For An Effective Date.

BACKGROUND:

SB 784: Platting was signed into law and became effective 7/1/2025. HB 927: Local Land Planning and Development is ordered enrolled and awaits signature before becoming law effective

7/1/2026. Both pertain to the processing and administrative approval of plats.

177.071 Administrative approval of plats or replats by designated county or municipal official.—
(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall 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.

(b) As used in this section, the term “administrative authority” means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including, but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

Approval of this resolution designates the Planning Department as the administrative authority. Staff will then begin coordinated review to amend any of the existing Land Development Regulations that will need to be updated based upon the above bill and law.

RECOMMENDATION:

Approval of the Resolution.

**CITY OF MARATHON, FLORIDA
RESOLUTION 2026-38**

A RESOLUTION OF THE CITY OF MARATHON DECLARING THE INTENTION OF THE CITY TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS RELATING TO PLATS; PROVIDING THAT FROM THE DATE OF ADOPTION OF THIS RESOLUTION AND DURING THE PENDENCY OF CONSIDERATION OF SUCH ORDINANCE BY THE CITY, THE CITY WILL PROCESS PLATS ADMINISTRATIVELY SO LONG AS THEY CONFORM TO FLORIDA STATUTE 177.091; GRANTING THE PLANNING DEPARTMENT ADMINISTRATIVE AUTHORITY PURSUANT TO FLORIDA STATUTE 177.071; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statute 177.071(1)(a) requires the City of Marathon to 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.; and

WHEREAS, the City of Marathon must work to amend the existing platting ordinance to designate and administrative authority; and

WHEREAS, City of Marathon wishes to designate an administrative authority through resolution in the interim; and

WHEREAS, the Planning Department is a City department with direct oversight responsibility for the City's Land Development, and housing, thereby being consistent with Florida Statute 177.071(1)(b); and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, that:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council hereby designates the Planning Department as the Administrative Authority.

Section 3. This resolution shall take effect immediately upon its adoption.

Section 4. This resolution shall be null and void upon the adoption of an amendment to Chapter 102, Article 10 entitled Subdivision of Land/Plats and Re-Plats, incorporating the administrative authority delegated in this resolution.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14th DAY OF APRIL 2026.

THE CITY OF MARATHON, FLORIDA

Mayor Lynny Del Gaizo

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:

Steven T. Williams, City Attorney