



City of North Port

RESOLUTION NO. 2025-R-64

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA, DESIGNATING THE CITY'S ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR THE ADMINISTRATIVE APPROVAL OF PLATS AND REPLATS PURSUANT TO FLORIDA STATUTES SECTION 177.071; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, effective July 1, 2025, the Florida Legislature amended Florida Statutes Section 177.071 to require administrative approval of plats and replats with no further action by the governing body of a municipality if the plat or replat complies with the requirements of Florida Statutes Section 177.091; and

WHEREAS, Florida Statutes Section 177.071, as amended, requires the City Commission to designate, by ordinance or resolution, an administrative authority to receive, review, and process plat and replat submittals, and to designate an administrative official responsible for approving, approving with conditions, or denying a proposed plat or replat; and

WHEREAS, Florida Statutes Section 177.071 defines the term administrative authority as a department, division, or other agency of a municipality, and 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 municipality, including but not limited to, a city manager, a deputy city manager, an assistant city manager, or other high-ranking city department or division director with direct or indirect oversight responsibility for the municipality's land development, housing, utilities, or public works programs; and

WHEREAS, the City Commission of the City of North Port, Florida, to ensure administrative efficiency and consistency, and to ensure compliance with Florida Statutes Section 177.071, desires to designate the City's administrative authority to receive, review, and process a plat or replat submittal as the City's Unified Land Development Code (ULDC) Administrator, as described in Section 1.1.5.C. of the ULDC; and

WHEREAS, the City Commission, to ensure administrative efficiency and consistency, and to ensure compliance with Florida Statutes Section 177.071, desires to designate the City's administrative official responsible for approving, approving with conditions, or denying a proposed plat or replat as the City's Unified Land Development Code (ULDC) Administrator, as described in Section 1.1.5.C. of the ULDC; and

WHEREAS, in the near future the City Commission intends to consider an ordinance amending the ULDC codifying this designation and updating the development review process for final plats and replats to align with the requirements in Florida Statutes Section 177.071.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:

SECTION 1 – INCORPORATION OF RECITALS

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

SECTION 2 – RESOLUTION DESIGNATING ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL

2.01 Pursuant to Florida Statutes Section 177.071, the City Commission hereby designates the ULDC Administrator as the administrative authority to receive, review, and process plat and replat submittals.

2.02 Pursuant to Florida Statutes Section 177.071, the City Commission hereby designates the ULDC Administrator as the administrative official responsible for approving, approving with conditions, or denying proposed plats and replats.

SECTION 3 – CONFLICTS

3.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

SECTION 4 – SEVERABILITY

4.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

SECTION 5 – EFFECTIVE DATE

5.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on September 9, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL GOLEN, CPM
INTERIM CITY ATTORNEY