# AGENDA ITEM SUMMARY SHEET
# VILLAGE COUNCIL MEETING
# November 18, 2026

**Agenda Item**:

Resolution No. 2026-28 Adopting Procedure to Create Registry of Zoning Services Private Providers

Motion to adopt Resolution 2026-28.

**Background**:

Chapter Law 2026-64, Laws of Florida, created Florida Statutes § 163.3169 and amended Florida Statutes § 166.033 to create a new mandate on local governments to establish and operate a private provider program for certain platting and zoning application review functions.

Specifically, Florida Statutes § 163.3169(2) now provides that by January 1st 2027, all local governments must establish a registry of at least four qualified contractors or two qualified contractor firms which the Village shall use to supplement the local government's staff resources in ways determined by the Village Council body upon the written request by an applicant for fulfilling:

- The preapplication consultation services for permits under Florida Statutes § 166.033(1);

- The requirements of Florida Statutes § 177.073 for processing and expediting the review of an application for a preliminary plat or any plans related to such application; or

- The requirements of Florida Statutes § 177.071 requiring the administrative approval of a plat or replat.

Florida Statutes § 166.033 was also amended by the Chapter Law. It now provides that by January 1st 2027, each municipality with a population of 10,000 or greater must create and implement a program for the purpose of making available development preapplication consultation services at an applicant's request, where the applicant is applying for a permit as defined in Florida Statutes § 163.3169.

While Florida Statutes § 163.3169(j) defines "permit" as an authorization, approval, or grant *by the local governing body* which authorizes the development of land for any site plan or development plan approval, or any subdivision approval, the remainder of the

combined statutory provisions (including associated definitions) indicate only administrative approval items where policy decisions are not made and which are based on objective standards in the code are covered. These would include approval of plats and replats.

Procedurally, Florida Statutes § 166.033(2) provides that if an applicant for a permit, plat, or replat is not eligible to use the Village's Qualified Contractor Registry because the application is not a Qualifying Application Type, or because the applicant does not request, or elects not to use the Village's registry program, then the application shall be processed in accordance with the existing procedures and timelines set forth in Florida Statutes § 166.033(2).

To ensure the Village will be compliant with the new statutory mandate by the deadline, the Community Development Department has worked with the Village Attorney to develop a Qualified Contractor Registry Procedure to ensure timely implementation of the new statutory mandates set forth above.

The attached Resolution and associated procedure is designed to ensure that statutory compliance and staff and the Village Attorney recommend approval.

**Action Requested**:

Motion to adopt Resolution 2026-28.

**Process and Timeline**:

If approved by Council, the Village staff will publish the procedure on the Community Development webpage and take the steps necessary to assemble the registry of providers by the January 1st deadline.

**Financial Impact**:

The new legislation places additional administrative burdens on staff to administer the program and maintain the registry. Should these expenses warrant, adjustment to the Village's development fee schedule may be recommended in the future.

**Prepared by**: Robert Eschenfelder, Village Attorney

**Attachments**:

1. Resolution No. 2026-28