



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 6, 2026

Originating Department: Community Development Department

Ordinance 06-2026- Text Amendment - Platting Procedures (Per State Law) – Chapter 67 - Town of Lake Park Land Development

Agenda Title: Regulations (LDR's) – First Reading

Agenda Category (i.e., Consent, New Business, etc.): Ordinance on 1st Reading

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Legal Review **Funding Source:** Legal/advertising

Account Number: #108 **Finance Signature:** Barbara Gould

Advertised:

Date: April 24, 2026 **Newspaper:** Palm Beach Post

Attachments: Ordinance, staff report, legal ad, SB784, BIE

Please initial one:

AV Yes I have notified everyone

Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting that the Town Commission consider Ordinance 06-2026 that would amend the Town's platting and replatting procedures to be in compliance with state law (SB 784). In accordance with new state law, the proposed amendments, upon approval, would modify review timelines and ensure that plat approvals are completed administratively (rather than by the Commission). Additionally, the proposed Ordinance proposes various other (small) changes within Chapter 67 of the LDR's to ensure consistency and provide procedural clarity.

The proposed amendments include, but are not limited to, the following:

- Sufficiency review and comments are provided by the Town within seven (7) business days of receipt of application

- The Town will provide notice of receipt of application, sufficiency, and review and approval timeframe
- Administrative approval of the plat
- References to the Town Commission have been changed as appropriate given they are no longer required (by state law) to approve plats

The proposed amendments/changes, if approved, are expected to expedite the development approval process and contribute to creating a more business-friendly environment to new businesses and developments within the Town.

The proposed Ordinance (and text amendments) were prepared by the Community Development Department and reviewed by the Town's Community Development Director and the Town Attorney.

The proposed Ordinance and text amendments are expected to be considered by the Town's Planning and Zoning Board on May 4, 2026 (prior to the Town Commission considering this item on 2nd and Final Reading). Additional conditions/suggestions will be provided to the Town Commission prior final approval/adoption of the Ordinance.

The proposed Ordinance is being presented for consideration on 1st reading and is expected to be considered during the Town Commission's Regular Meeting on May 20, 2026 on 2nd and Final Reading.

Note: The proposed Ordinance and amendments to the Town's platting and replatting procedures have been properly advertised and noticed in accordance with state law (copy of legal ad and certified letter is enclosed).

Recommended Motion:

I move to approve Ordinance 06-2026 on first reading to amend the Land Development Regulations of the Town of Lake Park related to the Town's platting and replatting procedures.