RESOLUTION NO. 49-2026 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, COMPLYING WITH SENATE BILL 784 (2025), WHICH AMENDED SECTION 177.071, FLORIDA STATUTES, BY REQUIRING ALL PLATS AND REPLATS TO BE ADMINISTRATIVELY APPROVED AND REQUIRING ALL MUNICIPALITIES TO DESIGNATE AN ADMINISTRATIVE OFFICIAL TO ADMINISTRATIVELY APPROVE, APPROVE WITH CONDITIONS, OR DENY PLATS AND REPLATS ON OR AFTER JULY 1, 2025; PROVIDING FOR CONFLICTS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 23.5-2 “Subdivision regulations”, within Article 5 “Supplemental Regulations”, within Chapter 23, “Land Development Regulations” of the City Code of Ordinances sets forth the current process for the approval of all plats and replats; and

WHEREAS, on June 20, 2025, the Governor signed Senate Bill 784 (2025), which amended section 177.071, Florida Statutes, and removed the governing body of municipalities and counties from the process of approving plats and replats; and

WHEREAS, Section 177.071, Florida Statutes, as amended, requires that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the statutory requirements; and

WHEREAS, Section 177.071, Florida Statutes, as amended, authorizes each local government to designate by ordinance or resolution an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats; and

WHEREAS, this Resolution proposes to expedite the City Commission’s compliance with Section 177.071, Florida Statutes, while allowing City staff to come forward at a later date with other revisions to Section 23.5-2 “Subdivision regulations”, within Article 5 “Supplemental Regulations”, within Chapter 23, “Land Development Regulations” of the City Code of Ordinances to specifically address the new administrative process and make other amendments by ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, THAT:

Section 1: The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2: Pursuant to Section 177.071, Florida Statutes, the City Commission of the City of Lake Worth Beach hereby designates the Department of Community Sustainability as the administrative authority for receiving, reviewing, and processing plat and replat submittals. The City Commission further designates the Director for Community Sustainability or designee as the administrative official authorized to approve, approve with conditions, or deny plat and replat submittals in accordance with Section 177.071 and based on compliance with the requirements of Section 177.091, Florida Statutes.

Section 3: All resolutions or parts of resolutions in conflict with this Resolution (including the provisions of Section 23.5-2 in Article 5 in Chapter 23, of the City's Code that are in conflict) pursuant to SB 784 (2025) are hereby repealed.

Section 4: If any provision of this Resolution is found to be in conflict with Florida Statutes, the conflicted provision shall be deemed repealed and the remainder of this Resolution shall remain in effect.

Section 5: This Resolution shall take effect immediately upon its adoption.

The passage of this resolution was moved by Commissioner _____, seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Mayor Betty Resch
Vice Mayor Mimi May
Commissioner Sarah Malega
Commissioner Christopher McVoy
Commissioner Anthony Segrich

The Mayor thereupon declared this resolution duly passed and adopted on the 20th day of October, 2026.

LAKE WORTH BEACH CITY COMMISSION

By: _____
Betty Resch, Mayor

ATTEST:

_____
Melissa Ann Coyne, MMC, City Clerk