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CITY OF WESTLAKE

RESOLUTION NO. 2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, RELATING TO PLATS AND THE AMENDMENT TO CHAPTER 177, FLORIDA STATUTES PURSUANT TO SENATE BILL 784; DESIGNATING THE ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL FOR RECEIPT, REVIEW AND APPROVAL OF PLAT AND REPLAT APPLICATIONS; DIRECTING THAT THE CITY CONFORM ITS RECEIPT, REVIEW AND APPROVAL PROCESSES FOR PLAT AND REPLAT APPLICATIONS TO THE REQUIREMENTS OF CHAPTER 177, AS AMENDED, AND TO THE EXTENT NECESSARY DECLARING A ZONING IN PROGRESS THAT THE CITY'S LAND DEVELOPMENT REGULATIONS BE INTERPRETED AND APPLIED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF CHAPTER 177, AS AMENDED AND THAT IN THE EVENT OF A CONFLICT, CHAPTER 177, AS AMENDED, SHALL APPLY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the amendment to Chapter 177, Florida Statutes, requires the City to administratively approve a plat or replat that meets the statutory requirements for recording of plats and replats;

WHEREAS, amendment to Chapter 177 requires the City Council to designate an "administrative authority" to receive, review and process plat or replat submittals, and to designate, by resolution or ordinance, the administrative official responsible for approving, approving with conditions, or denying the proposed plat; and,

WHEREAS, the amendment to Chapter 177 became effective on July 1, 2025, therefore the City Council has determined that it is in the best interest of the City to adopt this resolution to designate an administrative authority and administrative official responsible for approving, approving with conditions or denying plats and replats;

WHEREAS, the City Council declares a Zoning-in-Progress to ensure that in processing, reviewing and approving plats and replats, the City shall act in conformance with state law, and that the City's Land Development Code shall be interpreted and applied to do so, until such time that the City Council enacts

1 amendments to the City's Land Development Code to make such consistent with
2 Chapter 177, as amended, of the Florida Statutes.

3
4 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE**
5 **CITY OF WESTLAKE, FLORIDA:**
6

7 **Section 1.** The foregoing "WHEREAS" clause is hereby ratified and
8 confirmed by the City Council and incorporated herein by this reference.

9 **Section 2.** The City Council hereby designates the _____ as the
10 Administrative Authority to receive, review and process plat or replat submittals.
11

12 **Section 3.** The City Council hereby designates the _____ as the
13 Administrative Official responsible for approving, approving with conditions, or
14 denying a plat or replat.
15

16 **Section 4.** The City Council hereby directs the City Staff to receive, review,
17 process, as well as approve, approve with conditions, or deny, all plats and replats in
18 a manner consistent with the amendment to Chapter 177. In the event of any conflicts
19 between Chapter 177, as amended, and the City's Land Development Code, the
20 requirements of Chapter 177, as amended, shall prevail.
21

22 **Section 5.** To the extent necessary, the City Council declares a Zoning-in-
23 Progress until such time as the City's Land Development Code is amended to conform
24 with the requirements of Chapter 177, as amended.
25

26 **Section 6. Conflicts.** All resolutions or parts of resolutions in conflict
27 herewith are hereby repealed to the extent of such conflict.
28

29 **Section 7. Severability.** If any clause, section, other part or application of
30 this Resolution is held by any court of competent jurisdiction to be unconstitutional
31 or invalid, in part or application, it shall not affect the validity of the remaining
32 portions or applications of this Resolution.
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Section 8. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by City Council for the City of Westlake, on this ____ day of August 2025.

City of Westlake
JohnPaul O'Connor, Mayor

Zoie Burgess, City Clerk