

RESOLUTION NO. 6001

PROPOSED RESOLUTION NO. 25-040

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA DESIGNATING THE CITY MANAGER AS THE ADMINISTRATIVE AUTHORITY RESPONSIBLE FOR FINAL PLAT AND REPLAT APPROVALS IN COMPLIANCE WITH FLORIDA LAW; ALLOWING FOR DESIGNEE TO ACT ON CITY MANAGER'S BEHALF; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature approved Committee Substitute for Committee Substitute for Committee Substitute for Senate Bill 784 ("S.B. 784) in its 2025 Regular Session, amending s.177.071 and s.177.111 *Florida Statutes*, pertaining to platting; and

WHEREAS, S.B. 784 was approved by the Governor on June 20, 2025 and subsequently filed in the Office of the Florida Secretary of State as Chapter 2025-164, Laws of Florida; and

WHEREAS, among other changes related to platting, this new law requires the approval of plats and replats for the subdivision of land by an administrative authority of the local jurisdiction; and

WHEREAS, this new law defines the term "administrative authority" as a department, division, or other agency of the county or municipality and, for the 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 county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager or other high-ranking county or city department or division director with direct or indirect oversight responsibility for the

county's or municipality's land development, housing, utilities, or public works programs;
and

WHEREAS, the Land Development Code of the City of Lakeland addresses the administration and enforcement of the City's Subdivision Standards in Section 9.3, specifying that the Planning and Zoning Board shall be responsible for regulating the layout of new subdivisions and that the Director of Community Development shall be responsible for assisting the Planning and Zoning Board in carrying out its responsibility for regulating the layout of new subdivisions and resubdivisions and that the director or his designee shall exercise this responsibility by reviewing and approving preliminary plats and by reviewing and recommending approval or disapproval of final plats; and

WHEREAS, this Section of the Land Development Code also states that the Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and the Director of Parks and Recreation shall also assist the Planning and Zoning Board with this responsibility, with the Subdivision Review Team reviewing all plats and construction plans on behalf of the directors and advising the directors regarding conformance with all applicable requirements and regulations; and

WHEREAS, Chapter 2025-164, Laws of Florida, takes effect on July 1, 2025, making it necessary for the City Commission to designate an administrative officer or employee of the City of Lakeland to review and approve, approve with conditions, or deny plat and replat submittals on behalf of the City of Lakeland;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are hereby adopted and made a part hereof.

SECTION 2. The City Manager is hereby designated as the administrative authority responsible for issuing a final administrative approval of a plat or replat submittal on behalf of the City of Lakeland.

SECTION 3. The City Manager may designate the Director of Community and Economic Development to act on the City Manager's behalf to approve, approve with conditions or deny plats or replats in coordination with the Director of Public Works, General Manager of Lakeland Electric, Director of Water Utilities and the Director of Parks and Recreation through the City's Subdivision Review Team.

SECTION 4. By September 30, 2025, the Community and Economic Development Department shall initiate amendments to the Land Development Code to ensure consistency with Chapter 2025-164, Laws of Florida.

SECTION 5. If any word, sentence, clause, phrase or provision of this Resolution, for any reason, is held to be unconstitutional, void or invalid, the validity of the remainder of this Resolution shall not be affected thereby.

SECTION 6. This Resolution shall become effective upon passage.

PASSED AND CERTIFIED AS TO PASSAGE this 7th day of July, A.D. 2025.



ATTEST Kelly S. Koos
KELLY S. KOOS
CITY CLERK

H. William Mutz
H. WILLIAM MUTZ, MAYOR

APPROVED AS TO FORM AND CORRECTNESS:

Palmer C. Davis
PALMER C. DAVIS
CITY ATTORNEY