

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED ☐ (Y/N)
 ADOPTED AS AMENDED ☐ (Y/N)
 ADOPTED W/O OBJECTION ☐ (Y/N)
 FAILED TO ADOPT ☐ (Y/N)
 WITHDRAWN ☐ (Y/N)
 OTHER ☐

Committee/Subcommittee hearing bill: Commerce Committee
 Representative Holcomb offered the following:

Amendment (with title amendment)

Remove lines 28-45 and insert:

177.071 Administrative approval of plats plat by
designated county or municipal official governing bodies.-

(1)(a) A plat or replat submitted under this part must be
administratively approved and no further action or approval by
the governing body of a county or municipality is required if
the plat or replat complies with the requirements of s. 177.091.
The governing body of the county or municipality shall
designate, by ordinance or resolution, an administrative
authority to receive, review, and process the plat or replat
submittal, including designating an administrative official

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16 responsible for approving, approving with conditions, or denying
17 the proposed plat or replat.

18 (b) As used in this section, the term "administrative
19 authority" means a department, division, or other agency of the
20 county or municipality. For purposes of issuing a final
21 administrative approval of a plat or replat submittal, the term
22 also includes an administrative officer or employee designated
23 by the governing body of a county or municipality, including but
24 not limited to, a county administrator or manager, a city
25 manager, a deputy county administrator or manager, a deputy city
26 manager, an assistant county administrator or manager, an
27 assistant city manager, or other high-ranking county or city
28 department or division director with direct or indirect
29 oversight responsibility for the county's or municipality's land
30 development, housing, utilities, or public works programs.

31 (2) Within 10 business days after receipt of a plat or
32 replat submittal, the administrative authority shall provide
33 written notice to the applicant acknowledging receipt of the
34 plat or replat submittal and identifying any missing documents
35 or information necessary to process the plat or replat submittal
36 for compliance with s. 177.091. The written notice must also
37 provide information regarding the plat or replat approval
38 process, including requirements regarding the completeness of
39 the process and applicable timeframes for reviewing, approving,
40 and otherwise processing the plat or replat submittal.

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41 (3) Unless the applicant requests an extension of time,
42 the administrative authority shall approve, approve with
43 conditions, or deny the plat or replat submittal within the
44 timeframe identified in the written notice provided to the
45 applicant under subsection (2). If the administrative authority
46 does not approve the plat or replat, it must notify the
47 applicant in writing of the reasons for declining to approve the
48 submittal. The written notice must identify all areas of
49 noncompliance and include specific citations to each requirement
50 the plat or replat submittal fails to meet. The administrative
51 authority, or an official, an employee, an agent, or a designee
52 of the governing body, may not request or require the applicant
53 to file a written extension of time.

54 (4)-(1) Before a plat or replat is offered for recording,
55 it must be administratively approved as required by this section
56 by the appropriate governing body, and evidence of such approval
57 must be placed on the plat or replat. If not approved, the
58 governing body must return the plat or replat to the
59 professional surveyor and mapper or the legal entity offering
60 the plat or replat for recordation. For the purposes of this
61 part:

62 (a) When the plat or replat to be submitted for approval
63 is located wholly within the boundaries of a municipality, the
64 ~~governing body of the~~ municipality has exclusive jurisdiction to
65 approve the plat or replat.

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(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The circuit court clerk or other recording officer shall maintain in

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91 his or her office a book of the proper size for such papers so
92 that they will ~~shall~~ not be folded, to be kept in the vault. A
93 print or photographic copy must be filed in a similar book and
94 kept in his or her office for the use of the public. The clerk
95 shall make available to the public a full size copy of the
96 record plat or replat at a reasonable fee.

97 -----
98
99 **T I T L E A M E N D M E N T**

100 Remove lines 3-20 and insert:

101 F.S.; requiring that certain plat or replat submittals
102 be administratively approved with no further action by
103 certain entities under certain circumstances;
104 requiring the governing body of such county or
105 municipality to designate an administrative authority
106 to receive, review, and process plat or replat
107 submittals; providing requirements for such
108 designation; defining the term "administrative
109 authority"; requiring the administrative authority to
110 submit a certain notice to an applicant; providing
111 requirements for such notice; requiring the
112 administrative authority to approve, approve with
113 conditions, or deny a plat or replat submittal in
114 accordance with the timeframe in the initial written
115 notice to the applicant; requiring the administrative

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COMMITTEE/SUBCOMMITTEE AMENDMENT

Bill No. CS/CS/HB 381 (2025)

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116 authority to notify the applicant in writing if it
117 declines to approve a plat or replat submittal;
118 requiring that the written notification contain the
119 reasons for denial and other information; prohibiting
120 the administrative authority or other official,
121 employee, agent, or designee from requesting or
122 requiring that the applicant request an extension of
123 time; amending s. 177.111, F.S.; conforming provisions
124 to changes made by the act; providing an effective
125 date.