

1 A bill to be entitled
2 An act relating to platting; amending s. 177.071,
3 F.S.; requiring that certain plat or replat submittals
4 be administratively approved, with no further action
5 by the governing body of a county or municipality;
6 requiring the governing body of such county or
7 municipality to designate an administrative authority
8 to receive, process, and review plat or replat
9 submittals; defining the term "administrative
10 authority"; requiring the administrative authority to
11 provide a certain written notice to an applicant
12 within a specified timeframe; requiring the
13 administrative authority to approve, approve with
14 conditions, or deny plat or replat submittals in
15 accordance with the specified timeframe in the written
16 notice; providing an exception; requiring the
17 administrative authority to provide certain written
18 notice to the applicant if it denies the approval of a
19 plat or replat submittal; requiring that such notice
20 contain certain information; prohibiting the
21 administrative authority or other official, employee,
22 agent, or designee from requesting or requiring that
23 the applicant request a written extension of time;
24 amending s. 177.111, F.S.; conforming provisions to
25 changes made by the act; creating s. 177.1115, F.S.;

requiring the appropriate governing body to issue,
within a specified time after recordation of a plat,
certain information; providing a penalty; providing an
effective date.

Be It Enacted by the Legislature of the State of Florida:

**Section 1. Subsections (1) and (2) of section 177.071,
Florida Statutes, are renumbered as subsections (4) and (5),
respectively, and new subsections (1), (2), and (3) are added to
that section to read:**

177.071 Administrative approval of plats and replats ~~plat~~
by designated administrative authority and official governing
~~bodies.~~—

(1)(a) A plat or replat submitted under this part must be
administratively approved, and further action or approval by the
governing body of a county or municipality is not 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, process, and review the plat or replat
submittal, including designating an administrative official
responsible for approving, approving with conditions, or denying
the proposed plat or replat.

(b) As used in this section, the term "administrative

51 authority" means a department, division, or other agency of a
52 county or municipality. For purposes of issuing a final
53 administrative approval of a plat or replat submittal, the term
54 also includes an administrative officer or employee designated
55 by the governing body of a county or municipality, including,
56 but not limited to, a county administrator or manager, a city
57 manager, a deputy county administrator or manager, a deputy city
58 manager, an assistant county administrator or manager, an
59 assistant city manager, or other high-ranking county or city
60 department or division director with direct or indirect
61 oversight responsibility for the county's or municipality's land
62 development, housing, utilities, or public works programs.

63 (2) Within 10 business days after receipt of a plat or
64 replat submittal, the administrative authority shall provide
65 written notice to the applicant acknowledging receipt of the
66 plat or replat submittal and identifying any missing documents
67 or information necessary to process the plat or replat submittal
68 for compliance with s. 177.091. The written notice must also
69 provide information regarding the plat or replat approval
70 process, including requirements regarding the completeness of
71 the process and applicable timeframes for reviewing, approving,
72 and otherwise processing the plat or replat submittal.

73 (3) Unless the applicant requests an extension of time,
74 the administrative authority shall approve, approve with
75 conditions, or deny the plat or replat submittal within the

76 timeframe identified in the written notice provided to the
77 applicant under subsection (2). If the administrative authority
78 does not approve the plat or replat submittal, it must provide
79 written notice to the applicant stating the reasons for denying
80 the approval of the submittal. The written notice must identify
81 all areas of noncompliance and include specific citations to
82 each requirement the plat or replat submittal fails to meet. The
83 administrative authority, or an official, an employee, an agent,
84 or a designee of the governing body, may not request or require
85 the applicant to file a written extension of time.

86 (4)(1) Before a plat or replat is offered for recording,
87 it must be administratively approved as required by this section
88 ~~by the appropriate governing body~~, and evidence of such approval
89 must be placed on the plat or replat. If not approved, the
90 governing body must return the plat or replat to the
91 professional surveyor and mapper or the legal entity offering
92 the plat or replat for recordation. For the purposes of this
93 part:

94 (a) When the plat or replat to be submitted for approval
95 is located wholly within the boundaries of a municipality, the
96 ~~governing body of the~~ municipality has exclusive jurisdiction to
97 approve the plat or replat.

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

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

109 ~~(5)-(2)~~ Any provision in a county charter, or in an
110 ordinance of any charter county or consolidated government
111 chartered under s. 6(e), Art. VIII of the State Constitution,
112 which provision is inconsistent with anything contained in this
113 section shall prevail in such charter county or consolidated
114 government to the extent of any such inconsistency.

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

117 177.111 Instructions for filing plats and replats ~~plat~~.—
118 After the approval by the appropriate administrative authority
119 ~~governing body~~ required by s. 177.071, the plat or replat must
120 ~~shall~~ be recorded by the circuit court clerk or other recording
121 officer upon submission thereto of such approved plat or replat.
122 The circuit court clerk or other recording officer shall
123 maintain in his or her office a book of the proper size for such
124 papers so that they will ~~shall~~ not be folded, to be kept in the
125 vault. A print or photographic copy must be filed in a similar

126 book and kept in his or her office for the use of the public.
127 The clerk shall make available to the public a full size copy of
128 the record plat or replat at a reasonable fee.

129 **Section 3. Section 177.1115, Florida Statutes, is created**
130 **to read:**

131 177.1115 Issuance of address and individual parcel
132 identification numbers after plat recordation; penalty.—

133 (1) Within 20 business days after the recordation of a
134 plat by the circuit court clerk or other recording officer, the
135 appropriate governing body shall issue the street and mailing
136 address, along with the individual parcel identification
137 numbers, as contained in the plat offered for recording pursuant
138 to s. 177.091.

139 (2) If the appropriate governing body does not issue the
140 street and mailing address, along with the individual parcel
141 identification numbers, within the 20-business-day period in
142 subsection (1), the addressing fee shall be reduced by 10
143 percent for each business day that the body fails to issue such
144 information.

145 **Section 4.** This act shall take effect July 1, 2025.