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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/08/2025	.	
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The Committee on Rules (Ingoglia) recommended the following:

Senate Amendment (with title amendment)

Delete lines 20 - 41
and insert:

Section 1. Section 177.071, Florida Statutes, is amended to
read:

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



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

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For 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.

(2) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving,



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41 and otherwise processing the plat or replat submittal.

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

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

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

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



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

===== T I T L E A M E N D M E N T =====



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And the title is amended as follows:

Delete lines 3 - 16

and insert:

F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.