

By the Committees on Judiciary; and Community Affairs; and
Senator Ingoglia

590-03181-25

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1 A bill to be entitled
2 An act relating to platting; amending s. 177.071,
3 F.S.; requiring that plat or replat submittals be
4 reviewed and approved administratively by a designee
5 or designees of the appropriate local governing body;
6 requiring such designee or designees to review such
7 plat or replat submittal for compliance within a
8 specified timeframe; requiring that written comments
9 be provided to the applicant if the plat or replat
10 submittal fails to meet specified requirements;
11 requiring that the plat or replat submittal be
12 approved, approved with conditions, or denied within a
13 specified timeframe; providing an exception;
14 prohibiting certain entities from requesting or
15 requiring an applicant to file a written extension of
16 time; providing an effective date.

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

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20 Section 1. Present subsections (1) and (2) of section
21 177.071, Florida Statutes, are redesignated as subsections (2)
22 and (3), respectively, and a new subsection (1) is added to that
23 section, to read:

24 177.071 Approval of plat by governing bodies.—

25 (1) Plat or replat submittals shall be reviewed and
26 approved administratively by a designee or designees of the
27 appropriate local governing body. Within 15 days after receipt
28 of a plat or replat submittal, the designee or designees of the
29 appropriate local governing body shall review the plat or replat

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30 submittal for compliance with s. 177.091. If it is determined
31 that such plat or replat submittal fails to meet the
32 requirements of s. 177.091, written comments specifying the
33 areas of noncompliance must be provided to the applicant within
34 the 15-day review period. The plat or replat submittal must be
35 approved, approved with conditions, or denied within 30 working
36 days from the date that the plat or replat is submitted, unless
37 a written extension of this timeframe is requested by the
38 applicant and approved by the governing body. An official,
39 employee, agent, or designee of the governing body may not
40 request or require the applicant to file a written extension of
41 time.

42 Section 2. This act shall take effect July 1, 2025.

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