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1  
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 by  
5 certain entities under certain circumstances;  
6 requiring the governing body of such county or  
7 municipality to designate an administrative authority  
8 to receive, review, and process plat or replat  
9 submittals; providing requirements for such  
10 designation; defining the term "administrative  
11 authority"; requiring the administrative authority to  
12 submit a certain notice to an applicant; providing  
13 requirements for such notice; requiring the  
14 administrative authority to approve, approve with  
15 conditions, or deny a plat or replat submittal in  
16 accordance with the timeframe in the initial written  
17 notice to the applicant; requiring the administrative  
18 authority to notify the applicant in writing if it  
19 declines to approve a plat or replat submittal;  
20 requiring that the written notification contain the  
21 reasons for denial and other information; prohibiting  
22 the administrative authority or other official,  
23 employee, agent, or designee from requesting or  
24 requiring that the applicant request an extension of  
25 time; amending s. 177.111, F.S.; conforming provisions  
26 to changes made by the act; providing an effective  
27 date.

28  
29 Be It Enacted by the Legislature of the State of Florida:

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30  
31 Section 1. Section 177.071, Florida Statutes, is amended to  
32 read:

33 177.071 Administrative approval of plats ~~plat~~ by designated  
34 county or municipal official governing bodies.—

35 (1)(a) A plat or replat submitted under this part must be  
36 administratively approved and no further action or approval by  
37 the governing body of a county or municipality is required if  
38 the plat or replat complies with the requirements of s. 177.091.  
39 The governing body of the county or municipality shall  
40 designate, by ordinance or resolution, an administrative  
41 authority to receive, review, and process the plat or replat  
42 submittal, including designating an administrative official  
43 responsible for approving, approving with conditions, or denying  
44 the proposed plat or replat.

45 (b) As used in this section, the term "administrative  
46 authority" means a department, division, or other agency of the  
47 county or municipality. For purposes of issuing a final  
48 administrative approval of a plat or replat submittal, the term  
49 also includes an administrative officer or employee designated  
50 by the governing body of a county or municipality, including but  
51 not limited to, a county administrator or manager, a city  
52 manager, a deputy county administrator or manager, a deputy city  
53 manager, an assistant county administrator or manager, an  
54 assistant city manager, or other high-ranking county or city  
55 department or division director with direct or indirect  
56 oversight responsibility for the county's or municipality's land  
57 development, housing, utilities, or public works programs.

58 (2) Within 7 business days after receipt of a plat or

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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, and otherwise processing the plat or replat submittal.

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

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

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part:

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

(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

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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.

Section 3. This act shall take effect July 1, 2025.