

SB 784 Summary (2025 Legislative Session)

SB 784 is a bill relating to platting, and the administrative approval of plats and replats. Below is a summary of the changes this bill covers:

Section 1:

- Plats or replats must be administratively approved with no further action or approval by the governing body of a county or municipality if the plat or replat complies with the requirements of s. 177.091.
- The local governing body must designate, by ordinance or resolution, an administrative authority to review and process the plat or replat submittal. This includes designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.
 - “Administrative authority” is defined in this section as a department, division, or other agency of the county or municipality.
- Within seven business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the **submittal and identifying any missing documents or information necessary to process the submittal**.
- The administrative authority is required to approve, approve with conditions, or deny a plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2), unless the applicant requests a time extension. Written notice of denial must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet.
 - The administrative authority may not request or require the applicant to file an extension of time.

This act shall take effect July 1, 2025.

IMPACT OF BILL:

Plats are typically brought forward to a public hearing before the Board of County Commissioners by the Growth Management Department, but these new requirements mandate administrative approval of plats with no public hearings. The bill specifically states that plats or replats “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.”