

RESOLUTION NO. 2025-40

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY FLORIDA, RELATED TO PROCESSING AND APPROVAL OF PLATS AND REPLATS; DESIGNATING AN ADMINISTRATIVE AUTHORITY TO REVIEW AND PROCESS APPLICATIONS FOR PLATS AND REPLATS AND AN ADMINISTRATIVE OFFICIAL RESPONSIBLE FOR APPROVING OR DENYING APPLICATIONS FOR PLATS AND REPLATS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, during the 2025 Legislative session, the State Legislature enacted SB 784 (signed into law by the Governor as Chapter No. 2025-164, Laws of Florida), providing that applications for plats and replats submitted to local governments must be administratively approved and no further action or approval by the governing body of the local government is required if the plat or replat complies with the requirements of Chapter 177, Florida Statutes, and further requiring that local governments 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; and

WHEREAS, to ensure compliance with SB 784, the Jefferson County (“County”) Board of County Commissioners (“Board”) desires to designate the Jefferson County Planning Department as the administrative authority responsible for receiving, reviewing, and processing plat or replat submittals, and the Planning Official as the administrative official responsible for approving, approving with conditions, or denying proposed plats and replats.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS. The above recitals are true and correct and are hereby adopted and incorporated herein by reference. All terms defined in the above recitals shall continue to have the same meaning when used in the body of this Resolution.

SECTION 2. DESIGNATION OF ADMINISTRATIVE AUTHORITY AND ADMINISTRATIVE OFFICIAL RESPONSIBLE FOR PLAT REVIEW AND APPROVAL.

A. Notwithstanding anything to the contrary in the County's Land Development Code ("LDC"):

1. The Board hereby designates the Jefferson County Planning Department ("Planning Department") as the administrative authority (as defined in Chapter No. 2025-164, Laws of Florida) responsible for receiving, reviewing, and processing all applications for plats and replats submitted to the County.
2. The Board hereby designates the Jefferson County Planning Official as the administrative official (as defined in Chapter No. 2025-164, Laws of Florida) responsible for approving, approving with conditions, or denying all applications for proposed plats and replats submitted to the County.
3. All applications for proposed plats and replats submitted to the County shall be administratively reviewed, processed, and approved or denied administratively and no further action of the Board shall be required in connection with any such application for plat or replat.

B. To the extent not inconsistent with this Resolution, all applications for plats and replats submitted to the Planning Department shall otherwise be reviewed and processed in accordance with Chapter 177, Florida Statutes, and applicable provisions of the LDC.


C. Consistent with Section 177.081, Florida Statutes, the Board shall retain sole authority to accept, on behalf of the County, dedications of any streets, alleys, easements, rights-of-way, infrastructure, and public areas contained on a plat that is administratively approved by the Planning Official. No such offers of dedication shall be deemed accepted nor shall the County have any maintenance obligations with respect to any dedicated areas shown on a plat unless and until the Board acts to accept such dedications.

SECTION 3. SEVERABILITY. Should any section or provision of this Resolution or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

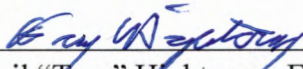
PASSED AND ADOPTED, on this the 2nd day of October, 2025.

**BOARD OF COUNTY
COMMISSIONERS OF JEFFERSON
COUNTY, FLORIDA**




Austin Hosford, Chair

ATTEST:



Cecil "Trey" Hightower, Ex. Officio
Clerk to the Board

APPROVED AS TO FORM:



Evan Rosenthal
County Attorney