

Insights

SB 784: Platting Reform in Florida

Article

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Senate Bill 784 (SB 784) will simplify and accelerate the approval of plats and replats throughout the state by shifting responsibility from local governing bodies to administrative staff. The intent of the bill is to reduce delays, eliminate redundant public hearings and provide clear timelines for applicants.

Under SB 784, local governments must:

- designate a specific administrative authority (such as a planning director or other staff) to receive and process all plat and replat applications;
- within 7 days of submittal, provide written notice acknowledging receipt, identifying any missing documents or information required, and providing information regarding the approval process including requirements and timeframes;
- approve, approve with conditions, or deny the submittal within the timeframe identified in the initial written notice. Denial must be accompanied by an explanation citing unmet requirements. Local governments may not request or require the applicant to file a written extension of time.
- process and approve plats and replats through administrative staff only – removing the need for public hearings and votes.

SB 784 was passed unanimously in both chambers on April 29, 2025, and the Governor approved SB 784 on June 20, 2025. It goes into effect on July 1, 2025.

If you have additional questions about SB 784, or any real property rights, land use, zoning, and business matters, please contact the Lowndes Land Use Team.

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