

The Florida Senate
BILL ANALYSIS AND FISCAL IMPACT STATEMENT

(This document is based on the provisions contained in the legislation as of the latest date listed below.)

Prepared By: The Professional Staff of the Committee on Community Affairs

BILL: CS/SB 784

INTRODUCER: Community Affairs and Senator Ingoglia

SUBJECT: Issuance of an Address and an Individual Parcel Identification Number

DATE: March 18, 2025

REVISED: _____

	ANALYST	STAFF DIRECTOR	REFERENCE	ACTION
1.	Hackett	Fleming	CA	Fav/CS
2.			JU	
3.			RC	

Please see Section IX. for Additional Information:

COMMITTEE SUBSTITUTE - Substantial Changes

I. Summary:

CS/SB 784 provides that plat or replat submittals must be reviewed and approved administratively, and provides a timeline for such work.

The bill also provides that if the appropriate governing body fails to issue street and mailing addresses and individual parcel identification numbers within 2 weeks after a plat is recorded, an applicant may engage with a private provider to generate the information. If a private provider is used, the local government must verify the information and may not collect certain fees.

The bill takes effect July 1, 2025.

II. Present Situation:

Platting

In Florida law, “plat” means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable state requirements and of any local ordinances.¹ Generally, platting is required whenever a developer wishes to subdivide a large piece of property into smaller

¹ Section 177.031(14), F.S.

parcels and tracts. These smaller areas become the residential lots, streets and parks of a new residential subdivision.²

State law establishes consistent minimum requirements for the establishment of plats, and local governing bodies have the power to regulate and control the platting of lands.³ Prior to approval by the appropriate governing body, the plat must be reviewed for conformity with state and local law and sealed by a professional surveyor and mapper who is either employed by or under contract to the local governing body.⁴

Before a plat is offered for recording with the clerk of the circuit court, it must be approved by the appropriate governing body, and evidence of such approval must be placed on the plat. If not approved, the governing body must return the plat to the professional surveyor and mapper or the legal entity offering the plat for recordation.⁵

Jurisdiction over plat approval is as follows:⁶

- When the plat 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.
- When a plat lies wholly within the unincorporated areas of a county, the governing body of the county has exclusive jurisdiction to approve the plat.
- When a plat lies within the boundaries of more than one governing body, two plats must be prepared and each governing body has exclusive jurisdiction to approve the plat within its boundaries, unless the governing bodies having said jurisdiction agree that one plat is mutually acceptable.

Every plat of a subdivision offered for recording must have certain information, including providing:⁷

- The name of the plat in bold legible letters, and the name of the subdivision, professional surveyor and mapper or legal entity, and street and mailing address on each sheet.
- The section, township, and range immediately under the name of the plat on each sheet included, along with the name of the city, town, village, county, and state in which the land being platted is situated.
- The dedications and approvals by the surveyor and mapper and local governing body, and the circuit court clerk's certificate and the professional surveyor and mapper's seal and statement.
- All section lines and quarter section lines occurring within the subdivision. If the description is by metes and bounds, all information called for, such as the point of commencement, course bearings and distances, and the point of beginning. If the platted lands are in a land grant or are not included in the subdivision of government surveys, then the boundaries are to be defined by metes and bounds and courses.

² Harry W. Carls, Florida Condo & HOA Law Blog, May 17, 2018, *Why is a Plat so Important?*, <https://www.floridacondohoalawblog.com/2018/05/17/why-is-a-plat-so-important/> (last visited Mar. 11, 2025).

³ Section 177.011, F.S.

⁴ Section 177.081(1), F.S.

⁵ Section 177.071(1) F.S.

⁶ *Id.*

⁷ Section 177.091, F.S.

- Location, width, and names of all streets, waterways, or other rights-of-way.
- Location and width of proposed easements and existing easements identified in the title opinion or property information report must be shown on the plat or in the notes or legend, and their intended use.
- All lots numbered either by progressive numbers or, if in blocks, progressively numbered in each block, and the blocks progressively numbered or lettered, except that blocks in numbered additions bearing the same name may be numbered consecutively throughout the several additions.
- Sufficient survey data to positively describe the bounds of every lot, block, street easement, and all other areas shown on the plat.
- Designated park and recreation parcels.
- All interior excepted parcels clearly indicated and labeled “Not a part of this plat.”
- The purpose of all areas dedicated clearly indicated or stated on the plat.
- That all platted utility easements must provide that such easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services interferes with the facilities and services of an electric, telephone, gas, or other public utility.

Addresses and Parcel Identification Numbers

Parcel identification numbers are the general method by which individual parcels are identified across a variety of governmental functions. Generally, identification numbers are assigned and maintained by the county’s property appraiser, rather than the local building code authority. Street addresses are typically intrinsic to the platting process.

A local government using a pre-platting process may work with appropriate local government agencies to issue an address and a temporary parcel identification number for lot lines and lot sizes based on the metes and bounds of the plat contained in the application.⁸

III. Effect of Proposed Changes:

Section 1 amends s. 177.071, F.S., to provide that plat or replat submittals must be reviewed and approved administratively by a designee or designees of the appropriate local governing body within 15 days. In that time, written comments specifying any noncompliance must be provided to the applicant. The submittal must ultimately be approved, approved with conditions, or denied within 30 working days from the submittal. An applicant may, and the governing body may not, request an extension of time.

Section 2 creates s. 177.1115, F.S., to provide that if the appropriate governing body fails to issue street and mailing addresses and individual parcel identification numbers within 14 business days after a plat is recorded, an applicant may engage with a private provider, duly registered in this state, to generate the information in accordance with applicable local, state, and national standards.

⁸ Section 177.073(5), F.S.

If a private provider is used, the local government must verify the information within 5 business days after receiving the submission. If the government fails to respond within 5 business days, the information is deemed to be in compliance as a matter of law.

The local governing body may not collect addressing fees if it fails to meet the 14 business day deadline for issuing address and parcel identification number.

The bill takes effect July 1, 2025.

IV. Constitutional Issues:

A. Municipality/County Mandates Restrictions:

None.

B. Public Records/Open Meetings Issues:

None.

C. Trust Funds Restrictions:

None.

D. State Tax or Fee Increases:

None.

E. Other Constitutional Issues:

None identified.

V. Fiscal Impact Statement:

A. Tax/Fee Issues:

None.

B. Private Sector Impact:

None.

C. Government Sector Impact:

None.

VI. Technical Deficiencies:

None.

VII. Related Issues:

The bill does not identify the type of individual, qualifications required, or applicable standards to act as a private provider for the purposes of issuing addresses and parcel identification numbers. Issuance of parcel identification numbers is traditionally a core function of property appraisers, county constitutional officers, whereas in other respects the applicable local government may be related to a municipality.

VIII. Statutes Affected:

This bill amends section 177.071 of the Florida Statutes.
This bill creates section 177.1115 of the Florida Statutes.

IX. Additional Information:

- A. **Committee Substitute – Statement of Substantial Changes:**
(Summarizing differences between the Committee Substitute and the prior version of the bill.)

CS by Community Affairs on March 17, 2025:

The committee substitute:

- Provides that, as opposed to reduction in fees, the failure to issue street and mailing addresses and parcel identification numbers will entitle the applicant to engage a private provider to create the required information.
- Requires plat and replat submittals be approved administratively and provides associated timeframes for which local governments must approve or deny such submissions, or specify non-compliance.

- B. **Amendments:**

None.