

ORDINANCE NO. 05-2025

AN ORDINANCE OF THE CITY OF SEMINOLE, FLORIDA, AMENDING CHAPTER 58, ARTICLE VI, SECTION 58-368 OF THE LAND DEVELOPMENT CODE CONCERNING SUBDIVISION AND PLATTING APPROVAL PROCESSES; MAKING RELATED FINDINGS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, a plat is a detailed survey of a parcel of land showing the boundaries, dimensions, and other features of the land, and including individual lots, streets, and easements granted to government entities; and

WHEREAS, the process of platting land in Florida is regulated by Chapter 177 of the Florida Statutes; and

WHEREAS, historically, plats have finally been approved by the local government's governing board prior to being recorded; and

WHEREAS, the Florida Legislature has passed SB 784, which the Governor has signed into law, thus creating Chapter Law 2025-164, which alters how plats are to be approved by local governments; and

WHEREAS, the new version of Florida Statutes § 177.071(1)(a) provides:

A plat or replat submitted under this part 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. The governing body of the county or municipality shall 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, this new statutory language necessitates revisions to the City's Land Development Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEMINOLE, FLORIDA, HEREBY ORDAINS:

Section 1. That Section 58-368 of Chapter 58, Article VI, of the Land Development Code of the City of Seminole, Florida, shall be amended to read as follows:

Sec. 58-368. – Subdivision and platting design standards and approval processes.

(a) Generally. Subdivision standards for residential and commercial developments, except as required by this article, shall comply with F.S. ch. 177.

(b) Application. Every plat or replat application shall be submitted to the Community Development Department for receipt, review, and processing, and the Director of Community Development shall be responsible for approving, approving with conditions, or denying the proposed plat or replat. Every plat or replat application shall be approved, approved with conditions, or denied in accordance with the following provisions:

(1) Within 7 business days after receipt of a plat or replat submittal, the Director of Community Development 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 Florida Statute § 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.

(2) Unless the applicant requests an extension of time, the Director of Community Development 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 Sec. 58-368(b)(1) above. If the Director of Community Development does not approve of 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 Director of Community Development, an official, an employee, an agent, or a designee of the City may not request or require the applicant to file a written extension of time.

(3) Evidence of the Director of Community Development's approval of the plat or replat must be placed on the plat or replat before the same can be recorded by the Clerk of the Circuit Court.

Section 2. For purposes of codification of any existing section of the City of Seminole code herein amended, words **underlined** represent additions to original text, words **~~stricken~~** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

Section 3. If any section, subsection, sentence, clause, provision, or word of this Ordinance is held unconstitutional or otherwise legally invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the City Council would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

Section 4. The Codifier shall codify the substantive amendments to the City of Seminole Land Development Code contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses or any other sections not designated for codification.

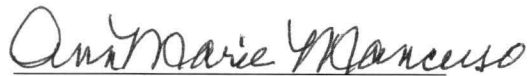
Section 5. Pursuant to Florida Statutes § 166.041(5), this Ordinance shall take effect immediately upon adoption.

APPROVED ON FIRST READING: September 15, 2025

PUBLISHED: October 01, 2025

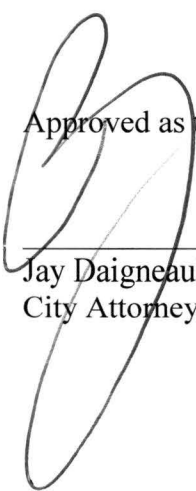
PASSED AND ADOPTED ON SECOND AND FINAL READING: October 14, 2025

ATTEST:


Ann Marie Mancuso, City Clerk


Leslie Waters, Mayor

Approved as to form:


Jay Daigneault
City Attorney

