

BCC Mtg. Date: August 26, 2025

Effective Date: September 3, 2025

ORDINANCE NO. 2025-24

AN ORDINANCE OF ORANGE COUNTY, FLORIDA PERTAINING TO PLAT APPROVAL PROCEDURES; AMENDING CHAPTER 34 OF THE ORANGE COUNTY CODE (“SUBDIVISION REGULATIONS”) TO COMPLY WITH CHAPTER 177, FLORIDA STATUTES, AS AMENDED; BY AMENDING SECTION 34-48 (“PLAT APPROVAL AND RECORDING”); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 20, 2025, Governor DeSantis signed Senate Bill 784, published as Chapter 2025-164, Laws of Florida, which amends Sections 177.071 and 177.111, Florida Statutes to require counties and municipalities to designate an administrative authority to receive, review, process plat or replat submittals;

WHEREAS, the legislation also requires Florida counties and municipalities to designate responsibility to an administrative official to approve, approve with conditions, or deny plat or replat submittals;

WHEREAS, Chapter 34 of the Orange County Code provides the procedures and requirements for plat approval and recording; and

WHEREAS, the Board finds that it is in the public’s interest to amend Chapter 34 of the Orange County Code to comply with the new requirements of Sections 177.071 and 177.111, Florida Statutes.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Amendment to Section 34-48 (“Plat approval and recording”). Section 34-48 is amended to read as follows with additions being shown by underlines and deletions being shown with strike-throughs:

Sec. 34-48. Final ~~Plat~~ approval and recording.

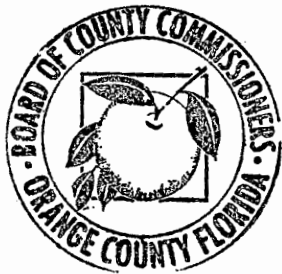
(a) The County Engineer shall process a final plat for approval and recording. A final plat shall comply with Section 34-133 and Part I, Chapter 177, Florida Statutes. In the event of any inconsistency, Florida Statutes shall control. Also, pursuant to section 177.061, Florida Statutes, the final plat shall be signed and sealed by a professional surveyor and mapper licensed in the state of Florida.

(b) For lands located within unincorporated Orange County which have not been the subject of a public hearing before the Board of County Commissioners on a development plan ~~preliminary subdivision plan~~, such as a commercial plat or one lot plat, the Board of County Commissioners hereby delegates to the County Mayor, or designee, the authority to approve such plat, and the final plat shall not be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until the final plat such plat has been approved by the County Mayor, or designee the Board of County Commissioners at a public meeting.

(c) For lands located within unincorporated Orange County which have been the subject of a public hearing before the Board of County Commissioners on a preliminary subdivision plan, subdivision plan, or on a substantial amendment to an approved preliminary subdivision or subdivision plan, the Board of County Commissioners hereby delegates to the County Mayor, or designee, the authority to approve such plat, and the final plat shall not be recorded unless and until it has been approved by the County Mayor, or designee.

Section 2. Effective date. This ordinance shall take effect pursuant to general law.

ADOPTED THIS 26 DAY OF August, 2025.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners
By: Jerry L. Demings
for Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: Jennifer Jan-Klitz
Deputy Clerk