

**RESOLUTION NO. 2025-138**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AUTHORIZING AND DIRECTING COUNTY STAFF TO APPROVE PLATS AND REPLATS IN ACCORDANCE WITH CHAPTER 2025-164, LAWS OF FLORIDA; NAMING THE COUNTY MANAGER AS THE ADMINISTRATIVE OFFICIAL; AND DIRECTING STAFF TO INITIATE AMENDMENTS TO CHAPTER 29 OF THE NASSAU COUNTY CODE OF ORDINANCES TO COME INTO COMPLIANCE WITH CHAPTER 2025-164, LAWS OF FLORIDA.**

**WHEREAS**, on June 20, 2025, the Governor approved Chapter No. 2025-164, Laws of Florida (also known as Senate Bill No. 784), making it mandatory, effective July 1, 2025, for counties and municipalities to approve plats and replats through an administrative process that does not require action by the local governing body; and

**WHEREAS**, Chapter 2025-164, Laws of Florida, requires, among other things, that the County designate an administrative authority and an administrative official who may be a county manager, a deputy county manager, an assistant county manager, or other high-ranking county department or division director with signature authority for approved plats; and

**WHEREAS**, in order to be consistent with the actions of the Florida Legislature, the Board of County Commissioners finds that it is necessary and in the public interest to authorize and direct staff to implement the process as provided Chapter 2025-164, Laws of Florida; and

**WHEREAS**, the Board of County Commissioners further finds that it is appropriate and in the public interest to direct County staff to initiate the necessary amendments to the Nassau County Code of Ordinances and Nassau County Land Development Code, consistent with Chapter 2025-164, Laws of Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THAT:**

1. The above recitals are true and correct and are hereby incorporated herein as if they had been set forth in their entirety.
2. The Development Services Department is hereby designated as the Administrative Authority to receive, review, and process a plat or replat submittal as provided in Chapter 2025-164, Laws of Florida and Section 177.071(1)(A), Florida Statutes (as amended).
3. The County Manager is hereby designated as the Administrative Official with signatory authority for plats and replats as provided in Chapter 2025-164, Laws of Florida and Section 177.071(1)(a), Florida Statutes (as amended).

4. County staff is hereby authorized and directed to remove from the record mylar and other documents as appropriate the signature lines for the Board of County Commissioners and replace them with the signature line of the Administrative Official.

5. County staff is hereby directed to adhere to the additional requirements as provided in Chapter 2025-164, Laws of Florida, including:

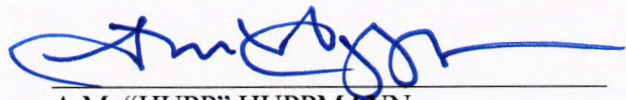
a. providing written notice to the applicant within 7 business days after receipt of a plat or replat submittal, and including the information required therein as provided in Chapter 2025-164, Laws of Florida and Section 177.071(2), Florida Statutes (as amended); and

b. approving, approving with conditions, or denying the plat or replat submittal within the timeframe and in accordance with the process identified in the written notice as provided in Chapter 2025-164, Laws of Florida and Section 177.071(3), Florida Statutes (as amended).

6. County staff is hereby directed to initiate amendments, as needed, to the Nassau County Code of Ordinances and Nassau County Land Development Code, including Chapter 29 of the Code of Ordinances, to comply with the provisions of Chapter 2025-164, Laws of Florida.

**ADOPTED THIS 11th DAY OF August, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**

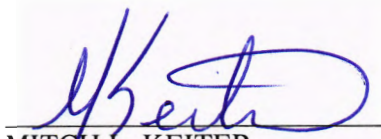
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



A.M. "HUPP" HUPPMANN

Its: Chairman

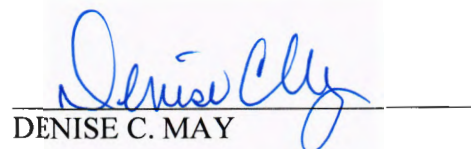
ATTEST as to Chairman's Signature:



MITCH L. KEITER

Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY

County Attorney