

CHAPTER 8. PLATTING OF LANDS

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1 **Article 8.1 General Provisions**

2 **8.1.1 Requirement of Platting**

3 The creation of new lots and the adjustment of any existing lots shall be accurately
4 accounted for only through the review and approval of a plat for the creation or
5 adjustment of those lots and the recording of those plats with the Clerk of the Circuit
6 Court.

7 **8.1.2 Plat Preparation Standards**

8 All plats shall be prepared and designed according to the following standards:

- 9 A. Chapter 177, F.S., as amended.
- 10 B. Site Development standards of this Code.
- 11 C. Engineering and Construction standards of this Code.

12
13 **Article 8.2 Types of Plats**

14 There shall be two types of plats allowed, as described below. All plats shall be submitted in
15 accordance with the Platting of Land application procedures of this Code.

16 **8.2.1 Major Plats**

17 Major Plats shall involve five or more lots or shall involve the construction of
18 infrastructure including roads, utilities, or stormwater management facilities.

19 **8.2.2 Minor Plats**

20 Minor Plats shall involve four or fewer lots and shall not involve any construction of
21 infrastructure.

22 **Article 8.3 Penalties**

23 Any sale of or offer to sell or contract to sell any lot, unless the provisions of this Code
24 shall first have been complied with, shall constitute a misdemeanor, and the person,
25 firm, or corporation found guilty thereof shall be punished as provided by law. Each
26 separate sale, offer to sell, or contract to sell shall constitute a separate offense. The
27 Property Appraiser shall inform the State’s Attorney of any violation or probable violation
28 which shall be apparent from the records of the Property Appraiser.

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