

# 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 accounted  
4 for only through the review and approval of a plat for the creation or adjustment of those lots  
5 and the recording of those plats with the Clerk of the Circuit Court.

6 **8.1.2 Plat Preparation Standards**

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

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

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1 **Article 8.2 Types of Plats**

2 **8.2.1 General**

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

5 **8.2.2 Major Plats**

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

8 **8.2.3 Minor Plats**

9 Minor Plats shall involve four or fewer lots and shall not involve any construction of  
10 infrastructure.

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1 **Article 8.3 Penalties**

2 Any sale of or offer to sell or contract to sell any lot, unless the provisions of this Code shall  
3 first have been complied with, shall constitute a misdemeanor, and the person, firm, or  
4 corporation found guilty thereof shall be punished as provided by law. Each separate sale,  
5 offer to sell, or contract to sell shall constitute a separate offense. The Property Appraiser shall  
6 inform the State's Attorney of any violation or probable violation which shall be apparent from  
7 the records of the Property Appraiser.

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