

AGENDA

BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS

RULES COMMITTEE

**JW MARRIOTT MIAMI TURNBERRY
19999 W COUNTRY CLUB DRIVE
AVENTURA, FLORIDA**

TUESDAY, JULY 28, 2026

(Immediately following the Continuing Education Committee)

MEMBERS: Ia Hall, Chair – Excused Absence; Michael Zoltek, Interim Chair; Jennifer Cannon

- I. CALL TO ORDER/ROLL CALL**
- II. APPROVAL OF MINUTES: JUNE 23, 2026**
- III. OLD BUSINESS**
 - 1. NCEES CHANGES TO PS EXAM**
- IV. NEW BUSINESS**
- V. PUBLIC COMMENT**
- VI. ADJOURNMENT**

1 MINUTES

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3 BOARD OF PROFESSIONAL SURVEYORS
4 AND MAPPERS

5
6 RULES COMMITTEE
7 VIRTUAL MEETING

8
9 TUESDAY, JUNE 23, 2026

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11 The meeting was called to order by la Hall, Committee Chair, at 2:01 p.m.

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13 **COMMITTEE MEMBERS**

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15 la Hall, Board Member
16 Michael Zoltek, Board Chair and Committee Member
17 Jennifer Cannon, Board Member
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19 **BOARD AND STAFF MEMBERS PRESENT**

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21 Danny Williams, Board Member
22 Jim Sullivan, Board Member
23 Landon Cross, Board Member
24 Christopher Green, Executive Director
25 Regenia Lee, Government Analyst
26 Jacob Sternlicht, Board Counsel
27 Amy Coody, Public Relations Specialist
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29 **OTHERS PRESENT**

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31 Don Elder
32 Art Mastronicola
33 Eli Depaz
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35 **REVIEW AND APPROVAL OF THE FEBRUARY 3, 2026, RULES COMMITTEE MINUTES**

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37 After discussion, the following motion was made:

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39 MOTION: Mr. Hall made a motion to approve the February 3, 2026, minutes.
40 SECOND: Mr. Zoltek seconded.
41 ACTION: The motion passed unanimously.
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43 **OLD BUSINESS**

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45 **REPORT ON LICENSED SURVEYOR AS PRINCIPAL OFFICER REPRESENTING MULTIPLE**
46 **COMPANIES (See Attachment)**

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48 Mr. Green reported that at the Board meeting in April 2026, there was a discussion regarding
49 licensed surveyors who are listed as principal officers for more than one business with a
50 certificate of authorization. He presented a report to the Committee (report included in these
51 minutes). Mr. Green stated that the Board office is going to implement an ongoing report for
52 periodic review of corporate records and ensure the licensed businesses are following Chapter
53 472, Florida Statutes.
54

He also reported that an e-mail for the 2027-2029 renewal cycle for surveyor and surveyor business licenses will go out in late November 2026 or early December 2026. He stated that the Board office would be issuing a summer newsletter in July 2026 that will include a reminder to all licensees that licensed businesses are required to have a licensed surveyor as a principal officer. Mr. Zoltek stated that the current rule does not limit the number of licensed businesses that licensed surveyors may represent. Ms. Hall stated that we were looking into this issue because there are recurrent licensed businesses that had the same surveyor signing for the service. Mr. Zoltek stated that a list of surveyors who represent multiple licensed businesses would be helpful when potential issues arise with a licensed person. He stated that we need to know all the firms' licensees that are associated with multiple businesses. He stated that when a licensee or licensed business comes before the Probation Committee, it would be helpful to have this information. He stated that it's important information to monitor to protect the public.

NEW BUSINESS

DISCUSSION ON NCEES CHANGES TO NCEES PRINCIPLES AND PRACTICES (PS) EXAMINATIONS –

PUBLIC LAND SURVEY SYSTEM (PLSS) EXAMINATION

There was discussion and proposed changes to the following rules:

5J-17.031 - Written Examination Designated: General Requirements – Included in minutes

5J-17.032 - Content of Examinations – Included in minutes

5J-17.034 – Grading – Included in minutes

After discussion, the following motion was made:

MOTION: Mr. Zoltek made a motion to approve the suggested changes as discussed and proposed by Mr. Green.

SECOND: Ms. Hall seconded.

ACTION: The motion passed unanimously.

Mr. Green stated that the Committee approved proposals will be available to the Board for a full vote at the July 2026 Board meeting in Aventura, Florida.

5J-17.203 – Examinations for Licensure of Foreign-Training Exiled Professionals – This Rule was tabled for a future Rules Committee meeting (Revisions in progress) – Included in minutes

GEOSPATIAL EXAMINATION

The Committee agreed that the rulemaking for this examination would be addressed in the future when the Geospatial Examination has been fully developed.

PUBLIC COMMENT

Mr. Cross stated that he understood that there are imminent changes that need to be made, but there are other rule revisions that were previously discussed that he thought would be included in this rule change. Mr. Green said that we would need to discuss the other changes like the way they were conducted today by discussing each individual rule and doing markups to determine the final submissions for a vote.

Mr. Green announced that PSAM Prosecutor, Jacob Sternlicht, has accepted other employment. We wish him the very best.

ADJOURNMENT – Adjourned at 3:13 p.m.

LICENSED SURVEYORS AS PRINCIPAL OFFICER*

Number of LB Represented as Principal Officer	Licensed Surveyor
1	954
2	108
3	18
4	4
5	1
6	1

Number of LB without a licensed Florida surveyor listed as a principal officer: 43

472.021 Certification of partnerships and corporations.—

(1) The practice of or the offer to practice surveying and mapping by registrants through a corporation or partnership offering surveying and mapping services to the public, or by a corporation or partnership offering said services to the public through registrants under ss. 472.001-472.037 as agents, employees, officers, or partners, is permitted subject to the provisions of ss. 472.001-472.037, **provided that one or more of the principal officers of the corporation or one or more partners of the partnership and all personnel of the corporation or partnership who act in its behalf as surveyors and mappers in this state are registered as provided by ss. 472.001-472.037**, and, further, provided that the corporation or partnership has been issued a certificate of authorization by the board as provided in this section. All final drawings, specifications, plans, reports, or other papers or documents involving the practice of surveying and mapping which are prepared or approved for the use of the corporation or partnership or for delivery to any person or for public record within the state must be dated and must bear the signature and seal of the registrant who prepared or approved them. Nothing in this section shall be construed to allow a corporation to hold a certificate of registration to practice surveying and mapping. No corporation or partnership shall be relieved of responsibility for the conduct or acts of its agents, employees, or officers by reason of its compliance with this section, nor shall any individual practicing surveying and mapping be relieved of responsibility for professional services performed by reason of his or her employment or relationship with a corporation or partnership.

(2) For the purposes of this section, a certificate of authorization shall be required for a corporation, partnership, association, or person practicing under a fictitious name, offering surveying and mapping services to the public; however, when an individual is practicing surveying and mapping in his or her own given name, he or she shall not be required to register under this section.

(3) Except as provided in s. 558.0035, the fact that any registered surveyor and mapper practices through a corporation or partnership does not relieve the registrant from personal liability for negligence, misconduct, or wrongful acts committed by him or her. Partnerships and all partners shall be jointly and severally liable for the negligence, misconduct, or wrongful acts committed by their agents, employees, or partners while acting in a professional capacity. An officer, agent, or employee of a business organization other than a partnership shall be personally liable and accountable only for

negligent acts, wrongful acts, or misconduct committed by him or her or committed by a person under his or her direct supervision and control while rendering professional services on behalf of the business organization. The personal liability of a shareholder or owner of a business organization, in his or her capacity as shareholder or owner, shall be no greater than that of a shareholder-employee of a corporation incorporated under chapter 607. The business organization shall be liable up to the full value of its property for any negligent acts, wrongful acts, or misconduct committed by any of its officers, agents, or employees while they are engaged on its behalf in the rendering of professional services.

(4) Each certification of authorization shall be renewed every 2 years. Each partnership and corporation certified under this section shall notify the board within 1 month of any change in the information contained in the application upon which the certification is based.

(5) Disciplinary action against a corporation or partnership shall be administered in the same manner and on the same grounds as disciplinary action against a registered surveyor and mapper.

History.—ss. 28, 42, ch. 79-243; s. 343, ch. 81-259; ss. 2, 3, ch. 81-318; ss. 3, 5, 7, ch. 89-137; s. 4, ch. 91-429; s. 91, ch. 94-119; s. 341, ch. 97-103; s. 8, ch. 2001-63; s. 3, ch. 2005-129; s. 4, ch. 2013-28.

5J-17.031 Written Examination Designated; General Requirements.

(1) The examination shall consist of the following:

(a) National:

1. Principles and Practice of Surveying (PS) exam prepared by the National Council of Examiners for Engineering and Surveying (NCEES);
2. Public Land Survey System (PLSS) exam prepared by the National Council of Examiners for Engineering and Surveying (NCEES);
3. Fundamentals of Surveying (FS) exam prepared by the National Council of Examiners for Engineering and Surveying (NCEES);

(b) Florida:

Florida Jurisdictional exam prepared by the Department or Board designee.

(2) Re-examination in the PS exam, PLSS exam, and FS exam will not be required for licensure if the applicant has successfully completed those NCEES portions previously; however, the Florida Jurisdictional exam will be required of all applicants.

(3) Only a non-annotated copy of Chapters 95, 161, 177, 472, 718 and Section 287.055, F.S., and Chapters 62B-33 and 5J-17, F.A.C., are permitted at the Florida Jurisdictional exam testing site.

(4) Examination security requirements as set forth by the NCEES shall be followed throughout the administration of the NCEES PS exam, PLSS exam, and FS exam. Examination security requirements as set forth by the Department or its contracted vendor shall be followed throughout the administration of the Florida Jurisdictional exam.

Rulemaking Authority 472.008, 472.0131 FS. Law Implemented 472.013, 472.015, 472.0131 FS. History—New 1-3-80, Amended 6-9-80, 1-25-84, 5-22-85, Formerly 21HH-4.01, Amended 9-16-87, 8-30-92, Formerly 21HH-4.001, Amended 5-30-95, 11-15-95, 4-16-96, 8-10-97, 7-27-00, 10-31-08, 7-7-09, Formerly 61G17-4.001, Amended 11-13-17.

5J-17.032 Content of Examination.

(1) The NCEES Fundamentals of Surveying (FS) exam will evaluate the applicant's broad, foundational knowledge of land surveying with questions ranging from field operations to legal principles.

(2) The NCEES Principles and Practice of Surveying (PS) exam will evaluate the applicant's competence in finding solutions to problems designed to test the ability to apply acceptable surveying and mapping practice to problems which are representative of those commonly encountered in the profession of surveying and mapping.

(3) The NCEES Public Land Survey System (PLSS) exam will evaluate the applicant's competence in practicing the PLSS method, specifically focusing on the retracement of federally authorized surveys.

(4) The Florida Jurisdictional exam shall be based on Florida's laws and rules regarding the practice of surveying and mapping. The following areas shall be tested on the examination and will be weighted approximately as designated:

Statute/Rule	Area Tested	Assigned Weight
Chapter 177, Part I, F.S. Chapter 177, Part II, F.S. Chapter 161, F.S. Chapter 62B-33, F.A.C. Chapter 177, Part III, F.S.	Platting Coastal Mapping Restoration of Corners	30%
Chapter 472, F.S.	Land Surveying and Mapping	15%
Chapter 718, F.S.	Condominiums	5%
Chapter 95, F.S.	Adverse Possession	5%
Rules 5J-17.001 to 5J-17.007, F.A.C. Rules 5J-17.010 to 5J-17.016, F.A.C. Rules 5J-17.040 to 5J-17.047, F.A.C. Rules 5J-17.050 to 5J-17.053, F.A.C. Rules 5J-17.060 to 5J-17.062, F.A.C. Rules 5J-17.080 to 5J-17.085, F.A.C.	Organization & Purpose Grounds for Discipline Continuing Education Standards of Practice Seals, Signatures and Certificates of Authorization Penalties	40%
Chapter 472, F.S., and Section 287.055, F.S.	Department of Agriculture and Consumer Services – General Provisions Consultants' Competitive Negotiation Act	5%

Rulemaking Authority 472.0131, 472.027 FS. Law Implemented 472.0131, 472.027 FS. History—New 1-3-80, Amended 1-25-84, Formerly 21HH-4.02, Amended 9-16-87, 12-13-88, 8-30-92, Formerly 21HH-4.002, Amended 5-30-95, 5-17-99, 7-9-00, 10-31-08, Formerly 61G17-4.002, Amended 5-11-15, 11-13-17.

5J-17.034 Grading.

- (1) The Department shall use any national examination which is available and approved by the Board.
- (2) A national examination is an examination developed by or for a national or multi-state professional association, board, council, or society (hereinafter referred to as organization) and administered for the purpose of assessing entry level skills necessary to protect the health, safety, and welfare of the public from the incompetent practice of surveying and mapping and meets the following standards:
 - (a) The purpose of the examination shall be to establish entry level standards of practice that shall be common to all practitioners of surveying and mapping;
 - (b) The practice of the profession at the national level must be defined through an occupational survey with a representative sample of all practitioners and professional practices; and,
 - (c) The examination for licensure must assess the scope of practice and the entry skills defined by the national survey.
- (3) The organization must be generally recognized by practitioners across the nation in the form of representatives from the State Boards or shall have membership representing a majority of the nation's or states' practitioners who have been licensed through the national examination.
- (4) The organization shall be the responsible body for overseeing the development and scoring of the national examination.
- (5) The organization shall provide security guidelines for the development and grading of the national examination and shall oversee the enforcement of these guidelines.
- (6) Grading Criteria and Passing Scores:
 - (a) All required NCEES examinations contain machine graded questions based upon the results of National Task Analysis Surveys performed periodically. Grades shall be determined by the applicant's ability to choose the correct answer from several given choices. The passing score shall be established by NCEES.
 - (b) The Florida Jurisdictional exam consists of 100 questions developed by the Department, or the Department's contracted vendor. The questions will be weighted equally and machine graded. A passing grade on the Florida Jurisdictional exam is defined as 70% of the total possible points.
 - (c) Scores on each examination shall be reported in a pass/fail format and each exam shall have separate scores. A passing score must be achieved on each required examination in order to obtain licensure, however all required examinations need not be passed in one sitting.
- (7) Examinations shall be graded solely and exclusively by the Department or the Department's designee, national examination provider or its designee.
- (8) Departmentally developed objective, examinations shall be graded by the Department or contracted vendor. The Department or the Department's contracted vendor shall review the item analysis and any statistically questionable items after the examination has been administered. Based upon this review, the Department or the Department's contracted vendor shall adjust the scoring key by totally disregarding the questionable items for grading purposes or by multi-keying, giving credit for more than one correct answer per item. All items which do not adequately and reliably measure the applicant's ability to practice the profession shall be rejected. The Department or its contracted vendor shall calculate each candidate's grade utilizing the scoring key or adjusted scoring key, if applicable, and shall provide each candidate with a grade report. The only paper that shall be graded is the official answer sheet. No credit shall be given for answers written in a candidate's examination booklet.
- (9) If after the distribution of grades for a particular administration there are adjustments to the scoring, amended grade reports shall be mailed to all failing candidates whose scores are increased and to all candidates whose pass/fail status changes due to the adjustment unless the candidate has taken and passed a subsequent administration of the examination.
- (10) The Department shall notify the candidate of the results of the candidate's examination no later than sixty (60) days after the examination date, except when the grades, or portions thereof, are computed by the national board, council, association, or society responsible for a national examination in Florida. The grades for an examination containing a national portion shall be sent to the candidate no later than thirty (30) days after the receipt of the grades by the Department from the national board, council, association, or society responsible for the national examination in Florida.
- (11) The Department or contracted vendor shall inform each passing candidate of the candidate's status and provide necessary instructions for obtaining a license.
- (12) Any candidate who does not receive a passing score on a licensure or certification examination will be notified of the test(s) failed, the requirements for re-examination, and review and appeal rights and procedures.

Rulemaking Authority 472.0131 FS. Law Implemented 472.0131 FS. History—New 1-3-80, Amended 6-9-80, 8-27-81, 1-25-84, Formerly 21HH-4.04, Amended 8-30-92, Formerly 21HH-4.004, Amended 5-30-95, 11-15-95, 7-27-00, 10-31-08, Formerly 61G17-4.004, Amended 10-17-12, 11-13-17.

DRAFT

5J-17.203 Examinations for Licensure of Foreign-Trained Exiled Professionals.

(1) The examination shall not test the academic and preprofessional fundamental knowledge of the applicant.

(2) The examinations for licensure of foreign-trained exiled professionals to practice professional surveying and mapping shall be the following:

(a) The NCEES Principles and Practice of Surveying (PS) exam will evaluate the applicant's competence in finding solutions to problems designed to test the ability to apply acceptable surveying and mapping practice to problems which are representative of those commonly encountered in the profession of surveying and mapping.

(b) The NCEES Public Land Survey System (PLSS) exam will evaluate the applicant's competence in practicing the PLSS method, specifically focusing on the retracement of federally authorized surveys.

(c) The Florida Jurisdictional exam shall be based on Florida's laws and rules regarding the practice of surveying and mapping.

(d)

(3) Translation of Examinations. Whether a translated examination will be provided will be determined by the Department by the availability of a translated examination and the applicant's ability to bear the cost of translation before a translation is prepared.

(4) An applicant may sit for the examination the number of times and under such conditions as provided in Chapter 472, F.S.

(5) All required NCEES examinations are computer-based exams. Grades shall be determined by the applicant's ability to choose the correct answer from several given choices. The passing score shall be established by NCEES.

(6) The Florida Jurisdictional exam is a computer-based exam consisting of 100 questions developed by the Department, or the Department's contracted vendor. Grades shall be determined by the applicant's ability to choose the correct answer from several given choices. A passing grade of the Florida Jurisdictional exam is defined as 70 % of the total possible points.

(7) Scores on each required examination shall be reported in a pass/fail format and each shall have separate scores. A passing score must be achieved on each required examination in order to obtain licensure, however all required examinations need not be passed in one sitting.

Rulemaking Authority 472.0101 FS. Law Implemented 472.0101 FS. History—New 10-17-12.