

# DEVELOPMENT SERVICES PUBLIC HEARING ITEMS

Board of County Commissioners Meeting  
September 24, 2024

# EXPEDITED BUILDING PERMITS (SB 812)

**Project: Expedited Building Permits (SB 812)**

**Request:**

Consideration of an ordinance creating a process for expediting the issuance of building permits for residential subdivisions before a final plat is recorded to obtain compliance with Senate Bill 812.

## 2024 Florida Legislature Session - Senate Bill 812

- Establish a process to expedite the issuance of building permits for residential subdivisions prior to the recording of a final plat.
- Pertains to Counties that exceed 75,000 residents.
- Allows up to 50% of the lots in new subdivision to be issued a building permit prior to final plat recording (75% in 2027).
- Process must be enacted prior to October 1, 2024.

## Summary of Ordinance Changes

- **Sec. 35.16. Home construction prior to plat recording.**
  - Corrected position titles.
  - Added “Expedited Residential Subdivision Building Permits” process:
    - Required Submittals - Application, Fee, Supporting Documentation.
    - Plot Plan required for each individual lot.
    - Emergency Access and Water Supply Plan requirements.
    - Enhanced bond requirement.
    - Pre-addressing procedure requirements.

## Summary of Ordinance Changes (continued)

- **Sec. 35.16. Home construction prior to plat recording.**
  - Criteria for approval of Expedited Building Permit Issuance:
    - Preliminary Plan, Site Plan and Final Engineering Plan must be approved.
    - Proof approved plans were provided to utilities.
    - Meets building code requirements.
    - Approval of emergency access and water supply plan by Fire Marshall.
    - Addressing and bond in place.
    - Execution of a hold harmless benefitting the County.

## Summary of Ordinance Changes (continued)

- **Sec. 35.44. - Required submittals for final plat.**
  - Subdivisions developed using the Expedited Permitting Process must provide an “As-Built Plot Plan” for each lot developed prior to final plat.
  - “As-Built Plot Plan” is a signed and sealed survey of each lot showing all property lines, utilities, easements, and construction improvements.

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## Requested Board Action:

Adopt the Ordinance amending Part 2 (Procedures for Securing Approval of Plats) of Chapter 35 (Subdivision Regulations) of Section 35.16 (Home Construction Prior to Plat Recording) and Section 35.44 (Required Submittals for Final Plat) of the Seminole County Land Development Code to establish an expedited residential subdivision building permit process pursuant to Section 173.073, Florida Statutes.