

Amendment No. 1

COMMITTEE/SUBCOMMITTEE ACTION

ADOPTED	_____	(Y/N)
ADOPTED AS AMENDED	_____	(Y/N)
ADOPTED W/O OBJECTION	_____	(Y/N)
FAILED TO ADOPT	_____	(Y/N)
WITHDRAWN	_____	(Y/N)
OTHER		

1 Committee/Subcommittee hearing bill: Commerce Committee
 2 Representative McClain offered the following:

Amendment (with title amendment)

Remove lines 56-145 and insert:

6 (f) "Qualified contractor" includes, but is not limited
 7 to, an engineer or engineering firm licensed under chapter 471;
 8 a surveyor or mapper or a surveyor's or mapper's firm licensed
 9 under chapter 472; an architect or architecture firm licensed
 10 under part I of chapter 481; a landscape architect or landscape
 11 architecture firm registered under part II of chapter 481; or
 12 any other qualified professional who is certified in urban
 13 planning or environmental management.

14 (2)(a) By October 1, 2024, any governing body of a county
 15 that has 75,000 residents or more and any governing body of a
 16 municipality that has 25 acres or more of contiguous land that

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17 the local government has designated in the local government's
18 comprehensive plan and future land use map as land that is
19 agricultural or to be developed for residential purposes shall
20 create a program to expedite the process for issuing building
21 permits for residential subdivisions or planned communities in
22 accordance with the Florida Building Code and this section
23 before a final plat is recorded with the clerk of the circuit
24 court. The expedited process must include an application for an
25 applicant to identify the percentage of planned homes, not to
26 exceed 50 percent of the residential subdivision or planned
27 community, or the number of building permits that the governing
28 body must issue for the residential subdivision or planned
29 community. The application or the local government's final
30 approval may not alter or restrict the applicant from receiving
31 the number of building permits requested, so long as the request
32 does not exceed 50 percent of the planned homes of the
33 residential subdivision or planned community or the number of
34 building permits. This paragraph does not:

35 1. Restrict the governing body from issuing more than 50
36 percent of the building permits for the residential subdivision
37 or planned community.

38 2. Apply to a county subject to s. 380.0552.

39 (b) A governing body that had a program in place before
40 July 1, 2023, to expedite the building permit process, need only
41 update their program to approve an applicant's written

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42 application to issue up to 50 percent of the building permits
43 for the residential subdivision or planned community in order to
44 comply with this section. This paragraph does not restrict a
45 governing body from issuing more than 50 percent of the building
46 permits for the residential subdivision or planned community.

47 (c) By December 31, 2027, any governing body of a county
48 that has 75,000 residents or more and any governing body of a
49 municipality that has 25 acres or more of contiguous land that
50 the local government has designated in the local government's
51 comprehensive plan and future land use map as land that is
52 agricultural or to be developed for residential purposes shall
53 update its program to expedite the process for issuing building
54 permits for residential subdivisions or planned communities in
55 accordance with the Florida Building Code and this section
56 before a final plat is recorded with the clerk of the circuit
57 court. The expedited process must include an application for an
58 applicant to identify the percentage of planned homes, not to
59 exceed 75 percent of the residential subdivision or planned
60 community, or the number of building permits that the governing
61 body must issue for the residential subdivision or planned
62 community. This paragraph does not:

63 1. Restrict the governing body from issuing more than 75
64 percent of the building permits for the residential subdivision
65 or planned community.

66 2. Apply to a county subject to s. 380.0552.

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67 (3) A governing body shall create:

68 (a) A two-step application process for the adoption of a
69 preliminary plat, inclusive of any plans, in order to expedite
70 the issuance of building permits under this section. The
71 application must allow an applicant to identify the percentage
72 of planned homes or the number of building permits that the
73 governing body must issue for the residential subdivision or
74 planned community.

75 (b) A master building permit process consistent with s.
76 553.794 for applicants seeking multiple building permits for
77 residential subdivisions or planned communities. For purposes of
78 this paragraph, a master building permit is valid for 3
79 consecutive years after its issuance or until the adoption of a
80 new Florida Building Code, whichever is earlier. After a new
81 Florida Building Code is adopted, the applicant may apply for a
82 new master building permit, which, upon approval, is valid for 3
83 consecutive years.

84 (4) (a) An applicant may use a private provider pursuant to
85 s. 553.791 to expedite the application process for building
86 permits after a preliminary plat is approved under this section.

87 (b) A governing body must establish a registry of at least
88 three qualified contractors who the governing body may use to
89 supplement staff resources in ways determined by the governing
90 body for processing and expediting the review of an application
91 for a preliminary plat or any plans related to such application.

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92 A qualified contractor on the registry who is hired pursuant to
93 this section to review an application, or any part thereof, for
94 a preliminary plat, or any part thereof, may not have a conflict
95 of interest with the applicant. For purposes of this paragraph,
96 the term "conflict of interest" has the same meaning as in s.
97 112.312.

98 (5) A governing body may work with appropriate local
99 government agencies to issue an address and a temporary parcel
100 identification number for lot lines and lot sizes based on the
101 metes and bounds of the plat contained in the application.

102 (6) The governing body must issue the number or percentage
103 of building permits requested by an applicant in accordance with
104 the Florida Building Code and this section, provided the
105 residential buildings or structures are unoccupied and all of
106 the following conditions are met:

107 (a) The governing body has approved a preliminary plat for
108 each residential subdivision or planned community.

109 (b) The applicant provides proof to the governing body
110 that the applicant has provided a copy of the approved
111 preliminary plat, along with the approved plans, to the relevant
112 electric, gas, water, and wastewater utilities.

113 (c) The applicant holds a valid performance bond for up to
114 130 percent of the necessary improvements, as defined in s.
115 177.031(9), that have not been completed upon submission of the
116 application under this section. For purposes of a master planned

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117 community as defined in s. 163.3202(5)(b), a valid performance
118 bond is required on a phase-by-phase basis.

119 (7)(a) An applicant may contract to sell, but may not
120 transfer ownership of, a residential structure or building
121 located in the residential subdivision or planned community
122 until the final plat is approved by the governing body and
123 recorded in the public records by the clerk of the circuit
124 court.

125 (b) An applicant may not obtain a temporary or final
126 certificate of

128 -----
129 **T I T L E A M E N D M E N T**

130 Between lines 14 and 15, insert:

131 requiring a governing body to include in its program a
132 registry of qualified contractors for a specified
133 purpose; specifying that the registry must include a
134 minimum number of qualified contractors; prohibiting a
135 qualified contractor from having certain conflicts of
136 interest; defining the term "conflict of interest";