

26 for development permits and orders, provide the information to
 27 the applicant at a preapplication meeting, or post the
 28 information on the county's website.

29 (2) Within 5 business days after receiving an application
 30 for approval of a development permit or development order, a
 31 county shall confirm receipt of the application using contact
 32 information provided by the applicant. Within 30 days after
 33 receiving an application for approval of a development permit or
 34 development order, a county must review the application for
 35 completeness and issue a written notification to the applicant
 36 ~~letter~~ indicating that all required information is submitted or
 37 specify ~~specifying~~ with particularity any areas that are
 38 deficient. If the application is deficient, the applicant has 30
 39 days to address the deficiencies by submitting the required
 40 additional information. For applications that do not require
 41 final action through a quasi-judicial hearing or a public
 42 hearing, the county must approve, approve with conditions, or
 43 deny the application for a development permit or development
 44 order within 120 days after the county has deemed the
 45 application complete. ~~or 180 days~~ For applications that require
 46 final action through a quasi-judicial hearing or a public
 47 hearing, the county must approve, approve with conditions, or
 48 deny the application for a development permit or development
 49 order within 180 days after the county has deemed the
 50 application complete. Both parties may agree in writing to a

51 ~~reasonable request for~~ an extension of time, particularly in the
52 event of a force majeure or other extraordinary circumstance. An
53 approval, approval with conditions, or denial of the application
54 for a development permit or development order must include
55 written findings supporting the county's decision. The
56 timeframes contained in this subsection do not apply in an area
57 of critical state concern, as designated in s. 380.0552. The
58 timeframes contained in this subsection restart if an applicant
59 makes a substantive change to the application. As used in this
60 subsection, the term "substantive change" means an applicant-
61 initiated change of 15 percent or more in the proposed density,
62 intensity, or square footage of a parcel.

63 (3)-(2)(a) When reviewing an application for a development
64 permit or development order that is certified by a professional
65 listed in s. 403.0877, a county may not request additional
66 information from the applicant more than three times, unless the
67 applicant waives the limitation in writing.

68 (b) If a county makes a request for additional information
69 and the applicant submits the required additional information
70 within 30 days after receiving the request, the county must
71 review the application for completeness and issue a letter
72 indicating that all required information has been submitted or
73 specify with particularity any areas that are deficient within
74 30 days after receiving the additional information.

75 (c) If a county makes a second request for additional

76 information and the applicant submits the required additional
 77 information within 30 days after receiving the request, the
 78 county must review the application for completeness and issue a
 79 letter indicating that all required information has been
 80 submitted or specify with particularity any areas that are
 81 deficient within 10 days after receiving the additional
 82 information.

83 (d) Before a third request for additional information, the
 84 applicant must be offered a meeting to attempt to resolve
 85 outstanding issues. If a county makes a third request for
 86 additional information and the applicant submits the required
 87 additional information within 30 days after receiving the
 88 request, the county must deem the application complete within 10
 89 days after receiving the additional information or proceed to
 90 process the application for approval or denial unless the
 91 applicant waived the county's limitation in writing as described
 92 in paragraph (a).

93 (e) Except as provided in subsection (7) ~~(5)~~, if the
 94 applicant believes the request for additional information is not
 95 authorized by ordinance, rule, statute, or other legal
 96 authority, the county, at the applicant's request, shall proceed
 97 to process the application for approval or denial.

98 (4) A county must issue a refund to an applicant equal to:

99 (a) Ten percent of the application fee if the county fails
 100 to issue written notification of completeness or written

101 specification of areas of deficiency within 30 days after
102 receiving the application.

103 (b) Ten percent of the application fee if the county fails
104 to issue a written notification of completeness or written
105 specification of areas of deficiency within 30 days after
106 receiving the additional information pursuant to paragraph
107 (3)(b).

108 (c) Twenty percent of the application fee if the county
109 fails to issue a written notification of completeness or written
110 specification of areas of deficiency within 10 days after
111 receiving the additional information pursuant to paragraph
112 (3)(c).

113 (d) Fifty percent of the application fee if the county
114 fails to approve, approves with conditions, or denies the
115 application within 30 days after conclusion of the 120-day or
116 180-day timeframe specified in subsection (2).

117 (e) One hundred percent of the application fee if the
118 county fails to approve, approves with conditions, or denies an
119 application 31 days or more after conclusion of the 120-day or
120 180-day timeframe specified in subsection (2).

121
122 A county is not required to issue a refund if the applicant and
123 the county agree to an extension of time, the delay is caused by
124 the applicant, or the delay is attributable to a force majeure
125 or other extraordinary circumstance.

126 (5)~~(3)~~ When a county denies an application for a
 127 development permit or development order, the county shall give
 128 written notice to the applicant. The notice must include a
 129 citation to the applicable portions of an ordinance, rule,
 130 statute, or other legal authority for the denial of the permit
 131 or order.

132 (6)~~(4)~~ As used in this section, the terms "development
 133 permit" and "development order" have the same meaning as in s.
 134 163.3164, but do not include building permits.

135 (7)~~(5)~~ For any development permit application filed with
 136 the county after July 1, 2012, a county may not require as a
 137 condition of processing or issuing a development permit or
 138 development order that an applicant obtain a permit or approval
 139 from any state or federal agency unless the agency has issued a
 140 final agency action that denies the federal or state permit
 141 before the county action on the local development permit.

142 (8)~~(6)~~ Issuance of a development permit or development
 143 order by a county does not in any way create any rights on the
 144 part of the applicant to obtain a permit from a state or federal
 145 agency and does not create any liability on the part of the
 146 county for issuance of the permit if the applicant fails to
 147 obtain requisite approvals or fulfill the obligations imposed by
 148 a state or federal agency or undertakes actions that result in a
 149 violation of state or federal law. A county shall attach such a
 150 disclaimer to the issuance of a development permit and shall

151 include a permit condition that all other applicable state or
 152 federal permits be obtained before commencement of the
 153 development.

154 ~~(9)-(7)~~ This section does not prohibit a county from
 155 providing information to an applicant regarding what other state
 156 or federal permits may apply.

157 Section 2. Section 166.033, Florida Statutes, is amended
 158 to read:

159 166.033 Development permits and orders.—

160 (1) A municipality must specify in writing the minimum
 161 information that must be submitted for an application for a
 162 zoning approval, rezoning approval, subdivision approval,
 163 certification, special exception, or variance. A municipality
 164 must make the minimum information available for inspection and
 165 copying at the location where the municipality receives
 166 applications for development permits and orders, provide the
 167 information to the applicant at a preapplication meeting, or
 168 post the information on the municipality's website.

169 (2) Within 5 business days after receiving an application
 170 for approval of a development permit or development order, a
 171 municipality shall confirm receipt of the application using
 172 contact information provided by the applicant. Within 30 days
 173 after receiving an application for approval of a development
 174 permit or development order, a municipality must review the
 175 application for completeness and issue a written notification to

176 | the applicant letter indicating that all required information is
177 | submitted or specify ~~specifying~~ with particularity any areas
178 | that are deficient. If the application is deficient, the
179 | applicant has 30 days to address the deficiencies by submitting
180 | the required additional information. For applications that do
181 | not require final action through a quasi-judicial hearing or a
182 | public hearing, the municipality must approve, approve with
183 | conditions, or deny the application for a development permit or
184 | development order within 120 days after the municipality has
185 | deemed the application complete., ~~or 180 days~~ For applications
186 | that require final action through a quasi-judicial hearing or a
187 | public hearing, the municipality must approve, approve with
188 | conditions, or deny the application for a development permit or
189 | development order within 180 days after the municipality has
190 | deemed the application complete. Both parties may agree in
191 | writing to ~~a reasonable request for~~ an extension of time,
192 | particularly in the event of a force majeure or other
193 | extraordinary circumstance. An approval, approval with
194 | conditions, or denial of the application for a development
195 | permit or development order must include written findings
196 | supporting the municipality's decision. The timeframes contained
197 | in this subsection do not apply in an area of critical state
198 | concern, as designated in s. 380.0552 or chapter 28-36, Florida
199 | Administrative Code. The timeframes contained in this subsection
200 | restart if an applicant makes a substantive change to the

201 application. As used in this subsection, the term "substantive
202 change" means an applicant-initiated change of 15 percent or
203 more in the proposed density, intensity, or square footage of a
204 parcel.

205 (3)-(2)(a) When reviewing an application for a development
206 permit or development order that is certified by a professional
207 listed in s. 403.0877, a municipality may not request additional
208 information from the applicant more than three times, unless the
209 applicant waives the limitation in writing.

210 (b) If a municipality makes a request for additional
211 information and the applicant submits the required additional
212 information within 30 days after receiving the request, the
213 municipality must review the application for completeness and
214 issue a letter indicating that all required information has been
215 submitted or specify with particularity any areas that are
216 deficient within 30 days after receiving the additional
217 information.

218 (c) If a municipality makes a second request for
219 additional information and the applicant submits the required
220 additional information within 30 days after receiving the
221 request, the municipality must review the application for
222 completeness and issue a letter indicating that all required
223 information has been submitted or specify with particularity any
224 areas that are deficient within 10 days after receiving the
225 additional information.

226 (d) Before a third request for additional information, the
227 applicant must be offered a meeting to attempt to resolve
228 outstanding issues. If a municipality makes a third request for
229 additional information and the applicant submits the required
230 additional information within 30 days after receiving the
231 request, the municipality must deem the application complete
232 within 10 days after receiving the additional information or
233 proceed to process the application for approval or denial unless
234 the applicant waived the municipality's limitation in writing as
235 described in paragraph (a).

236 (e) Except as provided in subsection (7) ~~(5)~~, if the
237 applicant believes the request for additional information is not
238 authorized by ordinance, rule, statute, or other legal
239 authority, the municipality, at the applicant's request, shall
240 proceed to process the application for approval or denial.

241 (4) A municipality must issue a refund to an applicant
242 equal to:

243 (a) Ten percent of the application fee if the municipality
244 fails to issue written notification of completeness or written
245 specification of areas of deficiency within 30 days after
246 receiving the application.

247 (b) Ten percent of the application fee if the municipality
248 fails to issue written notification of completeness or written
249 specification of areas of deficiency within 30 days after
250 receiving the additional information pursuant to paragraph

251 (3) (b).

252 (c) Twenty percent of the application fee if the

253 municipality fails to issue written notification of completeness

254 or written specification of areas of deficiency within 10 days

255 after receiving the additional information pursuant to paragraph

256 (3) (c).

257 (d) Fifty percent of the application fee if the

258 municipality fails to approve, approves with conditions, or

259 denies the application within 30 days after conclusion of the

260 120-day or 180-day timeframe specified in subsection (2).

261 (e) One hundred percent of the application fee if the

262 municipality fails to approve, approves with conditions, or

263 denies an application 31 days or more after conclusion of the

264 120-day or 180-day timeframe specified in subsection (2).

265

266 A municipality is not required to issue a refund if the

267 applicant and the municipality agree to an extension of time,

268 the delay is caused by the applicant, or the delay is

269 attributable to a force majeure or other extraordinary

270 circumstance.

271 (5)-(3) When a municipality denies an application for a

272 development permit or development order, the municipality shall

273 give written notice to the applicant. The notice must include a

274 citation to the applicable portions of an ordinance, rule,

275 statute, or other legal authority for the denial of the permit

276 or order.

277 (6)~~(4)~~ As used in this section, the terms "development
278 permit" and "development order" have the same meaning as in s.
279 163.3164, but do not include building permits.

280 (7)~~(5)~~ For any development permit application filed with
281 the municipality after July 1, 2012, a municipality may not
282 require as a condition of processing or issuing a development
283 permit or development order that an applicant obtain a permit or
284 approval from any state or federal agency unless the agency has
285 issued a final agency action that denies the federal or state
286 permit before the municipal action on the local development
287 permit.

288 (8)~~(6)~~ Issuance of a development permit or development
289 order by a municipality does not create any right on the part of
290 an applicant to obtain a permit from a state or federal agency
291 and does not create any liability on the part of the
292 municipality for issuance of the permit if the applicant fails
293 to obtain requisite approvals or fulfill the obligations imposed
294 by a state or federal agency or undertakes actions that result
295 in a violation of state or federal law. A municipality shall
296 attach such a disclaimer to the issuance of development permits
297 and shall include a permit condition that all other applicable
298 state or federal permits be obtained before commencement of the
299 development.

300 (9)~~(7)~~ This section does not prohibit a municipality from

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301 | providing information to an applicant regarding what other state
302 | or federal permits may apply.

303 | Section 3. This act shall take effect October 1, 2024.