



News Release

FOR IMMEDIATE RELEASE ON:

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ZONING APPLICATIONS PROCESSES AND PROCEDURES FOR IMPLEMENTATION OF HB 7103, F.S. 125.022

On June 28, 2019, Governor DeSantis signed CS/CS/HB 7103, an act relating to Community Development and Housing. The bill is effective on the same day. The amendments to 125.022 F.S. and 163.3202 require the County to revise the procedures for those applications that seek a Development Order or a Development Permit, excluding building permits. Excerpts of the amendments to the State Statutes are as follows:

125.022 F.S. requires: *that a county review the application for completeness and issue a certain letter with a specified period after receiving an application for approval of a development permit or development order; providing procedures for addressing deficiencies in, and for approving or denying, the application; providing applicability of certain timeframes; conforming provisions to changes made by the act; defining the term "development order"; and,*

s. 163.3202, F.S. requires: *"local land development regulations to incorporate certain preexisting development orders".*

In summary, the statutes requires a local government to comply with statutory timeframes for processing and approving or denying applications, as follows:

- Complete sufficiency review of an application within a 30-Calendar day period based on submittal date;
- Staff review of an application officially starts once it is deemed sufficient;
- Staff has a 120-Calendar day period for the Administrative process and a 180-Calendar day period for the Public Hearing process to reach the final decision of an application;
- Both applicant and the County may agree to a reasonable request for an extension of time, in the event of a force majeure or other extraordinary circumstance; and,
- When reviewing an application that is certified by a professional listed in s. 403.0877 (Professional Engineer, Professional Landscape Architect, Professional Surveyor, and Professional Geologist), the County may not request the applicant additional information from these specified professionals more than 3 times, unless the applicant waives the 3-time limitation in writing.

The Zoning Division anticipates, at a minimum, that amendments will be required to the Unified Land Development Code in Round 2019-02, with adoption in January 2020; Official Zoning Calendar (July-December, 2019); the Zoning Technical Manual; and the ePZB screens. Until the aforementioned documents/screens are amended, the Zoning Division will implement the bill, based on Zoning [**PPM ZO-O-070, Modifications to Review Processes and Procedures**](#) to provide amended procedures and timelines for Applicants/Staff.

Staff will be reaching out to the Industry/Agents later this week to set up a Round Table discussion on the procedures to implement the bill along with how to address applications already in the process.