



Interoffice Memorandum

September 9, 2024

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Joseph C. Kunkel, P.E., Director, Public Works Department

A handwritten signature in blue ink, appearing to read "Joseph C. Kunkel", is written over the printed name.

CONTACT PERSON: Matthew Kalus, Sr. Project Manager, PSM, PE
Development Engineering Division
PHONE NUMBER: (407) 836-7974

SUBJ: Revisions to Chapter 34, ("Subdivision Regulations") to comply with Section 177.073, Florida Statutes

This public hearing is to consider approval of an ordinance to amend Chapter 34, ("Subdivision Regulations"), of the Orange County Code to establish an expedited process for issuing building permits for residential subdivisions before the final plat is recorded. This new process is required by Senate Bill 812 (2024), codified as Section 177.073, Florida Statutes, which goes into effect on October 1, 2024. This new process will allow for an applicant to provide all necessary plans, agreements, infrastructure, and surety to allow for residential permitting prior to a final plat being recorded in the public records. As a part of the new legislation, counties with 75,000 residents or more are required to (1) create an expedited process for issuing building permits for residential subdivisions before the final plat is recorded; and (2) establish a registry of qualified contractors whom the county can use to help process and expedite the review of applications.

This Code Revision has been reviewed by the County Attorney's Office and has been found acceptable.

Action Requested: Approval of an Ordinance Amending Chapter 34 of the Orange County Code ("Subdivision Regulations") to comply with Section 177.073, Florida Statutes ("Expedited Approval of Residential Building Permits before a Final Plat is Recorded"); By Amending Section 34-5 ("Definitions"); Creating Section 34-75 ("Expedited Process for Issuing Residential Building Permits before a Final Plat is Recorded"); Creating Section 34-76 ("Qualified Contractors") to Establish a Registry of Qualified Contractors; and Providing an Effective Date.

JCK/mk

cc: Byron W. Brooks, AICP, County Administrator
Jon V. Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney