Representative Eskamani offered the following:

Amendment (with title amendment)

Remove lines 85-174 and insert:

Section 2. Section 125.022, Florida Statutes, is amended to read:

125.022 Development permits and development orders.—

(1) When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing. Before a third request for additional information, the applicant must be offered a meeting.
to attempt to resolve outstanding issues. Except as provided in subsection (4), if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(2) When a county denies an application for a development permit or development order, the county shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(3) As used in this section, the terms 'development permit' and 'development order' have the same meaning as in s. 163.3164, but do not include building permits.

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

(5) Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for
issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(6) This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply.

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T I T L E  A M E N D M E N T

Remove lines 2-14 and insert:
An act relating to property development; amending s. 125.022, F.S.; requiring applicants for development orders to follow the processes used by applicants for development permits; conforming provisions to changes made by the act; defining the term "development order";

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