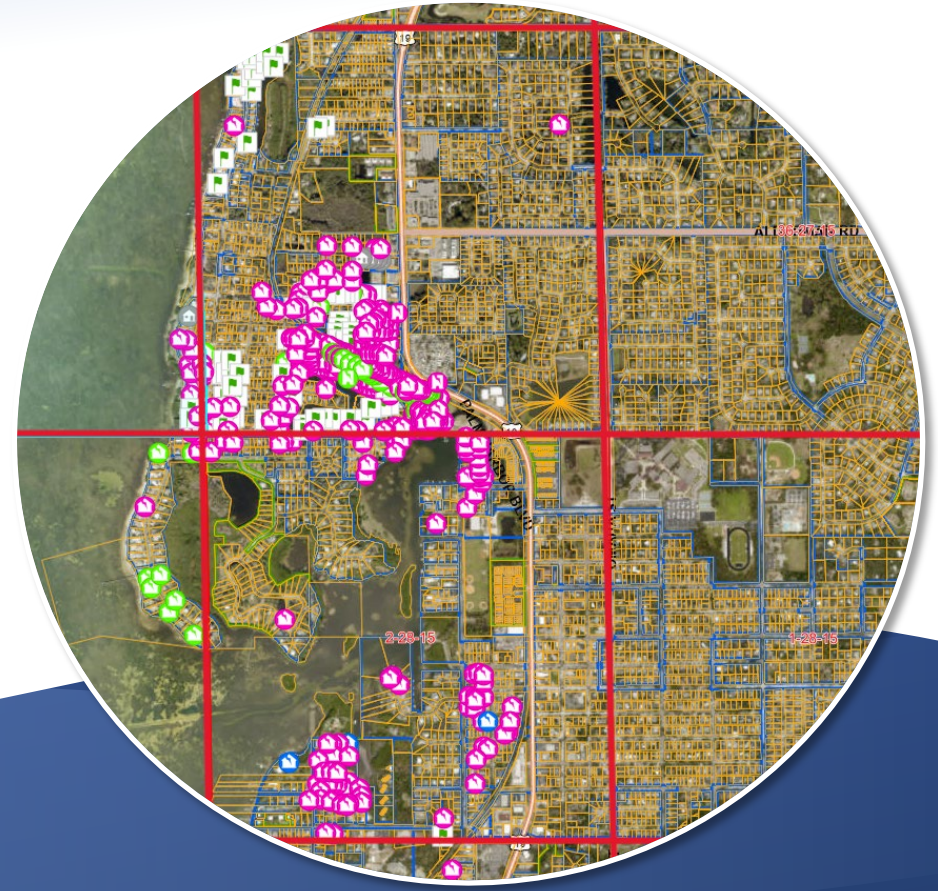


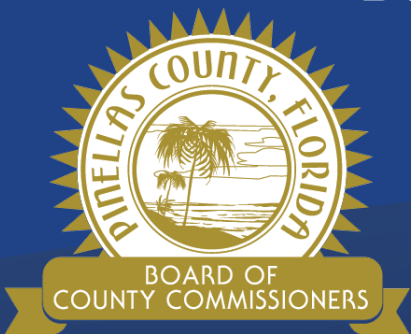
Storm Recovery Update – December 16, 2025



Building & Development Review Services

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Director



Our Vision: To Be the Standard for Public Service in America



Overview/Summary



**Update: After-
the-Fact
Permitting**

**Changes to
Support
Recovery Efforts**

**Enforcement
Approach**

AFTER-THE-FACT PERMITTING (Compliance Efforts)

- Initial surge in activity; pace has since slowed
- Positive feedback from residents utilizing no-penalty permitting
- Florida Building Code (FBC) Permit Records (thru 11/26): 286
- Floodplain Mobile Home Permit Records (as of 11/26): 220
- Outreach conducted at: Westwind, Seahorse, Crystal Bay, Coquina Cove, Edgewater Pines and Grand Bay. Two (2) corporate owned communities remaining including Sun Retreat (12/4) and Gateway.



Changes to Support Recovery Efforts



1. Substantially Damaged Structure Compliance Date

- **Proposed “blanket extension” from June 1, 2026 to December 31, 2026**
 - Allows time for reassessments, SDE disputes, appeals, and recovery planning
 - Marks a gradual wind-down of compliance efforts; further extension possible
 - BDRS to focus on after-the-fact compliance through June 1, 2026, then shift to SD compliance through December 31, 2026

2. Activate Chapter 158-301 for Mobile Homes

- **Activate utilization of temporary placement of RV's within Mobile Home Communities within a regulated floodplain for up to 180-days**



Changes to Support Recovery Efforts (cont.)



3. Special Magistrate Appeals Extension (and supporting reassessments process and appeals cases)

- Existing agreement with Clerk's office to be extended to September 30, 2026 for floodplain appeals process

4. Extend Waiving of 2x Normal Permit Fee

- Extend from December 31, 2025 to June 30, 2026 to further incentivize compliance associated with after-the-fact permits
- Timing correlated to participation in pursuing recovery funding
- Timing correlated to enforcement approach

Enforcement Approach

Efforts associated with Permitting Compliance through June 30, 2026 (specific to structures Not SD)

