

**PROPOSED**

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
 2 COUNTY, FLORIDA, PERTAINING TO EXPEDITED APPROVAL OF BUILDING  
 3 PERMITS BEFORE A FINAL PLAT IS RECORDED; AMENDING SECTION 5-187 OF  
 4 THE BROWARD COUNTY CODE OF ORDINANCES ("CODE") CONSISTENT WITH  
 5 CHAPTER NO. 2024-210, LAWS OF FLORIDA, EXPEDITING THE PROCESS FOR  
 6 ISSUING BUILDING PERMITS PRIOR TO PLAT RECORDATION; AND PROVIDING  
 7 FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

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 10 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
 11 BROWARD COUNTY, FLORIDA:

12 Section 1. Section 5-187 of the Broward County Code of Ordinances is hereby  
 13 amended to read as follows:

**Sec. 5-187. General provisions.**

15 . . .

16 (c) *Building permits prior to plat recordation.* The County Commission  
 17 authorizes the County Administrator to approve the issuance of building permits for a  
 18 parcel of land for which plat approval has been given by the County Commission, ~~even if~~  
 19 when the plat has not yet been recorded, provided such authorization is granted in an  
 20 agreement among the developer, the affected unit of local government, and the County  
 21 ("Tri-Party Agreement"). ~~Such agreements~~ The Tri-Party Agreement shall:



45 obtain a permit from the applicable governmental authority for all work to be completed  
46 within any right-of-way that is indicated on the Trafficways Plan. Where work is to be  
47 performed within a right-of-way that is to be dedicated by the plat, the applicant shall  
48 provide evidence of a recorded, temporary easement to be reviewed and approved by  
49 the Highway Construction and Engineering Division. Upon receipt of a properly executed  
50 Tri-Party aAgreement with required supporting documentation and approval by the Office  
51 of the County Attorney, the County Administrator may execute the Tri-Party aAgreement  
52 in the name of Broward County. The municipality, if applicable, and the County shall be  
53 required to make a finding prior to the issuance of the building permit that facilities and  
54 services will be available at the adopted level of service concurrent with the impact of  
55 development.

56 . . .

57 Section 2. Severability.

58 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
59 portion will be stricken, and such striking will not affect the validity of the remainder of this  
60 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
61 legally applied to any individual, group, entity, property, or circumstance, such  
62 determination will not affect the applicability of this Ordinance to any other individual,  
63 group, entity, property, or circumstance.

64 Section 3. Inclusion in the Broward County Code of Ordinances.

65 It is the intention of the Board of County Commissioners that the provisions of this  
66 Ordinance become part of the Broward County Code of Ordinances as of the effective  
67 date. The sections of this Ordinance may be renumbered or relettered and the word

68 "ordinance" may be changed to "section," "article," or such other appropriate word or  
69 phrase to the extent necessary to accomplish such intention.

70 Section 4. Effective Date.

71 This Ordinance is effective as of the date provided by law.

ENACTED

**PROPOSED**

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Alexis Marrero Koratich 09/27/2024  
Alexis Marrero Koratich (date)  
Assistant County Attorney

By: /s/ Maite Azcoitia 09/27/2024  
Maite Azcoitia (date)  
Deputy County Attorney

AIK/gmb  
Expedited Approval of Building Permits Ordinance  
09/27/2024  
#41005

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.