



Interoffice Memorandum

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FOR MOTION
JAN 27 2015 *NP/KH*

AGENDA ITEM

January 20, 2015

TO: Mayor's Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director *JVW*
Community, Environmental and Development
Services Department
407 836-5467

SUBJECT: January 27, 2015 – Discussion Item
Temporary Certificates of Occupancy for Model Homes

Last month, developers and representatives of the Greater Orlando Homebuilders Association (GOBA) brought forward suggested amendments to Orange County code to advance the issuance of temporary certificates of occupancy for model homes. Presently, County practice regarding model homes is regulated by the code and a 1995 resolution, which addresses the permitting of model homes. The request from the homebuilders was to allow for the issuance of temporary certificates of occupancy prior to the certificate of completion for subdivision infrastructure, and prior to the recording of the plat provided certain minimum infrastructure requirements have been verified.

On January 27, 2015, staff will present an overview of the process and technical issues for the issuance of permits and temporary certificates of occupancy for model homes. Staff has identified conflicts within current code and practices, as well as necessary code changes should the Board desire to amend the code to allow temporary certificates of occupancy in limited circumstances.

ACTION REQUESTED: Board direction regarding amendments to Orange County Code and the establishment of fees regarding the issuance of permits and temporary certificates of occupancy (TCO) for model homes. All Districts

JVW:rep