

HSQ GROUP INC.

CONSULTING ENGINEERS • PLANNERS •
TRANSPORTATION

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Boca Raton Office

1489 W. Palmetto Park Rd.
Suite 340
Boca Raton, FL 33486
561-392-0221



Homestead Office

650 NE 22nd Terrace
Suite 202
Homestead, FL 33033

VISIT OUR WEBSITE AT
www.hsqgroupinc.com



SENATE BILL 1752

Our Florida senate and Governor Christ voted into law the new **Senate Bill 1752**. This bill was signed into action on June 1st, it gives a two year extension for any development order, building permit and site plan issued by local government including Municipalities, County Agencies, Department of Environmental Protection and Water Management Districts. This bill does **NOT** extend Florida Department of Transportation permits. Any permit that expires between September 2008 and January 1, 2012 can be extended for two years from the expiration date provided the extension request is filed by December 31, 2010. If

you already extended your permits and development orders thru the previous **Senate Bill 360** you are eligible for another 2 year extension.

This bill affects most of the development in south Florida and can be a benefit to future growth and economic sustainability. If you have any more questions or need assistance extending your permits, land development orders and traffic concurrency please contact our office.

STATE STORMWATER REGULATION CHANGES

The Florida Department of Environmental Protection (FDEP), along with all five drainage districts throughout the state, have been working on revising the existing Stormwater regulations. The new rules will be focused on Stormwater quality and treatment. The intent of the new criteria will be to reduce the amount of Stormwater Pollutants (Nitrogen & Phosphorus) that are discharged from a newly developed property into a receiving canal, lake or drainage system. So far, the new regulations will only apply to new construction. However, FDEP and the drainage districts are still working out several important issues regarding these rules. One of the most challenging questions regarding these changes, is how to create state wide regulations that can be properly implemented across all five drainage districts. Florida, as we all know, is a very diverse state when it comes to topography, soil conditions, rainfall and

several other factors. Therefore, having one set of stormwater rules and approved methods of treatment becomes very difficult. FDEP has been conducting several public workshops throughout the state and will continue to do so throughout the remainder of 2010. The final regulations are scheduled to go into effect sometime in July 2011. However, due to the complex nature of the rulemaking process, this date is subject to change.

Since the technical portion of the new criteria is still a work in progress, it is unclear what impact these new rules will have on new developments. But, one fact is clear, the new regulations will effect every new development is some way, depending on location, size, land use, etc... **HSQ Group** will continue to monitor the state's progress and keep you informed once additional information becomes available.