



POST-STORM PERMITTING PLAN

CS/CS/SB 180 DISASTER READINESS REQUIREMENTS

DEVELOPMENT SERVICES DEPARTMENT

9000 TOWN CENTER PKWY LAKEWOOD RANCH, FL 34202

POST-STORM PERMITTING PLAN

Purpose: This guide provides residents, contractors, and business owners with essential information for obtaining permits and rebuilding after a hurricane or other declared disaster. It ensures compliance with the requirements of Florida CS/CS/SB 180 and supports expedited recovery and resilience in unincorporated Manatee County.

POST-STORM PERMITTING OVERVIEW

Following a declared state of emergency, Manatee County will:

- Activate a post-storm permitting center at 9000 Town Center Pkwy, Lakewood Ranch, FL 34202 or an alternate location if deemed necessary.
- Maintain at least 40 hours per week of public-facing permitting services as soon as conditions allow. Customer service will be provided in person, by phone and by email during business hours of 8 a.m. to 4 p.m.
- Pursuant to Florida Statute section 252.381 and 553.7922, the Building Division will institute expedited procedures for permits that do not require technical review, such as but not limited to, roof repairs, reroofing, electrical repairs, service changes, and/or the replacement of a single window or door.

DO I NEED A PERMIT

The following examples of repairs on residential and commercial properties require a permit:

- Repair or replacement of interior and exterior walls regardless of whether the repairs are structural or if the walls are load-bearing
- Repair or replacement of roofing
- Replacement of windows and doors
- Repair or replacement of electrical, mechanical, plumbing services, wiring, piping and systems
- Replacement of stucco
- Replacement of siding
- Repair and replacement of drywall
- Replacement of water heater (change in water heater type, location, and gas source)
- Replacement of wood deck or dock
- Replacement of sub-floor decking
- Repair or replacement of floor joists, roof framing, rafters, and trusses

- Replacement of sheds
- Replacement of screen room, pool cage, and patios
- Replacement of carport (attached or detached)
- Demolition of any structure or portion of structure
- Fence replacement
- All work required for new construction
- See complete list of [What Does/Does Not Need A Permit](#)

EXPEDITED REVIEW CATEGORIES

The County will expedite permits that address (like-for-like replacements only):

- Roof replacement
 - Standard Roof Permit Application
- Electrical reconnections and meter resets
 - Standard Electrical Permit Application
- Plumbing repairs due to storm damage
 - Standard Plumbing Application
- HVAC replacement (flooded or damaged due to a disaster)
 - Standard Mechanical Permit Application
- Door and window replacement (windows and/or doors damaged by a disaster)
 - Standard Door and Window Permit Application
- Temporary housing (e.g. trailers, such as RVs; FDEM trailers, if permitted)
 - Post Disaster Temp Use Permit Application
- Demolition of Primary Structure
 - Standard Demolition Permit Application
- Other interior Repairs for structures located in a Special Flood Hazard Area (e.g. drywall, flooring, cabinets, painting repairs due to damage from disaster)
 - Floodplain Management Review Application

EMERGENCY PERMITTING PROCESS

1. Determine if a permit is needed
 - Minor repairs (e.g. replacing screens, painting, cleaning) do not require permits. Building Permits are typically required for structural, mechanical, electrical, plumbing, and roofing work.
2. Apply online or in-person
 - Visit <https://aca-prod.accela.com/MANATEE/> to access the permitting portal
 - Or visit Development Services at 9000 Town Center Pkwy Lakewood Ranch, FL 34202
3. Expedited Review Timelines

- Permit application review for essential repairs such as flood damage restoration, Full Demolition, and Temporary Housing will be completed within 1-3 business days if all required documents are properly submitted at the time of application.
 - Permit Application review for roof replacement, electrical reconnections, meter resets, plumbing repairs, and mechanical replacements will be completed the same day if all required documents are properly submitted at the time of application.
4. Inspections
- Inspection requests may be submitted by 4 p.m. to receive an inspection for the next business day.
 - Virtual Inspections may be conducted by live video or offline inspection using the VuSpex App at any time. <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/virtual-inspections>

FEES AND WAIVERS

- No increase in permit or inspection fees is allowed for 180 days after the disaster declaration.
 - Manatee County may reduce or waive fees for essential post-storm repair permits.
 - Impact Fees will not be imposed for replacement structures that are substantially similar in size and use to the original structure.
 - Applicants will be required to provide an attestation of storm damage repairs as part of the permit application.
1. **Fees may be waived for the following permit applications (Photos of storm damage are required to request fee waiver)**
- Standard Roof Permit Application
 - Standard Electrical Permit Application
 - Standard Plumbing Permit Application
 - Standard Mechanical Permit Application
 - Standard Door and Window Permit Application (for replacement of damaged doors/windows only)
 - Post-Disaster Temp Use Permit Application
 - Standard Demolition Permit Application
2. **Fees will not be waived for the following permit applications:**
- Standard Accessory Structure Permit Application
 - Standard Aluminum Structure Permit Application
 - Standard Antenna Permit Application
 - Standard Commercial Permit Application
 - Standard Concrete Permit Application
 - Standard Deck Permit Application
 - Standard Fence Permit Application

- Standard Generator Permit Application
- Standard Modular Permit Application
- Standard Pool-Spa Permit Application
- Standard Siding-Fascia-Soffit Permit Application
- Standard Sign Permit Application
- Standard Solar Permit Application
- Standard Tank Permit Application
- Standard Waterfront Permit Application

SUBSTANTIAL DAMAGE & IMPROVEMENT LETTERS

- All structures in a flood hazard area are subject to the requirements for Substantial Damage/Substantial Improvement. The NFIP and FBC Existing Building Code requires repairs or improvements to these structures to be evaluated for compliance with the [50% Rule](#). The 50% Rule is based on an evaluation of the cost of improvement, or repair, to the market value of the structure.
- Manatee County provides digital copies of Substantial Damage/Substantial Improvement determinations. These letters continue to be accessible via email by contacting Floodplain Management at flood@mymanatee.org. As of May 1, 2026, they are also available [online](#) via the Flood Risk Data portal.

FLOODPLAIN REQUIREMENTS

- Repairs and rebuilding in flood zones must comply with federal, state, and local Floodplain Management requirements and the Florida Building Code in effect at the time of the permit application.
- Elevation Certificates, Base Flood Elevation Data, and Substantial Damage Assessments may be required.
- Floodplain Management Staff can be reached at flood@mymanatee.org or 941-748-4501, ext. 5871, for flood zone determination and elevation information.
- Manatee County Floodplain Ordinance 2-10 is available at: https://library.municode.com/fl/manatee_county/codes/code_of_ordinances?nodeId=PTIIMACOCOOR_CH2-10DRFLCO_ARTIIFLMA

COMMUNICATION & UPDATES

- Manatee County will release regular post-storm permitting updates via:
 - [Online Permitting Portal](#)
 - [County website](#)
 - Social media platforms
 - Press Releases and local radio stations

CONTACT INFORMATION

Manatee County Development Services

Address: 9000 Town Center Pkwy Lakewood Ranch, FL, 34202

Phone: 941-748-4501, ext. 3800

Website: <https://www.mymanatee.org/departments/development-services-department>

Hours of Operation: Monday-Friday, 8 a.m. to 4 p.m.

For post-storm permitting questions, floodplain information, or to speak with a staff member, please call or visit during business hours.

This guide will be reviewed and updated annually by May 1 to remain compliant with Florida CS/CS/SB 180.