

The New Path to Permit in Florida

How GreenLite helps developers cut months from permitting timelines under Florida's Private Plan Review framework



49 Business Days

Average Submission to Approval



28–68 Business Days

Typical range (submission → plan approval)



Industries

Automotive, Restaurant Chains, Retail, Banking, Veterinary, Fitness, Education, Recreational, Real Estate Development, REITs, QSR



129 Jurisdictions

Intro

In Florida, one revision cycle can add 15+ business days. GreenLite helps teams get approvals cleanly on the first pass.

Florida operates under a single statewide building code, but permitting is administered locally across **389 separate city and county authorities**. While the Florida Building Code standardized technical requirements in 2002, the process itself remains fragmented.

Each jurisdiction maintains its own intake forms and submission portals, review sequencing and departmental workflows, and staffing levels that directly impact backlog and turnaround times. This creates a fragmented permitting landscape where timelines can vary widely from city to city, even under the same building code.

Typical timelines for a standard permit can be lengthy. By law, **Florida building departments have up to 30 business days for an initial plan review** on residential projects and up to 60 business days for commercial projects, with an additional 15 business days for each re-review of corrections. These timelines apply per review cycle and, in practice, often extend further due to staffing constraints, discipline-specific backlogs, or sequential reviews across departments.

Florida Statute 553.791, the **“Alternative Plans Review and Inspection”** law, empowers property owners and contractors to engage licensed private providers—licensed engineers, architects, or building code officials—to conduct plan reviews and, where applicable, inspections instead of relying solely on the local building department.

A key advantage of Private Provider Review (PPR) is that it reduces the number of reviewers involved and allows reviews to occur in parallel rather than sequentially. Private providers can also be engaged for specific disciplines (building, structural, MEP, fire), targeting the portions of review most likely to cause delays. Under this statute, once a private provider has reviewed and approved applicable plans and submits a sealed affidavit to the city, the building department must respond within **20 business days**, significantly improving predictability and overall permitting timelines.

GreenLite's Impact in Florida

As a certified private provider in Florida, **GreenLite helps developers shorten timelines** by combining rigorous up-front compliance with hands-on permit management.

Every project begins with a pre-submission compliance audit aligned to the Florida Building Code and local amendments. This step often surfaces dozens of issues before plans are submitted, dramatically reducing the likelihood of rejections, correction cycles, and re-reviews. The result: most permits clear on the first cycle, with minimal revisions required.

Beyond technical review, GreenLite manages the full permitting workflow: from forms, affidavits, and portal uploads to navigating jurisdiction-specific intake requirements. Because our team knows Florida's local processes, we can anticipate common bottlenecks and resolve conflicts quickly. In one case, we turned corrections for resubmission in under 24 hours, avoiding what could have been weeks of delay and securing the permit in 8 business days. This detail-oriented approach consistently cuts permitting timelines from months to days or weeks.

40 Days

Average Days Submission to
Approval

28-68 Days

Typical range (submission
→ plan approval)

8 Days

Fastest TN project

Some of Our Projects

National Quick-Service Restaurant

One of America's favorite chicken sandwich fast-food chains engaged GreenLite to quarterback permits for two new restaurants in St. Petersburg, FL, and Brandon, FL, as a head-to-head pilot against their usual expediting process.

Result: GreenLite secured full building permit approval in 45 business days for the Brandon site (versus ~20 weeks originally budgeted). This was a **~50% faster timeline**, saving ~70 days of development time. By opening over two months sooner than expected, the restaurants stood to capture an estimated **\$3.2 million in additional revenue** during those 70 days. Additionally, because a private provider was used, the chain saved about \$40,000 in municipal permit fees (the city's plan review fee portion) on that project. Notably, the permit was approved on the first review cycle, with zero resubmittals needed.

Major Retail Bank Branch

A national bank had a high-priority branch remodel in Naples with a hard deadline and strict regulatory requirements. Delays were not an option. GreenLite managed the building permit via private plan review.

Result: The building permit was secured in just **18 business days**, far faster than the city's typical timeline. The plans sailed through with *no* corrections. GreenLite's team even navigated a unique local rule requiring private-provider projects to use private inspections, arranging an approved solution overnight to keep the permit on track in Collier County. By opening on time, the branch avoided service downtime and unlocked an estimated **\$240,000 in revenue** that would have been lost had the permit process dragged out.

Global Fashion Retailer

A multinational fashion retailer needed to remodel a storefront at International Plaza on a tight construction timeline in Tampa. Traditional permitting risked multiple review rounds and costly delays. GreenLite stepped in with full end-to-end permit management under Florida's **Private Plan Review statute**.

Result: Permit was approved in just **18 business days** with zero corrections or revisions required. The project beat the original permitting timeline by more than 9 weeks, helping the client hit critical construction milestones and protect revenue during a seasonal retail rollout.

Multinational Fitness Franchise

A national fitness operator needed to fast-track permitting for a corporate-owned club in Central Florida. The local jurisdiction was known for multi-departmental review delays and frequent revision cycles. GreenLite managed the full permitting process and conducted a private plan review ahead of submission.

Result: Plans were approved in just **8 business days**, with zero revisions or resubmittals required. GreenLite identified and resolved 40+ compliance issues before submission, allowing the permit to clear on the first review cycle, saving weeks and keeping the opening date on track.

Across Florida, GreenLite clients are replacing uncertainty with control. Instead of planning around worst-case review cycles, teams now benefit from faster, more predictable approvals and timelines leadership can confidently commit to.

In a state where each re-review can add weeks, getting compliance right the first time is the difference between hitting opening dates and missing them.

Florida Project Team



Tammy Smalley

Operations Account Manager

Tammy Smalley joined GreenLite in 2023 and currently serves as Lead Operations Account Manager, coordinating and supporting a team of permit experts across Florida and the Southeast.

With more than 30 years of experience in the construction industry, Tammy has worked across nearly every phase of the development lifecycle, including permitting, purchasing, sales, pre-development, design coordination, and field management.

Prior to GreenLite, she was a Project Manager at 7Brew, where she supported multiple owner groups and played a key role in scaling the brand across the Southeast. During that time, she helped reduce end-to-end project timelines from more than 30 weeks to approximately 10 weeks by tightening permitting strategy, aligning stakeholders early, and eliminating process inefficiencies.

At GreenLite, Tammy brings this operator-first mindset to Florida projects, ensuring teams stay aligned, risks are surfaced early, and permitting remains predictable even in complex jurisdictions.



Millie Parisi

Permit Coordinator

Millie Parisi joined GreenLite in February 2025, bringing over 15 years of experience across the residential and commercial construction industries. Her background spans multiple sectors, including windows and doors, solar, roofing, and telecommunications, with a strong focus on permitting strategy, regulatory coordination, and execution across diverse jurisdictions.

Prior to GreenLite, Millie played a key role in developing and managing permit requirements for more than 500 jurisdictions nationwide, giving her a deep understanding of how local regulations vary and where projects commonly stall. At GreenLite, she manages high-profile clients such as Driven Brands, Fresh Dine Concepts, and Dine Brands Global throughout Florida, supporting restaurant conversions, interior build-outs, and ground-up construction projects.

Millie has quickly become a trusted resource for quick service restaurant projects statewide, known for her ability to anticipate jurisdictional challenges, navigate complex reviews, and keep projects moving efficiently from submission through approval.



Ariel Rubenstein

Permit Operations Associate

Ariel Rubenstein joined GreenLite in September 2024 as a Permit Operations Associate, bringing more

than five years of experience navigating regulatory processes and streamlining permitting workflows.

Prior to GreenLite, Ariel managed hundreds of residential permits across South Florida with American Shield Homes, where she developed hands-on expertise working directly with local building departments and coordinating approvals across multiple municipalities. At GreenLite, Ariel applies that same attention to detail and jurisdictional fluency to support Florida projects, helping ensure permit submissions are accurate, complete, and positioned for faster review while maintaining clear communication between internal teams, clients, and city officials.



[LinkedIn](#)

www.greenlite.com

permitting@greenlite.com