

Akerman Practice Update

LAND USE AND ENTITLEMENTS

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City of Orlando Provides Option to Extend Land Development Approvals

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The City of Orlando recently approved amendments to its land development code to address the Mayor's Strengthen Orlando Plan. The Plan extends certain land development approvals and should provide land owners and developers with additional certainty as to the City's initiative, in light of the pending court challenge to Florida's Growth Management Act (also known as SB 360).

On October 5, 2009 the City of Orlando approved the first part of its Strengthen Orlando Plan, by adopting an Ordinance which extends the period during which certain land development approvals are valid. The key provisions of the Ordinance are as follows:

- Extends the period during which Conditional Use, Master Plan, Zoning Variance, and Historic Preservation approvals are valid
- Extends by up to two years any Conditional Use, Master Plan, Zoning Variance, Historic Preservation Certificate of Appropriateness, Final Site Plan, or Specific Parcel Master Plan that has an expiration date on or between September 1, 2008 through January 1, 2012, if requested by the owner before December 31, 2009, and approved by the Planning Official
- Allows the extension of various transportation impact fee rates and concurrency reservations
- A companion ordinance was approved by the City Council on November 2, 2009, which permits the extension of Building Permits for up to 24 months

Cecelia Bonifay is the Chair of the firm's Green and Sustainable development practice, representing developers and governmental entities in a wide range of land use, sustainable development, and environmental matters.

Thomas Gould is a land use and environmental attorney in the firm's Orlando office. He previously served as an Assistant General Council of the Florida Department of Environmental Protection.



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