

Akerman Practice Update

REAL ESTATE

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Act Fast for Extensions for Certain Development Approvals in Florida

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Please be aware that the following development approvals are eligible for an 8-month extension, but only if the required notice is given prior to November 10, 2011:

- a development order issued by a local government;
- a building permit;
- a permit issued by the Department of Environmental Protection or a water management district pursuant to Part IV of chapter 373; and
- the buildout date of a DRI, including any extension of a buildout date that was previously granted pursuant to s. 380.06(19)(c).

Under Florida's new Governmental Reorganization Act, the approvals listed above can be extended when the Governor declares a state of emergency. Because Governor Scott declared a wildfire emergency covering the entire State on June 13, 2011, permit holders that give the required notice are entitled to an 8-month extension under the Act. Notice must be given no later than November 10, 2011.

The above extension is in addition to the 2-year and 4-year extensions that are available under the Community Planning Act, depending on whether the project is a DRI or sub-DRI. To be eligible for extensions under the Community Planning Act, the required notice must be given to the agency with jurisdiction by December 31, 2011.



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