



**CITY OF GREENACRES
PLANNING & ENGINEERING DEPARTMENT
POLICY AND PROCEDURES**

POLICY# PDO-002LL
ISSUED: 11/21/11
EFFECTIVE: 11/21/11

SUBJECT: Development Order Duration of Approval

CROSS REFERENCE: Chapter 16, Article II, Division 7, Section 16-177
Chapter 16, Article II, Division 8, Section 16-202
Section 73, Florida HB 7207 (Year 2011)
Section 47, Florida SB 1752 (Year 2010)
Section 14, Florida SB 360 (Year 2009)

PURPOSE: To establish procedures for State mandated development order extensions

POLICY: All requests received by December 31, 2011, for the following approved development orders with an expiration date between September 1, 2008 and January 1, 2012, shall be eligible for the State mandated extensions of a total of 4 years from the date of the original expiration date, not including any previously issued City time extensions. As determined by Florida Statutes, the following development orders are eligible for State mandated extensions:

1. Site and Development Plans
2. Special Exceptions
3. Variances
4. Subdivision Plans/ Plats
5. Any other approval or actions having the effect of permitting development, as defined by Florida Statutes, Section 380.031(3)

All requests authorized by the above State mandated Bill(s) shall include a dated letter that identifies the specific authorization that the holder of the valid development order intends to use to obtain the extension and the anticipated timeframe for acting on the authorization.

In accord with Section 73(4), Florida HB 7207, the above extension does not apply to:

1. A permit or other authorization under any programmatic or regional general permit issued by the Army Corps of Engineers.
2. A permit or author authorization held by an owner or operator determined to be in significant noncompliance with the conditions of the permit or authorization as established through the issuance of a warning letter or notice of violation, the initiation of formal enforcement, or other equivalent action by the authorizing agency.
3. A permit or other authorization, if granted an extension that would delay or prevent compliance with a court order.

PROCEDURE:

Prior to December 1, 2011, the Planning and Engineering Director or designee shall prepare a list of all development orders that are eligible for the State mandated extensions. All property owners of record, per the Palm Beach County Property Appraiser's Office, on this list shall be sent a letter identifying their eligibility for an extension and how to request one.

Upon receipt, each request shall be checked for sufficiency and validity in accord with this policy. When the request has been deemed sufficient and valid, a letter to this effect shall be sent to the applicant with a copy placed in the project file and the updated expiration date noted.

REVISED:

Thomas J. Lanahan
Planning and Engineering Director