



August 13, 2024

M. Rebecca Wilson  
Lowndes Law Firm  
215 N. Eola Dr.  
Orlando, FL 32801  
[rebecca.wilson@lowndes-law.com](mailto:rebecca.wilson@lowndes-law.com)

RE: MPL2022-10051 Master Plan Extension, RoseArts Phase 1 SPMP

Dear Ms. Wilson,

The City Planning Division has received your request for an extension of the above-referenced Master Plan. In response, please note the following:

- The Master Plan request specified above was approved by City Council on October 10, 2022, with an initial expiration date of October 10, 2024.
- With all extension requests, the Planning Official must determine if the proposed use remains consistent with the Growth Management Plan (GMP), the LDC and remains consistent with existing development on adjacent properties. I hereby affirm that the proposed project (RoseArts Phase 1) remains consistent with the GMP, the LDC, and adjacent properties.

On August 6, 2023, the City Planning Division received from your office a request to utilize the extension provisions of Executive Orders (EO) issued by Governor DeSantis due to Hurricane Ian, Subtropical Storm Nicole, Hurricane Idalia and, most recently, Hurricane Debby under Executive Order Numbers 22-218/219 (Ian), 22-253 (Nicole), 23-175 (Idalia) and 24-156 (Debby). On June 14, 2024, the Governor further extended EO 22-253 through EO-24-116, adding sixty (60) days to the Nicole EO. On June 17, 2024, the Governor further extended EO 23-175 through EO-24-117, adding sixty (60) days to the Idalia EO. And on June 27, 2024, the Governor further extended EO 22-218/219 through EO-24-137, adding sixty (60) days to the Ian EO (see table on next page).

On June 28, 2023, the Governor signed Senate Bill 250 (subsequently enacted as Chapter 2023-304, Law of Florida), which amended Section 252.363(1)(a), *Florida Statutes*, to extend the tolling period for extensions of permits and development orders in the event the Governor declares a state of emergency. In that regard, Section 252.363(1)(a), *Florida Statutes*, now provides that, in the event the Governor declares a state of emergency, the declaration tolls the period remaining under a permit or development order for the duration of the declaration, and extends the permit or development order for an additional twenty-four month (24) period, not to exceed forty-eight (48) months in the event of multiple natural emergencies for which the Governor declares a state of emergency.

**ECONOMIC DEVELOPMENT • CITY PLANNING DIVISION**

Orlando City Hall • 400 South Orange Avenue • Sixth Floor  
PO Box 4990 • Orlando, FL 32802-4990  
P 407.246.2269 • E [cityplanning@orlando.gov](mailto:cityplanning@orlando.gov) • <http://www.orlando.gov>

Therefore, in accordance with Section 252.363(1)(a), *Florida Statutes*, the Developer gives notice of its intent to extend the above referenced development order by the maximum forty-eight (48) months from October 13, 2024 to October 13, 2028. The extension would be effective on the date of this letter.

For the executive orders requested, the following timeframe applies:

<u>Executive Order</u>	<u>Issued</u>	<u>Extension period</u>	<u>New Expiry Date</u>
22-218/219 H. Ian*	9/23/2022	<del>60 days + 6 months</del>	Executive Order Extensions Capped at <b>48 months</b> for Multiple Emergency Events
Extended via 24-137	6/27/2024	<del>+60 days + 24 months</del>	
22-253 TS Nicole	11/7/2022	<del>60 days + 6 months</del>	
Extended via 24-116	6/14/2024	<del>+60 days + 24 months</del>	
23-175 H. Idalia	8/26/2023	<del>60 days + 6 months</del>	
Extended via 24-117	6/17/2024	<del>+60 days + 24 months</del>	
24-156 H. Debby	8/1/2024	<del>60 days + 6 months</del>	
<b><u>TOTAL</u></b>		<b><u>300 days (= 10 months)</u></b> <b><u>+ 54 mos = 64 months</u></b>	

\* Master Plan for RoseArts Phase 1 was effective on October 10, 2022 (18 days after the Executive Order for Ian was issued (then subsequently extended)). Staff believes that the Ian extension does not apply, since the Master Plan was approved after the executive order was issued.

From a review of the recently adopted Senate Bill 250, it appears that the government entity that approved the developer order (Master Plan) must extend for the maximum 48 months. In this case, the executive orders and extensions add up to a period considerably higher than the maximum 48-month extension, so the City agrees with the 48-month extension request. Accordingly, the new expiration date of case MPL2022-10051 is now **October 10, 2028**. You must receive a building permit for construction of this project by the new extended date to vest the master plan or it will expire. Please provide a copy of this extension letter to Permitting Services when completing the final steps towards the issuance for your building permit(s). Please coordinate with Permitting Services to ensure that plans awaiting permit fee payment also do not expire.

If you have any questions concerning this decision, please contact Jim Burnett, AICP, at [james.burnett@orlando.gov](mailto:james.burnett@orlando.gov) or at 407.246.3609.

Sincerely,



Elisabeth Dang  
Planning Division Manager