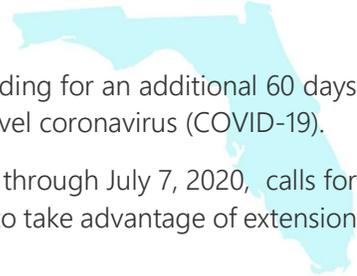


State and Local Government Law: Economic Recovery Efforts Impacting Real Estate Development Industry in South Florida

Governor De Santis extends State of Emergency through July 7, 2020

On May 8, 2020, Governor Ron De Santis issued Exec. Order 20-114, extending for an additional 60 days the statewide Declaration of State of Emergency or containment of the novel coronavirus (COVID-19).

Pursuant to Section 252.363, Florida Statutes, the state of emergency now through July 7, 2020, calls for permit holders to notify the issuing authority within 90 days of their intent to take advantage of extension of time for the duration of the state of emergency + 6 months.



City of Miami broadens Tolling to all Applicable Deadlines & Time Periods prescribed in City Code

On May 28, 2020, the City Commission approved an emergency ordinance tolling all applicable deadlines and time periods prescribed in the City Code, including but not limited to, deadlines and time periods pertaining to public hearings and decisions made by legislative bodies, quasi-judicial bodies, Zoning Administrators, the Director of Planning, the Building Director, the Building Official, or other City Department officials, including expiration dates for utilization of existing approvals for the duration of the emergency order originally declared by Mayor Suarez on March 12, 2020, retroactive to such date.

Given the overlap in state and local orders, real estate developers and other permit holders would be wise to consult an attorney with expertise in this area of law to evaluate the impacts of these measures on any particular property and to determine the proper course of action to preserve entitlements and property rights in connection with development activity.

Relaxation of Administration of Oath and Testimony during Public Meetings in City of Miami

- ***Waiver of Swearing in of General Public.*** The City Commission passed an ordinance suspending temporarily certain procedural requirements, including requirements under Section 2-32(b) of the City Code related to the manner in which members of the general public are sworn in for planning and zoning agenda items and quasi-judicial hearings during the declared Local State of Emergency.
- ***Temporary Procedures for Virtual Expert Testimony and Qualified Intervenor Status.*** The City's emergency ordinance will temporarily allow for parties to any quasi-judicial proceeding, including an Applicant, Appellant, Appellee, City staff, and any person recognized by the Decision-making body as a qualified Intervenor, as well as any experts testifying on behalf of the Applicant, Appellant, or Appellee, to either be physically present at City Hall to be sworn in by oath or affirmation by the City Clerk or to appear virtually and make arrangements to be sworn in by oath or affirmation in-person at their location by an individual qualified to perform such duty.

CITY OF MIAMI ANNOUNCES *SPRING 2021* APPLICATION CYCLE
REZONINGS AND LAND USE PLAN AMENDMENTS

The City of Miami recently announced key dates associated with the next bi-annual [application cycle](#) for land use plan amendments and zoning atlas changes, intended to be scheduled for public hearing in *Spring 2021*.

* Pre-Application Filing	July 1, 2020
* Pre-Application Meeting Deadline	July 24, 2020
* Application Filing Deadline	August 14, 2020

Wernick & Co, PLLC brings you this client alert as part of our efforts to stay on top of legal developments in these times of unprecedented change.



If we can be of assistance or you would like more information, please do not hesitate to contact us.

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