

**ORDINANCE
2008-23**

**AN ORDINANCE OF WALTON COUNTY, FLORIDA,
AMENDING SECTIONS 11.01.05.B AND 11.01.06.C OF THE
WALTON COUNTY LAND DEVELOPMENT CODE TO
EXTEND THE TIME IN WHICH MINOR AND MAJOR
DEVELOPMENT ORDERS SHALL REMAIN VALID BY
ONE YEAR; PROVIDING A SUNSET PROVISION;
PROVIDING FOR RETROACTIVE EFFECT OF THE
AMENDMENT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, a downturn in the economy has limited the ability of developers to obtain adequate financing for their projects; and

WHEREAS, the financing issues have caused a slowdown in new construction activity in Walton County, and throughout the State of Florida; and

WHEREAS, developers with approved development orders have been unable to commence development due to the economic situation; and

WHEREAS, the Board of County Commissioners finds the economic downturn and the slowdown in the construction industry presents a threat to the welfare of the people of Walton County; and

WHEREAS, the Walton County Land Development Code now states a development order shall be valid for one year and may be renewed for no more than one additional year; and

WHEREAS, a significant number of approved development orders have already been extended and the extension year has or will soon also expire; and

WHEREAS, if the expiring development orders cannot be further extended, a number of developers will incur significant costs to start the development process over again or be forced to drop their development plans, thus further exacerbating the slump in potential new construction;

and

WHEREAS, any further reduction in the number of potential new development projects will adversely effect jobs and the economy of Walton County; and

WHEREAS, the Board finds it is in the best interests of the people and the economy of Walton County to further extend previously approved development orders for one additional year.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Walton County, Florida, that:

1. Section 11.01.05 .B of the Land Development Code is hereby amended to add, at the end of its first sentence the phrase: “; provided, however, that any previously renewed development order, the second year of which will expire on or after March 1, 2008, shall be extended for an additional one year; and provided further that the Board of County Commissioners may, on a case-by-case basis, extend the development order of any development, the commencement of which is contingent upon the receipt of state or federal funding, for the time necessary to obtain such funding.”

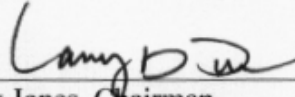
2. Section 11.01 .06.C of the Land Development Code is hereby amended to add, at the end of its first sentence, the phrase: “; provided, however, that any previously renewed development order, the second year of which will expire on or after March 1, 2008, shall be extended for an additional one year; and provided further that the Board of County Commissioners may, on a case-by-case basis, extend the development order of any development, the commencement of which is contingent upon the receipt of state or federal funding, for the time necessary to obtain such funding.”

3. The above amendments, unless sooner re-enacted, shall automatically expire on

March 1, 2009.

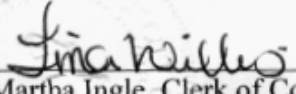
4. The above amendments shall apply retroactively to any development order which expires between March 1, 2008 and the date this Ordinance becomes effective.
5. This Ordinance shall become effective when filed with the Secretary of State.

Adopted by the Board of County Commissioners of Walton County, Florida, at a duly advertised public hearing, this 10th day of June, 2008.



Larry Jones, Chairman
Board of County Commissioners
Walton County, Florida

ATTEST:



for Martha Ingle, Clerk of Court