



1           (3) The notice shall include posting a sign in a  
2 conspicuous place upon the proposed development site that  
3 shall be no smaller than 30 inches by 48 inches and shall be  
4 legible from the nearest road as defined in s. 320.01. The  
5 applicant shall provide and erect the sign at his or her  
6 expense no later than 30 calendar days after submittal of an  
7 application to the county or municipality for a development  
8 order. The sign shall remain posted on the proposed  
9 development site for no less than 30 calendar days after its  
10 posting and shall be removed by the applicant no later than 30  
11 calendar days after issuance of the development order. The  
12 posted sign shall include the following:

13           (a) The location of the proposed development site.

14           (b) The type of development order requested.

15           (c) Instructions for the means by which the public can  
16 obtain additional information from the regulatory body  
17 regarding the proposed development.

18           (4) For those proposed developments that, because of  
19 their size, potential negative impact on the public health,  
20 controversial nature, or location, are reasonably expected by  
21 the regulatory body to result in a heightened public concern  
22 or the likelihood of a request for an appeal of the county's  
23 or municipality's decision to allow the proposed development:

24           (a) The applicant shall provide written notice at his  
25 or her expense to the adjoining property owners and written  
26 notice to all neighborhood associations or homeowners'  
27 associations whose boundaries lie within 1 contiguous mile of  
28 the proposed development site. The applicant shall retain  
29 proof of transmittals of all of the written notices.

30           (b) The applicant shall include in the notice the  
31 location of the proposed development site, a description of

1 the proposed development order, and the means by which the  
2 public can obtain additional information from the county or  
3 municipality regarding the proposed development.

4 (c) The applicant shall post a sign on the proposed  
5 development site that shall be no smaller than 30 inches by 48  
6 inches and that is legible from the nearest road, as defined  
7 in s. 320.01. The applicant at his or her expense shall  
8 provide and erect the sign no later than 20 calendar days  
9 after the county or municipality provides written notice to  
10 the applicant that the potential exists for heightened concern  
11 or appeal. The sign shall remain posted on the proposed  
12 development site for no less than 30 calendar days after  
13 issuance of the development order.

14 (d) The county or municipality may conduct a public  
15 workshop upon request by a member of the public before the  
16 issuance of a development order under this subsection. The  
17 public workshop shall be held no less than 10 calendar days  
18 before issuance of a development order. The applicant at his  
19 or her expense shall provide for the date, time, and location  
20 of the public workshop to be published in a newspaper of  
21 general circulation within the affected area no less than 14  
22 calendar days prior to the date of the public workshop. The  
23 notice must include information on how adversely affected  
24 parties may file an appeal or request a hearing by the county  
25 or municipality.

26 Section 2. This act shall take effect July 1, 2006.  
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1                   STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN  
2                   COMMITTEE SUBSTITUTE FOR  
3                   Senate Bill 1066

4 This committee substitute (CS) requires additional public  
5 notice for businesses locating near a residential area that  
6 may pose a significant health risk to those residents. It  
7 requires an applicant for a development order to locate a  
8 business that may pose significant health risks to post a sign  
9 of a certain size in a conspicuous place on the proposed  
10 development site within a specified time frame.

11 The CS also requires an applicant to comply with additional  
12 notice provisions if the local government reasonably expects  
13 the proposed development may result in a heightened public  
14 concern or appeal of the development order. These additional  
15 provisions include providing written notice to adjoining  
16 property owners and all neighborhood associations or  
17 homeowners' associations within one contiguous mile of the  
18 proposed development site. If the member of the public request  
19 a workshop before the issuance of the development order, the  
20 applicant for the development order must pay the cost of the  
21 publication of the notice of the workshop.

22 This CS deletes language requiring a local government to hold  
23 a public hearing when certain types of commercial,  
24 manufacturing, or industrial businesses proposing to locate  
25 within 3 miles of a residential area. It also deletes language  
26 that requires a local government to send written notice of the  
27 public hearing to each local media outlet, property owner, and  
28 resident within a 3-mile radius.

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