

Bill No. CS for SB 780

Barcode 052266

CHAMBER ACTION

Senate

House

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The Committee on Finance and Tax (Haridopolos) recommended the following amendment:

Senate Amendment (with title amendment)

On page 18, between lines 26 and 27,

insert:

Section 5. Paragraph (c) of subsection (19) of section 380.06, Florida Statutes, is amended to read:

380.06 Developments of regional impact.--

(19) SUBSTANTIAL DEVIATIONS.--

(c) An extension of the date of buildout of a development, or any phase thereof, by more than 7 years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. An extension of the date of buildout, or any phase thereof, of more than 5 years but not more than 7 years shall be presumed not to create a substantial deviation. The extension of the date of buildout of an areawide development of regional impact by more than 5 years but less than 10 years is presumed not to create a substantial deviation. These presumptions may be rebutted by

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1 clear and convincing evidence at the public hearing held by
2 the local government. An extension of 5 years or less is not a
3 substantial deviation. For the purpose of calculating when a
4 buildout or phase date has been exceeded, the time shall be
5 tolled during the pendency of administrative or judicial
6 proceedings relating to development permits. Any extension of
7 the buildout date of a project or a phase thereof shall
8 automatically extend the commencement date of the project, the
9 termination date of the development order, the expiration date
10 of the development of regional impact, and the phases thereof
11 if applicable by a like period of time. In recognition of the
12 2007 real estate market conditions, all phase, buildout, and
13 expiration dates for projects that are developments of
14 regional impact and under active construction on July 1, 2007,
15 are extended for 3 years regardless of any prior extension.
16 The 3-year extension is not a substantial deviation, is not
17 subject to further development-of-regional-impact review, and
18 must not be considered when determining whether a subsequent
19 extension is a substantial deviation under this subsection.

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21 (Redesignate subsequent sections.)

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24 ===== T I T L E A M E N D M E N T =====

25 And the title is amended as follows:

26 On page 3, line 4, after the second semicolon,

27

28 insert:

29 amending s. 380.06, F.S.; providing that all
30 phase, buildout, and expiration dates for
31 projects that are developments of regional

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1 impact and under active construction on a
2 specified date are extended for 3 years;
3 providing an exemption from further
4 development-of-regional-impact review;
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