

Bill No. PCS (943438) for SB 800

Barcode 093110

CHAMBER ACTION

Senate

House

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Comm: RCS
04/18/2007 06:16 PM

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The Committee on Community Affairs (Haridopolos) recommended
the following amendment:

Senate Amendment (with title amendment)

On page 14, between lines 18 and 19,

insert:

Section 4. 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 as of the
15 effective date of this paragraph are extended for 3 years,
16 regardless of any prior extensions. This 3-year extension is
17 not a substantial deviation, may not be a subject to further
18 development-of-regional-impact review, and may not be
19 considered when determining whether any subsequent extension
20 is a substantial deviation under this subsection.

21
22 (Redesignate subsequent sections.)
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25 ===== T I T L E A M E N D M E N T =====

26 And the title is amended as follows:

27 On page 1, line 29, after the semicolon,
28
29 insert:
30 amending s. 380.06, F.S.; extending the
31 buildout and expiration dates for certain

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1 projects that are developments of regional
2 impact;

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