

1                                   A bill to be entitled  
 2           An act relating to biomedical research, planning, and  
 3           development; creating the Florida Research, Planning, and  
 4           Development Authority to exercise authority within a  
 5           research, planning, and development area for biomedical  
 6           research, planning, and development purposes; providing  
 7           legislative findings and intent; providing definitions;  
 8           designating the Administration Commission as the governing  
 9           board of the authority; providing commission powers;  
 10          providing for staff of the Department of Community Affairs  
 11          as staff for the commission for certain purposes;  
 12          providing comprehensive plan development and adoption  
 13          requirements and procedures; providing plan requirements;  
 14          requiring the commission to conduct hearings for certain  
 15          purposes; providing for administrative challenges to the  
 16          plan; providing for the effect of an adopted plan;  
 17          providing for appeals of local government implementation  
 18          of the plan; providing for plan amendments; providing an  
 19          effective date.

20  
 21   Be It Enacted by the Legislature of the State of Florida:

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 23           Section 1. Florida Research, Planning, and Development  
 24           Authority; creation; definitions; intent; governing board;  
 25           powers; timing and procedures; legal challenges; plans; plan  
 26           amendments.--

27           (1) CREATION.--The Florida Research, Planning, and  
 28           Development Authority is created for the purpose of exercising

29 authority within the research, planning, and development area  
30 for biomedical research, planning, and development purposes.

31 (2) FINDINGS AND INTENT.--

32 (a) The state has invested more than \$350 million in the  
33 location and creation of a state-of-the-art biomedical research  
34 institution and campus in this state.

35 (b) The Scripps Research Institute will establish a state-  
36 of-the-art biomedical research institution and campus to benefit  
37 all of the state.

38 (c) It is the intent of the Legislature that the Scripps  
39 Research Institute provide a nexus for a cluster of biomedical  
40 and research industries in the surrounding region.

41 (d) It is critical to develop a plan for future  
42 development of not only the designated site for the Scripps  
43 Research Institute but for the surrounding region to provide  
44 compatible, sustainable community uses that enhance the Scripps  
45 biomedical cluster.

46 (e) It is the intent of the Legislature to engage in  
47 comprehensive planning and development within the multicounty  
48 area surrounding the Scripps site to ensure the timely  
49 construction and development of critical required public  
50 infrastructure, including multimodal transportation facilities  
51 that reduce reliance on the automobile as well as pedestrian-  
52 friendly, mixed-use, sustainable communities.

53 (f) It is the intent of the Legislature to provide a  
54 mechanism for the coordinated planning of the Florida Research,  
55 Planning, and Development Area in order to comprehensively and

56 holistically manage resource issues addressed by state and  
57 federal regulatory programs.

58 (g) It is the intent of the Legislature that,  
59 notwithstanding any other provision of law, the research,  
60 planning, and development area include all of the land uses  
61 necessary to support a balanced sustainable community to support  
62 a state-of-the-art biomedical research institute and campus.

63 (3) DEFINITIONS.--

64 (a) "Administration Commission" or "commission" means the  
65 commission created pursuant to s. 14.202, Florida Statutes,  
66 composed of the Governor and Cabinet with the Governor acting as  
67 chair of the commission.

68 (b) "Development plan" means the comprehensive plan  
69 adopted by the commission pursuant to subsection (5).

70 (c) "Governing board" or "board" means the Administration  
71 Commission operating as the governing board of the Florida  
72 Research, Planning, and Development Authority.

73 (d) "Research, planning, and development area" means the  
74 geographic area designated by the commission under subparagraph  
75 (5) (b) 1.

76 (4) POWERS.--The Administration Commission shall plan and  
77 develop the research, planning, and development area and may:

78 (a) Sue and be sued, enter into agreements, let contracts,  
79 and acquire and sell real and personal property necessary to  
80 conduct the business of the research, planning, and development  
81 area.

82 (b) Designate and define the planning area to be known as  
83 the Florida Research, Planning, and Development Area.

84 (c) Prepare, adopt, and amend a comprehensive plan to  
85 govern development within the research, planning, and  
86 development area pursuant to s. 163.3161, Florida Statutes.

87 (d) Create a transportation or concurrency exception area  
88 for all or portions of the research, planning, and development  
89 area pursuant to s. 163.3180(5), Florida Statutes,  
90 notwithstanding the provisions of s. 163.3180(5)(b), Florida  
91 Statutes.

92 (e) Delegate the administration of an adopted plan to the  
93 respective local special or general purpose governments with  
94 authority within the research, planning, and development area.

95 (f) Apply for and obtain any federal, state, or local  
96 governmental licenses or permits required for construction or  
97 operation of public infrastructure necessary or desirable for  
98 successful development of the Scripps biomedical campus and  
99 related cluster. Such infrastructure shall include, but is not  
100 limited to, all forms of transportation facilities, including  
101 roads, rail and mass transit operations and facilities, potable  
102 water and wastewater systems, including reuse, flood control and  
103 stormwater systems, indoor and outdoor recreational facilities,  
104 environmental restoration or mitigation, and lighting.

105 (g) Expedite any permit applications or legal challenges  
106 pursuant to s. 403.973, Florida Statutes.

107 (h) Implement and construct all authorized public  
108 infrastructure separately or in cooperation with other public or  
109 private entities or businesses.

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110        (i) Adopt rules of procedure for preparation, review, and  
111 approval of the development plan and review of local government  
112 actions.

113  
114 The commission shall act as an appellate board for any appeals  
115 of local government decisions by an affected party. Such appeals  
116 shall be on the record made before the local government.

117        (5) STAFF, PROCEDURE, AND TIMING.--

118        (a) The Department of Community Affairs is designated to  
119 act as staff to the commission for the preparation of a  
120 comprehensive plan for the research, planning, and development  
121 area. The department shall coordinate all preparation, review,  
122 and plan adoption procedures with all affected agencies, local  
123 governments, and affected parties.

124        (b) The department shall prepare a draft comprehensive  
125 plan for the research, planning, and development area within 6  
126 months after the effective date of this act. The plan shall  
127 include:

128            1. A recommended designation of the boundaries of the  
129 research, planning, and development area.

130            2. All applicable comprehensive planning requirements  
131 pursuant to part II of chapter 163, Florida Statutes.

132            3. Any waivers, concurrency exceptions, or management  
133 plans for concurrency.

134        (c)1. The commission shall conduct a preliminary hearing  
135 on the proposed plan within 30 days after its submission.

136        2. Following the initial hearing, the department shall  
137 have 45 days to recommend amendments or changes to the final  
138 plan and submit the final plan to the commission for hearing.

139        3. The commission shall conduct a final hearing on the  
140 proposed plan and consider comments on the proposed plan and  
141 shall adopt, adopt with amendments, or reject the plan with  
142 directions to the department to amend the plan accordingly.

143        (6) ADMINISTRATIVE CHALLENGE.--Any affected party may  
144 challenge the adoption of the plan pursuant to the provisions of  
145 s. 163.3161, Florida Statutes.

146        (7) EFFECT OF PLAN ADOPTION.--The plan adopted by the  
147 commission shall have the force and effect of a comprehensive  
148 plan pursuant to part II of chapter 163, Florida Statutes. The  
149 adopted plan shall be incorporated into the comprehensive plans  
150 of the respective local governments and administered by the  
151 local governments with comprehensive planning authority over the  
152 designated research, planning, and development area.

153        (8) APPEALS OF LOCAL GOVERNMENT DECISIONS.--Any appeal of  
154 a local government decision implementing the plan shall be to  
155 the commission on the record made before the local government.

156        (9) PLAN AMENDMENTS.--The Department of Community Affairs  
157 shall review and, if necessary, recommend amendments to the plan  
158 to the commission once every 6 months pursuant to the procedures  
159 specified in this section.

160        Section 2. This act shall take effect upon becoming a law.