

1 (1) CREATION.--The Florida Research, Planning, and
2 Development Authority is created for the purpose of exercising
3 authority within the research, planning, and development area
4 for biomedical research, planning, and development purposes.

5 (2) FINDINGS AND INTENT.--

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

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

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

15 (d) It is critical to develop a plan for future
16 development of not only the designated site for the Scripps
17 Research Institute but for the surrounding region to provide
18 compatible, sustainable community uses that enhance the
19 Scripps biomedical cluster.

20 (e) It is the intent of the Legislature to engage in
21 comprehensive planning and development within the multicounty
22 area surrounding the Scripps site to ensure the timely
23 construction and development of critical required public
24 infrastructure, including multimodal transportation facilities
25 that reduce reliance on the automobile as well as
26 pedestrian-friendly, mixed-use, sustainable communities.

27 (f) It is the intent of the Legislature to provide a
28 mechanism for the coordinated planning of the Florida
29 Research, Planning, and Development Area in order to
30 comprehensively and holistically manage resource issues
31 addressed by state and federal regulatory programs.

1 (g) It is the intent of the Legislature that,
2 notwithstanding any other provision of law, the research,
3 planning, and development area include all of the land uses
4 necessary to support a balanced sustainable community to
5 support a state-of-the-art biomedical research institute and
6 campus.

7 (3) DEFINITIONS.--

8 (a) "Administration Commission" or "commission" means
9 the commission created pursuant to s. 14.202, Florida
10 Statutes, composed of the Governor and Cabinet with the
11 Governor acting as chair of the commission.

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

14 (c) "Governing board" or "board" means the
15 Administration Commission operating as the governing board of
16 the Florida Research, Planning, and Development Authority.

17 (d) "Research, planning, and development area" means
18 the geographic area designated by the commission under
19 subparagraph (5)(b)1.

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

23 (a) Sue and be sued, enter into agreements, let
24 contracts, and acquire and sell real and personal property
25 necessary to conduct the business of the research, planning,
26 and development area.

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

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

1 (d) Create a transportation or concurrency exception
2 area for all or portions of the research, planning, and
3 development area pursuant to s. 163.3180(5), Florida Statutes,
4 notwithstanding the provisions of s. 163.3180(5)(b), Florida
5 Statutes.

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

10 (f) Apply for and obtain any federal, state, or local
11 governmental licenses or permits required for construction or
12 operation of public infrastructure necessary or desirable for
13 successful development of the Scripps biomedical campus and
14 related cluster. Such infrastructure shall include, but is not
15 limited to, all forms of transportation facilities, including
16 roads, rail and mass transit operations and facilities,
17 potable water and wastewater systems, including reuse, flood
18 control and stormwater systems, indoor and outdoor
19 recreational facilities, environmental restoration or
20 mitigation, and lighting.

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

23 (h) Implement and construct all authorized public
24 infrastructure separately or in cooperation with other public
25 or private entities or businesses.

26 (i) Adopt rules of procedure for preparation, review,
27 and approval of the development plan and review of local
28 government actions.

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30 The commission shall act as an appellate board for any appeals
31 of local government decisions by an affected party. Such

1 appeals shall be on the record made before the local
2 government.

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

4 (a) The Department of Community Affairs is designated
5 to act as staff to the commission for the preparation of a
6 comprehensive plan for the research, planning, and development
7 area. The department shall coordinate all preparation, review,
8 and plan adoption procedures with all affected agencies, local
9 governments, and affected parties.

10 (b) The department shall prepare a draft comprehensive
11 plan for the research, planning, and development area within 6
12 months after the effective date of this act. The plan shall
13 include:

14 1. A recommended designation of the boundaries of the
15 research, planning, and development area.

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

18 3. Any waivers, concurrency exceptions, or management
19 plans for concurrency.

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

23 2. Following the initial hearing, the department shall
24 have 45 days to recommend amendments or changes to the final
25 plan and submit the final plan to the commission for hearing.

26 3. The commission shall conduct a final hearing on the
27 proposed plan and consider comments on the proposed plan and
28 shall adopt, adopt with amendments, or reject the plan with
29 directions to the department to amend the plan accordingly.

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

4 (7) EFFECT OF PLAN ADOPTION.--The plan adopted by the
5 commission shall have the force and effect of a comprehensive
6 plan pursuant to part II of chapter 163, Florida Statutes. The
7 adopted plan shall be incorporated into the comprehensive
8 plans of the respective local governments and administered by
9 the local governments with comprehensive planning authority
10 over the designated research, planning, and development area.

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

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

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

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