



674746

CHAMBER ACTION

Senate

House

.  
. .  
. .  
. .

Floor: 2a/F/2R  
5/2/2008 2:03 PM

Senator Lynn moved the following **amendment to amendment (223482)**:

**Senate Amendment (with title amendment)**

Between line(s) 1722 and 1723

insert:

Section 23. Section 288.0656, Florida Statutes, is amended to read:

288.0656 Rural Economic Development Initiative.--

(1)(a) Recognizing that rural communities and regions continue to face extraordinary challenges in their efforts to achieve significant improvements to their economies, specifically in terms of personal income, job creation, average wages, and strong tax bases, it is the intent of the Legislature to encourage and facilitate the location and expansion in such rural communities of major economic development projects of significant scale.



674746

17        (b) The Rural Economic Development Initiative, known as  
18 "REDI," is created within the Office of Tourism, Trade, and  
19 Economic Development, and the participation of state and regional  
20 agencies in this initiative is authorized.

21        (2) As used in this section, the term:

22        (a) "Catalyst project" means a business locating or  
23 expanding in a rural area of critical economic concern which is  
24 likely to serve as an economic growth opportunity of regional  
25 significance for the growth of a regional target industry  
26 cluster. The project shall provide capital investment of  
27 significant scale which will affect the entire region and will  
28 facilitate the development of high-wage and high-skill jobs.

29        (b) "Catalyst site" means a parcel or parcels of land  
30 within a rural area of critical economic concern that has been  
31 prioritized by representatives of the jurisdictions within the  
32 rural area of critical economic concern, reviewed by REDI, and  
33 approved by the Office of Tourism, Trade, and Economic  
34 Development for purposes of locating a catalyst project.

35        (c) ~~(a)~~ "Economic distress" means conditions affecting the  
36 fiscal and economic viability of a rural community, including  
37 such factors as low per capita income, low per capita taxable  
38 values, high unemployment, high underemployment, low weekly  
39 earned wages compared to the state average, low housing values  
40 compared to the state average, high percentages of the population  
41 receiving public assistance, high poverty levels compared to the  
42 state average, and a lack of year-round stable employment  
43 opportunities.

44        (d) "Rural area of critical economic concern" means a rural  
45 community, or a region composed of rural communities, designated  
46 by the Governor, which has been adversely affected by an



674746

47 | extraordinary economic event, severe or chronic distress, or a  
48 | natural disaster or which presents a unique economic development  
49 | opportunity of regional impact.

50 |       (e) ~~(b)~~ "Rural community" means:

51 |       1. A county with a population of 75,000 or less.

52 |       2. A county with a population of 120,000 ~~100,000~~ or less  
53 | that is contiguous to a county with a population of 75,000 or  
54 | less.

55 |       3. A municipality within a county described in subparagraph  
56 | 1. or subparagraph 2.

57 |       4. An unincorporated federal enterprise community or an  
58 | incorporated rural city with a population of 25,000 or less and  
59 | an employment base focused on traditional agricultural or  
60 | resource-based industries, located in a county not defined as  
61 | rural, which has at least three or more of the economic distress  
62 | factors identified in paragraph (a) and verified by the Office of  
63 | Tourism, Trade, and Economic Development.

64 |  
65 | For purposes of this paragraph, population shall be determined in  
66 | accordance with the most recent official estimate pursuant to s.  
67 | 186.901.

68 |       (3) REDI shall be responsible for coordinating and focusing  
69 | the efforts and resources of state and regional agencies on the  
70 | problems which affect the fiscal, economic, and community  
71 | viability of Florida's economically distressed rural communities,  
72 | working with local governments, community-based organizations,  
73 | and private organizations that have an interest in the growth and  
74 | development of these communities to find ways to balance  
75 | environmental and growth management issues with local needs.



674746

76 (4) REDI shall review and evaluate the impact of laws  
77 ~~statutes~~ and rules on rural communities and ~~shall~~ work to  
78 minimize any adverse impact and shall undertake outreach and  
79 capacity-building efforts.

80 (5) REDI shall facilitate better access to state resources  
81 by promoting direct access and referrals to appropriate state and  
82 regional agencies and statewide organizations. REDI may undertake  
83 outreach, capacity-building, and other advocacy efforts to  
84 improve conditions in rural communities. These activities may  
85 include sponsorship of conferences and achievement awards.

86 (6) (a) By August 1 of each year, the head of each of the  
87 following agencies and organizations shall designate a high-level  
88 staff person from within the agency or organization to serve as  
89 the REDI representative for the agency or organization:

- 90 1. The Department of Community Affairs.
- 91 2. The Department of Transportation.
- 92 3. The Department of Environmental Protection.
- 93 4. The Department of Agriculture and Consumer Services.
- 94 5. The Department of State.
- 95 6. The Department of Health.
- 96 7. The Department of Children and Family Services.
- 97 8. The Department of Corrections.
- 98 9. The Agency for Workforce Innovation.
- 99 10. The Department of Education.
- 100 11. The Department of Juvenile Justice.
- 101 12. The Fish and Wildlife Conservation Commission.
- 102 13. Each water management district.
- 103 14. Enterprise Florida, Inc.
- 104 15. Workforce Florida, Inc.
- 105 16. The Florida Commission on Tourism or VISIT Florida.



674746

- 106 17. The Florida Regional Planning Council Association.
- 107 18. The Agency for Health Care Administration ~~Florida State~~
- 108 ~~Rural Development Council~~.
- 109 19. The Institute of Food and Agricultural Sciences (IFAS).
- 110

111 An alternate for each designee shall also be chosen, and the  
112 names of the designees and alternates shall be sent to the  
113 director of the Office of Tourism, Trade, and Economic  
114 Development.

115 (b) Each REDI representative must have comprehensive  
116 knowledge of his or her agency's functions, both regulatory and  
117 service in nature, and of the state's economic goals, policies,  
118 and programs. This person shall be the primary point of contact  
119 for his or her agency with REDI on issues and projects relating  
120 to economically distressed rural communities and with regard to  
121 expediting project review, shall ensure a prompt effective  
122 response to problems arising with regard to rural issues, and  
123 shall work closely with the other REDI representatives in the  
124 identification of opportunities for preferential awards of  
125 program funds and allowances and waiver of program requirements  
126 when necessary to encourage and facilitate long-term private  
127 capital investment and job creation.

128 (c) The REDI representatives shall work with REDI in the  
129 review and evaluation of statutes and rules for adverse impact on  
130 rural communities and the development of alternative proposals to  
131 mitigate that impact.

132 (d) Each REDI representative shall be responsible for  
133 ensuring that each district office or facility of his or her  
134 agency is informed about the Rural Economic Development



674746

135 Initiative and for providing assistance throughout the agency in  
136 the implementation of REDI activities.

137 (7) (a) REDI may recommend to the Governor up to three rural  
138 areas of critical economic concern. ~~A rural area of critical~~  
139 ~~economic concern must be a rural community, or a region composed~~  
140 ~~of such, that has been adversely affected by an extraordinary~~  
141 ~~economic event or a natural disaster or that presents a unique~~  
142 ~~economic development opportunity of regional impact that will~~  
143 ~~create more than 1,000 jobs over a 5-year period.~~ The Governor  
144 may by executive order designate up to three rural areas of  
145 critical economic concern which will establish these areas as  
146 priority assignments for REDI as well as to allow the Governor,  
147 acting through REDI, to waive criteria, requirements, or similar  
148 provisions of any economic development incentive. Such incentives  
149 shall include, but not be limited to: the Qualified Target  
150 Industry Tax Refund Program under s. 288.106, the Quick Response  
151 Training Program under s. 288.047, the Quick Response Training  
152 Program for participants in the welfare transition program under  
153 s. 288.047(8), transportation projects under s. 288.063, the  
154 brownfield redevelopment bonus refund under s. 288.107, and the  
155 rural job tax credit program under ss. 212.098 and 220.1895.

156 (b) Designation as a rural area of critical economic  
157 concern under this subsection shall be contingent upon the  
158 execution of a memorandum of agreement among the Office of  
159 Tourism, Trade, and Economic Development; the governing body of  
160 the county; and the governing bodies of any municipalities to be  
161 included within a rural area of critical economic concern. Such  
162 agreement shall specify the terms and conditions of the  
163 designation, including, but not limited to, the duties and  
164 responsibilities of the county and any participating



674746

165 municipalities to take actions designed to facilitate the  
166 retention and expansion of existing businesses in the area, as  
167 well as the recruitment of new businesses to the area.

168 (c) Each rural area of critical economic concern may  
169 designate catalyst projects provided that each catalyst project  
170 is specifically recommended by REDI, identified as a catalyst  
171 project by Enterprise Florida, Inc., and confirmed as a catalyst  
172 project by the Office of Tourism, Trade, and Economic  
173 Development. All state agencies and departments shall use all  
174 available tools and resources to the extent permissible by law to  
175 promote the creation and development of each catalyst project and  
176 the development of catalyst sites.

177 (8) REDI shall assist local governments within rural areas  
178 of critical economic concern with comprehensive planning needs  
179 pursuant to s. 163.3184(20) and which implement the provisions of  
180 this section. Such assistance shall reflect a multidisciplinary  
181 approach among all agencies and shall include economic  
182 development and planning objectives.

183 (a) A local government may request assistance in the  
184 preparation of plan amendments that will stimulate economic  
185 activity.

186 1. The local government must contact the Office of Tourism,  
187 Trade, and Economic Development to request assistance.

188 2. REDI representatives shall meet with the local  
189 government within 15 days after such request to develop the scope  
190 of assistance that will be provided to assist the development,  
191 transmittal, and adoption of the proposed comprehensive plan  
192 amendment.

193 3. As part of the assistance provided, REDI representatives  
194 shall also identify other needed local and developer actions for



674746

195 approval of the project and recommend a timeline for the local  
196 government and developer which will minimize project delays.

197 (b) In addition, REDI shall solicit requests each year for  
198 assistance from local governments within a rural area of critical  
199 economic concern to update the future land use element and other  
200 associated elements of the local government's comprehensive plan  
201 to better position the community to respond to economic  
202 development potential within the county or municipality. REDI  
203 shall provide direct assistance to such local governments to  
204 update their comprehensive plans pursuant to this paragraph. At  
205 least one comprehensive planning technical assistance effort  
206 shall be selected each year.

207 (c) REDI shall develop and annually update a technical  
208 assistance manual based upon experiences learned in providing  
209 direct assistance under this subsection.

210 (9) As further incentive for development of jobs and  
211 advancement of health care in areas that are both a fiscally  
212 constrained county pursuant to s. 218.67 and a rural area of  
213 critical economic concern as designated by the Governor pursuant  
214 to s. 288.0656, the provisions of Rule 9J-5.006(5), Florida  
215 Administrative Code, regulating sprawl shall not be applicable to  
216 a development of regional impact governed by s. 380.06 if such  
217 development is a multiuse development containing at least three  
218 distinct uses and such development provides a hospital with a  
219 minimum of 70 beds, both of which criteria shall be met within 10  
220 years after receipt of a final development order.

221 (10)~~(8)~~ REDI shall submit a report to the Governor, the  
222 President of the Senate, and the Speaker of the House of  
223 Representatives each year on or before ~~September~~ February 1 on  
224 all REDI activities for the prior fiscal year. This report shall





674746

225 | include a status report on all projects currently being  
226 | coordinated through REDI, the number of preferential awards and  
227 | allowances made pursuant to this section, the dollar amount of  
228 | such awards, and the names of the recipients. The report shall  
229 | also include a description of all waivers of program requirements  
230 | granted. The report shall also include information as to the  
231 | economic impact of the projects coordinated by REDI.

232 |  
233 |  
234 |

235 | ===== T I T L E A M E N D M E N T =====

236 | And the title is amended as follows:

237 |       On line 1834 after the semicolon,  
238 | insert:

239 |       amending s. 288.0656, F.S.; providing legislative intent;  
240 |       revising definitions; providing certain additional review  
241 |       and action requirements for REDI relating to rural  
242 |       communities; revising representation on REDI; deleting a  
243 |       limitation on characterization as a rural area of critical  
244 |       economic concern; authorizing rural areas of critical  
245 |       economic concern to designate certain catalyst projects  
246 |       for certain purposes; providing project requirements;  
247 |       requiring the initiative to assist local governments with  
248 |       certain comprehensive planning needs; providing procedures  
249 |       and requirements for such assistance; revising certain  
250 |       reporting requirements for REDI; providing for  
251 |       nonapplication of certain administrative rules to certain  
252 |       developments of regional impact under certain  
253 |       circumstances;