

By the Committee on Comprehensive Planning, Local and Military Affairs; and Senator Constantine

316-2263A-02

1                                   A bill to be entitled  
2           An act relating to community redevelopment;  
3           amending s. 163.340, F.S.; revising  
4           definitions; amending s. 163.355, F.S.,  
5           providing additional criteria for a finding of  
6           necessity for community redevelopment; amending  
7           s. 163.356, F.S.; allowing certain charter  
8           counties to create multiple community  
9           redevelopment agencies within the  
10          unincorporated county areas; providing for the  
11          membership of the board of commissioners of the  
12          community redevelopment agency; amending s.  
13          163.361, F.S.; requiring the appropriate  
14          governing body to hold public hearings and  
15          provide notice to taxing authorities concerning  
16          modifications of community redevelopment plans;  
17          amending s. 163.362, F.S.; providing a deadline  
18          for completing projects in a community  
19          redevelopment plan; amending s. 163.385, F.S.;  
20          revising provisions relating to issuance and  
21          maturation of refunding bonds; amending s.  
22          163.387, F.S.; providing time limitations on  
23          the annual appropriation made by each taxing  
24          authority after the initial community  
25          redevelopment plan has been approved; providing  
26          that certain special districts are exempt from  
27          providing tax-increment dollars to the  
28          community redevelopment trust fund; amending s.  
29          163.410, F.S.; providing that the governing  
30          body of a charter county must act on a  
31          delegation-of-powers request within a specific

1           timeframe; providing for applicability;  
2           providing an effective date.

3  
4 Be It Enacted by the Legislature of the State of Florida:

5  
6           Section 1. Subsections (3), (7), and (8) of section  
7 163.340, Florida Statutes, are amended to read:

8           163.340 Definitions.--The following terms, wherever  
9 used or referred to in this part, have the following meanings:

10           (3) "Governing body" means the council, commission, or  
11 other legislative body charged with governing the county or  
12 municipality.

13           (7) "Slum area" means an area having physical or  
14 economic conditions conducive to disease, infant mortality,  
15 juvenile delinquency, poverty, or crime because in which there  
16 is a predominance of buildings or improvements, whether  
17 residential or nonresidential, which are impaired by reason of  
18 dilapidation, deterioration, age, or obsolescence and  
19 exhibiting one or more of the following factors:

20           (a) Inadequate provision for ventilation, light, air,  
21 sanitation, or open spaces;

22           (b) High density of population, compared to the  
23 population density of adjacent areas within the county or  
24 municipality; and overcrowding, as indicated by government  
25 maintained statistics or other studies and the requirements of  
26 the Florida Building Code; or

27           (c) The existence of conditions that which endanger  
28 life or property by fire or other causes ~~or any combination~~  
29 ~~of such factors is conducive to ill health, transmission of~~  
30 ~~disease, infant mortality, juvenile delinquency, or crime and~~

31

1 ~~is detrimental to the public health, safety, morals, or~~  
2 ~~welfare.~~

3 (8) "Blighted area" means an area in which there are  
4 ~~either:~~

5 (a) ~~An area in which there are a substantial number of~~  
6 ~~slum, deteriorated, or deteriorating structures, in which and~~  
7 ~~conditions, as indicated by government-maintained statistics~~  
8 ~~or other studies, are leading that lead to economic distress~~  
9 ~~or endanger life or property, and in which two or more of the~~  
10 ~~following factors are present by fire or other causes or one~~  
11 ~~or more of the following factors that substantially impairs or~~  
12 ~~arrests the sound growth of a county or municipality and is a~~  
13 ~~menace to the public health, safety, morals, or welfare in its~~  
14 ~~present condition and use:~~

15 (a)1. Predominance of defective or inadequate street  
16 layout, parking facilities, roadways, bridges or public  
17 transportation facilities;

18 (b) Aggregate assessed values of real property in the  
19 area for ad valorem tax purposes have failed to show any  
20 appreciable increase over the 5 years prior to the finding of  
21 such condition;

22 (c)2. Faulty lot layout in relation to size, adequacy,  
23 accessibility, or usefulness;

24 (d)3. Unsanitary or unsafe conditions;

25 (e)4. Deterioration of site or other improvements;

26 (f)5. Inadequate and outdated building density  
27 patterns;

28 (g) Falling lease rates per square foot of office,  
29 commercial, or industrial space compared to the remainder of  
30 the county or municipality;

31

1            (h)6. Tax or special assessment delinquency exceeding  
2 the fair value of the land;

3            (i) Residential and commercial vacancy rates higher in  
4 the area than in the remainder of the county or municipality;

5            (j) Incidence of crime in the area higher than in the  
6 remainder of the county or municipality;

7            (k) Fire and emergency medical service calls to the  
8 area proportionately higher than in the remainder of the  
9 county or municipality;

10           (l) A greater number of violations of the Florida  
11 Building Code in the area than the number of violations  
12 recorded in the remainder of the county or municipality;

13           ~~7. Inadequate transportation and parking facilities;~~  
14 ~~and~~

15           (m)8. Diversity of ownership or defective or unusual  
16 conditions of title which prevent the free alienability of  
17 land within the deteriorated or hazardous area; or

18           (n) Governmentally owned property with adverse  
19 environmental conditions caused by a public or private entity.

20           ~~(b) An area in which there exists faulty or inadequate~~  
21 ~~street layout; inadequate parking facilities; or roadways,~~  
22 ~~bridges, or public transportation facilities incapable of~~  
23 ~~handling the volume of traffic flow into or through the area,~~  
24 ~~either at present or following proposed construction.~~

25  
26 However, the term "blighted area" also means any area in which  
27 at least one of the factors identified in paragraphs (a)  
28 through (n) are present and all taxing authorities subject to  
29 s. 163.387(2)(a) agree, either by interlocal agreement or  
30 agreements with the agency or by resolution, which agreement  
31 or resolution shall only determine that the area is blighted.

1 For purposes of qualifying for the tax credits authorized in  
2 chapter 220, "blighted area" means an area as defined in this  
3 subsection described in paragraph (a).

4 Section 2. Section 163.355, Florida Statutes, is  
5 amended to read:

6 163.355 Finding of necessity by county or  
7 municipality.--No county or municipality shall exercise the  
8 community redevelopment authority conferred by this part until  
9 after the governing body has adopted a resolution, supported  
10 by data and analysis, which makes a legislative finding that  
11 the conditions in the area meet the criteria described in s.  
12 163.340(7) or (8). The resolution must state ~~finding~~ that:

13 (1) One or more slum or blighted areas, or one or more  
14 areas in which there is a shortage of housing affordable to  
15 residents of low or moderate income, including the elderly,  
16 exist in such county or municipality; and,

17 (2) The rehabilitation, conservation, or  
18 redevelopment, or a combination thereof, of such area or  
19 areas, including, if appropriate, the development of housing  
20 which residents of low or moderate income, including the  
21 elderly, can afford, is necessary in the interest of the  
22 public health, safety, morals, or welfare of the residents of  
23 such county or municipality.

24 Section 3. Subsections (1) and (2) of section 163.356,  
25 Florida Statutes, are amended to read:

26 163.356 Creation of community redevelopment agency.--

27 (1) Upon a finding of necessity as set forth in s.  
28 163.355, and upon a further finding that there is a need for a  
29 community redevelopment agency to function in the county or  
30 municipality to carry out the community redevelopment purposes  
31 of this part, any county or municipality may create a public

1 body corporate and politic to be known as a "community  
2 redevelopment agency." A charter county having a population  
3 less than or equal to 1.6 million may create, by a vote of at  
4 least a majority plus one of the entire governing body of the  
5 charter county, more than one community redevelopment agency.

6 Each such agency shall be constituted as a public  
7 instrumentality, and the exercise by a community redevelopment  
8 agency of the powers conferred by this part shall be deemed  
9 and held to be the performance of an essential public  
10 function. The community redevelopment agency of a county has  
11 the power to function within the corporate limits of a  
12 municipality only as, if, and when the governing body of the  
13 municipality has by resolution concurred in the community  
14 redevelopment plan proposed by the governing body of the  
15 county.

16 (2) When the governing body adopts a resolution  
17 declaring the need for a community redevelopment agency, that  
18 body shall, by ordinance, appoint a board of commissioners of  
19 the community redevelopment agency, which shall consist of not  
20 fewer than five or more than nine ~~seven~~ commissioners. The  
21 terms of office of the commissioners shall be for 4 years,  
22 except that three of the members first appointed shall be  
23 designated to serve terms of 1, 2, and 3 years, respectively,  
24 from the date of their appointments, and all other members  
25 shall be designated to serve for terms of 4 years from the  
26 date of their appointments. A vacancy occurring during a term  
27 shall be filled for the unexpired term.

28 Section 4. Section 163.361, Florida Statutes, is  
29 amended to read:

30 163.361 Modification of community redevelopment  
31 plans.--

1 (1) If at any time after the approval of a community  
2 redevelopment plan by the governing body it becomes necessary  
3 or desirable to amend or modify such plan, the governing body  
4 may amend such plan upon the recommendation of the agency. The  
5 agency recommendation to amend or modify a redevelopment plan  
6 may include a change in the boundaries of the redevelopment  
7 area to add land to or exclude land from the redevelopment  
8 area, or may include the development and implementation of  
9 community policing innovations.

10 (2) The governing body shall hold a public hearing on  
11 any a proposed modification of a community redevelopment plan  
12 after public notice thereof by publication in a newspaper  
13 having a general circulation in the area of operation of the  
14 agency.

15 (3) In addition to the requirements of s. 163.346, and  
16 prior to the adoption of any modification to a community  
17 redevelopment plan that expands the boundaries of the  
18 community redevelopment area or extends the time certain set  
19 forth in the redevelopment plan as required by s. 163.362(10),  
20 the agency shall report such proposed modification to each  
21 taxing authority in writing or by an oral presentation, or  
22 both, regarding such proposed modification.

23 (4) A modification to a community redevelopment plan  
24 that includes a change in the boundaries of the redevelopment  
25 area to add land must be supported by a resolution as provided  
26 in s. 163.355.

27 (5)~~(3)~~ If a community redevelopment plan is modified  
28 by the county or municipality after the lease or sale of real  
29 property in the community redevelopment area, such  
30 modification may be conditioned upon such approval of the  
31 owner, lessee, or successor in interest as the county or

1 municipality may deem advisable and, in any event, shall be  
2 subject to such rights at law or in equity as a lessee or  
3 purchaser, or his or her successor or successors in interest,  
4 may be entitled to assert.

5 Section 5. Subsection (10) of section 163.362, Florida  
6 Statutes, is amended to read:

7 163.362 Contents of community redevelopment  
8 plan.--Every community redevelopment plan shall:

9 (10) Provide a time certain for completing all  
10 redevelopment financed by increment revenues. Such time  
11 certain shall occur no later than 30 years after the fiscal  
12 year in which the plan is approved, adopted, or amended  
13 pursuant to s. 163.361(1). However, for any agency created  
14 after July 1, 2002, the time certain for completing all  
15 redevelopment financed by increment revenues must occur within  
16 40 years after the fiscal year in which the plan is approved  
17 or adopted.

18 Section 6. Paragraph (a) of subsection (1) of section  
19 163.385, Florida Statutes, is amended to read:

20 163.385 Issuance of revenue bonds.--

21 (1)(a) When authorized or approved by resolution or  
22 ordinance of the governing body, a county, municipality, or  
23 community redevelopment agency has power in its corporate  
24 capacity, in its discretion, to issue redevelopment revenue  
25 bonds from time to time to finance the undertaking of any  
26 community redevelopment under this part, including, without  
27 limiting the generality thereof, the payment of principal and  
28 interest upon any advances for surveys and plans or  
29 preliminary loans, and has power to issue refunding bonds for  
30 the payment or retirement of bonds or other obligations  
31 previously issued. For any agency created before July 1, 2002,



1 any redevelopment revenue bonds or other obligations issued to  
2 finance the undertaking of any community redevelopment under  
3 this part shall mature within 60 years after the end of the  
4 fiscal year in which the initial community redevelopment plan  
5 was approved or adopted. For any agency created on or after  
6 July 1, 2002, any redevelopment revenue bond or other  
7 obligations issued to finance the undertaking of any community  
8 redevelopment under this part must mature within 40 years  
9 after the end of the fiscal year in which the initial  
10 community redevelopment plan is approved or adopted. However,  
11 in no event shall any redevelopment revenue bonds or other  
12 obligations issued to finance the undertaking of any community  
13 redevelopment under this part mature later than the expiration  
14 of the plan in effect at the time such bonds or obligations  
15 were issued. The security for such bonds may be based upon the  
16 anticipated assessed valuation of the completed community  
17 redevelopment and such other revenues as are legally  
18 available. Any bond, note, or other form of indebtedness  
19 pledging increment revenues to the repayment thereof shall  
20 mature no later than the end of the 30th fiscal year after the  
21 fiscal year in which increment revenues are first deposited  
22 into the redevelopment trust fund or the fiscal year in which  
23 the plan is subsequently amended. However, for any agency  
24 created on or after July 1, 2002, any form of indebtedness  
25 pledging increment revenues to the repayment thereof must  
26 mature by the 40th year after the fiscal year in which the  
27 initial community redevelopment plan is approved or adopted.  
28 However, any refunding bonds issued pursuant to this paragraph  
29 may not mature later than the final maturity date of any bonds  
30 or other obligations issued pursuant to this paragraph being  
31 paid or retired with the proceeds of such refunding bonds.

1           Section 7. Subsections (1), (2) and (6) of section  
2 163.387, are amended to read:

3           163.387 Redevelopment trust fund.--

4           (1) After approval of a community redevelopment plan,  
5 there shall be established for each community redevelopment  
6 agency created under s. 163.356 a redevelopment trust fund.  
7 Funds allocated to and deposited into this fund shall be used  
8 by the agency to finance or refinance any community  
9 redevelopment it undertakes pursuant to the approved community  
10 redevelopment plan. No community redevelopment agency may  
11 receive or spend any increment revenues pursuant to this  
12 section unless and until the governing body has, by ordinance,  
13 provided for the funding of the redevelopment trust fund for  
14 the duration of a community redevelopment plan. Such ordinance  
15 may be adopted only after the governing body has approved a  
16 community redevelopment plan. The annual funding of the  
17 redevelopment trust fund shall be in an amount not less than  
18 that increment in the income, proceeds, revenues, and funds of  
19 each taxing authority derived from or held in connection with  
20 the undertaking and carrying out of community redevelopment  
21 under this part. Such increment shall be determined annually  
22 and shall be that amount equal to 95 percent of the difference  
23 between:

24           (a) The amount of ad valorem taxes levied each year by  
25 each taxing authority, exclusive of any amount from any debt  
26 service millage, on taxable real property contained within the  
27 geographic boundaries of a community redevelopment area; and

28           (b) The amount of ad valorem taxes which would have  
29 been produced by the rate upon which the tax is levied each  
30 year by or for each taxing authority, exclusive of any debt  
31 service millage, upon the total of the assessed value of the

1 taxable real property in the community redevelopment area as  
2 shown upon the most recent assessment roll used in connection  
3 with the taxation of such property by each taxing authority  
4 prior to the effective date of the ordinance providing for the  
5 funding of the trust fund.

6  
7 However, the governing body of any county as defined in s.  
8 125.011(1) may, in the ordinance providing for the funding of  
9 a trust fund established with respect to any community  
10 redevelopment area created on or after July 1, 1994, determine  
11 that the amount to be funded by each taxing authority annually  
12 shall be less than 95 percent of the difference between  
13 paragraphs (a) and (b), but in no event shall such amount be  
14 less than 50 percent of such difference.

15       (2)(a) Except for the purpose of funding the trust  
16 fund pursuant to subsection (3), upon the adoption of an  
17 ordinance providing for funding of the redevelopment trust  
18 fund as provided in this section, each taxing authority shall,  
19 by January 1 of each year, appropriate to the trust fund for  
20 so long as any indebtedness pledging increment revenues to the  
21 payment thereof is outstanding (but not to exceed 30 years) a  
22 sum that is no less than the increment as defined and  
23 determined in subsection (1) accruing to such taxing  
24 authority. If the community redevelopment plan is amended or  
25 modified pursuant to s. 163.361(1), each such taxing authority  
26 shall make the annual appropriation for a period not to exceed  
27 30 years after the date the governing body amends the plan.  
28 However, for any agency created on or after July 1, 2002, each  
29 taxing authority shall make the annual appropriation for a  
30 period not to exceed 40 years after the fiscal year in which

31

1 the initial community redevelopment plan is approved or  
2 adopted.

3 (b) Any taxing authority that does not pay the  
4 increment to the trust fund by January 1 shall pay to the  
5 trust fund an amount equal to 5 percent of the amount of the  
6 increment and shall pay interest on the amount of the  
7 increment equal to 1 percent for each month the increment is  
8 outstanding.

9 (c) The following public bodies or taxing authorities  
10 ~~created prior to July 1, 1993,~~ are exempt from paragraph (a):

11 1. A special district that levies ad valorem taxes on  
12 taxable real property in more than one county.

13 2. A special district the sole available source of  
14 revenue of which is ad valorem taxes at the time an ordinance  
15 is adopted under this section.

16 3. A library district, except a library district in a  
17 jurisdiction where the community redevelopment agency had  
18 validated bonds as of April 30, 1984.

19 4. A neighborhood improvement district created under  
20 the Safe Neighborhoods Act.

21 5. A metropolitan transportation authority.

22 6. A water management district created under s.  
23 373.069.

24 (d)1. A local governing body that creates a community  
25 redevelopment agency under s. 163.356 may exempt from  
26 paragraph (a) a special district that levies ad valorem taxes  
27 within that community redevelopment area. The local governing  
28 body may grant the exemption either in its sole discretion or  
29 in response to the request of the special district. The local  
30 governing body must establish procedures by which a special  
31

1 district may submit a written request to be exempted from  
2 paragraph (a) ~~within 120 days after July 1, 1993.~~

3 2. In deciding whether to deny or grant a special  
4 district's request for exemption from paragraph (a), the local  
5 governing body must consider:

6 a. Any additional revenue sources of the community  
7 redevelopment agency which could be used in lieu of the  
8 special district's tax increment.

9 b. The fiscal and operational impact on the community  
10 redevelopment agency.

11 c. The fiscal and operational impact on the special  
12 district.

13 d. The benefit to the specific purpose for which the  
14 special district was created. The benefit to the special  
15 district must be based on specific projects contained in the  
16 approved community redevelopment plan for the designated  
17 community redevelopment area.

18 e. The impact of the exemption on incurred debt and  
19 whether such exemption will impair any outstanding bonds that  
20 have pledged tax increment revenues to the repayment of the  
21 bonds.

22 f. The benefit of the activities of the special  
23 district to the approved community redevelopment plan.

24 g. The benefit of the activities of the special  
25 district to the area of operation of the local governing body  
26 that created the community redevelopment agency.

27 3. The local governing body must hold a public hearing  
28 on a special district's request for exemption after public  
29 notice of the hearing is published in a newspaper having a  
30 general circulation in the county or municipality that created  
31 the community redevelopment area. The notice must describe

1 the time, date, place, and purpose of the hearing and must  
2 identify generally the community redevelopment area covered by  
3 the plan and the impact of the plan on the special district  
4 that requested the exemption.

5 4. If a local governing body grants an exemption to a  
6 special district under this paragraph, the local governing  
7 body and the special district must enter into an interlocal  
8 agreement that establishes the conditions of the exemption,  
9 including, but not limited to, the period of time for which  
10 the exemption is granted.

11 5. If a local governing body denies a request for  
12 exemption by a special district, the local governing body  
13 shall provide the special district with a written analysis  
14 specifying the rationale for such denial. This written  
15 analysis must include, but is not limited to, the following  
16 information:

17 a. A separate, detailed examination of each  
18 consideration listed in subparagraph 2.

19 b. Specific examples of how the approved community  
20 redevelopment plan will benefit, and has already benefited,  
21 the purpose for which the special district was created.

22 6. The decision to either deny or grant an exemption  
23 must be made by the local governing body within 120 days after  
24 the date the written request was submitted to the local  
25 governing body pursuant to the procedures established by such  
26 local governing body.

27 (6) Moneys in the redevelopment trust fund may be  
28 expended from time to time for undertakings of a community  
29 redevelopment agency which are ~~the following purposes, when~~  
30 directly related to financing or refinancing of redevelopment  
31 in a community redevelopment area pursuant to an approved

1 community redevelopment plan for the following purposes  
2 including, but not limited to:

3 (a) Administrative and overhead expenses necessary or  
4 incidental to the implementation of a community redevelopment  
5 plan adopted by the agency.

6 (b) Expenses of redevelopment planning, surveys, and  
7 financial analysis, including the reimbursement of the  
8 governing body or the community redevelopment agency for such  
9 expenses incurred before the redevelopment plan was approved  
10 and adopted.

11 (c) The acquisition of real property in the  
12 redevelopment area.

13 (d) The clearance and preparation of any redevelopment  
14 area for redevelopment and relocation of site occupants as  
15 provided in s. 163.370.

16 (e) The repayment of principal and interest or any  
17 redemption premium for loans, advances, bonds, bond  
18 anticipation notes, and any other form of indebtedness.

19 (f) All expenses incidental to or connected with the  
20 issuance, sale, redemption, retirement, or purchase of agency  
21 bonds, bond anticipation notes, or other form of indebtedness,  
22 including funding of any reserve, redemption, or other fund or  
23 account provided for in the ordinance or resolution  
24 authorizing such bonds, notes, or other form of indebtedness.

25 (g) The development of affordable housing within the  
26 area.

27 (h) The development of community policing innovations.

28 Section 8. Section 163.410, Florida Statutes, is  
29 amended to read:

30 163.410 Exercise of powers in counties with home rule  
31 charters.--In any county which has adopted a home rule

1 charter, the powers conferred by this part shall be exercised  
2 exclusively by the governing body of such county. However, the  
3 governing body of any such county which has adopted a home  
4 rule charter may, in its discretion, by resolution delegate  
5 the exercise of the powers conferred upon the county by this  
6 part within the boundaries of a municipality to the governing  
7 body of such a municipality. Such a delegation to a  
8 municipality shall confer only such powers upon a municipality  
9 as shall be specifically enumerated in the delegating  
10 resolution. Any power not specifically delegated shall be  
11 reserved exclusively to the governing body of the county. This  
12 section does not affect any community redevelopment agency  
13 created by a municipality prior to the adoption of a county  
14 home rule charter. Unless otherwise provided by an existing  
15 ordinance, resolution, or interlocal agreement between any  
16 such county and a municipality, the governing body of the  
17 county that has adopted a home rule charter shall act on any  
18 request from a municipality for a delegation of powers or a  
19 change in an existing delegation of powers within 120 days  
20 after the receipt of all required documentation or such  
21 request shall be immediately sent to the governing body for  
22 consideration.

23 Section 9. (1) Amendments to part III of chapter 163,  
24 Florida Statutes, as provided by this act, do not apply to any  
25 ordinance or resolution authorizing the issuance of any bond,  
26 note, or other form of indebtedness to which are pledged  
27 increment revenues pursuant to a community development plan,  
28 or amendment or modification thereto, as approved or adopted  
29 before July 1, 2002.

30 (2) Amendments to part III of chapter 163, Florida  
31 Statutes, as provided by this act, shall not apply to any



1 ordinance, resolution, interlocal agreement, or written  
2 agreement effective before July 1, 2002, which provides for  
3 the delegation of community redevelopment powers.

4 (3) Sections 1, 2, 4, and 5 of this act do not apply  
5 to nor affect, directly or indirectly, any community  
6 development agency created before July 1, 2002, unless the  
7 community redevelopment area is expanded on or after July 1,  
8 2002, in which case only sections 1 and 2 of this act shall  
9 apply only to such expanded area.

10 (4) Sections 1, 2, 4, and 5 of this act do not apply  
11 to nor shall affect, directly or indirectly, any municipality  
12 that has adopted its finding of necessity on or before August  
13 1, 2002, and has adopted its community redevelopment plan on  
14 or before December 31, 2002.

15 (5) Sections 1, 2, 4, and 5 of this act do not apply  
16 to nor shall affect, directly or indirectly, any municipality  
17 that has submitted its finding of necessity or application for  
18 approval of a community redevelopment plan, or to amend an  
19 existing community redevelopment plan, to a county that has  
20 adopted a home rule charter and that has delegated powers to  
21 that municipality pursuant to section 163.410, Florida  
22 Statutes, before August 1, 2002.

23 (6) Amendments to part III of chapter 163, Florida  
24 Statutes, as provided by this act, do not apply to any county  
25 as defined in section 125.011(1), Florida Statutes, or any  
26 municipality located therein.

27 Section 10. This act shall take effect July 1, 2002.  
28  
29  
30  
31

1                   STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN  
2                   COMMITTEE SUBSTITUTE FOR  
3                   Senate Bill 102

4  
5                   This bill revises statutory provisions relating to  
6                   community redevelopment agencies (CRAs) set forth in  
7                   part III of chapter 163, F.S. Current definitions of  
8                   "slum area" and "blighted area" are substantially  
9                   amended to restrict the areas to which these definitions  
10                  apply. The bill revises current statutory provision  
11                  governing a finding of necessity to require a local  
12                  government to adopt a resolution, supported by a  
13                  detailed justification, that finds conditions in the  
14                  area meet the revised definition of "slum area" or of a  
15                  "blighted area" prior to establishing a CRA.

16                  The bill also requires that before a community  
17                  redevelopment plan is modified, the CRA must notify each  
18                  taxing authority of the proposed modification and  
19                  requires that any change in the boundaries of the  
20                  redevelopment area to add land must be supported by a  
21                  resolution with accompanying justification.

22                  The bill expands the maximum number of commissioners  
23                  sitting on the board of a CRA from seven to nine, and  
24                  allows more than one CRA to be created in certain  
25                  charter counties.

26                  The bill also limits the time period each taxing  
27                  authority is required to appropriate incremental ad  
28                  valorem tax revenues to a redevelopment trust fund to no  
29                  more than 40 years after the date of approval or  
30                  adoption of the initial plan, regardless of whether the  
31                  CRA amends its plan, and mandates a time certain for  
                  completing all redevelopment financed by increment  
                  revenues of within 40 years after the fiscal year in  
                  which the plan is approved or adopted. Similarly, the  
                  maturity date for redevelopment revenue bonds and  
                  repayment bonds issued by CRAs created on or after July  
                  1, 2002 is limited to 40 years.

                  This bill includes a number of specific exclusion to  
                  application of the provisions of the bill.