

By Senator Campbell

33-553-02

1                                   A bill to be entitled  
2           An act relating to community redevelopment;  
3           amending s. 163.340, F.S.; redefining the terms  
4           "governing body," "slum area," and "blighted  
5           area"; amending s. 163.355, F.S.; providing  
6           requirements for counties and municipalities  
7           with respect to adopting a resolution that  
8           makes a finding of a slum or blighted area;  
9           amending s. 163.356, F.S.; requiring a  
10          redevelopment agency to report to the county on  
11          the progress of redevelopment activities;  
12          amending s. 163.358, F.S.; providing additional  
13          powers of a community redevelopment agency if  
14          delegated by the governing body of the county  
15          or municipality; amending s. 163.361, F.S.;  
16          providing for amending the boundaries of a  
17          development area; amending s. 163.362, F.S.;  
18          revising requirements for completing  
19          redevelopment financed by increment revenues;  
20          amending s. 163.385, F.S.; requiring notice of  
21          intent to issue revenue bonds; amending s.  
22          163.387, F.S.; requiring that a county or  
23          municipality fund the redevelopment trust fund  
24          for the duration of the redevelopment plan;  
25          amending s. 163.410, F.S.; providing for the  
26          exercise of powers by the governing body of the  
27          county in which a community redevelopment area  
28          is located; eliminating certain provisions  
29          applicable to counties with home rule charters;  
30          requiring that certain amendments be made by  
31          resolution; authorizing a municipality to

1 create a community redevelopment agency;  
2 authorizing a county to reserve certain rights  
3 to itself with respect to the issuance of  
4 revenue bonds and other requirements; repealing  
5 s. 163.415, F.S., relating to the exercise of  
6 powers by noncharter counties; providing an  
7 effective date.

8

9 Be It Enacted by the Legislature of the State of Florida:

10

11 Section 1. Subsections (3), (7), and (8) of section  
12 163.340, Florida Statutes, are amended to read:

13 163.340 Definitions.--The following terms, wherever  
14 used or referred to in this part, have the following meanings:

15 (3) "Governing body" means the council, commission, or  
16 other legislative body charged with governing the county or  
17 municipality.

18 (7) "Slum area" means an area in which a minimum of  
19 one-quarter ~~there is a predominance of~~ all buildings or  
20 improvements, whether residential or nonresidential, endanger  
21 life or property by fire or other causes because of one or  
22 more of the following factors:~~which by reason of~~  
23 dilapidation, deterioration, age, or obsolescence; inadequate  
24 provision for ventilation, light, air, sanitation, or open  
25 spaces; or high density of population, as evidenced by  
26 comparison to the population density of adjacent areas within  
27 the county or municipality, and overcrowding, as evidenced by  
28 government-maintained statistics and information in the South  
29 Florida Building Code; ~~the existence of conditions which~~  
30 ~~endanger life or property by fire or other causes; or any~~  
31 ~~combination of such factors is conducive to ill health,~~

1 ~~transmission of disease, infant mortality, juvenile~~  
2 ~~delinquency, or crime and is detrimental to the public health,~~  
3 ~~safety, morals, or welfare.~~

4 (8) "Blighted area" means ~~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 evidenced by government-maintained statistics,  
8 are leading that lead to economic distress or endangering  
9 endanger life or property. Structures are substantially  
10 deteriorated if a minimum of one quarter of all buildings in  
11 the area are in a deteriorated state. The following factors  
12 may be considered as contributing to a slum area or blighted  
13 area, but do not, by themselves, qualify for a finding of a  
14 slum area or blighted area:~~by fire or other causes or one or~~  
15 ~~more of the following factors that substantially impairs or~~  
16 ~~arrests the sound growth of a county or municipality and is a~~  
17 ~~menace to the public health, safety, morals, or welfare in its~~  
18 ~~present condition and use:~~

19 ~~(a)1.~~ (a)1. Predominance of defective or inadequate street  
20 layout.~~†~~

21 (b) An unemployment rate for the previous 5 years  
22 which is higher and rising faster than that of the county in  
23 which the proposed redevelopment area is situated.

24 (c) A tax base that has been flat or falling for the  
25 previous 5 years.

26 ~~(d)2.~~ (d)2. Faulty lot layout in relation to size, adequacy,  
27 accessibility, or usefulness.~~†~~

28 (e) An increase in the number of tax-exempt  
29 properties.

30 ~~(f)3.~~ (f)3. Unsanitary or unsafe conditions.~~†~~

31 ~~(g)4.~~ (g)4. Deterioration of site or other improvements.~~†~~

1           (h)5. Inadequate and outdated building density  
2 patterns.~~†~~

3           (i) Falling lease rates per square foot for office,  
4 commercial, and industrial space.

5           (j)6. Tax or special assessment delinquency exceeding  
6 the fair value of the land.~~†~~

7           (k) High and rising residential and commercial vacancy  
8 rates.

9           (l)7. Inadequate transportation and parking  
10 facilities.~~†~~~~and~~

11           (m) A high incidence of crime, as compared to the  
12 remainder of the county and municipality.

13           (n) A large number of fire and emergency medical  
14 service calls within the area, as compared to the remainder of  
15 the county and municipality.

16           (o) A large number of violations to the building code  
17 within the area, as compared to the remainder of the county  
18 and municipality.

19           ~~8. Diversity of ownership or defective or unusual~~  
20 ~~conditions of title which prevent the free alienability of~~  
21 ~~land within the deteriorated or hazardous area; or~~

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

27  
28 ~~However,~~For purposes of qualifying for the tax credits  
29 authorized in chapter 220, "blighted area" means an area  
30 described in this subsection ~~paragraph (a).~~

31

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

3 163.355 Finding of necessity by county or  
4 municipality.--

5 (1) A ~~No~~ county or municipality may not ~~shall~~ exercise  
6 the authority conferred by this part with respect to community  
7 redevelopment until after the appropriate governing body has  
8 adopted a resolution identifying the slum or blighted area and  
9 providing a detailed statement of how some or all of the  
10 factors specified in s. 164.340(8) have contributed to the  
11 condition of the slum or blighted area. The resolution must  
12 state finding that:

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

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

24 (2) If a determination of a slum or blighted area is  
25 successfully challenged by an affected party, the community  
26 redevelopment plan and any subsequent activity taken with  
27 respect to that plan will be null and void ab initio.

28 Section 3. Subsection (1) and paragraph (c) of  
29 subsection (3) of section 163.356, Florida Statutes, are  
30 amended to read:

31 163.356 Creation of community redevelopment agency.--

1           (1) After adopting ~~Upon~~ a finding concerning a slum or  
2 blighted area of necessity as set forth in s. 163.355, and  
3 upon a further finding that there is a need for a community  
4 redevelopment agency to function in the county or municipality  
5 to carry out the community redevelopment purposes of this  
6 part, any county or municipality may create a public body  
7 corporate and politic to be known as a "community  
8 redevelopment agency." Each such agency shall be constituted  
9 as a public instrumentality, and the exercise by a community  
10 redevelopment agency of the powers conferred by this part  
11 shall be deemed and held to be the performance of an essential  
12 public function. The community redevelopment agency of a  
13 county has the power to function within the corporate limits  
14 of a municipality only as, if, and when the governing body of  
15 the municipality has by resolution concurred in the community  
16 redevelopment plan proposed by the governing body of the  
17 county.

18           (3)

19           (c) The governing body of the county or municipality  
20 shall designate a chair and vice chair from among the  
21 commissioners. An agency may employ an executive director,  
22 technical experts, and such other agents and employees,  
23 permanent and temporary, as it requires, and determine their  
24 qualifications, duties, and compensation. For such legal  
25 service as it requires, an agency may employ or retain its own  
26 counsel and legal staff. An agency authorized to transact  
27 business and exercise powers under this part shall file with  
28 the governing body, on or before March 31 of each year, a  
29 report of its activities for the preceding fiscal year, which  
30 report shall include a complete financial statement setting  
31 forth its assets, liabilities, income, and operating expenses

1 as of the end of such fiscal year. At the time of filing the  
2 report, the agency shall publish in a newspaper of general  
3 circulation in the community a notice to the effect that such  
4 report has been filed with the county or municipality and that  
5 the report is available for inspection during business hours  
6 in the office of the clerk of the city or county commission  
7 and in the office of the agency. At the time of filing the  
8 report with the Auditor General, the agency shall submit a  
9 report to the governing body of the county which provides  
10 detailed information on progress in redevelopment activities,  
11 including a report on meeting timeframes and benchmarks, and  
12 which includes, but is not limited to, changes in  
13 tax-increment payments, enhancements to the tax base, leverage  
14 of private or non-ad valorem funds, costs and revenues, growth  
15 in new business, reduction of incompatible land uses or code  
16 violations, improvements to infrastructure, and benefits to  
17 the larger community.

18 Section 4. Section 163.358, Florida Statutes, is  
19 amended to read:

20 163.358 Exercise of powers in carrying out community  
21 redevelopment and related activities.--The community  
22 redevelopment powers assigned to a community redevelopment  
23 agency created under s. 163.356 include all the powers  
24 necessary or convenient to carry out and effectuate the  
25 purposes and provisions of this part, except the following,  
26 which continue to vest in the governing body of the county or  
27 in the governing body of the municipality, if so delegated:

28 (1) The power to determine an area to be a slum or  
29 blighted area, or combination thereof; to designate such area  
30 as appropriate for community redevelopment; and to hold any  
31 public hearings required with respect thereto.

1           (2) The power to grant final approval to community  
2 redevelopment plans and modifications thereof, including a  
3 modification to the boundaries of a community redevelopment  
4 area served by the plan, as set forth in s. 163.361.

5           (3) The power to extend the term of the plan involving  
6 the continuing contribution by the taxing authority beyond the  
7 term of the original plan approved or adopted.

8           (4) The power to change the plan to the extent that  
9 the change requires an amendment to the county or municipal  
10 land use plan.

11           (5)~~(3)~~ The power to authorize the issuance of revenue  
12 bonds as set forth in s. 163.385.

13           (6)~~(4)~~ The power to approve the acquisition,  
14 demolition, removal, or disposal of property as provided in s.  
15 163.370(3) and the power to assume the responsibility to bear  
16 loss as provided in s. 163.370(3).

17           (7)~~(5)~~ The power to approve the development of  
18 community policing innovations.

19           Section 5. Section 163.361, Florida Statutes, is  
20 amended to read:

21           163.361 Modification of community redevelopment  
22 plans.--

23           (1) If at any time after the approval of a community  
24 redevelopment plan by the appropriate governing body it  
25 becomes necessary or desirable to amend or modify such plan,  
26 the governing body may amend such plan upon the recommendation  
27 of the agency. The agency recommendation to amend or modify a  
28 redevelopment plan ~~may include a change in the boundaries of~~  
29 ~~the redevelopment area to add land to or exclude land from the~~  
30 ~~redevelopment area, or may include the development and~~  
31 implementation of community policing innovations.



1           (2) If, at any time after approval of a community  
2 redevelopment plan by the appropriate governing body, it is  
3 necessary to amend or modify the boundaries of the plan or  
4 implement an amendment enumerated in s. 163.358, upon the  
5 recommendation of the agency the governing body of the county  
6 in which the community redevelopment area is located shall  
7 consider the impact of the amendment on the county as a whole  
8 and may approve the amendment by resolution. An agency  
9 recommendation to amend or modify the boundaries of a  
10 redevelopment plan may add land to or exclude land from the  
11 redevelopment area.

12           ~~(3)~~(2) The appropriate governing body shall hold a  
13 public hearing on a proposed modification of a community  
14 redevelopment plan after public notice thereof by publication  
15 in a newspaper having a general circulation in the area of  
16 operation of the agency.

17           ~~(4)~~(3) If a community redevelopment plan is modified  
18 by the county or municipality after the lease or sale of real  
19 property in the community redevelopment area, such  
20 modification may be conditioned upon such approval of the  
21 owner, lessee, or successor in interest as the county or  
22 municipality may deem advisable and, in any event, shall be  
23 subject to such rights at law or in equity as a lessee or  
24 purchaser, or his or her successor or successors in interest,  
25 may be entitled to assert.

26           Section 6. Subsections (10) and (11) of section  
27 163.362, Florida Statutes, are amended to read:

28           163.362 Contents of community redevelopment  
29 plan.--Every community redevelopment plan shall:

30           (10) Provide a time certain for completing all  
31 redevelopment financed by increment revenues.

1           (a) Such time certain shall occur no later than 30  
2 years after the end of the fiscal year in which the plan is  
3 initially approved or, adopted, or amended pursuant to s.  
4 ~~163.361(1)~~.

5           (b) For a plan amended or modified under s. 163.361  
6 after October 1, 2002, the time certain occurs not later than  
7 30 years after the fiscal year in which the plan was amended  
8 or modified.

9           (c) The time certain for completing all redevelopment  
10 financed by increment revenues under this subsection applies  
11 regardless of whether the plan was adopted before chapter  
12 84-356, Laws of Florida, became a law and regardless of  
13 whether bonds were issued pledging increment revenues pursuant  
14 only to a plan approved before chapter 84-356, Laws of  
15 Florida, became a law. The county, upon notification, may  
16 impose conditions the county finds are reasonably necessary in  
17 securing the financial viability of any community  
18 redevelopment undertaking by the entity or agency.

19           ~~(11) Subsections (1), (3), (4), and (8), as amended by~~  
20 ~~s. 10, chapter 84-356, Laws of Florida, and subsections (9)~~  
21 ~~and (10) do not apply to any governing body of a county or~~  
22 ~~municipality or to a community redevelopment agency if such~~  
23 ~~governing body has approved and adopted a community~~  
24 ~~redevelopment plan pursuant to s. 163.360 before chapter~~  
25 ~~84-356 became a law; nor do they apply to any governing body~~  
26 ~~of a county or municipality or to a community redevelopment~~  
27 ~~agency if such governing body or agency has adopted an~~  
28 ~~ordinance or resolution authorizing the issuance of any bonds,~~  
29 ~~notes, or other forms of indebtedness to which is pledged~~  
30 ~~increment revenues pursuant only to a community redevelopment~~  
31

1 ~~plan as approved and adopted before chapter 84-356 became a~~  
2 ~~law.~~

3 Section 7. Paragraph (a) of subsection (1) and  
4 subsection (6) of section 163.385, Florida Statutes, are  
5 amended to read:

6 163.385 Issuance of revenue bonds.--

7 (1)(a) When authorized or approved by resolution or  
8 ordinance of the governing body, a county, municipality, or  
9 community redevelopment agency has power in its corporate  
10 capacity, in its discretion, to issue redevelopment revenue  
11 bonds from time to time to finance the undertaking of any  
12 community redevelopment under this part, including, without  
13 limiting the generality thereof, the payment of principal and  
14 interest upon any advances for surveys and plans or  
15 preliminary loans, and has power to issue refunding bonds for  
16 the payment or retirement of bonds or other obligations  
17 previously issued. If redevelopment bonds are not issued by  
18 the county, the issuing entity or agency must notify the  
19 county, in writing, of its intent to issue or, if applicable,  
20 refinance the redevelopment bonds. The county, upon  
21 notification, may impose conditions it finds are reasonably  
22 necessary to secure the financial viability of any community  
23 redevelopment undertaking by the entity or agency.Any  
24 redevelopment revenue bonds or other obligations issued to  
25 finance the undertaking of any community redevelopment under  
26 this part shall mature within 30 ~~60~~ years after the end of the  
27 fiscal year in which the initial community redevelopment plan  
28 was approved or adopted. However, in no event shall any  
29 redevelopment revenue bonds or other obligations issued to  
30 finance the undertaking of any community redevelopment under  
31 this part mature later than the expiration of the plan in

1 effect at the time such bonds or obligations were issued. The  
2 security for such bonds may be based upon the anticipated  
3 assessed valuation of the completed community redevelopment  
4 and such other revenues as are legally available. Any bond,  
5 note, or other form of indebtedness pledging increment  
6 revenues to the repayment thereof shall mature no later than  
7 the end of the 30th fiscal year after the end of the fiscal  
8 year in which the initial community redevelopment plan was  
9 approved or adopted ~~increment revenues are first deposited~~  
10 ~~into the redevelopment trust fund or the fiscal year in which~~  
11 ~~the plan is subsequently amended.~~ However, any refunding bonds  
12 issued pursuant to this paragraph may not mature later than  
13 the final maturity date of any bonds or other obligations  
14 issued pursuant to this paragraph being paid or retired with  
15 the proceeds of such refunding bonds.

16 ~~(6) Subsections (1), (4), and (5), as amended by s.~~  
17 ~~14, chapter 84-356, Laws of Florida, do not apply to any~~  
18 ~~governing body of a county or municipality or to a community~~  
19 ~~redevelopment agency if such governing body or agency has~~  
20 ~~adopted an ordinance or resolution authorizing the issuance of~~  
21 ~~any bonds, notes, or other forms of indebtedness to which is~~  
22 ~~pledged increment revenues pursuant only to a community~~  
23 ~~redevelopment plan as approved and adopted before chapter~~  
24 ~~84-356 became a law.~~

25 Section 8. Subsection (1) and paragraph (a) of  
26 subsection (2) of section 163.387, Florida Statutes, are  
27 amended to read:

28 163.387 Redevelopment trust fund.--

29 (1) After approval of a community redevelopment plan,  
30 there shall be established for each community redevelopment  
31 agency created under s. 163.356 a redevelopment trust fund.

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

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

24 (b) The amount of ad valorem taxes which would have  
25 been produced by the rate upon which the tax is levied each  
26 year by or for each taxing authority, exclusive of any debt  
27 service millage, upon the total of the assessed value of the  
28 taxable real property in the community redevelopment area as  
29 shown upon the most recent assessment roll used in connection  
30 with the taxation of such property by each taxing authority

31

1 prior to the effective date of the ordinance providing for the  
2 funding of the trust fund.

3  
4 ~~However,~~The governing body of any county as defined in s.  
5 125.011(1) may, in the ordinance providing for the funding of  
6 a trust fund established with respect to any community  
7 redevelopment area created on or after July 1, 1994, determine  
8 that the amount to be funded by each taxing authority annually  
9 shall be less than 95 percent of the difference between  
10 paragraphs (a) and (b); however, ~~but~~ in no event shall such  
11 amount be less than 50 percent of such difference.

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

26 Section 9. Section 163.410, Florida Statutes, is  
27 amended to read:

28 163.410 Exercise of powers ~~in counties with home rule~~  
29 ~~charters.--~~

30 (1) ~~In any county which has adopted a home rule~~  
31 ~~charter,~~The powers conferred by this part shall be exercised

1 exclusively by the governing body of the such county in which  
2 the community redevelopment area is located. 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 in which a community redevelopment~~  
8 area is proposed to be located. Such a delegation to a  
9 municipality confers ~~shall confer~~ only those such powers upon  
10 a municipality which are ~~as shall be~~ specifically enumerated  
11 in the delegating resolution and includes only those powers  
12 that are not specifically reserved to the county under this  
13 part. Any powers ~~power~~ not specifically delegated to the  
14 municipality by resolution are ~~shall be~~ reserved exclusively  
15 to the governing body of the county. This section does not  
16 affect any ongoing community redevelopment activity in a  
17 community redevelopment area agency created by a municipality  
18 prior to October 1, 2002 ~~the adoption of a county home rule~~  
19 ~~charter.~~ However, after October 1, 2002, any amendment to the  
20 boundaries of a community redevelopment area or plan may be  
21 approved by a resolution of the governing body of the county  
22 as provided in s. 163.361, and any of the amendments  
23 enumerated in s. 163.358 may be approved upon recommendation  
24 of the agency.

25 (2) Notwithstanding subsection (1), a municipality may  
26 create a community redevelopment agency to operate within the  
27 boundaries of the municipality if the municipality or the  
28 community redevelopment agency does not request that the  
29 county provide an appropriation of incremental ad valorem tax  
30 revenues for the redevelopment activities planned or  
31 undertaken within the community redevelopment area and does

1 not obtain such an appropriation from the county. A  
2 municipality creating a community redevelopment agency under  
3 this section may exercise all powers conferred by this part.

4 (3) If a municipality desires to create a community  
5 redevelopment agency in which the county will participate by  
6 providing an annual appropriation of incremental ad valorem  
7 tax revenues, the municipality shall notify the chief  
8 executive officer of the county of its intent before  
9 conducting the study required under s. 163.355. If the county  
10 determines that it will participate in the municipality's  
11 proposed community redevelopment, the county shall delegate  
12 the exercise of its powers under this part, subject to other  
13 requirements adopted by the county under this part. In  
14 addition to the county's authority to delegate the exercise of  
15 its powers under this section, the county may:

16 (a) Reserve to itself the right to approve the  
17 issuance of revenue bonds under s. 163.385, including the  
18 right to impose conditions that the county finds are  
19 reasonably necessary to secure the financial viability of a  
20 community redevelopment undertaking.

21 (b) Require, by ordinance or resolution, that the  
22 municipality or community redevelopment agency create an  
23 advisory committee composed of residents and business owners  
24 within the community redevelopment area.

25 (c) Require, by ordinance or resolution, that the  
26 community redevelopment agency engage in joint planning  
27 activities if the area under the agency's jurisdiction is  
28 adjacent to another community redevelopment area.

29 (d) Notwithstanding s. 163.387, establish, by  
30 ordinance or resolution, conditions under which the county may  
31 participate in the undertakings of a community redevelopment



1 agency and pay to the agency incremental ad valorem tax  
2 revenues produced in the community redevelopment area. Such  
3 conditions must be in a letter of agreement and may include,  
4 but are not limited to, establishing the percentage of  
5 incremental tax revenues to be paid, establishing the total  
6 number of years such funds are to be paid to the agency,  
7 restricting the use of the incremental tax revenues paid to  
8 the agency, and establishing a mechanism for retaining all or  
9 part of the county's share of tax increments, consistent with  
10 the terms of the letter of agreement.

11 Section 10. Section 163.415, Florida Statutes, is  
12 repealed.

13 Section 11. This act shall take effect October 1,  
14 2002.

15  
16 \*\*\*\*\*

17 SENATE SUMMARY

18 Revises various provisions of part III of ch. 163, F.S.,  
19 governing community redevelopment. Redefines the terms  
20 "slum area" and "blighted area." Requires that  
21 redevelopment agencies report to the county on the  
22 progress of redevelopment activities. Provides for  
23 amending the boundaries of a redevelopment area. Requires  
24 that redevelopment financed by increment revenues be  
25 completed within a time certain or within 30 years.  
26 Requires that the redevelopment trust fund be funded for  
27 the duration of the redevelopment plan. (See bill for  
28 details.)  
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31