

Bill No. CS for SB for 2168

Barcode 223594

CHAMBER ACTION

Senate

House

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The Committee on Community Affairs (Bennett) recommended the following amendment:

Senate Amendment (with title amendment)

Delete everything after the enacting clause

and insert:

Section 1. Section 73.013, Florida Statutes, is created to read:

73.013 Conveyance of property taken by eminent domain.--

(1) Notwithstanding any other provision of law, including any charter provision, ordinance, statute, or special law, if the state, any political subdivision as defined in s. 1.01(8), or any other entity to which the power of eminent domain is delegated files a petition of taking on or after July 1, 2006, regarding a parcel of real property in this state, ownership or control of property acquired pursuant to such petition may not be conveyed by the condemning authority or any other entity to a natural person or private entity, except that ownership or control of property acquired

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1 pursuant to such petition may be conveyed to:

2 (a) A natural person or private entity for use in
3 providing common carrier services or systems;

4 (b) A natural person or private entity for use as a
5 road or other right-of-way or means open to the public for
6 transportation, whether at no charge or by toll;

7 (c) A natural person or private entity that is a
8 public or private utility for use in providing electricity
9 services or systems, natural or manufactured gas services or
10 systems, water and wastewater services or systems, stormwater
11 or runoff services or systems, sewer services or systems,
12 pipeline facilities, telephone services or systems, or similar
13 services or systems;

14 (d) A natural person or private entity for use in
15 providing public infrastructure;

16 (e) A natural person or private entity that occupies,
17 pursuant to a lease, an incidental part of a public property
18 or a public facility for the purpose of providing goods or
19 services to the public;

20 (f) A natural person or private entity if the property
21 was taken pursuant to s. 163.375;

22 (g) A natural person or private entity, after public
23 notice and competitive bidding unless otherwise provided by
24 general law, if the property was owned and controlled by the
25 condemning authority or a governmental entity for at least 5
26 years after the condemning authority acquired title to the
27 property; or

28 (h) A natural person or private entity in accordance
29 with subsection (2).

30 (2) If ownership of property is conveyed to a natural
31 person or private entity pursuant to any of paragraphs

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1 (1)(a)-(f), and that natural person or private entity retains
 2 ownership and control of the property for at least 5 years
 3 after acquiring title, the property may subsequently be
 4 transferred, after public notice and competitive bidding
 5 unless otherwise provided by general law, to another natural
 6 person or private entity without restriction.

7 Section 2. The power of eminent domain shall be
 8 restricted as provided in chapters 73, 127, 163, and 166,
 9 except when the owner of a property relinquishes the property
 10 and concedes to the taking of the property in order to retain
 11 the ability to reinvest the proceeds of the sale of the
 12 property in replacement property under s. 1033 of the Internal
 13 Revenue Code.

14 Section 3. Subsection (3) of section 163.335, Florida
 15 Statutes, is amended, and subsection (7) is added to that
 16 section, to read:

17 163.335 Findings and declarations of necessity.--

18 (3) It is further found and declared that the powers
 19 conferred by this part are for public uses and purposes for
 20 which public money may be expended, the police power
 21 exercised, and the power of eminent domain exercised subject
 22 to the limitations in s. 163.375 ~~and the power of eminent~~
 23 ~~domain and police power exercised~~, and the necessity in the
 24 public interest for the provisions herein enacted is hereby
 25 declared as a matter of legislative determination.

26 (7) It is further found that the prevention or
 27 elimination of a "slum area" or "blighted area" as defined in
 28 this part and the preservation or enhancement of the tax base
 29 are not public uses or purposes for which private property may
 30 be taken by eminent domain.

31 Section 4. Section 163.355, Florida Statutes, is

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1 amended to read:

2 163.355 Finding of necessity by county or
3 municipality.--

4 (1) A ~~no~~ county or municipality may not ~~shall~~ exercise
5 the community redevelopment authority conferred by this part
6 until after the governing body has adopted a resolution,
7 supported by data and analysis, which makes a legislative
8 finding that the conditions in the area meet the criteria
9 described in s. 163.340(7) or (8). The resolution must state
10 that:

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

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

22 (2) A resolution finding slum or blight conditions
23 must indicate that property within the community redevelopment
24 area may be subject to taking by eminent domain pursuant to s.
25 163.375. In the alternative, the county or municipality may
26 explicitly state in the resolution that the power of eminent
27 domain provided under s. 163.375 will not be exercised by the
28 county or municipality within the community redevelopment
29 area. A county or municipality is not required to provide
30 notice in accordance with subsections (3) and (4) if the
31 resolution finding slum or blight conditions, as proposed and

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1 adopted by the county or municipality, expressly declares that
2 the power of eminent domain provided under s. 163.375 will not
3 be exercised by the county or municipality within the
4 community redevelopment area.

5 (3) At least 30 days before first public hearing at
6 which a proposed resolution finding slum or blight conditions
7 will be considered by a county or municipality, actual notice
8 of the public hearing must be mailed via first class mail to
9 each real property owner whose property may be included within
10 the community redevelopment area and to each business owner,
11 including a lessee, who operates a business located on
12 property that may be included within the community
13 redevelopment area.

14 (a) Notice must be sent to each owner of real property
15 that may be included within the community redevelopment area
16 at the owner's last known address as listed on the county ad
17 valorem tax roll. Alternatively, the notice may be personally
18 delivered to a property owner. If there is more than one owner
19 of a property, notice to one owner constitutes notice to all
20 owners of the property. The return of the notice as
21 undeliverable by the postal authorities constitutes compliance
22 with this subsection. The condemning authority is not required
23 to give notice to a person who acquires title to property
24 after the notice required by this subsection has been given.

25 (b) Notice must be sent to the address of the
26 registered agent for the business located on the property or,
27 if no agent is registered, by certified mail or personal
28 delivery to the address of the business located on the
29 property. Notice to one owner of a multiple ownership business
30 constitutes notice to all owners of that business. The return
31 of the notice as undeliverable by the postal authorities

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1 constitutes compliance with this subsection. The condemning
2 authority is not required to give notice to a person who
3 acquires an interest in a business after the notice required
4 by this subsection has been given.

5 (c) At a minimum, the mailed notice required by
6 paragraphs (a) and (b) must:

7 1. Generally explain the purpose, effect, and
8 substance of the proposed resolution;

9 2. Indicate that private property within the proposed
10 redevelopment area may be subject to taking by eminent domain
11 if the current condition of the property poses an existing
12 threat to the public health or public safety which is likely
13 to continue absent the exercise of eminent domain;

14 3. Indicate that private-to-private transfers of
15 property may occur;

16 4. Contain a geographic location map that clearly
17 indicates the area covered by the resolution, including major
18 street names as a means of identification of the general area;

19 5. Provide the dates, times, and locations of future
20 public hearings during which the resolution may be considered;

21 6. Identify the place or places within the county or
22 municipality at which the resolution may be inspected by the
23 public;

24 7. Indicate that the property owner may file written
25 objections with the local governing board before any public
26 hearing on the resolution; and

27 8. Indicate that interested parties may appear and be
28 heard at all public hearings at which the resolution will be
29 considered.

30 (4) In addition to mailing notice to property owners,
31 the county or municipality must conduct at least two

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1 advertised public hearings before adoption of the proposed
2 resolution. At least one hearing must be held after 5 p.m. on
3 a weekday, unless the governing body, by a majority plus one
4 vote, elects to conduct the hearing at another time of day.
5 The first public hearing must be held at least 7 days after
6 the day the first advertisement is published. The second
7 hearing must be held at least 10 days after the first hearing
8 and must be advertised at least 5 days before the public
9 hearing. The required advertisements must be no less than 2
10 columns wide by 10 inches long in a standard size or a tabloid
11 size newspaper, and the headline in the advertisement must be
12 in a type no smaller than 18 point. The advertisement must not
13 be placed in that portion of the newspaper where legal notices
14 and classified advertisements appear and must be placed in a
15 newspaper of general paid circulation rather than one of
16 limited subject matter. Whenever possible, the advertisement
17 must appear in a newspaper that is published at least 5 days a
18 week unless the only newspaper in the community is published
19 fewer than 5 days a week. At a minimum, the advertisement
20 must:

21 (a) Generally explain the substance and effect of the
22 resolution;

23 (b) Include a statement indicating that private
24 property within the proposed redevelopment area may be subject
25 to taking by eminent domain if the current condition of the
26 property poses an existing threat to the public health or
27 public safety which is likely to continue absent the exercise
28 of eminent domain;

29 (c) Provide the date, time, and location of the
30 meeting;

31 (d) Identify the place or places within the county or

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1 municipality at which the resolution may be inspected by the
2 public;

3 (e) Contain a geographic location map that clearly
4 indicates the area covered by the resolution, including major
5 street names as a means of identification of the general area;

6 (f) Indicate that any interested party may file
7 written objections with the local governing board before the
8 public hearing; and

9 (g) Indicate that any interested party may appear and
10 be heard at the public hearing.

11 Section 5. Subsection (6) is added to section 163.358,
12 Florida Statutes, to read:

13 163.358 Exercise of powers in carrying out community
14 redevelopment and related activities.--The community
15 redevelopment powers assigned to a community redevelopment
16 agency created under s. 163.356 include all the powers
17 necessary or convenient to carry out and effectuate the
18 purposes and provisions of this part, except the following,
19 which continue to vest in the governing body of the county or
20 municipality:

21 (6) The power of eminent domain.

22 Section 6. Paragraph (d) is added to subsection (2) of
23 section 163.360, Florida Statutes, to read:

24 163.360 Community redevelopment plans.--

25 (2) The community redevelopment plan shall:

26 (d) Indicate that real property within the community
27 redevelopment area may be subject to taking by eminent domain
28 pursuant to s. 163.375. If consistent with the resolution
29 finding slum or blight conditions, the plan must indicate that
30 the power of eminent domain provided under s. 163.375 will not
31 be exercised by the county or municipality within the

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1 community redevelopment area.

2 Section 7. Paragraph (o) of subsection (1) and
3 paragraph (a) of subsection (3) of section 163.370, Florida
4 Statutes, are amended to read:

5 163.370 Powers; counties and municipalities; community
6 redevelopment agencies.--

7 (1) Every county and municipality shall have all the
8 powers necessary or convenient to carry out and effectuate the
9 purposes and provisions of this part, including the following
10 powers in addition to others herein granted:

11 (o) To exercise all or any part or combination of
12 powers herein granted or to elect to have such powers
13 exercised by a community redevelopment agency; however, the
14 power of eminent domain shall not be exercised by a community
15 redevelopment agency.

16 (3) With the approval of the governing body, a
17 community redevelopment agency may:

18 (a) Before ~~Prior to~~ approval of a community
19 redevelopment plan or approval of any modifications of the
20 plan, acquire real property in a community redevelopment area
21 by purchase, lease, option, gift, grant, bequest, devise, or
22 other voluntary method of acquisition, demolish and remove any
23 structures on the property, and pay all costs related to the
24 acquisition, demolition, or removal, including any
25 administrative or relocation expenses.

26 Section 8. Section 163.375, Florida Statutes, is
27 amended to read:

28 163.375 Eminent domain.--

29 (1) After the community redevelopment plan is adopted,
30 a county or municipality may acquire by eminent domain any
31 interest in a parcel of real property within a community

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1 redevelopment area, including a fee simple title thereto, for
2 the purpose of eliminating an existing threat to public health
3 or public safety if the parcel of real property is eligible
4 for condemnation as defined in subsection (2). A county or
5 municipality shall exercise the power of eminent domain in the
6 manner provided in this section and in chapters 73 and 74, or
7 pursuant to the power of eminent domain provided by any other
8 statutory provision, as limited by s. 73.013. Real property
9 belonging to the United States, the state, or any political
10 subdivision of the state may not be acquired without its
11 consent. Any county or municipality, or any community
12 redevelopment agency pursuant to specific approval of the
13 governing body of the county or municipality which established
14 the agency, as provided by any county or municipal ordinance
15 has the right to acquire by condemnation any interest in real
16 property, including a fee simple title thereto, which it deems
17 necessary for, or in connection with, community redevelopment
18 and related activities under this part. Any county or
19 municipality, or any community redevelopment agency pursuant
20 to specific approval by the governing body of the county or
21 municipality which established the agency, as provided by any
22 county or municipal ordinance may exercise the power of
23 eminent domain in the manner provided in chapters 73 and 74
24 and acts amendatory thereof or supplementary thereto, or it
25 may exercise the power of eminent domain in the manner now or
26 which may be hereafter provided by any other statutory
27 provision for the exercise of the power of eminent domain.
28 Property in unincorporated enclaves surrounded by the
29 boundaries of a community redevelopment area may be acquired
30 when it is determined necessary by the agency to accomplish
31 the community redevelopment plan. Property already devoted to

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1 ~~a public use may be acquired in like manner. However, no real~~
2 ~~property belonging to the United States, the state, or any~~
3 ~~political subdivision of the state may be acquired without its~~
4 ~~consent.~~

5 (2) Private property is eligible for condemnation if
6 the current condition of the property poses an existing threat
7 to public health or public safety which is likely to continue
8 absent the exercise of eminent domain as evidenced by at least
9 one of the following factors:

10 (a) The property contains a structure that, in its
11 current condition, has substantial dilapidation that is either
12 physically incurable or economically incurable in that the
13 cost of repair or rehabilitation would exceed the replacement
14 cost of a new structure. Superficial or cosmetic disrepair,
15 which is repairable by a nominal expenditure, not to exceed 20
16 percent of the market value of the existing structure, shall
17 not constitute dilapidation for purposes of constituting a
18 condemnation-eligible factor;

19 (b) The property contains a structure that, in its
20 current condition, is unsanitary, unsafe, or vermin infested
21 and is designated by the agency responsible for enforcement of
22 the housing, building, or fire codes as unfit for human
23 habitation or use;

24 (c) The property contains a structure that, in its
25 current condition, is a fire hazard, or otherwise dangerous to
26 the safety of persons or property, and is designated by the
27 agency responsible for enforcement of the housing, building,
28 or fire codes as unfit for human habitation or use;

29 (d) The property contains a structure from which, in
30 its current condition, the utilities, plumbing, heating,
31 sewerage, or other facilities have been disconnected,

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1 destroyed, removed, or rendered ineffective so that the
2 property is unfit for human habitation or use; or

3 (e) The physical condition, use, or occupancy of the
4 property constitutes a public nuisance and the property has
5 been the subject of code violations affecting public health or
6 public safety which have not been substantially rehabilitated
7 within 1 year after receipt of notice to rehabilitate from the
8 appropriate code enforcement agency.

9 (3) A county or municipality may not initiate an
10 eminent domain proceeding pursuant to authority conferred by
11 this section unless the governing body first adopts a
12 resolution of taking containing specific determinations or
13 findings that:

14 (a) The public purpose of the taking is to eliminate
15 an existing threat to public health or public safety which is
16 likely to continue absent the exercise of eminent domain;

17 (b) The parcel of real property is eligible for
18 condemnation as defined in subsection (2), including a
19 specific description of the current conditions on the property
20 which pose an existing threat to public health or public
21 safety which is likely to continue absent the exercise of
22 eminent domain; and

23 (c) Taking the property by eminent domain is
24 reasonably necessary in order to accomplish the public purpose
25 of eliminating an existing threat to public health or public
26 safety which is likely to continue absent the exercise of
27 eminent domain.

28 (4) The county or municipality may not adopt a
29 resolution of taking under this section unless actual notice
30 of the public hearing at which the resolution is considered
31 was provided, at least 45 days prior to the hearing, to the

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1 property owner and to any business owner, including a lessee,
2 who operates a business located on the property.

3 (a) Notice must be sent by certified mail, return
4 receipt requested, to the last known address listed on the
5 county ad valorem tax roll of each owner of the property.
6 Alternatively, the notice may be personally delivered to each
7 property owner. Compliance with this subsection shall also
8 require conspicuous posting of the notice to the premises of
9 the property to be acquired. The posted notice shall
10 prominently and legibly display the information provided in
11 paragraph (c). The condemning authority is not required to
12 give notice to a person who acquires title to the property
13 after the notice required by this subsection has been given.

14 (b) Notice must be sent by certified mail, return
15 receipt requested, to the address of the registered agent for
16 the business located on the property to be acquired or, if no
17 agent is registered, by certified mail or personal delivery to
18 the address of the business located on the property to be
19 acquired. Notice to one owner of a multiple ownership business
20 constitutes notice to all business owners of that business.
21 Compliance with this subsection shall also require conspicuous
22 posting of the notice to the premises of the property to be
23 acquired. The posted notice shall prominently and legibly
24 display the information provided in paragraph (c). The
25 condemning authority is not required to give notice to a
26 person who acquires an interest in the business after the
27 notice required by this subsection has been given.

28 (c) At a minimum, the notices required by paragraphs
29 (a) and (b) shall indicate:

30 1. That the county or municipal governing body will
31 determine whether to take the parcel of real property pursuant

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1 to authority granted by this part and will formally consider a
2 resolution of taking at a public hearing;

3 2. That the property is subject to taking by eminent
4 domain under this part because current conditions on the
5 property pose an existing threat to public health or public
6 safety that is likely to continue absent the exercise of
7 eminent domain;

8 3. The specific conditions on the property that pose
9 an existing threat to public health or public safety and form
10 the basis for taking the property;

11 4. That the property will not be subject to taking if
12 the specific conditions that pose an existing threat to public
13 health or public safety and form the basis for the taking are
14 removed prior to the public hearing at which the resolution
15 will be considered by the governing body;

16 5. The date, time, and location of the public hearing
17 at which the resolution of taking will be considered;

18 6. That the property owner or business owner may file
19 written objections with the governing board prior to the
20 public hearing at which the resolution of taking is
21 considered; and

22 7. That any interested party may appear and be heard
23 at the public hearing at which the resolution of taking is
24 considered.

25 (5)(a) In accordance with chapters 73 and 74, if a
26 property owner challenges an attempt to acquire his or her
27 property by eminent domain under this section, the condemning
28 authority must prove by clear and convincing evidence in an
29 evidentiary hearing before the circuit court that:

30 1. The public purpose of the taking is to eliminate an
31 existing threat to public health or public safety which is

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1 likely to continue absent the exercise of eminent domain;

2 2. The property is eligible for condemnation as
3 defined in subsection (2); and

4 3. Taking the property by eminent domain is reasonably
5 necessary in order to accomplish the public purpose of
6 eliminating an existing threat to public health or public
7 safety which is likely to continue absent the exercise of
8 eminent domain.

9 (b) The circuit court shall determine whether the
10 public purpose of the taking is to eliminate an existing
11 threat to public health or public safety which is likely to
12 continue absent the exercise of eminent domain, whether the
13 property is eligible for condemnation as defined in subsection
14 (2), and whether taking the property is reasonably necessary
15 in order to accomplish the public purpose of eliminating an
16 existing threat to public health or public safety which is
17 likely to continue absent the exercise of eminent domain. The
18 circuit court shall make these determinations without
19 attaching a presumption of correctness or extending judicial
20 deference to any determinations or findings in the resolution
21 of taking adopted by the condemning authority.

22 (6)(2) In any proceeding to fix or assess compensation
23 for damages for the taking of property, or any interest
24 therein, through the exercise of the power of eminent domain
25 or condemnation, evidence or testimony bearing upon the
26 following matters shall be admissible and shall be considered
27 in fixing such compensation or damages in addition to evidence
28 or testimony otherwise admissible:

29 (a) Any use, condition, occupancy, or operation of
30 such property, which is unlawful or violative of, or subject
31 to elimination, abatement, prohibition, or correction under,

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1 any law, ordinance, or regulatory measure of the state,
2 county, municipality, or other political subdivision, or any
3 agency thereof, in which such property is located, as being
4 unsafe, substandard, unsanitary, or otherwise contrary to the
5 public health, safety, morals, or welfare.

6 (b) The effect on the value of such property of any
7 such use, condition, occupancy, or operation or of the
8 elimination, abatement, prohibition, or correction of any such
9 use, condition, occupancy, or operation.

10 ~~(7)(3)~~ In any proceeding to fix or assess compensation
11 for damages for the taking of property, or any interest
12 therein, the foregoing testimony and evidence shall be
13 admissible notwithstanding that no action has been taken by
14 any public body or public officer toward the abatement,
15 prohibition, elimination, or correction of any such use,
16 condition, occupancy, or operation. Testimony or evidence that
17 any public body or public officer charged with the duty or
18 authority so to do has rendered, made, or issued any judgment,
19 decree, determination, or order for the abatement,
20 prohibition, elimination, or correction of any such use,
21 condition, occupancy, or operation shall be admissible and
22 shall be prima facie evidence of the existence and character
23 of such use, condition, or operation.

24 Section 9. Subsection (3) is added to section 127.01,
25 Florida Statutes, to read:

26 127.01 Counties delegated power of eminent domain;
27 recreational purposes, issue of necessity of taking.--

28 (3) Each county shall strictly comply with the
29 limitations set forth in s. 73.013.

30 Section 10. Section 127.02, Florida Statutes, is
31 amended to read:

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1 127.02 County commissioners may authorize acquirement
 2 of property by eminent domain.--The board of county
 3 commissioners may, by resolution, authorize the acquirement by
 4 eminent domain of property, real or personal, for any county
 5 use or purpose designated in such resolution, subject to the
 6 limitations set forth in s. 73.013.

7 Section 11. Subsection (3) is added to section
 8 166.401, Florida Statutes, to read:

9 166.401 Right of eminent domain.--

10 (3) Each municipality shall strictly comply with the
 11 limitations set forth in s. 73.013.

12 Section 12. Subsections (1), (9), and (10) of section
 13 166.411, Florida Statutes, are amended to read:

14 166.411 Eminent domain; uses or
 15 purposes.--Municipalities are authorized to exercise the power
 16 of eminent domain for the following uses or purposes:

17 (1) For the proper and efficient carrying into effect
 18 of any proposed scheme or plan of drainage, ditching, grading,
 19 filling, or other public improvement deemed necessary or
 20 expedient for the preservation of the public health, or for
 21 other good reason connected in anywise with the public welfare
 22 or the interests of the municipality and the people thereof,
 23 subject to the limitations set forth in s. 73.013;

24 (9) For laying wires and conduits underground; and

25 (10) For city buildings, waterworks, ponds, and other
 26 municipal purposes which shall be coextensive with the powers
 27 of the municipality exercising the right of eminent domain
 28 subject to the limitations set forth in s. 73.013. ~~and~~

29 Section 13. This act applies to all condemnation
 30 proceedings in which a petition of taking is filed pursuant to
 31 chapter 73, Florida Statutes, on or after October 1, 2006.

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1 except within the boundaries of any community redevelopment
 2 agency created pursuant to s. 163.370, Florida Statutes, where
 3 the local governing authority has adopted a resolution of
 4 necessity since January 1, 2001, and has selected and entered
 5 into an agreement with a master developer before October 1,
 6 2006. In such instances, s. 163.375, Florida Statutes, applies
 7 until January 1, 2010, for all property that is not designated
 8 as homestead property as defined in s. 6, Art. VII of the
 9 State Constitution before October 1, 2006.

10 Section 14. This act shall take effect October 1,
 11 2006.

12
 13

14 ===== T I T L E A M E N D M E N T =====

15 And the title is amended as follows:

16 Delete everything before the enacting clause

17
 18 and insert:

19 A bill to be entitled
 20 An act relating to eminent domain; creating s.
 21 73.013, F.S.; restricting certain transfers of
 22 property taken by eminent domain to certain
 23 natural persons or private entities; providing
 24 an exception to the restriction of the power of
 25 eminent domain; amending s. 163.335, F.S.;
 26 providing legislative findings and
 27 declarations; amending s. 163.355, F.S.;
 28 requiring disclosure of eminent domain
 29 authority in resolutions finding slum or blight
 30 conditions; providing for notice to property
 31 owners and business owners or lessees and

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1 requirements therefor; providing for hearings
2 and advertising requirements therefor; amending
3 s. 163.358, F.S.; providing that the power of
4 eminent domain does not vest in a community
5 redevelopment agency but rather with the
6 governing body of a county or municipality;
7 amending s. 163.360, F.S.; requiring disclosure
8 of eminent domain authority in community
9 redevelopment plans; amending s. 163.370, F.S.;
10 revising powers of community redevelopment
11 agencies with respect to the acquisition of
12 real property; amending s. 163.375, F.S.;
13 revising eminent domain authority and
14 procedures, including notice, hearings, and
15 challenge; amending ss. 127.01 and 127.02,
16 F.S.; requiring county compliance with eminent
17 domain limitations; amending ss. 166.401 and
18 166.411, F.S.; requiring municipal compliance
19 with eminent domain limitations; providing for
20 application; providing an effective date.

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