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LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/22/2025	.	
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The Committee on Rules (McClain) recommended the following:

Senate Amendment to Amendment (232314)

Delete lines 5 - 222
and insert:

Section 1. Subsections (2), (3), and (4) of section
163.356, Florida Statutes, are amended to read

163.356 Creation of community redevelopment agency.—

(2) (a) When the governing body adopts a resolution
declaring the need for a community redevelopment agency, that
body shall, by ordinance, declare itself to be an agency. All
the rights, powers, duties, privileges, and immunities vested by



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this part in an agency will be vested in the governing body,
subject to all responsibilities and liabilities imposed or
incurred. The members of the governing body shall be the members
of the agency, but such members constitute the head of a legal
entity, separate, distinct, and independent from the governing
body of the county or municipality. Members of an agency shall
receive no compensation for services, but may be entitled to the
necessary expenses incurred in the discharge of duties,
including travel expenses.

(b) A governing body that consists of five members may
appoint two additional persons to act as members of the
community redevelopment agency. The term of office of these
additional members is 4 years, except that the first person
appointed shall initially serve a term of 2 years ~~appoint a~~
~~board of commissioners of the community redevelopment agency,~~
~~which shall consist of not fewer than five or more than nine~~
~~commissioners. The terms of office of the commissioners shall be~~
~~for 4 years, except that three of the members first appointed~~
~~shall be designated to serve terms of 1, 2, and 3 years,~~
~~respectively, from the date of their appointments, and all other~~
~~members shall be designated to serve for terms of 4 years from~~
~~the date of their appointments. A vacancy occurring during a~~
~~term shall be filled for the unexpired term.~~

(c) As provided in an interlocal agreement between the
governing body that created the agency and one or more taxing
authorities, one or more members of the ~~board of commissioners~~
~~of the agency may be representatives of a taxing authority,~~
~~including members of that taxing authority's governing body,~~
~~whose membership on the board of commissioners of the agency~~



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would be considered an additional duty of office as a member of the taxing authority governing body.

(d) This subsection does not amend, or require the amendment of, the structure, membership, or bylaws of any board of commissioners of an agency in existence on October 1, 2025.

~~(3)(a) A commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.~~

~~(b) The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number. Any person may be appointed as commissioner if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the area of operation of the agency, which shall be coterminous with the area of operation of the county or municipality, and is otherwise eligible for such appointment under this part.~~



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~~(c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners.~~

An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff.

~~(d) An agency authorized to transact business and exercise powers under this part shall file with the governing body the report required pursuant to s. 163.371(2).~~

~~(e) At any time after the creation of a community redevelopment agency, the governing body of the county or municipality may appropriate to the agency such amounts as the governing body deems necessary for the administrative expenses and overhead of the agency, including the development and implementation of community policing innovations.~~

~~(4) The governing body may remove a commissioner for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least 10 days prior to such hearing and has had an opportunity to be heard in person or by counsel.~~

Section 2. Section 163.357, Florida Statutes, is repealed.

Section 3. Subsections (1), (3), and (4) of section 163.361, Florida Statutes, are amended to read:

163.361 Modification of community redevelopment plans.—

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. ~~The~~



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~~agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.~~

~~(3)(a) The governing body may not adopt In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.~~

~~(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:~~

~~1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.~~



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~~2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.~~

~~3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a~~



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~~majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.~~

~~4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.~~

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

Section 4. Paragraph (c) of subsection (2) of section 163.370, Florida Statutes, is amended, and paragraph (d) is added to subsection (3) of that section, to read:

163.370 Powers; counties and municipalities; community redevelopment agencies.—

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

(c) To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:

1. Acquisition of property within a slum area or a blighted



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area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

2. Demolition and removal of buildings and improvements.

3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public ~~areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities,~~ parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.

4. Disposition of any property acquired in the community redevelopment area at its fair value as provided in s. 163.380 for uses in accordance with the community redevelopment plan.

5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

7. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe



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conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

10. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

(3) The following projects may not be paid for or financed by increment revenues:

(d) Sponsorship, whether direct or indirect, of concerts, festivals, holiday events, parades, or similar activities.

Section 5. Section 163.3755, Florida Statutes, is amended



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to read:

163.3755 Termination of community redevelopment agencies.—

~~(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the time certain for completing all redevelopment expiration date provided in the agency's charter as required by s. 163.362(10) or as may have been extended by ordinance or resolution prior to May 1, 2025 on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.~~

~~(2)(a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, A community redevelopment agency with outstanding bonds as of October 1, 2025 2019, that do not mature until after the time certain for completing all redevelopment termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.~~

~~(b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds beyond the time certain for completing all redevelopment.~~