



232314

LEGISLATIVE ACTION

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

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Subsection (2) of section 163.356, Florida
Statutes, is 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



232314

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.

(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. Persons
appointed under this paragraph are subject to the provisions of
this part relating to appointed members of a community
redevelopment agency ~~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



232314

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.

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 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~~



232314

~~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.~~

~~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~~



232314

~~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 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.~~



232314

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 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



232314

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 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



232314

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 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) 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 provided in the



232314

agency's charter ~~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 provided in the agency's
charter.

~~(c)~~ The county or municipality that created the community
redevelopment agency must issue a new finding of necessity
limited to timely meeting the remaining bond obligations of the
community redevelopment agency.

Section 6. Paragraph (b) of subsection (3) of section
112.3143, Florida Statutes, is amended to read:

112.3143 Voting conflicts.—

(3)

(b) However, a commissioner of a community redevelopment
agency created ~~or designated~~ pursuant to s. 163.356 ~~or s.~~
~~163.357,~~ or an officer of an independent special tax district
elected on a one-acre, one-vote basis, is not prohibited from
voting, when voting in said capacity.

Section 7. Subsection (1) of section 163.340, Florida
Statutes, is amended to read:

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

(1) "Agency" or "community redevelopment agency" means a
public agency created by, ~~or designated pursuant to,~~ s. 163.356
~~or s. 163.357.~~

Section 8. Section 163.346, Florida Statutes, is amended to



232314

read:

163.346 Notice to taxing authorities.—Before the governing body adopts any resolution or enacts any ordinance required under s. 163.355, s. 163.356, ~~s. 163.357~~, or s. 163.387; creates a community redevelopment agency; approves, adopts, or amends a community redevelopment plan; or issues redevelopment revenue bonds under s. 163.385, the governing body must provide public notice of such proposed action pursuant to s. 125.66(2) or s. 166.041(3) (a) and, at least 15 days before such proposed action, mail by registered mail a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area.

Section 9. Paragraph (b) of subsection (6) of section 163.360, Florida Statutes, is amended to read:

163.360 Community redevelopment plans.—

(6)

(b) For any governing body that has not authorized by June 5, 2006, a study to consider whether a finding of necessity resolution pursuant to s. 163.355 should be adopted, has not adopted a finding of necessity resolution pursuant to s. 163.355 by March 31, 2007, has not adopted a community redevelopment plan by June 7, 2007, and was not authorized to exercise community redevelopment powers pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter, the following additional procedures are required prior to adoption by the governing body of a community redevelopment plan under subsection (7):

1. Within 30 days after receipt of any community redevelopment plan recommended by a community redevelopment



232314

agency under subsection (5), the county may provide written notice by registered mail to the governing body of the municipality and to 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 community redevelopment plan.

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 in existence on October 1, 2025, for which the board of commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), Florida Statutes 2024, a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing must be held within 90 days after receipt by the county of the recommended community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative redevelopment plan that meets the requirements of this section to address the conditions identified in the resolution making a finding of necessity required by s. 163.355. If such an alternative redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the



232314

community redevelopment agency and to 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 the plan under subsection (7) until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a 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.

Section 10. Subsection (1) of section 163.367, Florida Statutes, is amended to read:

163.367 Public officials, commissioners, and employees subject to code of ethics.—

(1) The officers, commissioners, and employees of a community redevelopment agency created by, ~~or designated pursuant to,~~ s. 163.356 ~~or s. 163.357~~ are subject to part III of chapter 112, and commissioners also must comply with the ethics training requirements as imposed in s. 112.3142.



232314

Section 11. Paragraph (a) of subsection (3) of section 163.380, Florida Statutes, is amended to read:

163.380 Disposal of property in community redevelopment area.—The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to the limitations set forth in s. 73.013.

(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof. Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in



232314

the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. ~~Except~~ In the case of a community redevelopment agency in existence on October 1, 2025, for which the board of commissioners of the community redevelopment agency is comprised as specified in s. 163.356(2), Florida Statutes 2024 governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

Section 12. Paragraph (d) of subsection (1) of section 163.512, Florida Statutes, is amended to read:

163.512 Community redevelopment neighborhood improvement districts; creation; advisory council; dissolution.—

(1) Upon the recommendation of the community redevelopment agency and after a local planning ordinance has been adopted authorizing the creation of community redevelopment neighborhood improvement districts, the local governing body of a municipality or county may create community redevelopment neighborhood improvement districts by the enactment of a separate ordinance for each district, which ordinance:

(d) Designates the community redevelopment board of commissioners established pursuant to s. 163.356 ~~or s. 163.357~~ as the board of directors for the district.



232314

Section 13. This act shall take effect July 1, 2025.

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

And the title is amended as follows:

Delete everything before the enacting clause
and insert:

A bill to be entitled
An act relating to community redevelopment agencies;
amending s. 163.356, F.S.; revising the structure of
community redevelopment agencies to require a
governing body to declare itself to be an agency;
authorizing a governing body to appoint additional
members of the agency under certain circumstances;
providing for terms of such additional members;
providing construction; repealing s. 163.357, F.S.,
relating to the governing body as the community
redevelopment agency; amending s. 163.361, F.S.;
prohibiting the governing body from adopting any
modification to a community redevelopment plan which
expands the boundaries of the community redevelopment
area or extends the time certain set forth in the
redevelopment plan; amending s. 163.370, F.S.;
revising the authorized activities of community
redevelopment agencies; prohibiting community
redevelopment agencies from paying for or financing by
increment revenues certain projects; amending s.
163.3755, F.S.; revising the date on which community
redevelopment agencies must terminate; prohibiting a
community redevelopment agency from extending the



232314

418 maturity date of outstanding bonds beyond a time
419 certain; amending ss. 112.3143, 163.340, 163.346,
420 163.360, 163.367, 163.380, and 163.512, F.S.;
421 conforming provisions to changes made by the act;
422 providing an effective date.