



**Citizen Advisory Committee**  
South St. Petersburg Community Redevelopment Area

March 5, 2019  
5:00 pm, Conference Room 100 of City Hall  
175 5<sup>th</sup> Street North, St. Petersburg, Florida

- I. Citizen Advisory Committee and Staff Introductions**
- II. Approval of December 4, 2018, CAC Meeting Minutes (Vote)**
- III. City of St. Petersburg Lot Disposition Program (Info)**
- IV. CRA Housing Program Roll-out (Info)**
- V. Recent Marketing Efforts in the South St. Petersburg CRA (Info)**
- VI. Commercial Grant Program Applications (Info)**
  1. Funding Applications and Amounts
  2. Review Committee Meetings
- VII. Roll-out of ABCD (Daycare Business Development Program) (Info)**
- VIII. Workforce Development Report**
- IX. Proposed Amendments to the Community Redevelopment Act (Info)**
- X. Updates on Development Projects (Info)**
  1. Tangerine Plaza/TACRA
  2. 22<sup>nd</sup> Street South RFP
- XI. Public Comment and Correspondence (3 minutes per speaker)**
- XII. New Business**
- XIII. 2019 Regular Meeting Schedule – April 2<sup>nd</sup>, May 7<sup>th</sup> and June 4<sup>th</sup>**
- XIV. Adjourn**



**CITY OF ST. PETERSBURG  
CITIZENS ADVISORY COMMITTEE (CAC)  
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA  
PUBLIC MEETING**

**Room 100  
City Hall**

**December 4, 2018  
Tuesday, 5:00 p.m.**

**MINUTES**

**Members Present:**

Dr. Ricardo Davis, Chair  
Deborah Figgs-Sanders, Vice-Chair  
Sherry Howard  
Ramona Hunter  
Karl Nurse  
Arthur O'Hara  
Motez Robinson, Jr.  
Dr. Jason Shedrick  
Javan Turner

**Staff Present:**

Alan DeLisle, Sr. Administrator, City Development Administration  
Rob Gerdes, Administrator, Neighborhood Affairs  
Sophia Sorolis, Director, Economic & Workforce Development  
Rick Smith, Manager, Economic & Workforce Development  
Jessica Eilerman, Manager, Small Business Liaison  
James Corbett, Assistant Director, Codes Compliance  
Lucas Cruse, Bicycle/Pedestrian Coordinator  
Leah McCrae, Education Director  
Theresa D. Jones, Manager, Social Services Planning  
Anthony Chan, Economic Development Specialist, Economic & Workforce Dev.  
Michael Dema, Assistant City Attorney  
Brett Pettigrew, Assistant City Attorney  
  
Gina Driscoll, City Council Member

The meeting was called to order at 5:00 p.m., a quorum was present.

**I. Citizens Advisory Committee and Staff Introductions**

Introductions were made by each Committee Member and City Staff member.

**II. Approval of November 6, 2018, CAC Meeting Minutes (Vote)**

*Committee Member O'Hare moved, and Committee Member Howard seconded a motion that the November 6, 2018 minutes approved as written by a consensus vote.*

**III. Letter of Support for City Administration's "Complete Streets" Application (Vote)**

*Committee Member Figgs-Sanders moved, and Committee Member O'Hare seconded for the Letter of Support for City Administration's "Complete Streets" Application.*

*Motion passed by a vote of 8 to 1, with Committee Member Shedrick dissenting.*

#### **IV. Use of CRA Funds for City's Foreclosure Program (Information)**

Committee Member Nurse proposes no fees to nonprofits on the purchase of foreclosure lots, The City owns to encourage affordable housing. Committee Member Figgs-Sanders adds there also needs to be opportunities for women and minority owned businesses to compete on equal footing as contractors. Gerdes responds and is open to having no fees for the foreclose lots and potentially using CRA funds to acquire these lots.

#### **V. Recommendation on CRA FY2018/2019 Budget (Vote)**

*Committee Member Nurse\* moved, and Committee Member O'Hare seconded a motion that the Citizens Advisory Committee supports the CRA FY2018/2019 Budget.*

*Motion was approved by a consensus vote.*

*\*Motion is contingent on Data reporting within 120 days of program.*

#### **VI. Selection/Ranking of Priority Corridors for Commercial Grant Cycle (Vote)**

*Committee Member Figgs-Sanders moved, and Committee Member Nurse seconded for the Selection/Ranking of Priority Corridors to be:*

- |  |             |
|--|-------------|
| • 18th Avenue South                        | Priority #1 |
| • 16th Street South                        | Priority #2 |
| • Dr. Martin Luther King, Jr. Street South | Priority #3 |

*Motion passed by a vote of 8 to 1, with Committee Member Howard dissenting.*

#### **VII. Selection of CAC Members to Serve on 2019 Committees**

CAC members volunteered as such:

1. Four Members to serve on Grant Review Committee – **Figgs-Sanders, Howard, Hunter, Nurse**
2. One Member to serve on Workforce Development RFP Committee - **Shedrick**
3. One Member to serve on Socioeconomic Impact Study RFP Committee - **Davis**

#### **VIII. Updates on Development Projects**

1. Commerce Park – Ground breaking on both projects earlier in November. Expecting final building permits in December.
2. Tangerine Plaza/TACRA – 6 proposals received and reviewed, however Mayor has declined the proposals at this time.
3. UPC – City Accepted Term sheet from UPC forwarded to City Council stating UPC will be expanding work force by 300 jobs. On the property on 800 block 2<sup>nd</sup> Ave South adjacent to Tropicana Field site. City Council did accept Term sheet. Also, there is workforce incentive specifically connected to hiring CRA residents

#### **IX. Public Comment and Correspondence (3 minutes per speaker)**

Veatrice Farrell representing Deuces Live announced several events in Deuces Live for the month of December.

#### **X. New Business**

No new business to report

#### **XI. Invitation to “State of Economy” and “State of the City” Addresses**

CAC members are invited to attend:

1. State of the Economy – January 9, 2019
2. State of the City – February 23, 2019

#### **XII. 2019 Regular Meeting Schedule**

January 8 <sup>th</sup>	February 5 <sup>th</sup>
March 5 <sup>th</sup>	April 2 <sup>nd</sup>
May 7 <sup>th</sup>	June 4 <sup>th</sup>
July 2 <sup>nd</sup>	August 6 <sup>th</sup>
September 10 <sup>th</sup>	October 1 <sup>st</sup>
November 5 <sup>th</sup>	December 3 <sup>rd</sup>

**Note: Meetings after May 7<sup>th</sup> will be held in the Sunshine Center due to construction on City Hall.**

#### **XIII. Adjourn**

With no further items to come before the Committee, the meeting was adjourned at 7:10 p.m.



**TO:** Dr. Ricardo Davis, Chair, and Members of Citizen Advisory Committee  
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA

**FROM:** James A. Corbett, Director, Codes Compliance Assistance

**DATE:** February 26, 2019

**SUBJECT:** Affordable Housing Lot Disposition Program Policy Revision

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## **BACKGROUND**

In April 2018, the Codes Compliance Assistance department made a presentation to the Citizen Advisory Committee outlining a proposed policy for the Affordable Lot Disposition Program that was reviewed and recommended by the Citizen Advisory Committee in March 2018 and approved by City Council. A component of the proposed policy was to offer lots to approved developers at a cost of \$4,000 to be paid at the closing of the sale at an affordable price to a qualified homebuyer whose income has been verified by the City to be at or below 120% AMI (as defined in City Code Chapter 17.5-97) (“Qualified Homebuyer”).

## **PROPOSED POLICY**

Based on a review of the initial Lot Disposition process, Staff is recommending modifying the Lot Disposition policy to remove the requirement of payment to the City in the amount of \$4,000 at closing, and make the lots available through the Lot Disposition Program for nominal cost of \$10. Reducing this cost will better align policy with the goal of the program to make developing affordable housing more feasible by reducing the cost to acquire land.

Staff will present the proposed change in more detail at the Citizen Advisory Committee meeting on March 5, 2019.

CC: Robert Gerdes, Neighborhood Affairs Administrator  
Attachments: Draft resolution

NO. 2019-\_\_\_\_\_

A RESOLUTION APPROVING AND ADOPTING CHANGES TO THE POLICIES AND PROCEDURES THAT PROVIDE FOR DISPOSITION OF FORECLOSED REAL PROPERTY AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, City Council has previously approved the administration to foreclose on real property with any or all of the following liens: Code Enforcement Board, Special Assessment and Utility; and

WHEREAS, on April 19, 2018, City Council approved (via Resolution 2018-211 and 2018-212) certain procedures, as described on the attachment hereto, to provide for the disposition of said property to specific purchasers under certain conditions and subject to specific terms with the goal of removing blight, and to place such property back into productive use and onto the tax rolls of Pinellas County; and

WHEREAS, Administration determined that the program would benefit by reducing the cost paid for the properties by the developer at closing from four thousand dollars (\$4,000) to ten dollars (\$10); and

WHEREAS, by lowering the cost, Administration hopes to increase participation in the program by reducing the costs involved, which in turn will facilitate the construction of new homes in a more timely manner.

NOW THEREFORE, BE IT RESOLVED that the attached changes to the policies and procedures for disposition of foreclosed real property (with additions indicated by underlining and deletions indicated by ~~striketrough~~) are hereby approved and adopted.

This Resolution shall become effective immediately upon its adoption.

LEGAL:

APPROVED BY:

\_\_\_\_\_  
City Attorney (Designee)

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\_\_\_\_\_  
Rob Gerdes, Administrator

Neighborhood Affairs Administration

## **PROCEDURE FOR DISPOSITION OF FORECLOSURE PROPERTIES POLICY:**

### **BACKGROUND**

As one element of the City's plan to reduce blight, the City has been addressing several abandoned, vacant and blighted properties through the foreclosure process. City Council, through Resolution No. 2016-13, authorized the Mayor or his designee to credit bid up to the just market value at foreclosure auctions. As the City continued to identify properties that presented a strong possibility of community improvement, the price for some properties at foreclosure auction rose and the City was outbid at a foreclosure auction. As a result, City Council further approved Resolution 2017-512, which permitted administration to credit bid up to the final judgement amount. To date, the City has acquired eight (8) properties through this process.

The City's goal is always to transfer these properties back into productive use in such a manner as to improve the properties contribution to the revitalization of the surrounding neighborhood. The City also aims to address the growing concern that there are too few opportunities for members of the workforce to acquire affordable housing. The City is also keenly aware that for any program to be successful, it must be open and available to the community with which it aims to serve. Administration believes that the attached policy best achieves the desired goals while minimizing the likely concerns.

## **PROCEDURES**

### **IDENTIFICATION OF PROPERTY**

This procedure shall only apply to residential properties that are in the process of being acquired by the City through the foreclosure process, or have already been acquired by the City through the foreclosure process. For purposes of this procedure, the foreclosure process shall include any property that is acquired by the City, either at public auction or from an owner in response to the instigation or threat of foreclosure litigation. The properties to be included in this program shall be confirmed by City Council.

### **CRITERIA FOR DEVELOPERS**

1. The City shall develop a List of Interested Developers (“LID”) for this program.
  - a. The City shall conduct public outreach to attract people/businesses/organizations to take part in this program.
2. In order to be added to the LID, a prospective developer shall be required to submit proof of the following minimum qualifications:
  - a. Solvency
  - b. Legally entitled to own/operate a business in Florida
  - c. Financial ability to build homes
  - d. Basic business acumen necessary to successfully manage home construction from start to finish, including but not limited to obtaining the proper permits, hiring appropriate professionals, and managing accompanying liability or willingness to partner with someone who has such acumen.
3. Compliance with these criteria and addition to the LID shall be determined by the Foreclosure Properties Committee (“FPC”).
  - a. The FPC shall consist of two administrative employees and a citizen selected by the Mayor or his designee.
  - b. FPC meetings shall be conducted quarterly.
  - c. All FPC meetings shall be noticed and open to the public.
4. The FPC may also from time to time request other information from an Interested Developer, including but not limited to, information related to the Relevant Criteria, as set forth below.
5. “Interested Developer” shall be defined as any prospective developer who is approved for addition to the LID, as well as any Qualified Homebuyers, as defined below, who express interest in Foreclosure Property and are able to adequately demonstrate to the City their ability to timely construct a compliant structure.

### **NOTIFICATION OF AVAILABLE PROPERTY**

1. Once the City has acquired a property through the foreclosure process and City Council has confirmed its inclusion in this program, all Interested Developers on the LID shall be notified by email that a Foreclosure Property is available.
  - a. This notification shall include the address and Parcel Identification Number of the Foreclosure Property.
  - b. The notification shall also be posted on the City’s standard real estate disposition page and any other appropriate medium as determined by administration.
2. Administration shall also advertise the disposition of the Foreclosure Properties in compliance with Florida Statutes governing CRA property, if the property is located within a CRA.

## SELECTION OF DEVELOPER

3. Any Interested Developer shall have 30 days to respond, in writing, to the notice to be considered for any individual Foreclosure Property.
  - a. This “Response” shall affirmatively state the Interested Developer’s interest in acquiring the Foreclosure Property and shall include appropriate information on all Relevant Criteria. Failure to address any Relevant Criteria in the Response shall be interpreted, at the sole discretion of the FPC, as an indication that the Interested Developer does not meet the Relevant Criteria.
4. The FPC shall review each Response submitted for each Foreclosure Property to determine the order of preference among all Interested Developers.
5. The order of preference of Interested Developers shall be determined by a point system, with points assigned by the FPC, with input from City staff, according to the following “Relevant Criteria”:
  - a. Does the Interested Developer have experience working in the neighborhood of the Foreclosure Property?
  - b. Does the Interested Developer have adequate experience and expertise building houses or a verified partner with such experience and expertise?
  - c. Can the Interested Developer begin work promptly upon acquiring leasehold?
  - d. Will the Interested Developer contribute to the improvement of the surrounding area?
  - e. Does the Interested Developer have the capacity to take on the Foreclosure Property without adversely impacting its work on any other Foreclosure Properties?
  - f. Is this the first Foreclosure Property on which the Interested Developer would acquire leasehold?
  - g. Is the Interested Developer a non-profit?
  - h. Is the Interested Developer using local labor employees and contractors?
  - i. Is the Interested Developer a Qualified Homebuyer who has adequately demonstrated their ability to construct a compliant structure?
  - j. Will the Interested Developer restrict the purchaser to 80% of the area median income?
6. The FPC shall, at its sole discretion, determine compliance with Relevant Criteria and assign points as it sees fit to determine an order of preference.
  - a. The FPC may, but is not obligated to, contact any Interested Developer who sent a Response to ask further questions, or seek more information or assurances.
  - b. The FPC shall resolve any ties and determine the final order of preference by considering any other relevant factors.
7. The FPC shall notify all Interested Developers who sent a Response of the final order of preference and all assigned points, including notifying the top preference and, if appropriate, the second preference.
  - a. Notwithstanding the above, the FPC shall set a minimum number of points for Interested Developers to be considered to be offered a leasehold. This minimum may be amended by the FPC from time to time as appropriate based on experiences within the program.
  - b. Additionally, the FPC may, but is not obligated to, request administration to engage with any Interested Developer to assist with their participation in the program.
8. Upon receiving notification from the City that an Interested Developer has preference, the Interested Developer shall respond within seven (7) days of their acceptance of the Foreclosure Property or the FPC, at their sole discretion, may remove the Interested Developer from consideration for the Foreclosure Property.
9. If there is no response from an Interested Developer on a specific property, the City may dispose of the property through the surplus property procedure at appraised value or higher or dispose of the property to a land trust at the same cost it would have been offered to an Interested Developer in this program.

## DISPOSITION PROCESS

1. Once an Interested Developer, who was given preference for a Foreclosure Property, accepts the property as outlined above (“Selected Developer”) administration shall prepare a Lease with option to purchase (“Lease”) which shall be executed by the Selected Developer within 30 days of receiving the Lease from the City.
2. The Lease shall include the following terms:
  - a. The Lease shall be for a term of 99 years to allow the Selected Developer to obtain financing to build a house (or renovate an existing house) on the Foreclosure Property.
  - b. The Lease shall include a nominal rent of \$10 per month for the first 18 months, and beginning on the first day of the 19<sup>th</sup> month, monthly rent in the amount of \$500 shall be due to the City.
  - c. The Lease shall include strict restrictions on code compliance and compliance with all laws during the term.
  - d. The Lease shall include an option to purchase that is contingent on the following:
    - i. A home is constructed or rehabilitated in compliance with the requirements set forth in an exhibit and a certificate of occupancy has been issued.
    - ii. The leasehold interest has been transferred at an affordable price to a qualified homebuyer whose income has been verified by the City to be at or below 120% AMI (as defined in City Code Chapter 17.5-97) (“Qualified Homebuyer”).
  - e. The Lease shall provide for closing as follows:
    - i. The Selected Developer shall give to the Qualified Homebuyer all their interests under the Lease, except as may be set forth for payment.
    - ii. The Qualified Homebuyer shall exercise the option to purchase the foreclosure property from the City and the City shall transfer to Qualified Homebuyer clear title.
    - iii. Qualified Homebuyer and/or Selected Developer shall be responsible for all closing costs as set forth in the Lease.
    - iv. From closing funds, City is paid ~~\$4,000~~ \$10, and the remainder of the funds are transferred to the Selected Developer. Each year, the FPC will review this amount in relation to costs for the City to acquire property and recommend any necessary changes to City Council.
    - v. At closing, the City shall attach a restrictive covenant on the property limiting its resale to income eligible buyers for 7 years, or the current required number of years if homebuyer assistance is provided by the City, whichever is higher. If the property is in the CRA, then other restrictions imposed by law or outlined in the CRA plan may also be attached.

1                   A bill to be entitled  
2           An act relating to community redevelopment agencies;  
3           amending s. 112.3142, F.S.; specifying ethics training  
4           requirements for community redevelopment agency  
5           commissioners; amending s. 163.356, F.S.; establishing  
6           procedures for appointing members of the board of the  
7           community redevelopment agency; providing reporting  
8           requirements; deleting provisions requiring certain  
9           annual reports; requiring a referendum to create a  
10          community redevelopment agency; amending s. 163.357,  
11          F.S.; revising community redevelopment agency  
12          membership; amending s. 163.367, F.S.; requiring  
13          ethics training for community redevelopment agency  
14          commissioners; amending s. 163.370, F.S.; establishing  
15          procurement procedures; creating s. 163.371, F.S.;  
16          providing annual reporting requirements; requiring  
17          publication of notices of the reports; requiring  
18          reports to be available for inspection in designated  
19          places; specifying information that must be included  
20          in the reports; requiring a community redevelopment  
21          agency to post annual reports and boundary maps on its  
22          website; requiring updates upon specified changes to a  
23          boundary or total acreage; creating s. 163.3755, F.S.;  
24          providing termination dates for certain community  
25          redevelopment agencies; requiring a referendum to

26 | create a community redevelopment agency after a date  
27 | certain; providing a phase-out period for existing  
28 | community redevelopment agencies under specified  
29 | circumstances; creating s. 163.3756, F.S.; providing  
30 | legislative findings; requiring the Department of  
31 | Economic Opportunity to declare inactive certain  
32 | community redevelopment agencies under specified  
33 | circumstances; providing hearing procedures;  
34 | authorizing certain financial activity by a community  
35 | redevelopment agency that is declared inactive;  
36 | requiring community redevelopment agencies to follow  
37 | specified provisions applicable to inactive special  
38 | districts; requiring the Department of Economic  
39 | Opportunity to maintain a website identifying inactive  
40 | community redevelopment agencies; amending s. 163.387,  
41 | F.S.; specifying the level of tax increment financing  
42 | that the governing body may establish for funding the  
43 | redevelopment trust fund; revising requirements for  
44 | the expenditure of redevelopment trust fund proceeds;  
45 | revising requirements for the annual budget of a  
46 | community redevelopment agency; requiring municipal  
47 | community redevelopment agencies to provide annual  
48 | budget to county commission; specifying allowed  
49 | expenditures from the annual budget; revising  
50 | requirements for use of moneys in the redevelopment

51 trust fund for specific redevelopment projects;  
 52 revising requirements for the annual audit; requiring  
 53 the audit to be included in specified reports;  
 54 amending s. 218.32, F.S.; requiring county and  
 55 municipal governments to submit community  
 56 redevelopment agency annual audit reports; revising  
 57 criteria for finding that a county or municipality  
 58 failed to file a report; requiring the Department of  
 59 Financial Services to provide to the Department of  
 60 Economic Opportunity a list of certain community  
 61 redevelopment agencies; providing an effective date.

62

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

64

65 Section 1. Subsection (2) of section 112.3142, Florida  
 66 Statutes, is amended to read:

67 112.3142 Ethics training for specified constitutional  
 68 officers and elected municipal officers.—

69 (2) (a) All constitutional officers must complete 4 hours  
 70 of ethics training each calendar year which addresses, at a  
 71 minimum, s. 8, Art. II of the State Constitution, the Code of  
 72 Ethics for Public Officers and Employees, and the public records  
 73 and public meetings laws of this state. This requirement may be  
 74 satisfied by completion of a continuing legal education class or  
 75 other continuing professional education class, seminar, or

76 presentation if the required subjects are covered.

77 (b) Beginning January 1, 2015, all elected municipal  
78 officers must complete 4 hours of ethics training each calendar  
79 year which addresses, at a minimum, s. 8, Art. II of the State  
80 Constitution, the Code of Ethics for Public Officers and  
81 Employees, and the public records and public meetings laws of  
82 this state. This requirement may be satisfied by completion of a  
83 continuing legal education class or other continuing  
84 professional education class, seminar, or presentation if the  
85 required subjects are covered.

86 (c) Beginning October 1, 2019, each commissioner of a  
87 community redevelopment agency under part III of chapter 163  
88 must complete 4 hours of ethics training each calendar year  
89 which addresses, at a minimum, s. 8, Art. II of the State  
90 Constitution, the Code of Ethics for Public Officers and  
91 Employees, and the public records and public meetings laws of  
92 this state. This requirement may be satisfied by completion of a  
93 continuing legal education class or other continuing  
94 professional education class, seminar, or presentation if the  
95 required subjects are covered.

96 ~~(d)-(e)~~ The commission shall adopt rules establishing  
97 minimum course content for the portion of an ethics training  
98 class which addresses s. 8, Art. II of the State Constitution  
99 and the Code of Ethics for Public Officers and Employees.

100 ~~(e)-(d)~~ The Legislature intends that a constitutional

101 officer or elected municipal officer who is required to complete  
 102 ethics training pursuant to this section receive the required  
 103 training as close as possible to the date that he or she assumes  
 104 office. A constitutional officer or elected municipal officer  
 105 assuming a new office or new term of office on or before March  
 106 31 must complete the annual training on or before December 31 of  
 107 the year in which the term of office began. A constitutional  
 108 officer or elected municipal officer assuming a new office or  
 109 new term of office after March 31 is not required to complete  
 110 ethics training for the calendar year in which the term of  
 111 office began.

112 Section 2. Subsections (1), (2), and (3) of section  
 113 163.356, Florida Statutes, are amended, and a new subsection (5)  
 114 is added to that section, to read:

115 163.356 Creation of community redevelopment agency.—

116 (1) Upon a finding of necessity as set forth in s.  
 117 163.355, and upon a further finding that there is a need for a  
 118 community redevelopment agency to function in the county or  
 119 municipality to carry out the community redevelopment purposes  
 120 of this part, any county or municipality may create a public  
 121 body corporate and politic to be known as a "community  
 122 redevelopment agency," subject to approval at a referendum, as  
 123 set forth in subsection (5). ~~A charter county having a~~  
 124 ~~population less than or equal to 1.6 million may create, by a~~  
 125 ~~vote of at least a majority plus one of the entire governing~~

126 ~~body of the charter county, more than one community~~  
127 ~~redevelopment agency.~~ Each such agency shall be constituted as a  
128 public instrumentality, and the exercise by a community  
129 redevelopment agency of the powers conferred by this part shall  
130 be deemed and held to be the performance of an essential public  
131 function. Community redevelopment agencies of a county have the  
132 power to function within the corporate limits of a municipality  
133 only as, if, and when the governing body of the municipality has  
134 by resolution concurred in the community redevelopment plan or  
135 plans proposed by the governing body of the county.

136 (2) As of the creation date of a community redevelopment  
137 agency, the governing ~~When the governing body adopts a~~  
138 ~~resolution declaring the need for a community redevelopment~~  
139 ~~agency, that~~ body shall, by ordinance, appoint a board of  
140 commissioners of the community redevelopment agency, which shall  
141 consist of not fewer than five or more than nine commissioners.  
142 The terms of office of the commissioners shall be for 4 years,  
143 except that three of the members first appointed shall be  
144 designated to serve terms of 1, 2, and 3 years, respectively,  
145 from the date of their appointments, and all other members shall  
146 be designated to serve for terms of 4 years from the date of  
147 their appointments. A vacancy occurring during a term shall be  
148 filled for the unexpired term. As provided in an interlocal  
149 agreement between the governing body that created the agency and  
150 one or more taxing authorities, one or more members of the board

151 of commissioners of the agency may be representatives of a  
152 taxing authority, including members of that taxing authority's  
153 governing body, whose membership on the board of commissioners  
154 of the agency would be considered an additional duty of office  
155 as a member of the taxing authority governing body.

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

165 (b) The powers of a community redevelopment agency shall  
166 be exercised by the commissioners thereof. A majority of the  
167 commissioners constitutes a quorum for the purpose of conducting  
168 business and exercising the powers of the agency and for all  
169 other purposes. Action may be taken by the agency upon a vote of  
170 a majority of the commissioners present, unless in any case the  
171 bylaws require a larger number. Any person may be appointed as  
172 commissioner if he or she resides or is engaged in business,  
173 which means owning a business, practicing a profession, or  
174 performing a service for compensation, or serving as an officer  
175 or director of a corporation or other business entity so

176 engaged, within the area of operation of the agency, which shall  
177 be coterminous with the area of operation of the county or  
178 municipality, and is otherwise eligible for such appointment  
179 under this part.

180 (c) The governing body of the county or municipality shall  
181 designate a chair and vice chair from among the commissioners.  
182 An agency may employ an executive director, technical experts,  
183 and such other agents and employees, permanent and temporary, as  
184 it requires, and determine their qualifications, duties, and  
185 compensation. For such legal service as it requires, an agency  
186 may employ or retain its own counsel and legal staff.

187 (d) An agency authorized to transact business and exercise  
188 powers under this part shall file with the governing body of the  
189 county or municipality a report as required under s. 163.371(1),  
190 ~~on or before March 31 of each year, a report of its activities~~  
191 ~~for the preceding fiscal year, which report shall include a~~  
192 ~~complete financial statement setting forth its assets,~~  
193 ~~liabilities, income, and operating expenses as of the end of~~  
194 ~~such fiscal year. At the time of filing the report, the agency~~  
195 ~~shall publish in a newspaper of general circulation in the~~  
196 ~~community a notice to the effect that such report has been filed~~  
197 ~~with the county or municipality and that the report is available~~  
198 ~~for inspection during business hours in the office of the clerk~~  
199 ~~of the city or county commission and in the office of the~~  
200 agency.

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

207        (5) On or after October 1, 2019, a community redevelopment  
208 agency may only be created by a county-wide referendum held  
209 during a primary or general election, as defined in s. 97.021,  
210 and held in the county in which the agency will be located. The  
211 referendum shall require the approval of two-thirds of the  
212 qualified electors voting on the ballot question for passage.

213        Section 3. Paragraph (a) of subsection (1) of section  
214 163.357, Florida Statutes, is amended to read:

215        163.357 Governing body as the community redevelopment  
216 agency.—

217        (1) (a) As an alternative to the appointment of not fewer  
218 than five or more than nine ~~seven~~ members of the agency, the  
219 governing body may, at the time of the adoption of a resolution  
220 under s. 163.355, or at any time thereafter by adoption of a  
221 resolution, declare itself to be an agency, in which case all  
222 the rights, powers, duties, privileges, and immunities vested by  
223 this part in an agency will be vested in the governing body of  
224 the county or municipality, subject to all responsibilities and  
225 liabilities imposed or incurred.

226 Section 4. Subsection (1) of section 163.367, Florida  
 227 Statutes, is amended to read:

228 163.367 Public officials, commissioners, and employees  
 229 subject to code of ethics.—

230 (1) (a) The officers, commissioners, and employees of a  
 231 community redevelopment agency created by, or designated  
 232 pursuant to, s. 163.356 or s. 163.357 are ~~shall be~~ subject to  
 233 the provisions and requirements of part III of chapter 112.

234 (b) Commissioners of a community redevelopment agency must  
 235 comply with the ethics training requirements in s. 112.3142.

236 Section 5. Subsection (5) is added to section 163.370,  
 237 Florida Statutes, to read:

238 163.370 Powers; counties and municipalities; community  
 239 redevelopment agencies.—

240 (5) A community redevelopment agency shall procure all  
 241 commodities and services using the same purchasing processes and  
 242 requirements that apply to the county or municipality that  
 243 created the community redevelopment agency.

244 Section 6. Section 163.371, Florida Statutes, is created  
 245 to read:

246 163.371 Reporting requirements.—

247 (1) Beginning March 31, 2020, and no later than March 31  
 248 of each year thereafter, each community redevelopment agency  
 249 shall file an annual report with the county or municipality that  
 250 created the agency and post the report on the agency's website.

251 At the time the report is filed and posted on the website, the  
252 agency shall also publish in a newspaper of general circulation  
253 in the community a notice that such report has been filed with  
254 the county or municipality and that the report is available for  
255 inspection during business hours in the office of the clerk of  
256 the county or municipality, in the office of the community  
257 redevelopment agency, and on the agency's website. The report  
258 must include the following information:

259 (a) The most recent audit report for the community  
260 redevelopment agency prepared pursuant to s. 163.387(8).

261 (b) The performance data for each plan authorized,  
262 administered, or overseen by the community redevelopment agency  
263 as of December 31 of the year being reported, including the:

264 1. Total number of projects started, total number of  
265 projects completed, and estimated project cost for each project.

266 2. Total expenditures from the redevelopment trust fund.

267 3. Assessed real property values of property located  
268 within the boundaries of the community redevelopment agency as  
269 of the day the agency was created.

270 4. Total assessed real property values of property within  
271 the boundaries of the community redevelopment agency as of  
272 January 1 of the year being reported.

273 5. Earliest data available as of the date the agency was  
274 created, providing total commercial property vacancy rates  
275 within the community redevelopment agency.

276 6. Total commercial property vacancy rates within the  
277 boundaries of the community redevelopment agency.

278 7. Assessed real property values for redeveloped  
279 properties within the boundaries of the community redevelopment  
280 agency as of January 1 of the year being reported.

281 8. Earliest data available as of the day the agency was  
282 created, providing total housing vacancy rates within the  
283 boundaries of the community redevelopment agency.

284 9. Total housing vacancy rates within the boundaries of  
285 the community redevelopment agency.

286 10. Total number of code enforcement violations within the  
287 boundaries of the community redevelopment agency.

288 11. Total amount expended for affordable housing for low  
289 and middle income residents, if the community redevelopment  
290 agency has affordable housing as part of its community  
291 redevelopment plan.

292 12. Name of the sponsor or donor and total amount  
293 sponsored or donated for sponsorships and donations that were  
294 made to the community redevelopment agency.

295 13. Ratio of redevelopment funds to private funds expended  
296 within the boundaries of the community redevelopment agency.

297 (2) By January 1, 2020, each community redevelopment  
298 agency shall post on its website digital maps that depict the  
299 geographic boundaries and total acreage of the community  
300 redevelopment agency. If a change is made to the boundaries or

301 total acreage, the agency shall post updated map files on its  
302 website within 60 days after the date such change takes effect.

303 Section 7. Section 163.3755, Florida Statutes, is created  
304 to read:

305 163.3755 Termination of community redevelopment agencies;  
306 prohibition on future creation.-

307 (1) A community redevelopment agency in existence on  
308 October 1, 2019, shall terminate on the expiration date provided  
309 in the agency's charter as of October 1, 2019, or on September  
310 30, 2039, whichever is earlier. However, the governing body of  
311 the county or municipality that created the community  
312 redevelopment agency may approve the agency's continued  
313 existence by a two-thirds vote of the members of the governing  
314 body.

315 (2) (a) If the governing body of the county or municipality  
316 that created the community redevelopment agency does not approve  
317 its continued existence by a two-thirds vote, a community  
318 redevelopment agency with outstanding bonds as of October 1,  
319 2019, that do not mature until after the earlier of the  
320 termination date of the agency or September 30, 2039, remains in  
321 existence until the date the bonds mature.

322 (b) A community redevelopment agency operating under this  
323 subsection on or after September 30, 2039, may not extend the  
324 maturity date of any outstanding bonds.

325 (c) The county or municipality that created the community

326 redevelopment agency must issue a new finding of necessity  
327 limited to timely meeting the remaining bond obligations of the  
328 community redevelopment agency.

329 (3) On or after October 1, 2019, a community redevelopment  
330 agency may be created only pursuant to s. 163.356. A community  
331 redevelopment agency in existence before October 1, 2019, may  
332 continue to operate as provided in this part.

333 Section 8. Section 163.3756, Florida Statutes, is created  
334 to read:

335 163.3756 Inactive community redevelopment agencies.-

336 (1) The Legislature finds that a number of community  
337 redevelopment agencies continue to exist but reported no  
338 revenues, no expenditures, and no outstanding debt in their  
339 annual reports to the Department of Financial Services pursuant  
340 to s. 218.32.

341 (2) (a) A community redevelopment agency that reported no  
342 revenues, no expenditures, and no debt under s. 218.32 or s.  
343 189.016(9), for 3 consecutive fiscal years beginning on October  
344 1, 2016, shall be declared inactive by the Department of  
345 Economic Opportunity. The department shall notify the agency of  
346 the declaration of inactive status under this subsection. If the  
347 agency does not have board members or agents, the notice of  
348 inactive status must be delivered to the governing board or  
349 commission of the county or municipality that created the  
350 agency.

351 (b) The governing board of a community redevelopment  
352 agency declared inactive under this subsection may seek to  
353 invalidate the declaration by initiating proceedings under s.  
354 189.062(5)(b) within 30 days after the date of the receipt of  
355 the notice from the department.

356 (3) A community redevelopment agency declared inactive  
357 under this section is authorized only to expend funds from the  
358 redevelopment trust fund as necessary to service outstanding  
359 bond debt. The agency may not expend other funds without an  
360 ordinance of the governing body of the local government that  
361 created the agency consenting to the expenditure of funds.

362 (4) The provisions of s. 189.062(2) and (4) do not apply  
363 to a community redevelopment agency that has been declared  
364 inactive under this section.

365 (5) The provisions of this section are cumulative to the  
366 provisions of s. 189.062. To the extent the provisions of this  
367 section conflict with the provisions of s. 189.062, this section  
368 prevails.

369 (6) The Department of Economic Opportunity shall maintain  
370 on its website a separate list of community redevelopment  
371 agencies declared inactive under this section.

372 Section 9. Paragraph (a) of subsection (1), subsection  
373 (6), paragraph (d) of subsection (7), and subsection (8) of  
374 section 163.387, Florida Statutes, are amended to read:

375 163.387 Redevelopment trust fund.—

376 (1) (a) After approval of a community redevelopment plan,  
377 there may be established for each community redevelopment agency  
378 created under s. 163.356 a redevelopment trust fund. Funds  
379 allocated to and deposited into this fund shall be used by the  
380 agency to finance or refinance any community redevelopment it  
381 undertakes pursuant to the approved community redevelopment  
382 plan. A ~~No~~ community redevelopment agency may not receive or  
383 spend any increment revenues pursuant to this section unless and  
384 until the governing body has, by ordinance, created the  
385 redevelopment trust fund and provided for the funding of the  
386 redevelopment trust fund until the time certain set forth in the  
387 community redevelopment plan as required by s. 163.362(10). Such  
388 ordinance may be adopted only after the governing body has  
389 approved a community redevelopment plan. The annual funding of  
390 the redevelopment trust fund shall be in an amount not less than  
391 that increment in the income, proceeds, revenues, and funds of  
392 each taxing authority derived from or held in connection with  
393 the undertaking and carrying out of community redevelopment  
394 under this part. Such increment shall be determined annually and  
395 shall be that amount equal to 95 percent of the difference  
396 between:

397 1. The amount of ad valorem taxes levied each year by each  
398 taxing authority, exclusive of any amount from any debt service  
399 millage, on taxable real property contained within the  
400 geographic boundaries of a community redevelopment area; and

401           2. The amount of ad valorem taxes which would have been  
402 produced by the rate upon which the tax is levied each year by  
403 or for each taxing authority, exclusive of any debt service  
404 millage, upon the total of the assessed value of the taxable  
405 real property in the community redevelopment area as shown upon  
406 the most recent assessment roll used in connection with the  
407 taxation of such property by each taxing authority prior to the  
408 effective date of the ordinance providing for the funding of the  
409 trust fund.

410  
411 However, the governing body ~~of any county as defined in s.~~  
412 ~~125.011(1)~~ may, in the ordinance providing for the funding of a  
413 trust fund established with respect to any community  
414 redevelopment area ~~created on or after July 1, 1994~~, determine  
415 that the amount to be funded by each taxing authority annually  
416 shall be less than 95 percent of the difference between  
417 subparagraphs 1. and 2., but in no event shall such amount be  
418 less than 50 percent of such difference.

419           (6) Beginning October 1, 2019, moneys in the redevelopment  
420 trust fund may be expended only ~~from time to time~~ for  
421 undertakings of a community redevelopment agency as described in  
422 the community redevelopment plan pursuant to an annual budget  
423 adopted by the board of commissioners of the community  
424 redevelopment agency and only for the following purposes stated  
425 in this subsection., ~~including, but not limited to:~~

426           (a) Except as provided in this subsection, a community  
427 redevelopment agency shall comply with the requirements of s.  
428 189.016.

429           (b) A community redevelopment agency created by a  
430 municipality shall submit its operating budget to the board of  
431 county commissioners for the county in which the agency is  
432 located within 10 days after the date such budget is adopted and  
433 submit amendments of its operating budget to the board of county  
434 commissioners within 10 days after the date the amended budget  
435 is adopted. ~~Administrative and overhead expenses necessary or~~  
436 ~~incidental to the implementation of a community redevelopment~~  
437 ~~plan adopted by the agency.~~

438           (c) The annual budget of a community redevelopment agency  
439 may provide for payment of the following expenses:

440           1. Administrative and overhead expenses directly or  
441 indirectly necessary to implement a community redevelopment plan  
442 adopted by the agency.

443           2.~~(b)~~ Expenses of redevelopment planning, surveys, and  
444 financial analysis, including the reimbursement of the governing  
445 body or the community redevelopment agency for such expenses  
446 incurred before the redevelopment plan was approved and adopted.

447           3.~~(c)~~ The acquisition of real property in the  
448 redevelopment area.

449           4.~~(d)~~ The clearance and preparation of any redevelopment  
450 area for redevelopment and relocation of site occupants within

451 or outside the community redevelopment area as provided in s.  
452 163.370.

453 ~~5.(e)~~ The repayment of principal and interest or any  
454 redemption premium for loans, advances, bonds, bond anticipation  
455 notes, and any other form of indebtedness.

456 ~~6.(f)~~ All expenses incidental to or connected with the  
457 issuance, sale, redemption, retirement, or purchase of bonds,  
458 bond anticipation notes, or other form of indebtedness,  
459 including funding of any reserve, redemption, or other fund or  
460 account provided for in the ordinance or resolution authorizing  
461 such bonds, notes, or other form of indebtedness.

462 ~~7.(g)~~ The development of affordable housing within the  
463 community redevelopment area.

464 ~~8.(h)~~ The development of community policing innovations.

465 9. Expenses that are necessary to exercise the powers  
466 granted under s. 163.370, as delegated under s. 163.358.

467 (7) On the last day of the fiscal year of the community  
468 redevelopment agency, any money which remains in the  
469 redevelopment trust fund after the payment of expenses pursuant  
470 to subsection (6) for such year shall be:

471 (d) Appropriated to a specific redevelopment project  
472 pursuant to an approved community redevelopment plan. The funds  
473 appropriated for such project may not be changed unless the  
474 project is amended, redesigned, or delayed, in which case the  
475 funds must be reappropriated pursuant to the next annual budget

476 adopted by the board of commissioners of the community  
477 redevelopment agency ~~which project will be completed within 3~~  
478 ~~years from the date of such appropriation.~~

479 (8) (a) Each community redevelopment agency with revenues  
480 or a total of expenditures and expenses in excess of \$100,000,  
481 as reported on the redevelopment trust fund financial  
482 statements, shall provide for a financial ~~an~~ audit ~~of the trust~~  
483 ~~fund~~ each fiscal year and a report of such audit shall ~~to~~ be  
484 prepared by an independent certified public accountant or firm.  
485 Each financial audit provided pursuant to this subsection shall  
486 be conducted in accordance with rules for audits adopted by the  
487 Auditor General which are in effect as of the last day of the  
488 community redevelopment agency's fiscal year being audited.

489 (b) The audit ~~Such~~ report shall:

490 1. Describe the amount and source of deposits into, and  
491 the amount and purpose of withdrawals from, the trust fund  
492 during the ~~such~~ fiscal year and the amount of principal and  
493 interest paid during such year on any indebtedness to which  
494 increment revenues are pledged and the remaining amount of such  
495 indebtedness.

496 2. Include a complete financial statement identifying the  
497 assets, liabilities, income, and operating expenses of the  
498 community redevelopment agency as of the end of such fiscal  
499 year.

500 3. Include a finding by the auditor determining whether

501 the community redevelopment agency complied with the  
502 requirements of subsections (6) and (7).

503 (c) The audit report for the community redevelopment  
504 agency shall be included with the annual financial report  
505 submitted by the county or municipality that created the agency  
506 to the Department of Financial Services as provided in s.  
507 218.32, regardless of whether the agency reports separately  
508 under s. 218.32.

509 (d) The agency shall provide ~~by registered mail~~ a copy of  
510 the audit report to each taxing authority.

511 Section 10. Subsection (4) is added to section 218.32,  
512 Florida Statutes, to read:

513 218.32 Annual financial reports; local governmental  
514 entities.—

515 (4) (a) A local governmental entity that does not include  
516 with its annual financial report submitted to the department the  
517 audit report required by s. 163.387(8) for each community  
518 redevelopment agency created by the reporting entity shall be  
519 deemed to have failed to submit an annual financial report. The  
520 department shall report such failure to the Legislative Auditing  
521 Committee and the Special District Accountability Program of the  
522 Department of Economic Opportunity.

523 (b) By November 1 of each year, the department must  
524 provide the Special District Accountability Program with a list  
525 of each community redevelopment agency that has reported no

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526 | revenues, no expenditures, and no debt for the community  
527 | redevelopment agency's previous fiscal year.

528 |       Section 11. This act shall take effect July 1, 2019.

By Senator Lee

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1                                   A bill to be entitled  
2       An act relating to community redevelopment agencies;  
3       creating s. 112.327, F.S.; defining terms; prohibiting  
4       a person from lobbying a community redevelopment  
5       agency until he or she has registered as a lobbyist  
6       with that agency; providing registration requirements;  
7       requiring an agency to make lobbyist registrations  
8       available to the public; requiring a database of  
9       currently registered lobbyists and principals to be  
10      available on certain websites; requiring a lobbyist to  
11      send a written statement to the agency canceling the  
12      registration for a principal that he or she no longer  
13      represents; authorizing an agency to remove the name  
14      of a lobbyist from the list of registered lobbyists  
15      under certain circumstances; authorizing an agency to  
16      establish an annual lobbyist registration fee, not to  
17      exceed a specified amount; requiring an agency to be  
18      diligent in ascertaining whether persons required to  
19      register have complied, subject to certain  
20      requirements; requiring the Commission on Ethics to  
21      investigate a lobbyist or principal under certain  
22      circumstances, subject to certain requirements;  
23      requiring the commission to provide the Governor with  
24      a report of its findings and recommendations in such  
25      investigations; authorizing the Governor to enforce  
26      the commission's findings and recommendations;  
27      authorizing community redevelopment agencies to adopt  
28      rules to govern the registration of lobbyists;  
29      amending s. 112.3142, F.S.; requiring ethics training

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30 for community redevelopment agency commissioners;  
31 specifying requirements for such training; amending s.  
32 163.340, F.S.; revising the definition of the term  
33 "blighted area"; amending s. 163.356, F.S.; revising  
34 reporting requirements; deleting provisions requiring  
35 certain annual reports; amending s. 163.367, F.S.;  
36 requiring ethics training for community redevelopment  
37 agency commissioners; amending s. 163.370, F.S.;  
38 revising the list of projects that are prohibited from  
39 being financed by increment revenues; requiring  
40 community redevelopment agencies to follow certain  
41 procurement procedures; creating s. 163.371, F.S.;  
42 requiring a community redevelopment agency to publish  
43 certain digital boundary maps on its website;  
44 providing annual reporting requirements; requiring a  
45 community redevelopment agency to publish the annual  
46 reports on its website; creating s. 163.3755, F.S.;  
47 providing termination dates for certain community  
48 redevelopment agencies; creating s. 163.3756, F.S.;  
49 providing legislative findings; requiring the  
50 Department of Economic Opportunity to declare inactive  
51 community redevelopment agencies that have reported no  
52 financial activity for a specified number of years;  
53 providing hearing procedures; authorizing certain  
54 financial activity by a community redevelopment agency  
55 that is declared inactive; providing applicability;  
56 providing for construction; requiring the department  
57 to maintain a website identifying all inactive  
58 community redevelopment agencies; amending s. 163.387,

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59 F.S.; specifying the level of tax increment financing  
60 that a governing body may establish for funding the  
61 redevelopment trust fund; effective on a specified  
62 date, revising requirements for the use of  
63 redevelopment trust fund proceeds; limiting allowed  
64 expenditures; revising requirements for the annual  
65 budget of a community redevelopment agency; revising  
66 requirements for use of moneys in the redevelopment  
67 trust fund for specific redevelopment projects;  
68 revising requirements for the annual audit; requiring  
69 the audit to be included with the financial report of  
70 the county or municipality that created the community  
71 redevelopment agency; amending s. 218.32, F.S.;  
72 revising criteria for finding that a county or  
73 municipality failed to file a report; requiring the  
74 Department of Financial Services to provide a report  
75 to the Department of Economic Opportunity concerning  
76 community redevelopment agencies reporting no  
77 revenues, expenditures, or debts; amending s. 163.524,  
78 F.S.; conforming a cross-reference; making technical  
79 changes; providing an effective date.

80

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

82

83 Section 1. Section 112.327, Florida Statutes, is created to  
84 read:

85 112.327 Lobbying before community redevelopment agencies;  
86 registration and reporting.-

87 (1) As used in this section, the term:

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88           (a) "Agency" or "community redevelopment agency" means a  
89 public agency created by, or designated pursuant to, s. 163.356  
90 or s. 163.357 and operating under the authority of part III of  
91 chapter 163.

92           (b) "Lobby" means to seek to influence an agency with  
93 respect to a decision of the agency in an area of policy or  
94 procurement or to attempt to obtain the goodwill of an agency  
95 official or employee on behalf of another person. The term must  
96 be interpreted and applied consistently with the rules of the  
97 commission adopted pursuant to s. 112.3215(15).

98           (c) "Lobbyist" has the same meaning as in s. 112.3215.

99           (d) "Principal" has the same meaning as in s. 112.3215.

100           (2) A person may not lobby an agency until he or she has  
101 registered as a lobbyist with that agency. Such registration is  
102 due upon the person initially being retained to lobby and is  
103 renewable on a calendar-year basis thereafter. Upon  
104 registration, the person shall provide a statement, signed by  
105 the principal or principal's representative, stating that the  
106 registrant is authorized to represent the principal and  
107 identifying and designating its main business pursuant to a  
108 classification system approved by the agency. Any changes to the  
109 information required by this section must be disclosed within 15  
110 days by filing a new registration form. An agency may create its  
111 own lobbyist registration forms or may accept a completed  
112 legislative branch or executive branch lobbyist registration  
113 form. In completing the form required by the agency, the  
114 registrant shall disclose, under oath, the following:

115           (a) His or her name and business address.

116           (b) The name and business address of each principal

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117 represented.

118 (c) The existence of any direct or indirect business  
119 association, partnership, or financial relationship with any  
120 officer or employee of an agency with which he or she lobbies or  
121 intends to lobby.

122 (3) An agency shall make lobbyist registrations available  
123 to the public. If an agency maintains a website, a database of  
124 currently registered lobbyists and principals must be available  
125 on that website. If the agency does not maintain a website, the  
126 database of currently registered lobbyists and principals must  
127 be available on the website of the county or municipality that  
128 created the agency.

129 (4) Immediately upon a lobbyist's termination of his or her  
130 representation of a principal, the lobbyist shall send a written  
131 statement to the agency canceling the registration. If the  
132 principal notifies the agency that the lobbyist is no longer  
133 authorized to represent that principal, an agency may remove the  
134 name of a lobbyist from the list of registered lobbyists.

135 (5) An agency may establish an annual lobbyist registration  
136 fee, not to exceed \$40, for each principal represented. The  
137 agency may use registration fees only for the purpose of  
138 administering this section.

139 (6) An agency shall be diligent in ascertaining whether  
140 persons required to register under this section have complied.  
141 An agency may not knowingly authorize an unregistered person to  
142 lobby the agency.

143 (7) Upon receipt of a sworn complaint alleging that a  
144 lobbyist or principal has failed to register with an agency or  
145 has knowingly submitted false information in a report or

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146 registration required under this section, the commission shall  
147 investigate the lobbyist or principal pursuant to the procedures  
148 established in s. 112.324. The commission shall provide the  
149 Governor with a report of its findings and recommendations in  
150 any investigation conducted pursuant to this subsection, and the  
151 Governor may enforce them.

152 (8) Community redevelopment agencies may adopt rules to  
153 govern the registration of lobbyists, including rules governing  
154 the adoption of forms and the establishment of the lobbyist  
155 registration fee.

156 Section 2. Section 112.3142, Florida Statutes, is amended  
157 to read:

158 112.3142 Ethics training for specified constitutional  
159 officers, ~~and~~ elected municipal officers, and commissioners.-

160 (1) As used in this section, the term "constitutional  
161 officers" includes the Governor, the Lieutenant Governor, the  
162 Attorney General, the Chief Financial Officer, the Commissioner  
163 of Agriculture, state attorneys, public defenders, sheriffs, tax  
164 collectors, property appraisers, supervisors of elections,  
165 clerks of the circuit court, county commissioners, district  
166 school board members, and superintendents of schools.

167 (2) (a) All constitutional officers must complete 4 hours of  
168 ethics training each calendar year which addresses, at a  
169 minimum, s. 8, Art. II of the State Constitution, the Code of  
170 Ethics for Public Officers and Employees, and the public records  
171 and public meetings laws of this state. This requirement may be  
172 satisfied by completion of a continuing legal education class or  
173 other continuing professional education class, seminar, or  
174 presentation if the required subjects are covered.

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175 (b) ~~Beginning January 1, 2015,~~ All elected municipal  
176 officers must complete 4 hours of ethics training each calendar  
177 year which addresses, at a minimum, s. 8, Art. II of the State  
178 Constitution, the Code of Ethics for Public Officers and  
179 Employees, and the public records and public meetings laws of  
180 this state. This requirement may be satisfied by completion of a  
181 continuing legal education class or other continuing  
182 professional education class, seminar, or presentation if the  
183 required subjects are covered.

184 (c) Beginning October 1, 2019, each commissioner of a  
185 community redevelopment agency created under part III of chapter  
186 163 must complete 4 hours of ethics training each calendar year  
187 which addresses, at a minimum, s. 8, Art. II of the State  
188 Constitution, the Code of Ethics for Public Officers and  
189 Employees, and the public records and public meetings laws of  
190 this state. This requirement may be satisfied by completion of a  
191 continuing legal education class or other continuing  
192 professional education class, seminar, or presentation, if the  
193 required subject material is covered by the class.

194 (d) The commission shall adopt rules establishing minimum  
195 course content for the portion of an ethics training class which  
196 addresses s. 8, Art. II of the State Constitution and the Code  
197 of Ethics for Public Officers and Employees.

198 (e) ~~(d)~~ The Legislature intends that a constitutional  
199 officer or elected municipal officer who is required to complete  
200 ethics training pursuant to this section receive the required  
201 training as close as possible to the date that he or she assumes  
202 office. A constitutional officer or elected municipal officer  
203 assuming a new office or new term of office on or before March

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204 31 must complete the annual training on or before December 31 of  
205 the year in which the term of office began. A constitutional  
206 officer or elected municipal officer assuming a new office or  
207 new term of office after March 31 is not required to complete  
208 ethics training for the calendar year in which the term of  
209 office began.

210 (3) Each house of the Legislature shall provide for ethics  
211 training pursuant to its rules.

212 Section 3. Subsection (8) of section 163.340, Florida  
213 Statutes, is amended to read:

214 163.340 Definitions.—The following terms, wherever used or  
215 referred to in this part, have the following meanings:

216 (8) "Blighted area" means an area in which there are a  
217 substantial number of deteriorated or deteriorating structures;  
218 in which conditions, as indicated by government-maintained  
219 statistics or other studies, endanger life or property or are  
220 leading to economic distress; and in which two or more of the  
221 following factors are present:

222 (a) Predominance of defective or inadequate street layout,  
223 parking facilities, roadways, bridges, or public transportation  
224 facilities.

225 (b) Aggregate assessed values of real property in the area  
226 for ad valorem tax purposes have failed to show any appreciable  
227 increase over the 5 years before ~~prior to~~ the finding of such  
228 conditions.

229 (c) Faulty lot layout in relation to size, adequacy,  
230 accessibility, or usefulness.

231 (d) Unsanitary or unsafe conditions.

232 (e) Deterioration of site or other improvements.

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- 233 (f) Inadequate and outdated building density patterns.
- 234 (g) Falling lease rates per square foot of office,  
235 commercial, or industrial space compared to the remainder of the  
236 county or municipality.
- 237 (h) Tax or special assessment delinquency exceeding the  
238 fair value of the land.
- 239 (i) Residential and commercial vacancy rates higher in the  
240 area than in the remainder of the county or municipality.
- 241 (j) Incidence of crime in the area higher than in the  
242 remainder of the county or municipality.
- 243 (k) Fire and emergency medical service calls to the area  
244 proportionately higher than in the remainder of the county or  
245 municipality.
- 246 (l) A greater number of violations of the Florida Building  
247 Code in the area than the number of violations recorded in the  
248 remainder of the county or municipality.
- 249 (m) Diversity of ownership or defective or unusual  
250 conditions of title which prevent the free alienability of land  
251 within the deteriorated or hazardous area.
- 252 (n) Governmentally owned property with adverse  
253 environmental conditions caused by a public or private entity.
- 254 (o) A substantial number or percentage of properties  
255 damaged by sinkhole activity which have not been adequately  
256 repaired or stabilized.
- 257 (p) Rates of unemployment higher in the area than in the  
258 remainder of the county or municipality.
- 259 (q) Rates of poverty higher in the area than in the  
260 remainder of the county or municipality.
- 261 (r) Rates of foreclosure higher in the area than in the

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262 remainder of the county or municipality.

263 (s) Rates of infant mortality higher in the area than in  
264 the remainder of the county or municipality.

265  
266 ~~However, the term "blighted area" also means any area in which~~  
267 ~~at least one of the factors identified in paragraphs (a) through~~  
268 ~~(e) is present and all taxing authorities subject to s.~~  
269 ~~163.387(2) (a) agree, either by interlocal agreement with the~~  
270 ~~agency or by resolution, that the area is blighted. Such~~  
271 ~~agreement or resolution must be limited to a determination that~~  
272 ~~the area is blighted. For purposes of qualifying for the tax~~  
273 ~~credits authorized in chapter 220, the term "blighted area"~~  
274 ~~means an area as defined in this subsection.~~

275 Section 4. Paragraphs (c) and (d) of subsection (3) of  
276 section 163.356, Florida Statutes, are amended to read:

277 163.356 Creation of community redevelopment agency.-

278 (3) (c) The governing body of the county or municipality  
279 shall designate a chair and vice chair from among the  
280 commissioners. An agency may employ an executive director,  
281 technical experts, and such other agents and employees,  
282 permanent and temporary, as it requires, and determine their  
283 qualifications, duties, and compensation. For such legal service  
284 as it requires, an agency may employ or retain its own counsel  
285 and legal staff.

286 (d) An agency authorized to transact business and exercise  
287 powers under this part shall file with the governing body the  
288 report required pursuant to s. 163.371(1), ~~on or before March 31~~  
289 ~~of each year, a report of its activities for the preceding~~  
290 ~~fiscal year, which report shall include a complete financial~~

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291 ~~statement setting forth its assets, liabilities, income, and~~  
292 ~~operating expenses as of the end of such fiscal year. At the~~  
293 ~~time of filing the report, the agency shall publish in a~~  
294 ~~newspaper of general circulation in the community a notice to~~  
295 ~~the effect that such report has been filed with the county or~~  
296 ~~municipality and that the report is available for inspection~~  
297 ~~during business hours in the office of the clerk of the city or~~  
298 ~~county commission and in the office of the agency.~~

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

305 Section 5. Subsection (1) of section 163.367, Florida  
306 Statutes, is amended to read:

307 163.367 Public officials, commissioners, and employees  
308 subject to code of ethics.—

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

315 Section 6. Paragraphs (d), (e), and (f) are added to  
316 subsection (3) of section 163.370, Florida Statutes, and  
317 subsection (5) is added to that section, to read:

318 163.370 Powers; counties and municipalities; community  
319 redevelopment agencies.—

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

322 (d) Community redevelopment agency activities related to  
323 festivals or street parties designed to promote tourism.

324 (e) Grants to entities that promote tourism.

325 (f) Grants to nonprofit entities that provide socially  
326 beneficial programs.

327 (5) A community redevelopment agency shall procure all  
328 commodities and services under the same purchasing processes and  
329 requirements that apply to the county or municipality that  
330 created the agency.

331 Section 7. Section 163.371, Florida Statutes, is created to  
332 read:

333 163.371 Reporting requirements.-

334 (1) By January 1, 2020, each community redevelopment agency  
335 shall publish on its website digital maps that depict the  
336 geographic boundaries and total acreage of the community  
337 redevelopment agency. If any change is made to the boundaries or  
338 total acreage, the agency shall post updated map files on its  
339 website within 60 days after the date such change takes effect.

340 (2) Beginning March 31, 2020, and no later than March 31 of  
341 each year thereafter, a community redevelopment agency shall  
342 file an annual report with the county or municipality that  
343 created the agency and publish the report on the agency's  
344 website. The report must include the following information:

345 (a) The most recent complete audit report of the  
346 redevelopment trust fund as required in s. 163.387(8).

347 (b) The performance data for each plan authorized,  
348 administered, or overseen by the community redevelopment agency

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349 as of December 31 of the reporting year, including the:

350 1. Total number of projects started and completed and the  
 351 estimated cost for each project.

352 2. Total expenditures from the redevelopment trust fund.

353 3. Original assessed real property values within the  
 354 community redevelopment agency's area of authority as of the day  
 355 the agency was created.

356 4. Total assessed real property values of property within  
 357 the boundaries of the community redevelopment agency as of  
 358 January 1 of the reporting year.

359 5. Total amount expended for affordable housing for low-  
 360 income and middle-income residents.

361 (c) A summary indicating to what extent, if any, the  
 362 community redevelopment agency has achieved the goals set out in  
 363 its community redevelopment plan.

364 Section 8. Section 163.3755, Florida Statutes, is created  
 365 to read:

366 163.3755 Termination of community redevelopment agencies;  
 367 prohibition on future creation.-

368 (1) A community redevelopment agency in existence on  
 369 October 1, 2019, shall terminate on the expiration date provided  
 370 in the agency's charter on October 1, 2019, or on September 30,  
 371 2039, whichever is earlier, unless the governing body of the  
 372 county or municipality that created the community redevelopment  
 373 agency approves its continued existence by a majority vote of  
 374 the members of the governing body.

375 (2) (a) If the governing body of the county or municipality  
 376 that created the community redevelopment agency does not approve  
 377 its continued existence by a majority vote of the governing body

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378 members, a community redevelopment agency with outstanding bonds  
379 as of October 1, 2019, that do not mature until after the  
380 termination date of the agency or September 30, 2039, whichever  
381 is earlier, remains in existence until the date the bonds  
382 mature.

383 (b) A community redevelopment agency operating under this  
384 subsection on or after September 30, 2039, may not extend the  
385 maturity date of any outstanding bonds.

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

390 Section 9. Section 163.3756, Florida Statutes, is created  
391 to read:

392 163.3756 Inactive community redevelopment agencies.-

393 (1) The Legislature finds that a number of community  
394 redevelopment agencies continue to exist, but do not report any  
395 revenues, expenditures, or debt in the annual reports they file  
396 with the Department of Financial Services pursuant to s. 218.32.

397 (2) (a) A community redevelopment agency that has reported  
398 no revenue, no expenditures, and no debt under s. 189.016(9) or  
399 s. 218.32 for 3 consecutive fiscal years beginning no earlier  
400 than October 1, 2016, must be declared inactive by the  
401 Department of Economic Opportunity, which shall notify the  
402 agency of the declaration. If the agency does not have board  
403 members or an agent, the notice of the declaration of inactive  
404 status must be delivered to the county or municipal governing  
405 board or commission that created the agency.

406 (b) The governing board of a community redevelopment agency

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407 that is declared inactive under this section may seek to  
408 invalidate the declaration by initiating proceedings under s.  
409 189.062(5) within 30 days after the date of the receipt of the  
410 notice from the Department of Economic Opportunity.

411 (3) A community redevelopment agency that is declared  
412 inactive under this section may expend funds from the  
413 redevelopment trust fund only as necessary to service  
414 outstanding bond debt. The agency may not expend other funds in  
415 the absence of an ordinance of the local governing body that  
416 created the agency which consents to the expenditure of such  
417 funds.

418 (4) The provisions of s. 189.062(2) and (4) do not apply to  
419 a community redevelopment agency that has been declared inactive  
420 under this section.

421 (5) The provisions of this section are cumulative to the  
422 provisions of s. 189.062. To the extent the provisions of this  
423 section conflict with the provisions of s. 189.062, this section  
424 prevails.

425 (6) The Department of Economic Opportunity shall maintain  
426 on its website a separate list of community redevelopment  
427 agencies declared inactive under this section.

428 Section 10. Paragraph (a) of subsection (1), subsection  
429 (6), paragraph (d) of subsection (7), and subsection (8) of  
430 section 163.387, Florida Statutes, are amended to read:

431 163.387 Redevelopment trust fund.—

432 (1)(a) After approval of a community redevelopment plan,  
433 there may be established for each community redevelopment agency  
434 created under s. 163.356 a redevelopment trust fund. Funds  
435 allocated to and deposited into this fund shall be used by the

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436 agency to finance or refinance any community redevelopment it  
437 undertakes pursuant to the approved community redevelopment  
438 plan. No community redevelopment agency may receive or spend any  
439 increment revenues pursuant to this section unless and until the  
440 governing body has, by ordinance, created the trust fund and  
441 provided for the funding of the redevelopment trust fund until  
442 the time certain set forth in the community redevelopment plan  
443 as required by s. 163.362(10). Such ordinance may be adopted  
444 only after the governing body has approved a community  
445 redevelopment plan. The annual funding of the redevelopment  
446 trust fund shall be in an amount not less than that increment in  
447 the income, proceeds, revenues, and funds of each taxing  
448 authority derived from or held in connection with the  
449 undertaking and carrying out of community redevelopment under  
450 this part. Such increment shall be determined annually and shall  
451 be that amount equal to 95 percent of the difference between:

452 1. The amount of ad valorem taxes levied each year by each  
453 taxing authority, exclusive of any amount from any debt service  
454 millage, on taxable real property contained within the  
455 geographic boundaries of a community redevelopment area; and

456 2. The amount of ad valorem taxes which would have been  
457 produced by the rate upon which the tax is levied each year by  
458 or for each taxing authority, exclusive of any debt service  
459 millage, upon the total of the assessed value of the taxable  
460 real property in the community redevelopment area as shown upon  
461 the most recent assessment roll used in connection with the  
462 taxation of such property by each taxing authority prior to the  
463 effective date of the ordinance providing for the funding of the  
464 trust fund.

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However, the governing body ~~of any county as defined in s. 125.011(1)~~ may, in the ordinance providing for the funding of a trust fund established with respect to any community redevelopment area ~~created on or after July 1, 1994,~~ determine that the amount to be funded by each taxing authority annually shall be less than 95 percent of the difference between subparagraphs 1. and 2., but in no event shall such amount be less than 50 percent of such difference.

(6) Effective October 1, 2019, moneys in the redevelopment trust fund may be expended ~~from time to time~~ for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency and only for the following purposes specified in paragraph (c). ~~including, but not limited to:~~

(a) Except as otherwise provided in this subsection, a community redevelopment agency shall comply with the requirements of s. 189.016.

(b) A community redevelopment agency created by a municipality shall submit its annual budget to the board of county commissioners for the county in which the agency is located within 10 days after the adoption of such budget and submit amendments of its annual budget to the board of county commissioners within 10 days after the adoption date of the amended budget ~~Administrative and overhead expenses necessary or incidental to the implementation of a community redevelopment plan adopted by the agency.~~

(c) The annual budget of a community redevelopment agency

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494 may provide for payment of the following expenses:

495 1. Administrative and overhead expenses directly or  
496 indirectly necessary to implement a community redevelopment plan  
497 adopted by the agency. However, administrative and overhead  
498 expenses may not exceed 18 percent of the total annual budget of  
499 the community redevelopment agency.

500 2.~~(b)~~ Expenses of redevelopment planning, surveys, and  
501 financial analysis, including the reimbursement of the governing  
502 body or the community redevelopment agency for such expenses  
503 incurred before the redevelopment plan was approved and adopted.

504 3.~~(c)~~ The acquisition of real property in the redevelopment  
505 area.

506 4.~~(d)~~ The clearance and preparation of any redevelopment  
507 area for redevelopment and relocation of site occupants within  
508 or outside the community redevelopment area as provided in s.  
509 163.370.

510 5.~~(e)~~ The repayment of principal and interest or any  
511 redemption premium for loans, advances, bonds, bond anticipation  
512 notes, and any other form of indebtedness.

513 6.~~(f)~~ All expenses incidental to or connected with the  
514 issuance, sale, redemption, retirement, or purchase of bonds,  
515 bond anticipation notes, or other form of indebtedness,  
516 including funding of any reserve, redemption, or other fund or  
517 account provided for in the ordinance or resolution authorizing  
518 such bonds, notes, or other form of indebtedness.

519 7.~~(g)~~ The development of affordable housing within the  
520 community redevelopment area.

521 8.~~(h)~~ The development of community policing innovations.

522 9. Infrastructure improvement, building construction, and

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523 building renovation, including improvements, construction, and  
524 renovation related to parking lots, parking garages, and  
525 neighborhood parks.

526 10. Grants and loans to businesses for facade improvements,  
527 signage, sprinkler system upgrades, and other structural  
528 improvements.

529 (7) On the last day of the fiscal year of the community  
530 redevelopment agency, any money which remains in the trust fund  
531 after the payment of expenses pursuant to subsection (6) for  
532 such year shall be:

533 (d) Appropriated to a specific redevelopment project  
534 pursuant to an approved community redevelopment plan. The funds  
535 appropriated for such project may not be changed unless the  
536 project is amended, redesigned, or delayed, in which case the  
537 funds must be reappropriated pursuant to the next annual budget  
538 adopted by the board of commissioners of the community  
539 redevelopment agency ~~which project will be completed within 3~~  
540 ~~years from the date of such appropriation.~~

541 (8) (a) Each community redevelopment agency with revenues or  
542 a total of expenditures and expenses in excess of \$100,000, as  
543 reported on the trust fund financial statements, shall provide  
544 for a financial ~~an~~ audit of the trust fund each fiscal year ~~and~~  
545 ~~a report of such audit to be prepared~~ by an independent  
546 certified public accountant or firm. Each financial audit  
547 conducted pursuant to this subsection must be conducted in  
548 accordance with rules for audits of local governments adopted by  
549 the Auditor General.

550 (b) The audit ~~Such~~ report must: ~~shall~~

551 1. Describe the amount and source of deposits into, and the

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552 amount and purpose of withdrawals from, the trust fund during  
553 such fiscal year and the amount of principal and interest paid  
554 during such year on any indebtedness to which increment revenues  
555 are pledged and the remaining amount of such indebtedness.

556 2. Include financial statements identifying the assets,  
557 liabilities, income, and operating expenses of the community  
558 redevelopment agency as of the end of such fiscal year.

559 3. Include a finding by the auditor as to whether the  
560 community redevelopment agency is in compliance with subsections  
561 (6) and (7).

562 (c) The audit report for the community redevelopment agency  
563 must accompany the annual financial report submitted by the  
564 county or municipality that created the agency to the Department  
565 of Financial Services as provided in s. 218.32, regardless of  
566 whether the agency reports separately under that section.

567 (d) The agency shall provide ~~by registered mail~~ a copy of  
568 the audit report to each taxing authority.

569 Section 11. Subsection (3) of section 218.32, Florida  
570 Statutes, is amended to read:

571 218.32 Annual financial reports; local governmental  
572 entities.—

573 (3) (a) The department shall notify the President of the  
574 Senate and the Speaker of the House of Representatives of any  
575 municipality that has not reported any financial activity for  
576 the last 4 fiscal years. Such notice must be sufficient to  
577 initiate dissolution procedures as described in s.  
578 165.051(1) (a). Any special law authorizing the incorporation or  
579 creation of the municipality must be included within the  
580 notification.

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581       (b) Failure of a county or municipality required under s.  
582 163.387(8) to include with its annual financial report to the  
583 department a financial audit report for each community  
584 redevelopment agency created by that county or municipality  
585 constitutes a failure to report under this section.

586       (c) By November 1 of each year, the department must provide  
587 the Special District Accountability Program of the Department of  
588 Economic Opportunity with a list of each community redevelopment  
589 agency that does not report any revenues, expenditures, or debt  
590 for the community redevelopment agency's previous fiscal year.

591       Section 12. Subsection (3) of section 163.524, Florida  
592 Statutes, is amended to read:

593       163.524 Neighborhood Preservation and Enhancement Program;  
594 participation; creation of Neighborhood Preservation and  
595 Enhancement Districts; creation of Neighborhood Councils and  
596 Neighborhood Enhancement Plans.—

597       (3) After the boundaries and size of the Neighborhood  
598 Preservation and Enhancement District have been defined, the  
599 local government shall pass an ordinance authorizing the  
600 creation of the Neighborhood Preservation and Enhancement  
601 District. The ordinance must ~~shall~~ contain a finding that the  
602 boundaries of the Neighborhood Preservation and Enhancement  
603 District comply with s. 163.340(7) or s. 163.340(8)(a)-(s)  
604 ~~(8)(a)-(e)~~ or do not contain properties that are protected by  
605 deed restrictions. Such ordinance may be amended or repealed in  
606 the same manner as other local ordinances.

607       Section 13. This act shall take effect July 1, 2019.