

By Senator Lee

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A bill to be entitled

An act relating to community redevelopment agencies; creating s. 112.327, F.S.; defining terms; prohibiting a person from lobbying a community redevelopment agency until he or she has registered as a lobbyist with that agency; providing registration requirements; requiring an agency to make lobbyist registrations available to the public; requiring a database of currently registered lobbyists and principals to be available on certain websites; requiring a lobbyist to send a written statement to the agency canceling the registration for a principal that he or she no longer represents; authorizing an agency to remove the name of a lobbyist from the list of registered lobbyists under certain circumstances; authorizing an agency to establish an annual lobbyist registration fee, not to exceed a specified amount; requiring an agency to be diligent in ascertaining whether persons required to register have complied, subject to certain requirements; requiring the Commission on Ethics to investigate a lobbyist or principal under certain circumstances, subject to certain requirements; requiring the commission to provide the Governor with a report of its findings and recommendations in such investigations; authorizing the Governor to enforce the commission's findings and recommendations; authorizing community redevelopment agencies to adopt rules to govern the registration of lobbyists; amending s. 112.3142, F.S.; requiring ethics training

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for community redevelopment agency commissioners;
specifying requirements for such training; amending s.
163.340, F.S.; revising the definition of the term
"blighted area"; amending s. 163.356, F.S.; revising
reporting requirements; deleting provisions requiring
certain annual reports; amending s. 163.367, F.S.;
requiring ethics training for community redevelopment
agency commissioners; amending s. 163.370, F.S.;
revising the list of projects that are prohibited from
being financed by increment revenues; requiring
community redevelopment agencies to follow certain
procurement procedures; creating s. 163.371, F.S.;
requiring a community redevelopment agency to publish
certain digital boundary maps on its website;
providing annual reporting requirements; requiring a
community redevelopment agency to publish the annual
reports on its website; creating s. 163.3755, F.S.;
providing termination dates for certain community
redevelopment agencies; creating s. 163.3756, F.S.;
providing legislative findings; requiring the
Department of Economic Opportunity to declare inactive
community redevelopment agencies that have reported no
financial activity for a specified number of years;
providing hearing procedures; authorizing certain
financial activity by a community redevelopment agency
that is declared inactive; providing applicability;
providing for construction; requiring the department
to maintain a website identifying all inactive
community redevelopment agencies; amending s. 163.387,

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F.S.; specifying the level of tax increment financing that a governing body may establish for funding the redevelopment trust fund; effective on a specified date, revising requirements for the use of redevelopment trust fund proceeds; limiting allowed expenditures; revising requirements for the annual budget of a community redevelopment agency; revising requirements for use of moneys in the redevelopment trust fund for specific redevelopment projects; revising requirements for the annual audit; requiring the audit to be included with the financial report of the county or municipality that created the community redevelopment agency; amending s. 218.32, F.S.; revising criteria for finding that a county or municipality failed to file a report; requiring the Department of Financial Services to provide a report to the Department of Economic Opportunity concerning community redevelopment agencies reporting no revenues, expenditures, or debts; amending s. 163.524, F.S.; conforming a cross-reference; making technical changes; providing an effective date.

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

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

112.327 Lobbying before community redevelopment agencies; registration and reporting.—

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

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

Section 3. Subsection (8) 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:

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

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

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

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

(d) Unsanitary or unsafe conditions.

(e) Deterioration of site or other improvements.

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(f) Inadequate and outdated building density patterns.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.

(h) Tax or special assessment delinquency exceeding the fair value of the land.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

(p) Rates of unemployment higher in the area than in the remainder of the county or municipality.

(q) Rates of poverty higher in the area than in the remainder of the county or municipality.

(r) Rates of foreclosure higher in the area than in the

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remainder of the county or municipality.

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

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

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

163.356 Creation of community redevelopment agency.—

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

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

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

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

Section 5. 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 ~~shall be~~ subject to ~~the provisions and requirements of part III of chapter 112, and~~ commissioners also must comply with the ethics training requirements imposed in s. 112.3142.

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

163.370 Powers; counties and municipalities; community 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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as of December 31 of the reporting year, including the:

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

2. Total expenditures from the redevelopment trust fund.

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

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

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

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

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

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

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter 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

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members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the 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.

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

163.3756 Inactive community redevelopment agencies.—

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

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

(b) The governing board of a community redevelopment agency

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

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

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

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

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

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

163.387 Redevelopment trust fund.—

(1)(a) After approval of a community redevelopment plan,
there may be established for each community redevelopment agency
created under s. 163.356 a redevelopment trust fund. Funds
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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466 However, the governing body ~~of any county as defined in s.~~
467 ~~125.011(1)~~ may, in the ordinance providing for the funding of a
468 trust fund established with respect to any community
469 redevelopment area ~~created on or after July 1, 1994~~, determine
470 that the amount to be funded by each taxing authority annually
471 shall be less than 95 percent of the difference between
472 subparagraphs 1. and 2., but in no event shall such amount be
473 less than 50 percent of such difference.

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

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

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

493 (c) The annual budget of a community redevelopment agency

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may provide for payment of the following expenses:

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

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

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

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

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

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

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

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

9. Infrastructure improvement, building construction, and

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

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

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

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

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

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

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

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

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

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

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

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

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

218.32 Annual financial reports; local governmental entities.—

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

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

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

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

163.524 Neighborhood Preservation and Enhancement Program; participation; creation of Neighborhood Preservation and Enhancement Districts; creation of Neighborhood Councils and Neighborhood Enhancement Plans.—

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

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