



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Community Redevelopment Agency **MEETING DATE:** March 18, 2025
FROM: Michael Daniels, AICP, Development Services Director
SUBJECT: House Bill 991 and Senate Bill 1242

BACKGROUND

Two companion bills filed in the 2025 state legislative session the status of CRAs in Florida.

A summary of the bills are provided below:

The bill amends Section 163.3755 of the Florida Statutes to establish a termination date for community redevelopment agencies (CRAs) and to prohibit the creation of new CRAs after a specified date. Specifically, it states that any CRA in existence on July 1, 2025, will terminate on the expiration date provided in its charter or on September 30, 2045, whichever comes first. The bill removes the previous provision that allowed for the continued existence of a CRA if approved by the governing body of the county or municipality. Additionally, it prohibits CRAs from initiating new projects or issuing new debt after October 1, 2025.

Furthermore, the bill allows existing CRAs with outstanding bonds as of July 1, 2025, to remain operational until those bonds mature, but they cannot extend the maturity date of any outstanding bonds. It also requires the county or municipality that created the CRA to issue a new finding of necessity to meet remaining bond obligations. The effective date of this act is set for July 1, 2025.

The Senate Bill was approved on a 4-3 vote by the Community Affairs committee and now is being sent to the Judiciary. The House bill was approved out of the State Affairs Committee on Wednesday. The full text of the house and senate bills are enclosed. In addition, a link to the Florida Redevelopment Association page identifying the benefits of CRAs and talking points is provided [here](#).

RECOMMENDATION

For Discussion purposes.

