



**DEVELOPMENT, CODE COMPLIANCE, AND  
REDEVELOPMENT COMMITTEE**

**Thursday, December 4, 2025  
10:30 a.m. – 12:15 p.m. ET**

**Meeting Room: Orange Biscayne  
Renaissance Orlando SeaWorld  
6677 Sea Harbor Dr.  
Orlando, FL 32821**

**FLC Staff Contact: David Cruz**



# Agenda



**Development, Code Compliance, and Redevelopment Legislative Policy Committee**  
**Thursday, December 4, from 10:30 a.m. to 12:15 p.m.**  
**Renaissance Orlando SeaWorld – Meeting Room: Biscayne**  
**6677 Sea Harbor Dr, Orlando, Florida**

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**AGENDA**

- I.** Introduction and Opening Remarks..... **Chair Joshua D. Fuller**  
Council Member, Town of Bay Harbor Islands
- II.** Recap of the Remaining Two Issues ..... **David Cruz, FLC Staff**
  - a. Housing
  - b. Community Redevelopment Agencies (CRAs)
- III.** Committee Discussion on Language  
of Recommended Priority ..... **Chair Joshua D. Fuller**  
Council Member, Town of Bay Harbor Islands
- IV.** Committee Discussion on Policy  
Statement Language ..... **Chair Joshua D. Fuller**  
Council Member, Town of Bay Harbor Islands
- V.** Additional Information ..... **David Cruz, FLC Staff**
  - a. Key Legislative Dates
  - b. Key Contacts – [Click HERE to sign-up](#)
- VI.** Closing Remarks ..... **Chair Joshua D. Fuller**  
Councilmember, Town of Bay Harbor Islands
- VII.** Adjournment

**WiFi Information:**

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When prompted, enter **FLCLC25** as the password.



# Committee Roster



## 2025-2026 Development, Code Compliance, and Redevelopment Policy Committee

*Staffed by: David Cruz, Legislative Counsel*

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### **CHAIR:**

**The Honorable Joshua D. Fuller**

Councilmember, Town of Bay Harbor  
Islands

### **VICE CHAIR:**

**The Honorable Melissa Castro**

Commissioner, City of Coral Gables

### **MEMBERS:**

**The Honorable Antonio Arserio**

Vice Mayor, City of Margate

**The Honorable Sarah Baker**

Commissioner, City of Winter Springs

**The Honorable Vincent Barile**

Vice Mayor, Town of Sewall's Point

**The Honorable Rick Belhumeur**

Commissioner, City of Flagler Beach

**The Honorable Samuel Berrien**

Mayor, City of Fort Meade

**The Honorable Liston Bochette**

Councilman, City of Fort Myers

**The Honorable Dorothea Taylor  
Bogert**

Mayor, City of Auburndale

**Michael Bornstein**

Village Manager, Village of Palm  
Springs

**The Honorable Nancy Bowen**

Vice Mayor, City of Coral Springs

**The Honorable Michael Broderick**

Commissioner, City of Fort Pierce

**The Honorable Woody Brown**

Mayor, City of Largo

**The Honorable Cynthia Burton**

Commissioner, City of Crescent City

**Patrick Callahan**

Community Development  
Director/Building Official, City of  
Satellite Beach

**Carmen Capezzuto**

Director of Neighborhood Services,  
City of Port St. Lucie

**The Honorable Jolien Caraballo**

Vice Mayor, City of Port St. Lucie

**The Honorable John Carroll**

Councilmember, City of Vero Beach

**The Honorable Kristin Church**

Commissioner, City of Dade City

**The Honorable Jeremy Clark**

Vice Mayor, City of Davenport

**The Honorable Gary Coffin**

Commissioner, Town of Longboat Key

**The Honorable Tequilla Collins**

Commissioner, City of Belle Glade

**Nick Colonna**

Community Development  
Administrator, City of Pinellas Park

**Dana Crosby Collier**

Senior Assistant Attorney, City of  
Tampa

**The Honorable Bradley Dantzler**

Commissioner, City of Winter Haven

**The Honorable Dennis Dawson**

Councilmember, City of Mount Dora

**The Honorable Jack Dearmin**

Commissioner, City of Lake Alfred

**The Honorable Gloria DeBerry**

Council Member, City of Fort Walton  
Beach

**Pamela Durrance**

City Manager, City of Bowling Green

**The Honorable Bryan Eastman**

Commissioner, City of Gainesville

**Krista Ellingson**

Building Department Administrator,  
City of Satellite Beach

**Antranette Forbes**

Director, Economic Development, City  
of Apopka

**The Honorable Shawn Goepfert**

Councilman, City of Port Orange

**The Honorable Easton Harrison**

Commissioner, City of Lauderdale  
Lakes

**The Honorable Jhelecia Hawkins**

Councilmember, City of Jasper

**Alex Hernandez**

Chief Building Official, City of Coral  
Springs

**The Honorable Marge Herzog**

Vice Mayor, Town of Loxahatchee  
Groves

**The Honorable Darfeness Hinds**

Council Vice President, City of Williston

**The Honorable Tim Horvath**

Councilor, City of Neptune Beach

**Jeremy Hubsch**

Community Development Director,  
Village of Tequesta

**Heather Ireland**

Director, Planning and Development  
Dept., City of Jacksonville Beach

**The Honorable Dan Janson**

Vice Mayor, City of Jacksonville Beach

**The Honorable Rahman Johnson**

Councilmember, City of Jacksonville

**Lynsey Jones**

Deputy Building Official, City of  
Melbourne

**The Honorable Barbara Langdon**

Commissioner, City of North Port

**The Honorable Greg Langowski**

Vice Mayor, City of Westlake

**The Honorable Shirley Lanier**

Councilperson, City of Riviera Beach

**Sandra Leone**

Planning and Sustainability Manager,  
City of Satellite Beach

**R. Max Lohman**

City Attorney, City of Palm Beach  
Gardens

**The Honorable Karen Lythgoe**

Mayor, Town of Lantana

**The Honorable Lisa Martin**

Vice Mayor, City of New Smyrna Beach

**The Honorable Sarai "Ray" Martin**

Vice Mayor, City of Lauderhill

**Dan Matthys**

Deputy City Manager, City of Clermont

**The Honorable Matthew McMillan**

Commissioner, City of Longwood

**The Honorable Joseph McMullen**

Commissioner, Town of Oakland

**The Honorable Genece Minshe**

Commissioner, City of Fernandina  
Beach

**Juliet Misconi**

Deputy City Manager, City of Palm Bay

**The Honorable Fran Nachlas**

Deputy Mayor, City of Boca Raton

**The Honorable Danny Nugent**

Commissioner, City of Starke

**The Honorable Karen Ostrand**

Mayor, Town of Ocean Breeze

**Lucia Panica**

Director of Development Services  
Department, City of Sarasota

**The Honorable Karen Rafferty**

Commissioner, City of Belleair Bluffs

**The Honorable Chelsea Reed**

Councilmember, City of Palm Beach  
Gardens

**The Honorable Patti Reed**

Councilmember, City of Pinellas Park

**The Honorable Alan Reisman**

Mayor, City of Leesburg

**The Honorable Betty Resch**

Mayor, City of Lake Worth Beach

**The Honorable Cora Roberson**

Councilmember, Town of Lake  
Hamilton

**The Honorable Dylan Rumrell**

Mayor, City of St. Augustine Beach

**The Honorable Seth Salver**

Vice Mayor, Bal Harbour Village

**The Honorable Steven Sandbergen**

Commissioner, City of Dunedin

**The Honorable Travis Sargent**

Commissioner, City of Ormond Beach

**The Honorable Bill Schaetzle**

Mayor Pro Tem, City of Niceville

**The Honorable Marlene Shaw**

Councilmember, City of Gulfport

**Brian Sherman**

City Attorney, Goren, Cherof, Doody,  
and Ezrol PA

**The Honorable Alan Shields**

Councilor, City of Seminole

**Shari Simmans**

Director, Economic Development,  
Communications & Government  
Affairs, City of DeBary

**C. Howard Smith**

Director, Community Redevelopment  
Agency, City of Bartow

**The Honorable Jordan Smith**

Commissioner, City of Lake Mary

**The Honorable Bill Steinke**

Councilmember, City of Cape Coral

**The Honorable Larisa Svechin**

Mayor, City of Sunny Isles Beach

**The Honorable Christa Tanner**

Mayor, City of Brooksville

**The Honorable Judith Thomas**

Commissioner, Town of Lake Park

**The Honorable Johnnie Tieche**

Councilmember, Village of Palm  
Springs

**The Honorable Debbie Trice**

Vice Mayor, City of Sarasota

**The Honorable Kenneth Vogel**

Councilman, Town of Orange Park

**The Honorable Morris West**

Mayor, City of Haines City

**The Honorable Don Willis**

Councilmember, City of Cape  
Canaveral

**The Honorable Rosemary Wilsen**

Commissioner, City of Ocoee

**The Honorable Janet Wilson**

Vice Mayor, City of Indian Rocks Beach

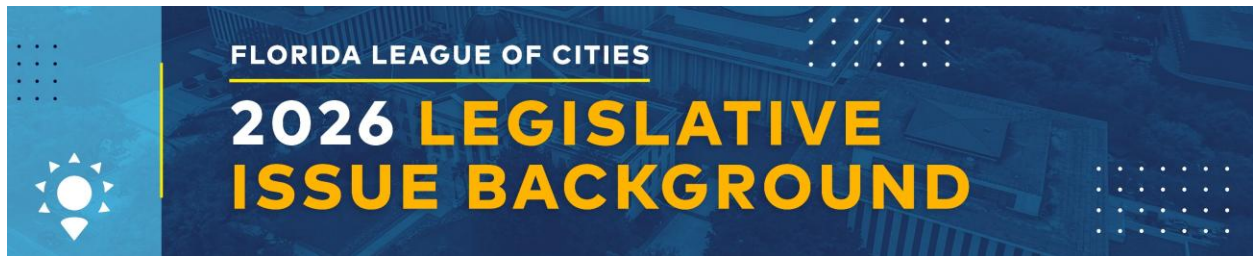
**Latricia Wright**

City Clerk, City of Williston





# Housing



## Housing

### Draft Priority Statement:

The Florida League of Cities SUPPORTS legislation that fosters a collaborative approach balancing the urgent need to address Florida's housing shortage with preserving the authority of local governments to manage growth consistent with each community's capacity, resources, and long-term planning. Cities must retain the ability to decide where new housing is located to maintain their unique identity—without additional state preemptions or expanded administrative approval requirements that erode public participation and residents' democratic ability to influence how their cities grow.

### Background:

Florida's housing shortage remains one of the most urgent and far-reaching challenges facing communities across the state. Cities are confronting rising land and construction costs, limited developable land, and record population growth—all while striving to maintain infrastructure capacity and preserve community character. However, state lawmakers continue to pursue top-down housing preemptions that often limit local flexibility to balance growth, affordability, and the ability to preserve each city's unique identity.

### The Live Local Act (2023–2025):

Originally enacted in 2023, the Live Local Act aimed to increase the supply of affordable and workforce housing through incentives, preemptions, and funding support. The law requires local governments to approve high-density multifamily developments in certain commercial, industrial, or mixed-use zones if a portion of the units are set aside for affordable housing. The Act was subsequently amended in 2024 and 2025 to further refine its land use, density, and implementation provisions.

In 2025, the Legislature enacted additional amendments to clarify and expand the Act's provisions. Some of these revisions included:

- **Expanded Applicability:** Authorizes Live Local projects in "flexibly zoned areas" (including PUDs) permitted for commercial, industrial, or mixed-use development, without the need for a density transfer or amendment to a development of regional impact.
- **Height and Density Standards:** Prohibits local governments from limiting project height below the highest allowed (or allowed as of July 1, 2023) within one mile of the site; defines floor area ratio broadly to include floor lot ratio and lot coverage.
- **Historic Districts:** Allows height restrictions only for projects involving contributing structures within National Register historic districts, but not below the highest allowed within  $\frac{3}{4}$  mile or three stories, whichever is greater.
- **Administrative Approval:** Requires Live Local projects that meet multifamily zoning and comprehensive plan standards to receive administrative approval without hearings or board action.

- **Parking and Mixed Use:** Mandates a 15% parking reduction for projects near transit and limits nonresidential use in mixed-use projects to 10% of total square footage.
- **Religious Property Development:** Allows—but does not require—local governments to permit affordable housing on parcels owned by religious institutions that contain a house of worship, with at least 10% of units affordable.
- **Moratorium Restrictions:** Prohibits building moratoria that delay Live Local projects, except for limited infrastructure or flooding concerns; such moratoria may last no more than 90 days every three years and must include a local housing needs assessment.
- **Litigation and Reporting:** Requires attorney fees (up to \$250,000) for prevailing parties in enforcement actions; mandates annual local reporting to DEO on approved Live Local projects beginning November 1, 2026.

#### **Accessory Dwelling Units SB 48 (Gaetz) and HB 313 (Nix):**

**SB 48** and **HB 313** (2026 Session), which would require that every local government adopt an ordinance by December 1, 2026, allowing accessory dwelling units (ADUs) in all areas zoned for single-family residential use. The bills would:

- Require, rather than authorize, local governments to permit ADUs in single-family zones.
- Prohibit local governments from imposing owner-occupancy requirements or restricting ADUs rentals if rented for one month or longer.
- Prohibit local governments from requiring replacement parking when a garage or driveway is converted to an accessory dwelling unit.
- Require that ADUs providing affordable rental housing count toward a city's affordable housing component under its comprehensive plan.
- Clarify that property owners will not lose their homestead exemption due to the presence of a rented ADU, although the ADU portion of the property would be separately assessed and taxed.

#### **Sadowski Coalition 2026 Priorities:**

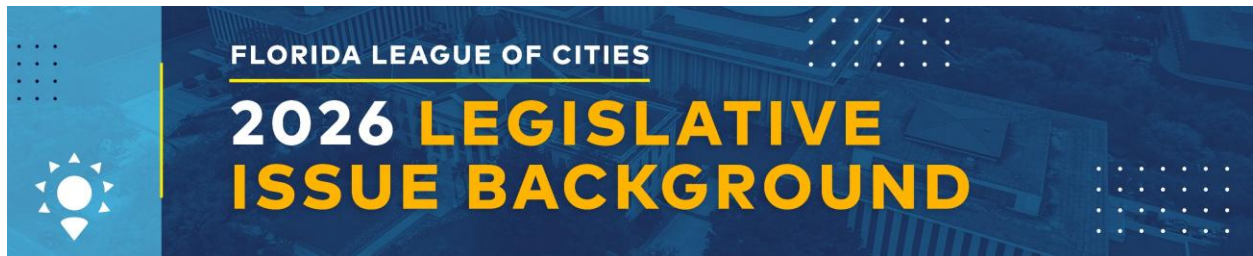
The Sadowski Housing Coalition represents cities, counties, housing advocates, and private-sector partners committed to preserving dedicated state funding for affordable housing. In 2026 the Coalition is calling for:

- Full funding of the SHIP and SAIL trust funds from documentary stamp revenues;
- \$150 million for the Live Local SAIL Program; and
- \$100 million for the Hometown Heroes homeownership program.

These initiatives remain Florida's primary tools for producing and preserving affordable housing.



# Community Redevelopment Agencies (CRAs)



## Community Redevelopment Agencies (CRAs)

### Draft Policy Position Statement:

The Florida League of Cities OPPOSES legislation that limits the authority or operation of Community Redevelopment Agencies (CRAs), which are essential tools for revitalizing neighborhoods and driving local economic growth. CRAs fund critical projects such as infrastructure, roads, drainage, and public spaces that improve communities statewide. The League supports continued accountability and transparency but cautions against efforts to weaken or eliminate CRAs.

### Background:

Community Redevelopment Agencies (CRAs), established under Chapter 163, Part III, Florida Statutes, are among the most effective local tools for reversing blight, attracting private investment, and improving quality of life. CRAs are funded through Tax Increment Financing (TIF), a mechanism that reinvests the increase in local property tax revenues generated within a redevelopment area back into that community. CRAs operate entirely with local funds, not state appropriations, and do not raise tax rates.

During the 2025 Legislative Session, legislation was filed that would have significantly restricted the authority and long-term viability of CRAs. **CS/CS/HB 991** (Giallombardo) and **CS/SB 1242** (McClain) initially sought to require all existing CRAs to sunset by September 30, 2045, prohibit the creation of new CRAs, and bar existing agencies from initiating new projects or issuing debt after October 1, 2025.

The Senate bill was later amended to remove the mandatory sunset and permit the creation of new CRAs but imposed several new restrictions, including:

- Requiring newly created CRAs to be governed by municipal elected officials, with up to two additional members on a seven-member board;
- Prohibiting changes to existing CRA boundaries; and
- Restricting CRA expenditures for community events such as festivals, concerts, and parades.

Although the proposed legislation did not pass, these bills demonstrated a continued legislative effort to curtail local control over CRAs and their use of TIF funds. The League anticipates similar proposals during the 2026 Legislative Session.

CRAs remain an important redevelopment for many cities across the state for some of these reasons:

- **Locally Funded – No New Taxes:** CRAs rely solely on local TIF revenues that reinvest property tax growth into community improvements without raising taxes or using state funds. Eliminating CRAs could force cities to seek alternative revenue sources, potentially leading to higher taxes or greater reliance on state aid.
- **Private Investment and Job Creation:** CRAs attract private-sector investment, revitalize business districts, support small businesses, and create local jobs—reducing government dependency through private economic growth.

- **Addressing Florida’s Housing Crisis:** CRAs promote workforce and affordable housing development without additional state dollars, helping alleviate the housing shortage through targeted local reinvestment.
- **Strong Oversight Already in Place:** The Legislature enacted **HB 9 (2019)** to enhance CRA accountability, requiring annual reporting, ethics training, and spending restrictions. Rather than dismantling CRAs, lawmakers should refine these reforms to strengthen oversight while preserving this successful redevelopment tool.

CRAs are fiscally responsible, market-driven instruments that promote local investment, job creation, and affordable housing—without raising taxes or expanding state spending. The Florida League of Cities urges the Legislature to focus on improving oversight and accountability, not eliminating or restricting CRAs, to ensure continued revitalization of Florida’s communities through local decision-making and private-sector partnership.



# Key Dates



## 2025-2026 Key Legislative Dates

### December 2025

- |      |  |
|------|--|
| 1-5  | Legislative Interim Committee Meetings   |
| 4-5  | FLC Legislative Conference, Renaissance Orlando at SeaWorld, 6677 Sea Harbor Dr, Orlando, FL 32821 |
| 8-12 | Legislative Interim Committee Meetings   |

### January 2026

- |       |  |
|-------|--|
| 7     | FLC Legislative Session Preview Webinar, 2:00 p.m. ET                |
| 13    | Regular Legislative Session Convenes                                 |
| 20    | FLC Legislative Action Days Know Before You Go Webinar, 2:00 p.m. ET |
| 26-28 | FLC Legislative Action Days, Tallahassee, FL                         |

### March 2026

- |       |   |
|-------|---|
| 13    | Last Day of Regular Legislative Session             |
| 16-18 | NLC Congressional City Conference, Washington, D.C. |
| 24    | FLC Legislative Session Review, 2:00 p.m. ET        |

### April 2026

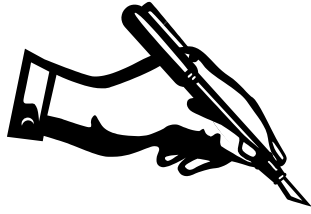
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| 28-29 | FLC FAST Fly-In, Washington, D.C. |
|-------|-----------------------------------|

For further details about the mentioned events or legislative information, contact [medenfield@flicities.com](mailto:medenfield@flicities.com).





# Notes



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