

LOCAL VOICES MAKING LOCAL CHOICES

DEVELOPMENT, CODE COMPLIANCE, AND REDEVELOPMENT COMMITTEE

MEETING DETAILS

DATE	Thursday, December 3, 2026
TIME	10:30 a.m. – 12:15 p.m. ET
ROOM	Biscayne
VENUE	Renaissance Orlando at SeaWorld
ADDRESS	6677 Sea Harbor Dr., Orlando, Florida 32821

FLC STAFF CONTACT

David Cruz



Agenda

Development, Code Compliance, and Redevelopment Legislative Policy Committee
Thursday, December 3, 2026, from 10:30 a.m. to 12:15 p.m. ET
Renaissance Orlando at SeaWorld – Meeting Room: Biscayne
6677 Sea Harbor Dr., Orlando, Florida 32821

AGENDA

I. Introduction and Opening Remarks.....**Chair Melissa Castro**
Commissioner, City of Coral Gables

II. Recap of Remaining Issues ..... **David Cruz, FLC Staff**

a. Community Planning and Land Use Regulation
b. Live Local Act – Implementation and Potential 2027 Revisions
c. Community Redevelopment Agencies (CRAs)

III. Vote on Recommended Priority .....**Chair Castro**

IV. Committee Discussion on Language of Recommended Priority.....**Chair Castro**

V. Vote on Whether to have a Policy Position.....**Chair Castro**

VI. Committee Discussion on Policy Position Language (if needed).....**Chair Castro**

VII. Additional Information.....**Chair Castro**

a. Key Legislative Dates
b. Key Contacts – Click HERE to sign up
c. State Municipal Reporting Requirements

VIII. Closing Remarks .....**Chair Castro**

IX. Adjournment

Wi-Fi is Information:
If you are staying at the Renaissance, the instructions you received to connect to wireless in your room should also work in the meeting space. If you have any issues with that, or if you are not staying on-site, please connect to the **Renaissance_Conference** network and open your internet browser. If you are not automatically redirected to the Renaissance login page, please type in any non-secure internet website. When prompted, enter **FLCLC26** as the password.



Committee Roster

FLORIDA LEAGUE OF CITIES

2026-2027 Development, Code Compliance, and Redevelopment Committee



CHAIR
Melissa Castro
Commissioner
City of Coral Gables



VICE CHAIR
Dan Janson
Vice Mayor
City of Jacksonville Beach



STAFF SUPPORT
David Cruz
FLC Legislative Counsel



Shelisa Abraham
Councilmember
Town of Century



Antonio Arserio
Mayor
City of Margate



Sarah Baker
Commissioner
City of Winter Springs



Vincent Barile
Mayor
Town of Sewall's Point



Liston Bochette
Councilman
City of Fort Myers



Michael Bornstein
Village Manager
Village of Palm Springs



Woody Brown
Mayor
City of Largo



Vanessa Brown Robinson
Councilmember
City of Live Oak

Cynthia Burton
Commissioner
City of Crescent City

Jolien Caraballo
Vice Mayor
City of Port St Lucie

John Carroll
Councilmember
City of Vero Beach



Charles Chambliss
Mayor
Town of Palm Shores



Jeremy Clark
Vice Mayor
City of Davenport



Gary Coffin
Commissioner
Town of Longboat Key



Joy Cooper
Mayor
City of Hallandale Beach

Dana Crosby-Collier
Attorney
City of Tampa



Chad Davis
Commissioner
City of Winter Haven



Dennis Dawson
Councilmember
City of Mount Dora



Jack Dearmin
Commissioner
City of Lake Alfred

Laura DeBruce
Councilmember
City of Sanibel



Carmen Demanche
Councilmember
Town of Lake Hamilton

Lisa El-Ramey
Mayor
Town of Loxahatchee Groves



Alex Fernández
Comissioner
City of Miami Beach



Debbie Flynn
Assistant Community Development Director
City of Satellite Beach



Antranette Forbes
Director, Economic Development
City of Apopka



Ed Freeman
Mayor
City of Lady Lake



Joshua Fuller
Councilmember
Town of Bay Harbor Islands



Austin Gravley
Councilmember
City of Frostproof



Jhelecia Hawkins
Mayor
City of Jasper



Darfeness Hinds
Council President
City of Williston



Donald Horton
Mayor
Islamorada, Village of Islands



Tim Horvath
Councilor
City of Neptune Beach



Lynsey Jones
Deputy Building Official
City of Melbourne



N'Kosi L. Jones
Vice Mayor
City of Bowling Green



Linda Julien
Councilwoman
City of Miami Gardens



Barbara Langdon
Vice Mayor
City of North Port



Shirley Lanier
Councilperson
City of Riviera Beach



Karen Lythgoe
Mayor
Town of Lantana



Christy Maasbach
Mayor
Town of Lake Clarke Shores



Shayla Macias
Councilwoman
City of Fellsmere



Nancy Maddox
Community Engagement Director
City of Daytona Beach Shores



Jason Mahaney
Town Administrator
Town of Grant-Valkaria



Dan Matthys
Deputy City Manager
City of Clermont



Larry McKee
Councilmember
City of Milton



Matthew McMillan
Commissioner
City of Longwood



Joseph McMullen
Commissioner
Town of Oakland



Genece Minshew
Commissioner
City of Fernandina Beach



Karen Ostrand
Mayor
Town of Ocean Breeze



Lucia Panica
Director of Development Services Department
City of Sarasota



Karen Rafferty
Commissioner
City of Belleair Bluffs



Richard Reade
Town Manager
Town of Lake Park



Patti Reed
Councilmember
City of Pinellas Park



Louis Reinstein
Councilmember
City of Plantation



Betty Resch
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City of Lake Worth Beach



Dylan Rumrell
Commissioner
City of St. Augustine Beach



Steven Sandbergen
Commissioner
City of Dunedin



R.J. Santore
Commissioner
City of Flagler Beach



Mary Savage-Dunham
Director of Planning & Zoning
City of Port St Lucie



Suzanne Sherman
Assistant City Manager
City of Satellite Beach



Shari Simmans Grant
Director, Economic Development, Communications & Government Affairs



Jordan Smith
Commissioner
City of Lake Mary



Johnnie Tieche
Mayor Pro Tem
Village of Palm Springs



Debbie Trice
Mayor
City of Sarasota



Gary Werner
Councilman
City of Westlake



Morris West
Commissioner
City of Haines City



Nicole Williams
Vice Mayor
Town of White Springs



Rosemary Wilsen
Commissioner
City of Ocoee



Janet Wilson
Vice Mayor
City of Indian Rocks Beach



Normita Woodard
Mayor Pro Tem
City of Dade City



Latricia Wright
City Clerk
City of Williston



Molly Young
Mayor
Village of Tequesta



Community Planning and Land Use Regulations

FLORIDA LEAGUE OF CITIES

2027 LEGISLATIVE ISSUE BACKGROUND

Community Planning and Land Use Regulation

Draft Statement:
The Florida League of Cities SUPPORTS legislation modernizing the Community Planning Act to clarify state and local responsibilities, streamline planning requirements, preserve local flexibility in accommodating growth and housing needs, ensure development is supported by adequate infrastructure, protect municipal authority over housing location decisions, and establish fair and efficient land use appeal procedures that respect adopted local comprehensive plans and land development regulations.

Background:
Florida's Community Planning Act, Chapter 163, Part II, Florida Statutes, establishes the framework for local government comprehensive planning and growth management. The Act requires municipalities to plan for future land use, housing, transportation, infrastructure, conservation, and other community needs while balancing growth with the availability of public facilities and services.

Over time, legislative changes have added planning requirements, procedural obligations, and limitations on municipal authority, resulting in an increasingly complex regulatory framework. Modernization of the Act presents an opportunity to clarify the respective responsibilities of state and local governments, eliminate outdated or duplicative requirements, streamline planning and development review processes, and provide municipalities greater flexibility to accommodate growth while protecting infrastructure capacity and community character.

State and Local Planning Responsibilities
The Community Planning Act establishes statewide planning requirements while assigning local governments primary responsibility for adopting and implementing comprehensive plans. However, successive legislative changes and state preemptions have increasingly limited municipal discretion and created uncertainty regarding the appropriate division of state and local planning authority.

Potential reforms could more clearly distinguish matters of statewide concern from decisions best addressed at the local level, eliminate unnecessary or duplicative planning requirements, and provide municipalities greater flexibility to achieve statewide planning objectives through locally appropriate land use, development, and redevelopment strategies.

Housing and Infrastructure

Recent state housing policies have emphasized expanding housing supply, increasing residential density, and authorizing additional housing types. While addressing housing needs is an important statewide objective, uniform development requirements may not adequately account for differences in local housing demand, available land, infrastructure capacity, environmental conditions, and existing development patterns.

Potential reforms could better align housing requirements with demonstrated local and regional needs, preserve municipal authority to determine appropriate locations and development standards for new housing types, and ensure that infrastructure capacity and the availability of public facilities and services are adequately considered when accommodating additional growth. Reforms could also preserve local authority to regulate short-term rentals in a manner consistent with community needs and neighborhood compatibility.

Land Use Appeals

Disputes involving comprehensive plan amendments, development approvals, and land development regulations can result in lengthy and costly administrative or judicial proceedings, creating uncertainty for municipalities, property owners, and developers. Existing appeal and challenge procedures can also impose significant financial and administrative burdens on local governments.

Modernization efforts could establish more efficient, predictable, and cost-effective procedures for resolving land use disputes while preserving due process protections and appropriate opportunities for public participation. Any reforms should also respect locally adopted comprehensive plans and duly enacted land development regulations and ensure that appeal procedures do not undermine lawful municipal planning and development decisions.

Conclusion

Modernization of the Community Planning Act should promote a more efficient, predictable, and flexible growth management framework that balances statewide planning objectives with the diverse needs of Florida's municipalities. Meaningful reform should recognize that local governments are best positioned to evaluate community development patterns, infrastructure limitations, and the impacts of growth. By reducing unnecessary regulatory burdens, preserving municipal land use authority, and ensuring that development decisions remain consistent with adopted local plans, the Legislature can support responsible growth while maintaining cities' ability to protect the health, safety, and quality of life of their residents.

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Live Local Act – Implementation and Potential 2027 Revisions



Live Local Act

Draft Statement:
The Florida League of Cities SUPPORTS legislation revising the Live Local Act to clarify statutory requirements, restore reasonable municipal land use authority, protect infrastructure capacity and neighborhood compatibility, provide flexibility for coastal and environmentally sensitive communities, and ensure that affordable housing developments comply with appropriate local development standards.

Background:
The Live Local Act, enacted in 2023, significantly changed Florida's affordable housing laws by preempting certain local land use and zoning regulations to facilitate the development of affordable multifamily and mixed-use housing.

Under section 166.04151(7), Florida Statutes, municipalities generally must authorize qualifying multifamily and mixed-use residential developments in areas zoned for commercial, industrial, or mixed use without requiring a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment. To qualify, at least 40% of the residential units must be affordable rental units for a minimum of 30 years. Mixed-use developments must devote at least 65% of their total square footage to residential uses.

The Act also establishes minimum development entitlements for qualifying projects. Generally, municipalities may not restrict density below the highest residential density allowed within the municipality, floor area ratio below 150% of the highest otherwise allowed, or height below the highest qualifying height allowed within one mile or three stories, whichever is greater, subject to statutory exceptions. Additional provisions govern parking, administrative approval, building height, and other development standards.

These requirements substantially preempt traditional municipal land use authority and limit cities' ability to determine where and at what intensity qualifying affordable housing developments may be located.

Continuing Legislative Changes
Since its enactment, the Legislature has amended the Live Local Act in successive legislative sessions to address implementation issues involving qualifying properties, density and height calculations, parking, administrative approval, proximity to single-family neighborhoods, and other development standards.

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During the 2026 Legislative Session, the Legislature enacted CS/CS/HB 1389 (Redondo), Affordable Housing, which became Chapter 2026-179, Laws of Florida, effective July 1, 2026.

Among its significant land use provisions, HB 1389:

- Extended Live Local requirements to qualifying property owned by counties, municipalities, and school districts
- Extended the Act to property larger than three acres owned by a religious institution that has contained a house of public worship for at least 10 years, regardless of the underlying zoning
- Temporarily authorized qualifying developments involving certain assemblages of commonly owned or controlled parcels separated by no more than 15 feet
- Prohibited local governments from using setbacks, stepbacks, or other dimensional requirements to effectively reduce the building height authorized by the Act
- Excluded farms and farm operations from the commercial, industrial, and mixed-use classifications that trigger Live Local requirements
- Excluded certain protected open-space areas, areas of critical state concern, and property subject to conservation easements
- Clarified the application of the Act to developments near airports and airport noise zones

The legislation also established transitional provisions allowing certain applicants with submissions made before July 1, 2026, to proceed under prior law or revise their applications to reflect the new requirements.

Additionally, HB 1389 amended the Florida Fair Housing Act to clarify that discrimination in land use decisions or development permitting based on the financing of affordable housing developments is prohibited and to waive sovereign immunity for certain claims arising from such discrimination.

Local Implementation and Litigation

The continued expansion and revision of the Live Local Act has created significant implementation challenges for municipalities. Cities must determine whether proposed developments qualify for the Act, calculate applicable development entitlements, and identify which local development regulations remain enforceable. Disputes over these questions have increasingly resulted in litigation.

One prominent dispute involves Bal Harbour Shops and the Village of Bal Harbour, where the developer challenged the Village's application of local development requirements to a proposed Live Local mixed-use development. The litigation raises

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broader questions concerning the extent to which municipalities may apply local development regulations to projects that claim statutory development entitlements.

Similar disputes have arisen in Sarasota County, where litigation involving proposed Live Local developments on properties classified as rural, open-use, or residential raises questions about whether zoning districts permitting limited nonresidential activities qualify under the Act. These cases also implicate the application of subsequent legislative amendments to pending development applications.

Hillsborough County has pursued judicial clarification of the Act, raising questions about its relationship to local comprehensive planning, existing development approvals, and other land use requirements.

The Legislature has also recognized the growing significance of Live Local litigation. Beginning November 1, 2026, municipalities must submit annual reports to the state land planning agency identifying qualifying projects and litigation involving the Act. State law also provides for prevailing-party attorney fees and costs, subject to a $250,000 cap, in specified litigation.

Potential 2027 Legislative Issues

As municipalities continue to implement the Live Local Act, additional legislative revisions may be necessary to clarify qualifying properties, development entitlements, and the application of local land development regulations. Continued litigation highlights uncertainty regarding the scope of state preemption and municipalities' ability to enforce development standards relating to infrastructure, public safety, and neighborhood compatibility.

Particular consideration should be given to coastal, barrier-island, and environmentally sensitive communities, where limited infrastructure capacity, evacuation constraints, flood risks, and geographic limitations pose unique development challenges. Targeted statutory exceptions or greater local flexibility could help address these concerns.

Future revisions should balance the state's affordable housing objectives with municipal authority to manage growth, ensure adequate infrastructure, and apply reasonable development standards that reflect local conditions, while reducing uncertainty and unnecessary litigation.

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Community Redevelopment Agencies (CRAs)

FLORIDA LEAGUE OF CITIES

2027 LEGISLATIVE ISSUE BACKGROUND

Community Redevelopment Agencies (CRAs)

Draft Statement:
The Florida League of Cities OPPOSES legislation that restricts municipal authority to establish, operate, finance, or extend Community Redevelopment Agencies (CRAs), limits the use of tax increment financing for local redevelopment, reduces required funding contributions from participating taxing authorities, or otherwise undermines the ability of municipalities to address blight, improve infrastructure, and promote economic development and community revitalization.

Background:
Community Redevelopment Agencies (CRAs) are local entities established under Part III of Chapter 163, Florida Statutes, to address slum and blighted areas by facilitating redevelopment and encouraging public and private investment. CRAs provide municipalities with an important tool to revitalize declining areas through infrastructure improvements, streets and utilities, parks and public spaces, affordable and workforce housing, property acquisition, and other activities authorized under an approved community redevelopment plan.

CRAs are primarily funded through tax increment financing (TIF). When a redevelopment trust fund is established, a base year is set for property values within the redevelopment area. As property values increase, generally 95% of the additional property tax revenues attributable to that growth is deposited by participating taxing authorities into the CRA's redevelopment trust fund and reinvested within the redevelopment area, subject to statutory exceptions. TIF does not impose a new tax or increase the applicable millage rate. Instead, it dedicates a portion of future property tax revenues to addressing redevelopment needs.

CRAs remain an important economic development and revitalization tool for Florida municipalities, particularly in areas where aging infrastructure, deteriorating properties, and insufficient private investment have hindered redevelopment. By directing resources toward these areas, CRAs can support infrastructure improvements, attract private investment, expand housing opportunities, and stimulate economic activity that benefits both municipalities and surrounding communities.

Existing Oversight and Limitations
Florida law imposes significant accountability and transparency requirements on CRAs. Following reforms enacted in 2019, CRAs must annually report financial and performance information, publish specified information and maps online, comply with ethics requirements, and observe statutory restrictions on expenditures of redevelopment trust fund revenues.

State law also establishes a termination framework. A CRA existing on October 1, 2019, generally terminates on the expiration date contained in its charter as of that date or September 30, 2039, whichever occurs

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earlier, unless the county or municipality that created the CRA approves its continued existence by majority vote. Special provisions apply to certain outstanding bonds extending beyond the termination date.

Recent Legislative Activity
During the 2025 Legislative Session, CS/CS/HB 991 and CS/SB 1242 included proposals to significantly restrict CRA authority. As initially proposed, the legislation would have prohibited the creation of new CRAs, restricted new projects and debt, and imposed additional limitations on the duration of existing CRAs.

The Senate proposal was subsequently amended to focus on CRA governance and operations. The final version would have required the governing body that created a CRA to serve as its governing board, prohibited expansion of redevelopment-area boundaries or extensions of redevelopment-plan termination dates, and imposed additional restrictions on permissible CRA activities and expenditures. The legislation ultimately died on the Senate calendar and did not become law.

Although the legislation did not pass, the proposals demonstrate continued legislative interest in restricting CRA governance, duration, boundaries, expenditures, financing, and redevelopment authority.
No significant legislation directly affecting CRAs was enacted during the 2026 Legislative Session.

Potential 2027 Legislative Issues
During the 2027 Legislative Session, proposals similar to those considered in 2025 may return, including restrictions on the creation or continuation of CRAs, governing board structure, redevelopment area boundaries, plan extensions, permissible expenditures, debt financing, and the use of TIF revenues.

In addition, the passage of Amendment 3 in November 2026 introduces new financial pressures that could have significant implications for CRAs. By increasing homestead property tax exemptions and reducing the assessment limitation for non-homestead properties, the amendment is expected to reduce property tax revenues available to cities and counties, as well as the tax increment revenues generated within redevelopment areas. As local governments adjust to these revenue losses, disputes may intensify over the statutory requirement that counties contribute a portion of their property tax revenues to municipally established CRAs.

Counties facing increased budgetary pressures may seek legislative changes that would allow them to reduce, discontinue, or otherwise limit their required TIF contributions to municipal CRAs. Such proposals could substantially undermine the financial stability of existing redevelopment programs, particularly those that rely on county contributions to fund long-term infrastructure improvements, redevelopment initiatives, and outstanding financial commitments. Legislative changes could also affect municipalities' ability to establish new CRAs or extend existing redevelopment efforts.

As the Legislature considers potential CRA reforms, preserving predictable funding and local flexibility will be essential to ensuring municipalities can continue to address blight, improve infrastructure, and encourage private investment. Any changes to the statutory funding framework should carefully consider the financial commitments and long-term redevelopment plans of existing CRAs and avoid shifting additional redevelopment costs to municipalities already facing reduced property tax revenues.



Key Dates

FLORIDA LEAGUE OF CITIES

2026 - 2027 Key Legislative Dates

November 2026

30-Dec. 3	Florida House and Senate Interim Committee Meetings

December 2026

3-4	FLC Legislative Conference, Renaissance Orlando at SeaWorld, 6677 Sea Harbor Dr, Orlando, FL 32821 (Round 3 of Legislative Policy Committees will be on Dec. 3)

January 2027

4-7	Florida House and Senate Interim Committee Meetings
11-14	Florida House and Senate Interim Committee Meetings

February 2027

1-4	Florida House and Senate Interim Committee Meetings
8-11	Florida House and Senate Interim Committee Meetings
10-11	FAST Fly-In, Washington, D.C.
15-18	Florida House and Senate Interim Committee Meetings
23	FLC Legislative Session Preview Webinar, 2:00 p.m. ET

March 2027

2	Regular Legislative Session Convenes
8-10	FLC Legislative Action Days, Tallahassee, FL
15-17	NLC Congressional City Conference, Washington, DC

April 2027

30	Last Day of Regular Legislative Session

May 2027

5	FLC Legislative Session Review Webinar, 2:00 p.m. ET

For further details about the mentioned events or legislative information, contact *medenfield@flcities.com*.



Notes



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