

By the Committee on Military Affairs and Domestic Security; and
Senator Bullard

583-07865-08

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1 A bill to be entitled
2 An act relating to community redevelopment; amending s.
3 163.340, F.S.; defining the term "blighted area" to
4 include land previously used as a military facility;
5 providing an effective date.
6

7 Be It Enacted by the Legislature of the State of Florida:
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9 Section 1. Subsection (8) of section 163.340, Florida
10 Statutes, is amended to read:

11 163.340 Definitions.--The following terms, wherever used or
12 referred to in this part, have the following meanings:

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

19 (a) Predominance of defective or inadequate street layout,
20 parking facilities, roadways, bridges, or public transportation
21 facilities;

22 (b) Aggregate assessed values of real property in the area
23 for ad valorem tax purposes have failed to show any appreciable
24 increase over the 5 years prior to the finding of such
25 conditions;

26 (c) Faulty lot layout in relation to size, adequacy,
27 accessibility, or usefulness;

28 (d) Unsanitary or unsafe conditions;

29 (e) Deterioration of site or other improvements;

583-07865-08

20082728c1

- 30 (f) Inadequate and outdated building density patterns;
- 31 (g) Falling lease rates per square foot of office,
- 32 commercial, or industrial space compared to the remainder of the
- 33 county or municipality;
- 34 (h) Tax or special assessment delinquency exceeding the
- 35 fair value of the land;
- 36 (i) Residential and commercial vacancy rates higher in the
- 37 area than in the remainder of the county or municipality;
- 38 (j) Incidence of crime in the area higher than in the
- 39 remainder of the county or municipality;
- 40 (k) Fire and emergency medical service calls to the area
- 41 proportionately higher than in the remainder of the county or
- 42 municipality;
- 43 (l) A greater number of violations of the Florida Building
- 44 Code in the area than the number of violations recorded in the
- 45 remainder of the county or municipality;
- 46 (m) Diversity of ownership or defective or unusual
- 47 conditions of title which prevent the free alienability of land
- 48 within the deteriorated or hazardous area; or
- 49 (n) Governmentally owned property with adverse
- 50 environmental conditions caused by a public or private entity.

51

52 However, the term "blighted area" also means any area in which at

53 least one of the factors identified in paragraphs (a) through (n)

54 are present and all taxing authorities subject to s.

55 163.387(2)(a) agree, either by interlocal agreement or agreements

56 with the agency or by resolution, that the area is blighted, or

57 that the area was previously used as a military facility, is

58 undeveloped, and consists of land that the Federal Government

583-07865-08

20082728c1

59 declared surplus within the preceding 20 years. Such agreement or
60 resolution shall only determine that the area is blighted. For
61 purposes of qualifying for the tax credits authorized in chapter
62 220, "blighted area" means an area as defined in this subsection.
63 Section 2. This act shall take effect July 1, 2008.