

By Senator Bullard

39-00251-10

2010126

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

6  
7 Be It Enacted by the Legislature of the State of Florida:

8  
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;

39-00251-10

2010126

30 (f) Inadequate and outdated building density patterns;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  
53 at least one of the factors identified in paragraphs (a) through  
54 (n) are present and all taxing authorities subject to s.  
55 163.387(2)(a) agree, either by interlocal agreement or  
56 agreements with the agency or by resolution, that the area is  
57 blighted, or that the area was previously used as a military  
58 facility, is undeveloped, and consists of land that the Federal

39-00251-10

2010126\_\_

59 Government declared surplus within the preceding 20 years. Such  
60 agreement or resolution shall ~~only~~ determine only that the area  
61 is blighted. For purposes of qualifying for the tax credits  
62 authorized in chapter 220, "blighted area" means an area as  
63 defined in this subsection.

64 Section 2. This act shall take effect July 1, 2010.