

HB 381

2010

1 A bill to be entitled
 2 An act relating to community redevelopment; amending s.
 3 163.340, 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.

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 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~~7~~ 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;
- 30 (f) Inadequate and outdated building density patterns;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.

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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) is ~~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

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57 | blighted. Such agreement or resolution shall ~~only~~ determine only
58 | that the area is blighted. The term also includes an area that
59 | was previously used as a military facility, is undeveloped, and
60 | consists of land that the Federal Government declared surplus
61 | within the preceding 20 years. For purposes of qualifying for
62 | the tax credits authorized in chapter 220, "blighted area" means
63 | an area as defined in this subsection.

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