

By Senator Bullard

39-00084-11

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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;

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30 (f) Inadequate and outdated building density patterns;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) is ~~are~~ present and all taxing authorities subject to s.

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

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

57 blighted, or the area was previously used as a military

58 facility, is undeveloped, and consists of land that the Federal

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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, 2011.