

1                                   A bill to be entitled  
 2           An act relating to community redevelopment; amending  
 3           s. 163.340, F.S.; revising the definition of the term  
 4           "blighted area," as applicable to the Community  
 5           Redevelopment Act of 1969, to include land previously  
 6           used as a military facility and adjacent to a county-  
 7           owned zoological park; providing an effective date.

8  
 9   Be It Enacted by the Legislature of the State of Florida:

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 11           Section 1. Subsection (8) of section 163.340, Florida  
 12           Statutes, is amended to read:

13           163.340 Definitions.—The following terms, wherever used or  
 14           referred to in this part, have the following meanings:

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

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

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

28           (c) Faulty lot layout in relation to size, adequacy,

29 | accessibility, or usefulness;

30 |       (d) Unsanitary or unsafe conditions;

31 |       (e) Deterioration of site or other improvements;

32 |       (f) Inadequate and outdated building density patterns;

33 |       (g) Falling lease rates per square foot of office,

34 | commercial, or industrial space compared to the remainder of the

35 | county or municipality;

36 |       (h) Tax or special assessment delinquency exceeding the

37 | fair value of the land;

38 |       (i) Residential and commercial vacancy rates higher in the

39 | area than in the remainder of the county or municipality;

40 |       (j) Incidence of crime in the area higher than in the

41 | remainder of the county or municipality;

42 |       (k) Fire and emergency medical service calls to the area

43 | proportionately higher than in the remainder of the county or

44 | municipality;

45 |       (l) A greater number of violations of the Florida Building

46 | Code in the area than the number of violations recorded in the

47 | remainder of the county or municipality;

48 |       (m) Diversity of ownership or defective or unusual

49 | conditions of title which prevent the free alienability of land

50 | within the deteriorated or hazardous area; or

51 |       (n) Governmentally owned property with adverse

52 | environmental conditions caused by a public or private entity.

53 |

54 | However, the term "blighted area" also means any area in which

55 | at least one of the factors identified in paragraphs (a) through

56 | (n) is ~~are~~ present and all taxing authorities subject to s.

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57 | 163.387(2) (a) agree, ~~either~~ by interlocal agreement, by ~~or~~  
58 | agreements with the agency, or by resolution, that the area is  
59 | blighted, or the area was previously used as a military facility  
60 | and is adjacent to a county-owned zoological park. Such  
61 | agreement or resolution shall ~~only~~ determine only that the area  
62 | is blighted. For purposes of qualifying for the tax credits  
63 | authorized in chapter 220, "blighted area" means an area as  
64 | defined in this subsection.

65 | Section 2. This act shall take effect July 1, 2013.