

By Senator Bullard

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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;

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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32 (f) Inadequate and outdated building density patterns;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.  
57 163.387(2)(a) agree, ~~either~~ by interlocal agreement, by ~~or~~  
58 agreements with the agency, or by resolution, that the area is

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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.