

By Senator Bullard

39-00180A-14

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1 A bill to be entitled

2 An act relating to community redevelopment; amending
3 s. 163.330, F.S.; renaming the Community Redevelopment
4 Act of 1969; amending s. 163.340, F.S.; redefining the
5 term "blighted area," as applicable to the Community
6 Redevelopment Act of 1969, to include land previously
7 used as a military facility and adjacent to a county-
8 owned zoological park; providing an effective date.

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10 Be It Enacted by the Legislature of the State of Florida:

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12 Section 1. Section 163.330, Florida Statutes, is amended to
13 read:

14 163.330 Short title.—This part ~~shall be known~~ and may be
15 cited as the "Senator Larcenia Bullard Community Redevelopment
16 Act of 1969."

17 Section 2. Subsection (8) of section 163.340, Florida
18 Statutes, is amended to read:

19 163.340 Definitions.—The following terms, wherever used or
20 referred to in this part, have the following meanings:

21 (8) "Blighted area" means an area in which there are a
22 substantial number of deteriorated, or deteriorating structures,
23 in which conditions, as indicated by government-maintained
24 statistics or other studies, are leading to economic distress or
25 endanger life or property, and in which two or more of the
26 following factors are present:

27 (a) Predominance of defective or inadequate street layout,
28 parking facilities, roadways, bridges, or public transportation
29 facilities;

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

34 (c) Faulty lot layout in relation to size, adequacy,
35 accessibility, or usefulness;

36 (d) Unsanitary or unsafe conditions;

37 (e) Deterioration of site or other improvements;

38 (f) Inadequate and outdated building density patterns;

39 (g) Falling lease rates per square foot of office,
40 commercial, or industrial space compared to the remainder of the
41 county or municipality;

42 (h) Tax or special assessment delinquency exceeding the
43 fair value of the land;

44 (i) Residential and commercial vacancy rates higher in the
45 area than in the remainder of the county or municipality;

46 (j) Incidence of crime in the area higher than in the
47 remainder of the county or municipality;

48 (k) Fire and emergency medical service calls to the area
49 proportionately higher than in the remainder of the county or
50 municipality;

51 (l) A greater number of violations of the Florida Building
52 Code in the area than the number of violations recorded in the
53 remainder of the county or municipality;

54 (m) Diversity of ownership or defective or unusual
55 conditions of title which prevent the free alienability of land
56 within the deteriorated or hazardous area; or

57 (n) Governmentally owned property with adverse
58 environmental conditions caused by a public or private entity.

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60 However, the term "blighted area" also means an ~~any~~ area in
61 which at least one of the factors identified in paragraphs (a)
62 through (n) is ~~are~~ present and all taxing authorities subject to
63 s. 163.387(2) (a) agree, ~~either~~ by interlocal agreement, by ~~or~~
64 agreements with the agency, or by resolution, that the area is
65 blighted, or an area that was previously used as a military
66 facility and is adjacent to a county-owned zoological park. Such
67 agreement or resolution shall ~~only~~ determine only that the area
68 is blighted. For purposes of qualifying for the tax credits
69 authorized in chapter 220, "blighted area" means an area as
70 defined in this subsection.

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Section 3. This act shall take effect July 1, 2014.