

HB 1343

2011

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- 30 (f) Inadequate and outdated building density patterns;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

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 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, 2011.