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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 and adjacent to a county-owned
6 zoological park; providing an effective date.

7
8 Be It Enacted by the Legislature of the State of Florida:

9
10 Section 1. Subsection (8) of section 163.340, Florida
11 Statutes, is amended to read:

12 163.340 Definitions.—The following terms, wherever used or
13 referred to in this part, have the following meanings:

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

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

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

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

29 (d) Unsanitary or unsafe conditions;

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30 (e) Deterioration of site or other improvements;

31 (f) Inadequate and outdated building density patterns;

32 (g) Falling lease rates per square foot of office,
33 commercial, or industrial space compared to the remainder of the
34 county or municipality;

35 (h) Tax or special assessment delinquency exceeding the
36 fair value of the land;

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

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

41 (k) Fire and emergency medical service calls to the area
42 proportionately higher than in the remainder of the county or
43 municipality;

44 (l) A greater number of violations of the Florida Building
45 Code in the area than the number of violations recorded in the
46 remainder of the county or municipality;

47 (m) Diversity of ownership or defective or unusual
48 conditions of title which prevent the free alienability of land
49 within the deteriorated or hazardous area; or

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

52
53 However, the term "blighted area" also means any area in which
54 at least one of the factors identified in paragraphs (a) through
55 (n) is ~~are~~ present and all taxing authorities subject to s.
56 163.387(2) (a) agree, ~~either~~ by interlocal agreement, by ~~or~~
57 agreements with the agency, or by resolution, that the area is
58 blighted, or the area was previously used as a military facility

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59 and is adjacent to a county-owned zoological park. 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, 2012.