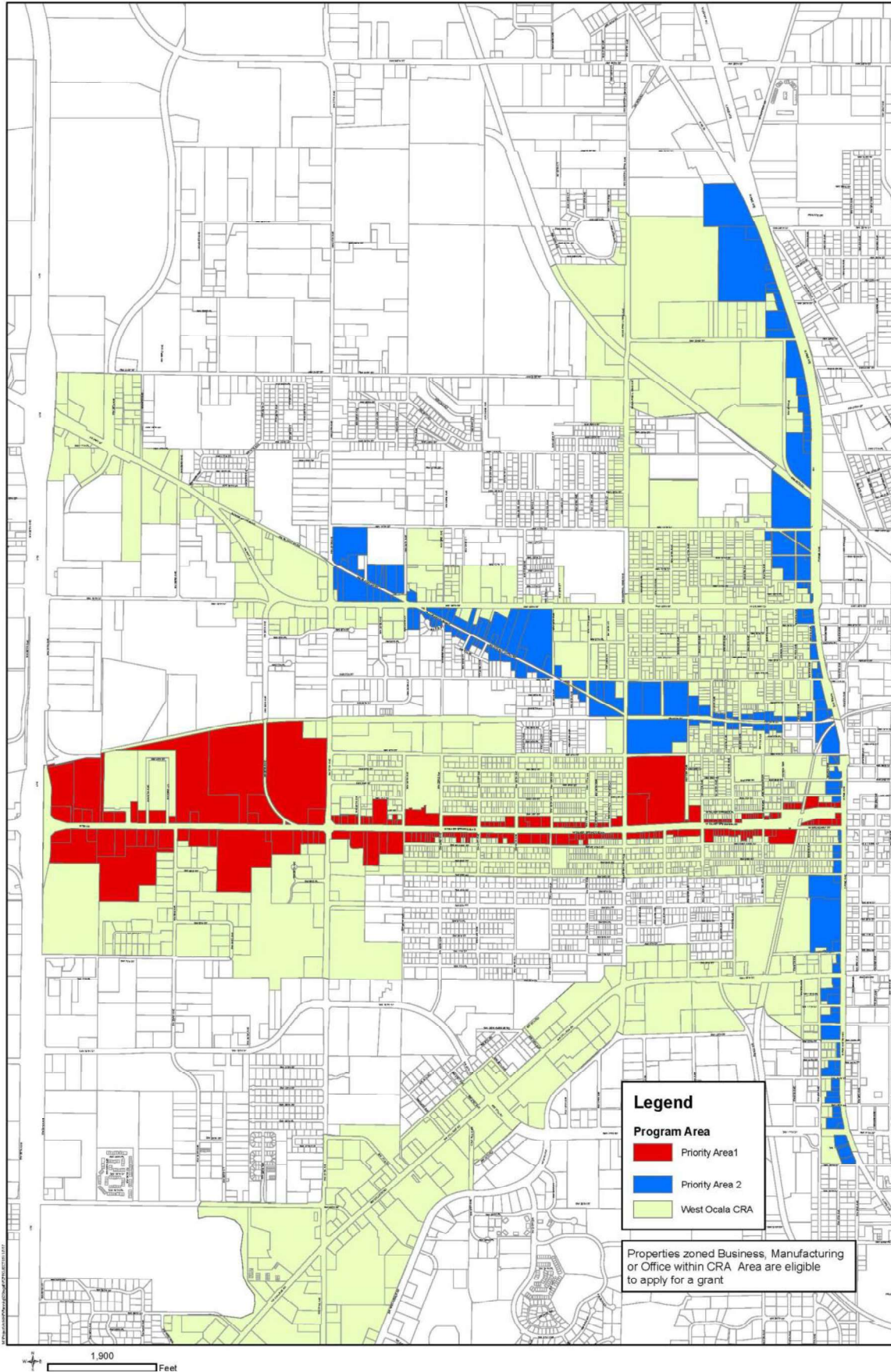


# West Ocala CRA Commercial Property Improvement Grant Program



## **Excerpt from the West Ocala Community Redevelopment Plan**

### **VIII. Goals, Objectives and Strategies (Pages 28-47)**

Goal 1: Coordinate public and private resources to increase private capital investment on commercial corridors.

Goal 2: Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character.

Goal 3: Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods

### **IV. Current Regulatory Environment (Pages 17-18)**

#### Florida Statutes

In 1969, the Florida State Legislature enacted Part II, Chapter 163, Florida Statutes, enabling local units of government to establish a Community Redevelopment Agency (CRA) to improve slum and blighted areas within their jurisdiction.

Section 163.340(8), Florida Statutes states: “Blighted area” means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, or public transportation facilities; roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such condition;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

As established above, under the definition of “blighted area” set forth in Florida Statutes, in addition to the substantial number of deteriorating structures and conditions leading to economic distress, or endanger to life and property, two or more of the fourteen (14) listed additional factors must be present.