

27 conditions;

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

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32 (f) Inadequate and outdated building density patterns;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.

HB 1429

2014

53
54 However, the term "blighted area" also means an ~~any~~ area in
55 which at least one of the factors identified in paragraphs (a)
56 through (n) is ~~are~~ present and all taxing authorities subject to
57 s. 163.387(2)(a) agree, ~~either~~ by interlocal agreement, by ~~or~~
58 agreements with the agency, or by resolution, that the area is
59 blighted, or an area that was previously used as a military
60 facility 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, 2014.