HB 1429

2014

1	A bill to be entitled
2	An act relating to community redevelopment; amending
3	s. 163.340, F.S.; revising the definition of the term
4	"blighted area," as applicable to the Community
5	Redevelopment Act of 1969, to include land previously
6	used as a military facility and adjacent to a county-
7	owned zoological park; providing an effective date.
8	
9	Be It Enacted by the Legislature of the State of Florida:
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11	Section 1. Subsection (8) of section 163.340, Florida
12	Statutes, is amended to read:
13	163.340 DefinitionsThe following terms, wherever used or
14	referred to in this part, have the following meanings:
15	(8) "Blighted area" means an area in which there are a
16	substantial number of deteriorated, or deteriorating structures,
17	in which conditions, as indicated by government-maintained
18	statistics or other studies, are leading to economic distress or
19	endanger life or property, and in which two or more of the
20	following factors are present:
21	(a) Predominance of defective or inadequate street layout,
22	parking facilities, roadways, bridges, or public transportation
23	facilities;
24	(b) Aggregate assessed values of real property in the area
25	for ad valorem tax purposes have failed to show any appreciable
26	increase over the 5 years prior to the finding of such
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27 conditions; (c) Faulty lot layout in relation to size, adequacy, 28 accessibility, or usefulness; 29 Unsanitary or unsafe conditions; 30 (d) Deterioration of site or other improvements; 31 (e) 32 Inadequate and outdated building density patterns; (f) 33 Falling lease rates per square foot of office, (q) 34 commercial, or industrial space compared to the remainder of the 35 county or municipality; Tax or special assessment delinquency exceeding the 36 (h) fair value of the land; 37 Residential and commercial vacancy rates higher in the 38 (i) 39 area than in the remainder of the county or municipality; Incidence of crime in the area higher than in the 40 (j) 41 remainder of the county or municipality; 42 Fire and emergency medical service calls to the area (k) 43 proportionately higher than in the remainder of the county or 44 municipality; 45 (1) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the 46 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 Governmentally owned property with adverse (n) 52 environmental conditions caused by a public or private entity. Page 2 of 3

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54	However, the term "blighted area" also means <u>an</u> any area in
55	which at least one of the factors identified in paragraphs (a)
56	through (n) \underline{is} are present and all taxing authorities subject to
57	s. 163.387(2)(a) agree, either by interlocal agreement <u>, by</u> 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 <u>only</u> 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.

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