



544476

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/04/2017	.	
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The Committee on Community Affairs (Rodriguez) recommended the following:

**Senate Amendment (with title amendment)**

Between lines 50 and 51

insert:

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

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

(8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures;



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11 in which conditions, as indicated by government-maintained  
12 statistics or other studies, endanger life or property or are  
13 leading to economic distress; and in which two or more of the  
14 following factors are present:

15 (a) Predominance of defective or inadequate street layout,  
16 parking facilities, roadways, bridges, or public transportation  
17 facilities.

18 (b) Aggregate assessed values of real property in the area  
19 for ad valorem tax purposes have failed to show any appreciable  
20 increase over the 5 years prior to the finding of such  
21 conditions.

22 (c) Faulty lot layout in relation to size, adequacy,  
23 accessibility, or usefulness.

24 (d) Unsanitary or unsafe conditions.

25 (e) Deterioration of site or other improvements.

26 (f) Inadequate and outdated building density patterns.

27 (g) Falling lease rates per square foot of office,  
28 commercial, or industrial space compared to the remainder of the  
29 county or municipality.

30 (h) Tax or special assessment delinquency exceeding the  
31 fair value of the land.

32 (i) Residential and commercial vacancy rates higher in the  
33 area than in the remainder of the county or municipality.

34 (j) Incidence of crime in the area higher than in the  
35 remainder of the county or municipality.

36 (k) Fire and emergency medical service calls to the area  
37 proportionately higher than in the remainder of the county or  
38 municipality.

39 (l) A greater number of violations of the Florida Building



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40 Code in the area than the number of violations recorded in the  
41 remainder of the county or municipality.

42 (m) Diversity of ownership or defective or unusual  
43 conditions of title which prevent the free alienability of land  
44 within the deteriorated or hazardous area.

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

47 (o) A substantial number or percentage of properties  
48 damaged by sinkhole activity which have not been adequately  
49 repaired or stabilized.

50 (p) Rates of unemployment higher in the area than in the  
51 remainder of the county or municipality.

52 (q) Rates of poverty higher in the area than in the  
53 remainder of the county or municipality.

54 (r) Rates of foreclosure higher in the area than in the  
55 remainder of the county or municipality.

56 (s) Rates of infant mortality higher in the area than in  
57 the remainder of the county or municipality.

58  
59 ~~However, the term "blighted area" also means any area in which~~  
60 ~~at least one of the factors identified in paragraphs (a) through~~  
61 ~~(o) is present and all taxing authorities subject to s.~~  
62 ~~163.387(2) (a) agree, either by interlocal agreement with the~~  
63 ~~agency or by resolution, that the area is blighted. Such~~  
64 ~~agreement or resolution must be limited to a determination that~~  
65 ~~the area is blighted. For purposes of qualifying for the tax~~  
66 ~~credits authorized in chapter 220, "blighted area" means an area~~  
67 ~~as defined in this subsection.~~

68 Section 2. Subsection (3) of section 163.524, Florida



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69 Statutes, is amended to read:

70 163.524 Neighborhood Preservation and Enhancement Program;  
71 participation; creation of Neighborhood Preservation and  
72 Enhancement Districts; creation of Neighborhood Councils and  
73 Neighborhood Enhancement Plans.—

74 (3) After the boundaries and size of the Neighborhood  
75 Preservation and Enhancement District have been defined, the  
76 local government shall pass an ordinance authorizing the  
77 creation of the Neighborhood Preservation and Enhancement  
78 District. The ordinance shall contain a finding that the  
79 boundaries of the Neighborhood Preservation and Enhancement  
80 District comply with s. 163.340(7) or (8) (a)-(s) ~~(8) (a)-(e)~~ or  
81 do not contain properties that are protected by deed  
82 restrictions. Such ordinance may be amended or repealed in the  
83 same manner as other local ordinances.

84  
85 ===== T I T L E A M E N D M E N T =====

86 And the title is amended as follows:

87 Between lines 2 and 3

88 insert:

89 amending s. 163.340, F.S.; revising the definition of  
90 the term "blighted area"; amending s. 163.524, F.S.;

91 conforming a cross-reference;