HB 1429 2014

A bill to be entitled

An act relating to community redevelopment; amending s. 163.340, F.S.; revising the definition of the term "blighted area," as applicable to the Community Redevelopment Act of 1969, to include land previously used as a military facility and adjacent to a county-owned zoological park; providing an effective date.

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

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

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

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(8) "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:

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

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(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

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- (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 - (f) Inadequate and outdated building density patterns;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;
- (1) 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.

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However, the term "blighted area" also means <u>an</u> any area in which at least one of the factors identified in paragraphs (a) through (n) <u>is</u> are present and all taxing authorities subject to s. 163.387(2)(a) agree, <u>either</u> by interlocal agreement, <u>by</u> or agreements with the agency, or by resolution, that the area is blighted, or an area that was previously used as a military <u>facility and is adjacent to a county-owned zoological park</u>. Such agreement or resolution shall only determine <u>only</u> that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

Section 2. This act shall take effect July 1, 2014.

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