Study of Potential Expansion of the CRA Boundaries & Singer Island Study Area Finding Of Necessity

Treasure Coast Regional Planning Council

CRA
Riviera Beach
# Proposed Expansion

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## Single Island Study Area

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The analysis conducted by TCRPC with data provided by the Palm Beach Property Appraiser’s Office revealed diminished real property value in this area. The analysis showed importantly, it has the ability to improve infrastructure and properties that are physically or functionally deteriorated and constrained in their ability to generate adequate tax revenues.

On June 30th, 2014, the Riviera Beach CRA contracted with the Treasure Coast Regional Planning Council (TCRPC) to conduct a CRA boundary expansion analysis. The intent of this proposed expansion is to enhance the City’s competitiveness in a larger economic context by providing the benefits and programs available only through the CRA to the area identified as Singer Island Study Area. By expanding the boundary into the neighborhoods, the CRA has the ability to provide social, educational and job-related programs to the City’s residents, but the proposed expansion is to enhance the City’s competitiveness in a larger economic context by providing the benefits and programs available only through the CRA to the area identified as Singer Island Study Area while capturing increased ad valorem revenue to reinvest it in the areas that require the improvements. With or without a boundary expansion, the findings of this study need to be addressed. Combining additional resources and specific actions provided by the CRA will provide the opportunity to reverse a trend of economic and physical decline and build upon the positive elements and distinctive character of this neighborhood.

The Riviera Beach CRA was established in 1984 to develop a vision and implement strategies to create a vibrant community and enhance economic, social, recreational and retail opportunities for the residents of Riviera Beach. The CRA, among the earliest created in Florida, focused its boundaries and efforts primarily west of the Broadway corridor around commercial, waterfront and beach properties where most of the underutilized, aging and vacant commercial buildings and potential redevelopment opportunities were located at the time. Over the past three decades the CRA master plan was created, amended, modified and implemented in various degrees. As a result, beachfront commercial facilities have been built, roadways improved, public-time parking, executive social and educational programs instituted. jobs created, and a world-class marina, public market, community center and mixed-use project are under way. During this time, consensus has developed that it is time to focus a larger part of the CRA’s redevelopment efforts on the neighborhoods and districts lying west of the original CRA boundaries.

Inadequate/Outdated Building Density Patterns
• Faulty Lot Layout
• Deteriorating/Inadequate Roadways
• Inadequate Parking
• Inadequate Sidewalks

The current CRA Area (858 acres) is 13.7 % of the total City Area. If boundary is expanded to include the Singer Island Study Area, the new CRA Area will be 13.83% of the total City Area.

The CRA Area will be 13.83% of the total City Area.
Preliminary Analysis

Preliminary Analysis of Potential Redevelopment Expansion Areas

On June 30th, 2015, the Riviera Beach Community Redevelopment Agency (CRA) entered into an Interlocal Agreement with the Treasure Coast Regional Planning Council (TCRPC) to conduct a CRA Boundary Expansion Study. The Study focused on the physical and economic conditions of four separate and independent areas within the City of Riviera Beach adjacent to the current CRA boundary. It analyzed each area’s potential benefit and included: 1) A preliminary analysis of each potential expansion area with boundary findings and recommendations; 2) an evaluation and assessment of the fiscal impact upon City ad valorem revenues for each area; and 3) A Finding of Necessity for each of the potential expansion areas consistent with statutory requirements. Four neighborhood meetings were held to present preliminary findings and poll local residents. These neighborhood meetings provided additional insight beyond the initial analysis and field visits, and yielded further refinements to recommended redevelopment opportunities and strategies for improving economic conditions and property values in each potential CRA expansion area. CRA and City commissioners will analyze existing needs, potential benefits and community support for each of the areas and decide on a case-by-case basis if a boundary expansion is warranted.

Also provided in this report is a series of recommended redevelopment opportunities and strategies designed to improve the economic condition and property values of each potential CRA expansion area. These strategies are based on the specific needs in each area and what other CRAs have successfully carried out in Florida and around the country. If incorporated into the CRA, each area will require a detailed master plan, developed with authentic community input. Each plan shall detail all necessary improvements and budget to carry out each neighborhood’s unique vision. The plans, which will be unique to each neighborhood will result in a CRA Plan amendment as well as potential amendments to the City’s zoning code and local comprehensive plan.

Boundary Analysis

The four potential redevelopment expansion areas identified by the Riviera Beach Community Redevelopment Agency (CRA) were evaluated using a consistent methodology. Fieldwork was conducted over a five-day period by Council staff and its qualified consultant team members. The relationship between the possible expansion areas and the existing CRA boundaries was reviewed and evaluated for potential geographic gaps, missed redevelopment opportunities, and the capture of public rights-of-way to ensure the CRA would be empowered to address traffic, stormwater, and other infrastructure efforts necessary to support redevelopment efforts by the private sector. For the purpose of redevelopment, “neighborhoods” are considered in both the residential and commercial sense. The potential expansion areas were also evaluated regarding natural synergies between and among areas.

Findings and Recommendations: All four of the potential areas proposed for expansion into the existing CRA have merit and are logical geographic, economic and community-based additions. A boundary modification was proposed as shown on image to the right as a result of community input. No additional deletions or modifications to the proposed CRA expansion boundaries are recommended at this time. The recommendation is for the CRA to move forward with its evaluation of the expansion areas as proposed.

Purpose of a Finding of Necessity

COMMUNITY REDEVELOPMENT ACT OF 1969
The Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, (The Act) authorizes local governments to establish community redevelopment agencies to improve areas within their jurisdictions suffering from economic distress. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provides financing and regulatory tools to accomplish the goals of improving slums and blighted areas. 163.361 Modification of community redevelopment plans —

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or to exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

In order to expand the boundary of an established community redevelopment area a Finding of Necessity must be prepared and adopted in accordance with the requirements in Chapter 163, Part III, Florida Statutes. The precise portion of the statute that governs the standards for preparation of a statistically compliant Finding of Necessity is provided here.

Working with the City of Riviera Beach and the Treasure Coast Regional Planning Council, the Riviera Beach Community Redevelopment Agency commissioned a Finding of Necessity, as required by and in compliance with Florida Statutes, for the four potential expansion areas for consideration by the City Council. If the City Council determinations to expand CRA benefits, incentives and the capture of tax-increment financing revenues within these area, the adoption of this Finding of Necessity by resolution for each area is the initial step required by Section 163 Part III, Florida Statutes.
At A Glance:

- **Aggregate Assessed Values** of real property for ad valorem purposes failing to show appreciable increase:
  - Average -4.55% year-over-year decline during the five-year period 2009-2013.
  - Projected increase of 1.94% compared to 5.34% for the rest of the City.
- **Inadequate Sidewalks**: Lack of sidewalks, 59% of residents polled feel unsafe walking in the area.
- **Inadequate Parking**: 70% of residents polled feel negatively affected by current parking.
- **Deteriorating/Inadequate Roadways**: Crumbling pavement, lack of curb & gutter, parking encroaching on roadways.
- **Faulty Lot Layout** for commercial and waterfront parcels.
- **Inadequate/Outdated Building Density Patterns**: Inadequate transition affecting single-family residential.

**Resident Polling Summary**:
- **Code Enforcement & Economic Development** identified as the most pressing issues.
- 63% have some degree of safety concern.
- 83% believe the CRA should commit resources to attract investments, jobs and businesses to the Beach.
- 89% feel there are several areas in the neighborhood that need improvement.
- 91% believe CRA funds should be used to improve buildings in the area.
- 84% believe CRA boundary should be expanded to include areas as depicted in page 12.
The Riviera Beach CRA proposed Singer Island Expansion Study Area is located just beyond the east end of the Blue Heron Bridge. It is a key gateway area to Singer Island and lies adjacent to the current CRA boundary line and does not include single-family residential fabric within the neighborhood. The current Riviera Beach redevelopment plan highlights Blue Heron Boulevard as the gateway entrance into the City. This Boulevard is also central to the Beach Area. It contributes to define residents, visitors and investors’ first impression. As such it is not only a prominent and highly visible physical component, but important to the City’s overall economic health.

The area lacks sidewalks, has roads with crumbling or deteriorating pavement, presents parking constraints, and has several vacant lots that are currently undeveloped very likely due to Land Development Regulation restrictions. A photographic survey of these conditions was conducted. Residents have expressed code enforcement and general economic development concerns.

An in-depth analysis of real property assessed values shows that the area averaged a -4.55% year-over-year decline in assessed value during the five-year period between 2009 and 2013. If identified deteriorating physical conditions are not addressed, this same analysis projects an average annual increase in real property assessed values of 1.94%, a much slower rate than the 5.38% projected for the City as a whole.
Study Methodology & Applicable FON Criteria

The methodology for data collection, evaluation, and analysis was developed utilizing a breakdown of the specific criteria for determining the existence of conditions as required in the Florida Statutes. This Finding of Necessity incorporates the requirements of the amended chapter (Sections 163.340 and 163.335, F.S.) with regard to the threshold requirements that are effective as of December 2014. Each of the statutory criteria was examined to determine the presence or absence and extent of specific conditions. For those conditions considered to be applicable to the study area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the Finding of Necessity study for the Singer Island Area ultimately focused upon the following conditions which meet the criteria in Chapter 163, Part III, F.S. The statutory threshold that must be met to declare an area eligible for the benefits and incentives in the Community Redevelopment Act requires that at least two conditions of fact must be identified. The following criteria apply to the Singer Island proposed expansion area:

- Aggregate assessed values of real property for ad valorem purposes failing to show appreciable increase over past five years (§163.340(8)(b), F.S.);
- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§163.340(8)(a), F.S.);
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (§163.340(8)(c), F.S.); and
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.).
The proposed Singer Island Study Area’s 10-year ad valorem history compared to the City of Riviera Beach is presented in Table 3.

As demonstrated in Table 2, a negative five-year trend in values existed in the area and is indicative of the economic strain the study area has experienced. The Singer Island study area has averaged a -4.55% year-over-year decline during the 2009-2013 period.

These historical trends support that the Singer Island Study Area continues to under perform despite economic efforts that have been initiated by the City of Riviera Beach. It is evident that this under performance trend will change if conditions are not improved.

### Table 1: Total Assessed Values

<table>
<thead>
<tr>
<th></th>
<th>Singer Island</th>
<th>City of Riviera Beach</th>
<th>Palm Beach County</th>
<th>State of Florida (in Billion)</th>
<th>Average U.S. Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGER ISLAND</td>
<td>$17,821,658</td>
<td>$4,001,408,385</td>
<td>$161,813,196,426</td>
<td>$10.73</td>
<td>$186,809</td>
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<tr>
<td>2011</td>
<td>$15,676,699</td>
<td>$3,170,261,303</td>
<td>$143,660,180,227</td>
<td>$8.94</td>
<td>$170,596</td>
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<tr>
<td>2012</td>
<td>$14,878,992</td>
<td>$3,023,788,225</td>
<td>$143,434,665,483</td>
<td>$8.48</td>
<td>$171,858</td>
</tr>
<tr>
<td>2013</td>
<td>$14,607,775</td>
<td>$2,992,416,249</td>
<td>$148,572,462,765</td>
<td>$8.43</td>
<td>$187,507</td>
</tr>
</tbody>
</table>

### Table 2: Total Average Year-over-Year Change in Assessed Values

<table>
<thead>
<tr>
<th></th>
<th>Singer Island</th>
<th>City of Riviera Beach</th>
<th>Palm Beach County</th>
<th>State of Florida (in Billion)</th>
<th>Average U.S. Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>-0.9%</td>
<td>0.0%</td>
<td>-11.1%</td>
<td>-3.85%</td>
<td>-11.0%</td>
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<td>2010</td>
<td>-10.4%</td>
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<td>-9.69%</td>
<td>-10.34%</td>
<td>-14.5%</td>
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<tr>
<td>2011</td>
<td>-1.73%</td>
<td>-11.71%</td>
<td>-1.89%</td>
<td>-7.07%</td>
<td>-7.33%</td>
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<tr>
<td>2012</td>
<td>-0.09%</td>
<td>-4.62%</td>
<td>-0.16%</td>
<td>-5.15%</td>
<td>-0.74%</td>
</tr>
<tr>
<td>2013</td>
<td>-0.48%</td>
<td>-1.04%</td>
<td>3.56%</td>
<td>-0.09%</td>
<td>9.11%</td>
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</tbody>
</table>

### Table 3: Total Assessed Values

<table>
<thead>
<tr>
<th></th>
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<th>State of Florida (in Billion)</th>
<th>Average U.S. Home Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>$13,358,450</td>
<td>$2,012,325,020</td>
<td>$121,204,181,410</td>
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<tr>
<td>2005</td>
<td>$15,973,928</td>
<td>$2,362,091,391</td>
<td>$141,349,480,803</td>
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<tr>
<td>2006</td>
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<td>$2,936,045,626</td>
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<tr>
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<tr>
<td>2009</td>
<td>$19,721,655</td>
<td>$4,001,408,385</td>
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<td>$10.73</td>
<td>$186,809</td>
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<td>$8.43</td>
<td>$187,507</td>
</tr>
</tbody>
</table>
Average 5-Year Rate of Decline for Singer Island Study Area: 4.55%
### TABLE 4: ASSESSED VALUE 5 & 10-YEAR ANALYSIS TRENDS

<table>
<thead>
<tr>
<th></th>
<th>SINGER ISLAND</th>
<th>CITY OF RIVIERA BEACH</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004</td>
<td>$13,368,450</td>
<td>$2,512,325,020</td>
</tr>
<tr>
<td>2006</td>
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<td>$2,362,091,381</td>
</tr>
<tr>
<td>2008</td>
<td>$21,062,148</td>
<td>$2,936,045,626</td>
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<tr>
<td>2010</td>
<td>$19,537,484</td>
<td>$2,793,838,131</td>
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<tr>
<td>2012</td>
<td>$18,753,463</td>
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<td>2016</td>
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<td>2018</td>
<td>$15,676,689</td>
<td>$3,170,261,303</td>
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<tr>
<td>2020</td>
<td>$14,876,992</td>
<td>$3,023,165,223</td>
</tr>
<tr>
<td>2022</td>
<td>$14,607,775</td>
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<tr>
<td>2009-2013</td>
<td>($3,013,833)</td>
<td>($1,008,992,136)</td>
</tr>
</tbody>
</table>

**Annual Average (5-year analysis):**

- 4.55%
- 5.51%

**2004-2013 15 Year Differential**

- $1,449,325
- $980,091,229

**Annual Average (10-year analysis):**

- 1.94%
- 5.38%

### OBSERVATIONS:

- Assessed Values over a 5-year period (2009-2013) in this area of Singer Island have declined at a rate comparable to that of the City.
- Assessed Values appear to have entered a slower-pace decrease.
- Future Projections show assessed values for the Singer Island study area to increase at a significantly lower rate than the City as a whole.

### METHODOLOGY:

The Ad Valorem Fiscal Impact for the Singer Island Study Area was projected using the following methodology:

- The base year (2013) was subtracted from the projected total base value.
- The increment was then multiplied by the millage rate available to the TIF district over the next thirty years. The gross incremental CRA revenue is discounted for inflation at 9% to calculate the net incremental CRA revenue.
- For this area, three increment percentages were used: 1) the projected 10-Year average, 3% and 5%. The Singer Island Study Area assessed values are projected to increase by an average of 1.94%. The City’s assessed values are projected to increase an average of 5.38%.

The total gross increment over a 30-Year period at 1.94% growth rate is $13,506,521, while the net incremental CRA revenue at 95% is projected to be $19,684,675. The total increment over a 30-Year period at 3% growth rate is $23,297,831, while the net incremental CRA revenue at 95% is projected to be $33,954,728. The total increment over a 30-Year period at 5% growth rate is $48,303,045, while the net incremental CRA revenue at 95% is projected to be $70,397,831.
A clear indication of blight is the predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities. In terms of street layout, there appear to be limited improvements to roadways within the Study Area and the roadways are in general adequate for vehicular traffic. However due to its proximity to the beach, the area is one of the most populated by pedestrians and visitors, yet lacks sidewalks and has deficient parking.

In terms of roadway condition, nearly all of the east-west local streets were constructed well before the establishment of modern subdivision design standards for right-of-way width, pavement width, sidewalks, stormwater drainage and retention, curve radius, street lighting, handicapped accessibility, and curb and gutter, and offer evidence of blight. The lack of roads meeting modern standards creates safety and design issues which are indicators of blight. Lack of sidewalks throughout the Study Area is a strong indication of a defective street layout. Absence of sidewalks in this destination area makes it not usable by pedestrians.

Private parking is placed in a manner that further compromises walkability of the area. In addition, parking by visitors seems to be inadequate, severely impacting parking in the area.
undefined turning radii, deteriorated asphalt, lack of sidewalks

Lack of sidewalks, lack of curb & gutter, non-conforming parking, deteriorated asphalt

Lack of sidewalks, lack of curb & gutter, non-conforming parking, deteriorated asphalt

Lack of sidewalks, lack of curb & gutter, non-conforming parking, deteriorated asphalt

An observation of fact is the inadequate and outdated building density patterns that restrict the key redevelopment sites in the expansion study area. Additionally, transition between different densities is not occurring in a progressive manner (see image bottom left). The application of the CRA Land Development Regulations would update the density allocations and placement and improve market viability.
Under the existing land development regulations for parking, storm water management, ingress/egress, lot coverage requirements, and other restrictions, these parcels have limited potential to accomplish the City’s redevelopment goals, as stated in the City’s redevelopment Plan, for a healthy economy and tax base.

**Indication #4**

**Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness (§163.340(8)(C), F.S.)**

Faulty accessibility, back/service areas of commercial buildings adjacent to front of residential buildings

The presence of these statutory conditions is documented via data, photographic evidence, and map documents as provided and referenced herein. These conditions limit the ability for the Singer Island expansion study area to redevelop to market potential. Therefore, it is recommended the City of Riviera Beach amend the boundaries of its community redevelopment area to expand its existing tax increment financing revenue capture area to include the Singer Island Study Area.
SECTION 163, PART III, F.S.163.335
FININDINGS OF NERESSITY

(1) It is hereby found and declared that there exist in counties and municipalities of the state slum blighted areas which constitute a serious and growing menace injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime; constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially repairs or arrests sound growth; retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(2) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(3) It is further found and declared that the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.

(4) It is further found that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.

(5) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish other respective purposes; that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.

(6) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly, that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

(7) It is further found and declared that the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.
base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
(c) The existence of conditions that endanger life or property by fire or other causes.

(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:
(a) Predominance of defective or inadequate street layout, parking 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 conditions;
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
(d) Deterioration of site or other improvements;
(e) Inadequate and outdated building density patterns;
(f) Failing lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
(g) Tax or special assessment delinquency exceeding the fair value of the land;
(h) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
(i) Incidence of crime in the area higher than in the remainder of the county or municipality;
(j) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
(k) 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;
(l) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
(m) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (m) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine 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.
1. City of Riviera Beach Comprehensive Annual Financial Report 9-30-2013:
2. Zillow:
   o http://www.zillow.com/riviera-beach-fl/home-values/
3. Palm Beach County Business Development Board:
   o http://www.bdb.org/clientuploads/Research/0_2013_Data/1-PBC%20Snapshot%202013%20Final.pdf
   o http://www.bdb.org/clientuploads/Research/0_2013_Data/Market%20Indicators%20Economic%20Trends%202013%20Final.pdf
4. Palm Beach Property Appraiser Annual Report 2014:
5. FAC: Florida Association of Counties:
6. Florida Department of Revenue:
   o http://doc.myflorida.com/doc/property/resources/data.html
7. Bureau of Economic and Business Research:
   o http://www.bebr.ufl.edu/data/state/Florida
8. National Association of Realtors:
9. US Census Bureau Economic Indicators:
   o http://www.census.gov/economic-indicators/
10. S&P/Case-Shiller U.S. National Home Price Index:
    o http://us.spindices.com/indices/real-estate/sp-case-shiller-us-national-home-price-index
11. The Economist: