

# **Community Redevelopment Area (CRA)**

## ***“Blight Analysis”***

**to Assist Volusia County**

**&**

**City Decision Makers**

**by**

**Volusia County Property Appraiser**

**Morgan B. Gilreath, Jr.**

**This is not a “*Blight Study*” undertaken by any agency for the purpose of securing approval for a Community Redevelopment Area (CRA).**

**This is a presentation prepared by the Volusia County Property Appraiser from detailed parcel data and maps. It is inclusive of the entirety of Real Property (*Tangible & Centrally Assessed do not contribute to CRAs*) within geographic Volusia County (including all cities) and all properties within each City and within the specified boundaries of existing and proposed CRAs.**

**Its purpose is to present an objective view of real estate information regarding CRAs so that decision makers at both the City and County levels may have additional data, statistics, maps, etc. to aid in their deliberations.**

## What is “*Blight?*”

- B. [The Dictionary of Real Estate Appraisal](#), American Institute of Real Estate Appraisers: *“An area or district subject to detrimental influences, e.g., adverse land use mixture, that is severe enough to affect desirability adversely, causing a decline in property values.”*
- [Barron’s Real Estate Dictionary](#): *“Section of a city in which a majority of the structures are dilapidated. Urban renewal tries to cure blighted areas of a city. Within these areas, [houses](#) that do not meet housing codes are rehabilitated or demolished and new buildings constructed.”*
  - [Investopedia](#): *“Definition of ‘Economic Blight’: The visible and physical decline of a property, neighborhood or city due to a combination of economic downturns, residents and businesses leaving the area, and the cost of maintaining the quality of older structures. These factors tend to feed on themselves, with each one contributing to an increase in the occurrence of the others.”*
  - [Florida Statutes: F.S. 163.340 Definitions of “Slum Area & Blighted Area”](#):  
(7) *“Slum area” means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:*
    - (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) **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;
  - (l) 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.**

# Organization of “*Blighted Area*” Analysis Presentation

## I. All data stratified by

County & Volusia Cities : Existing CRAs : Proposed CRAs

## II. Residential vs. Commercial/Industrial Land Use %

## III. “Blight-Related” Specific Building Statistics from Official Tax Roll Data

A. Residential: “*Quality of Construction*”  
“*Building Depreciation*”

B. Commercial: “*Quality of Construction*”  
“*Building Depreciation*”

## IV. Historical Taxable Value Changes 1992-2012

## V. Median Sales Price Changes 1987-2012

## VI. Taxable, Exempt & Homestead %

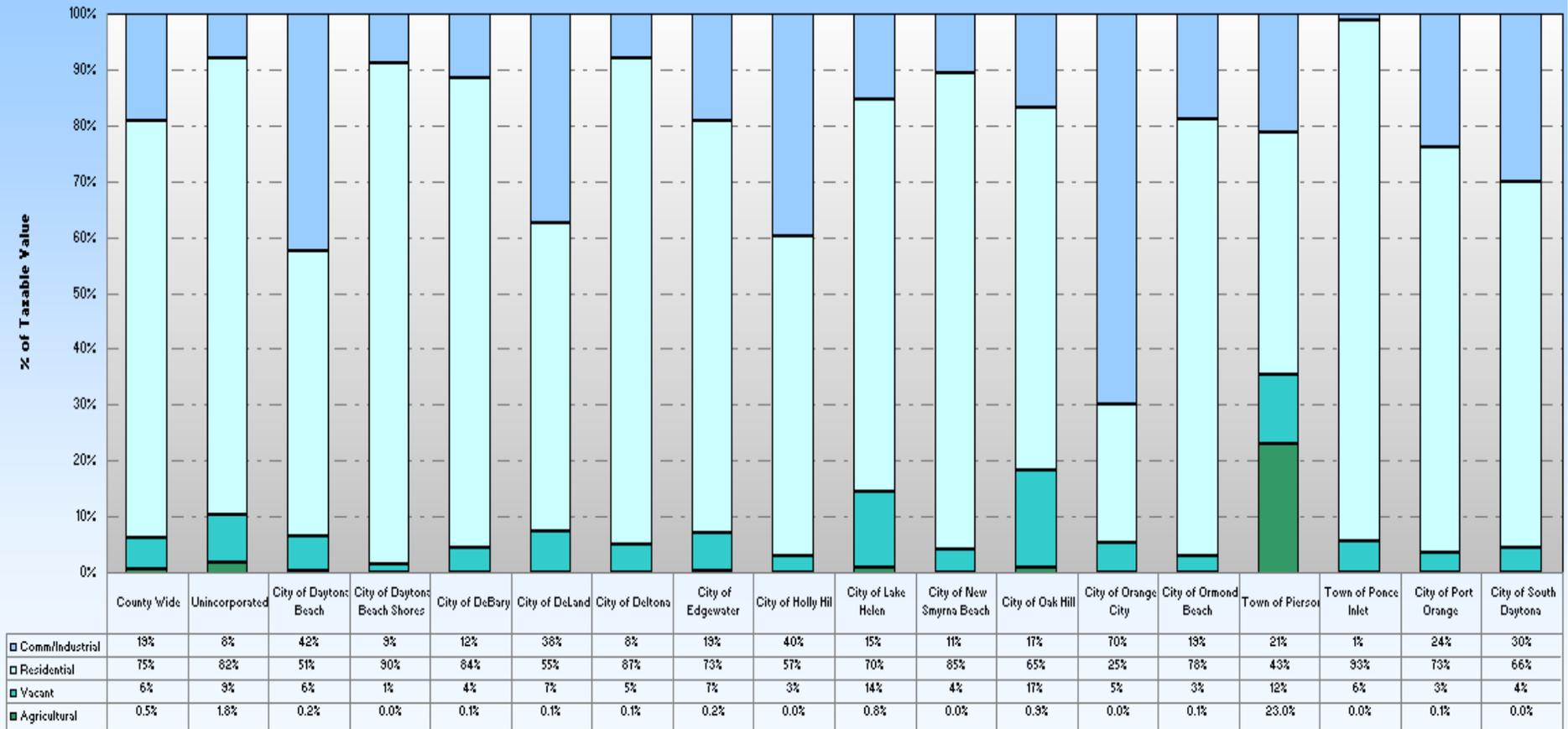
## **PRIMARY LAND USES**

**County Wide & Volusia Cities ... Existing CRAs**

# Primary Land Uses

## County Wide & Volusia Cities

Land Use by Real Property Taxable Value  
 County Wide : Unincorporated : All Cities  
 2013 Final Tax Roll



**Land Uses (per Taxable Value) County Wide:**

**Commercial 19%**

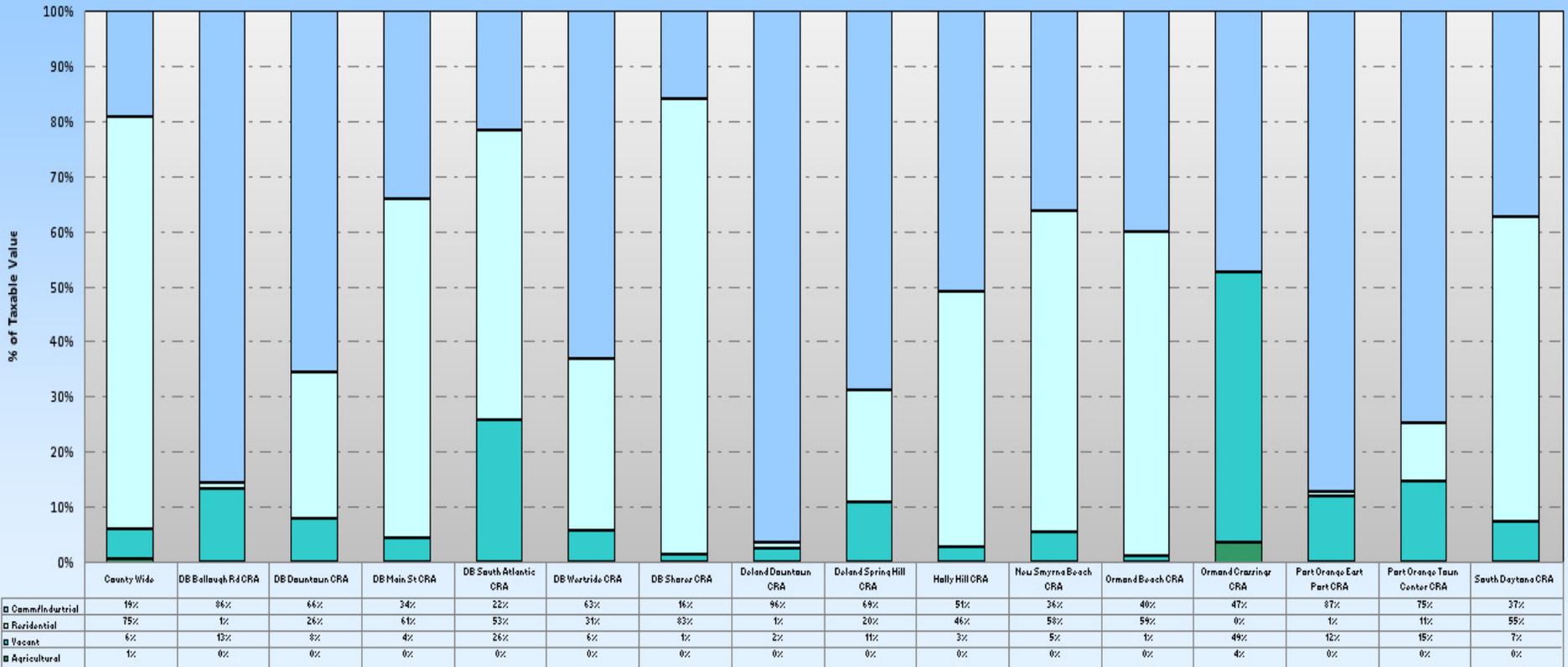
**Residential 75%**

**Vacant 6%**

# Primary Land Uses

## Existing CRAs

Land Use by Real Property Taxable Value  
County Wide : Existing CRAs  
2013 Final Tax Roll



**Average Land Uses (per Taxable Value) in Existing CRAs:**

**Commercial 55%**

**Residential 34%**

**Vacant 11%**

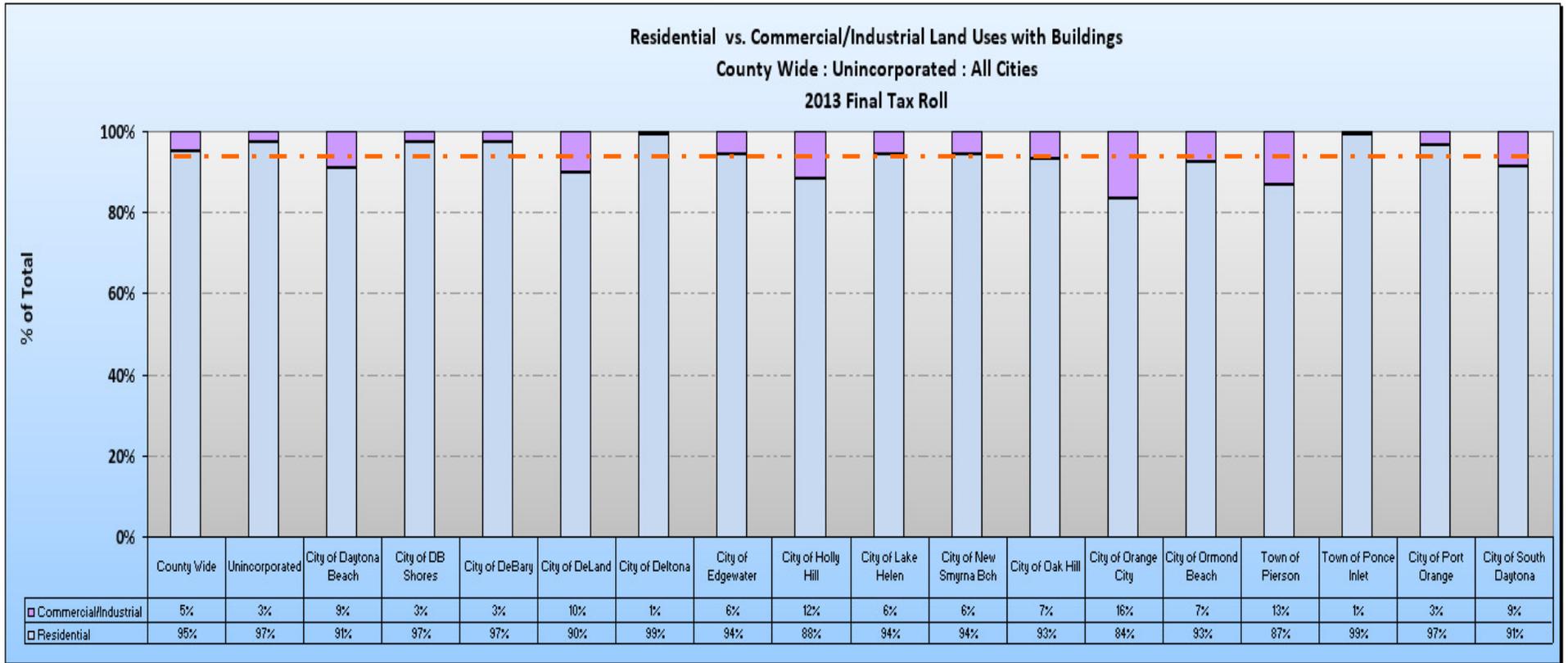
**RESIDENTIAL VS.  
COMMERCIAL/INDUSTRIAL LAND USE**

*{ for properties with buildings }*

**County Wide & Volusia Cities : Existing CRAs**

# Cities : Residential vs. Commercial/Industrial Land Use

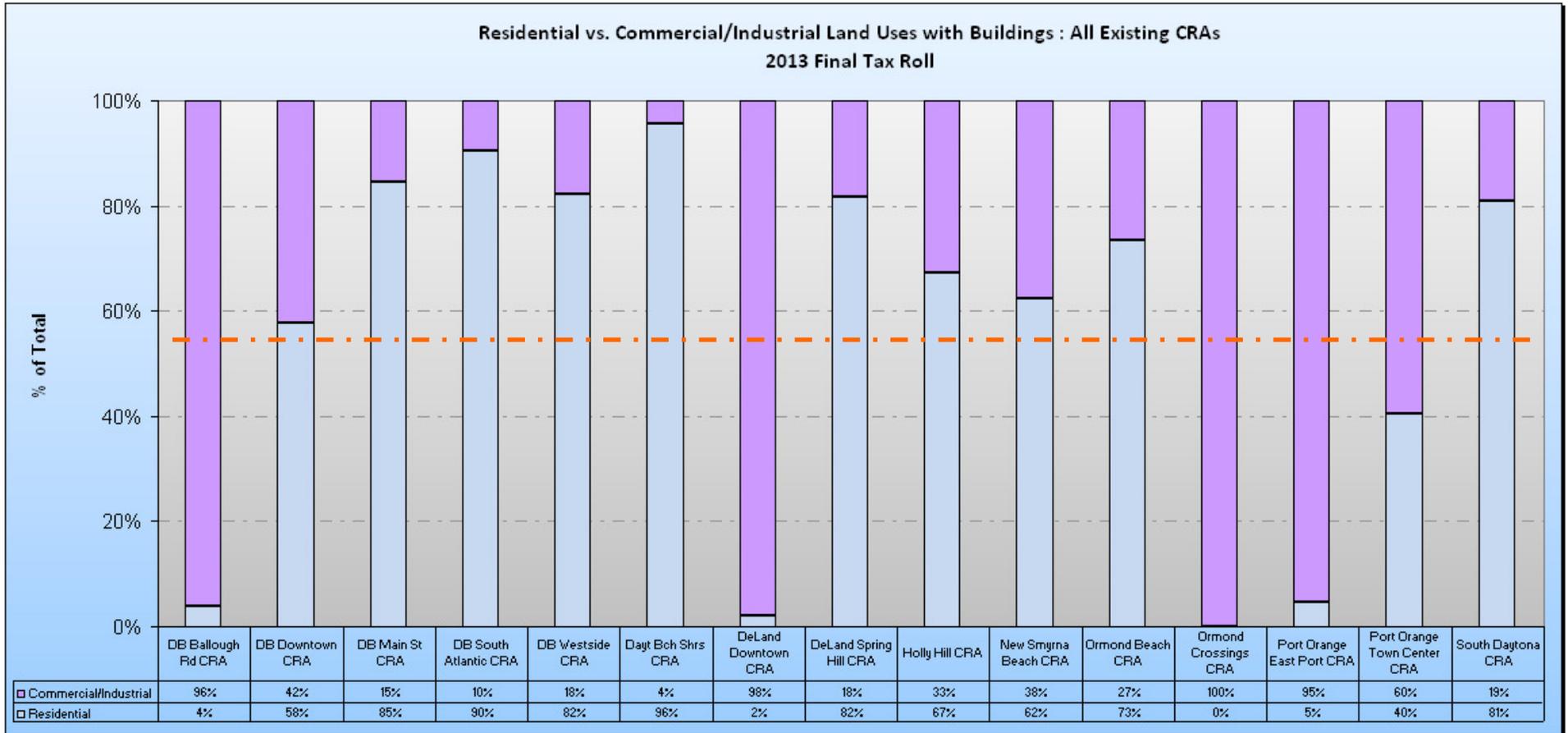
*{ for properties with buildings }*



**County Wide & Volusia City Average % of Residential Buildings = 93%**

# Existing CRAs

## Residential vs. Commercial/Industrial Land Use (for properties with buildings)



**Existing CRAs Average % of Residential Buildings = 55%**

**RESIDENTIAL BUILDINGS**  
**“BLIGHT-RELATED-DATA”**

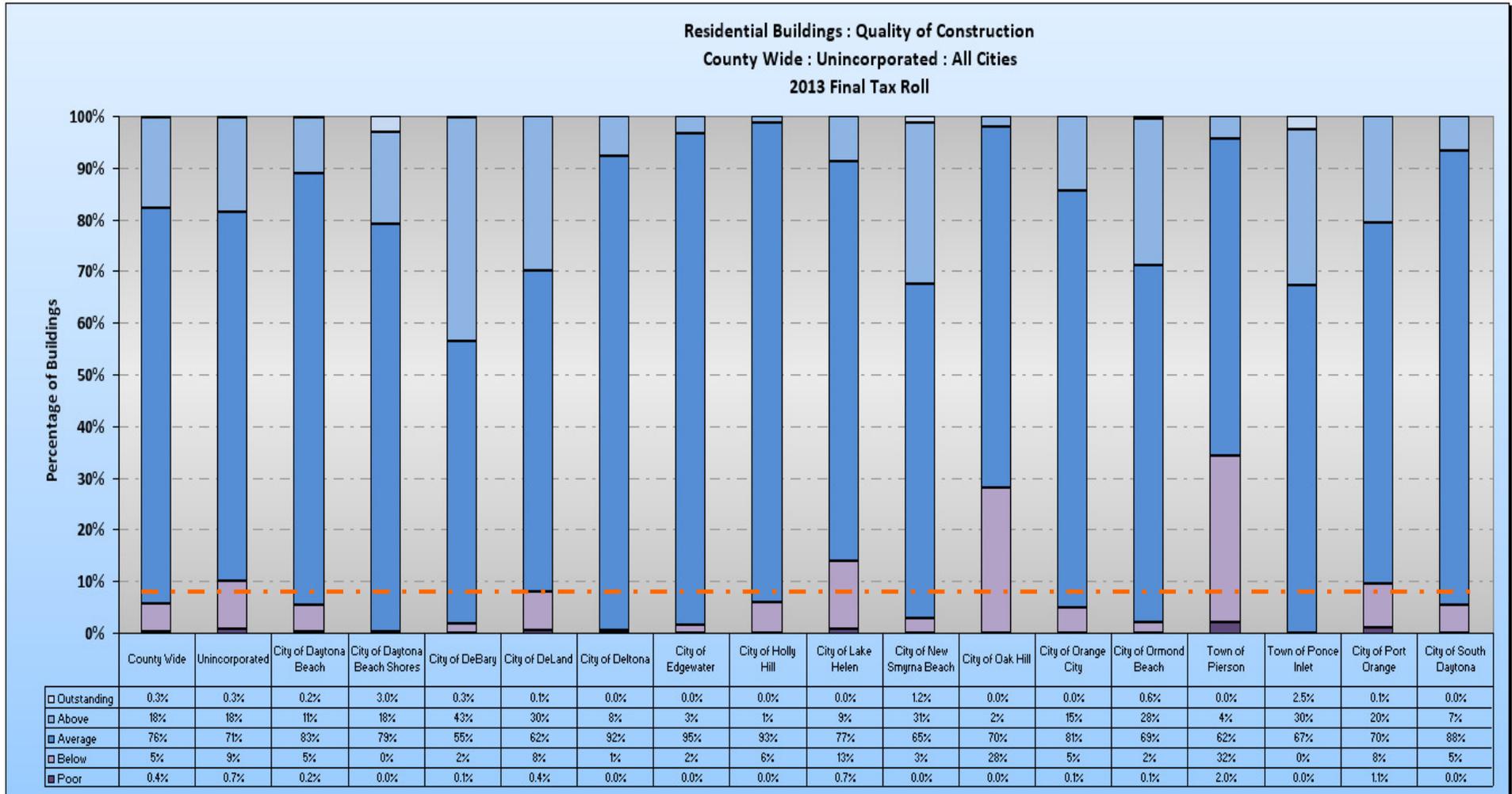
***“Quality of Construction”***

***“Building Depreciation”***

**County Wide & Volusia Cities : Existing CRAs**

# Residential Buildings: “Quality of Construction”

## County Wide & Volusia Cities

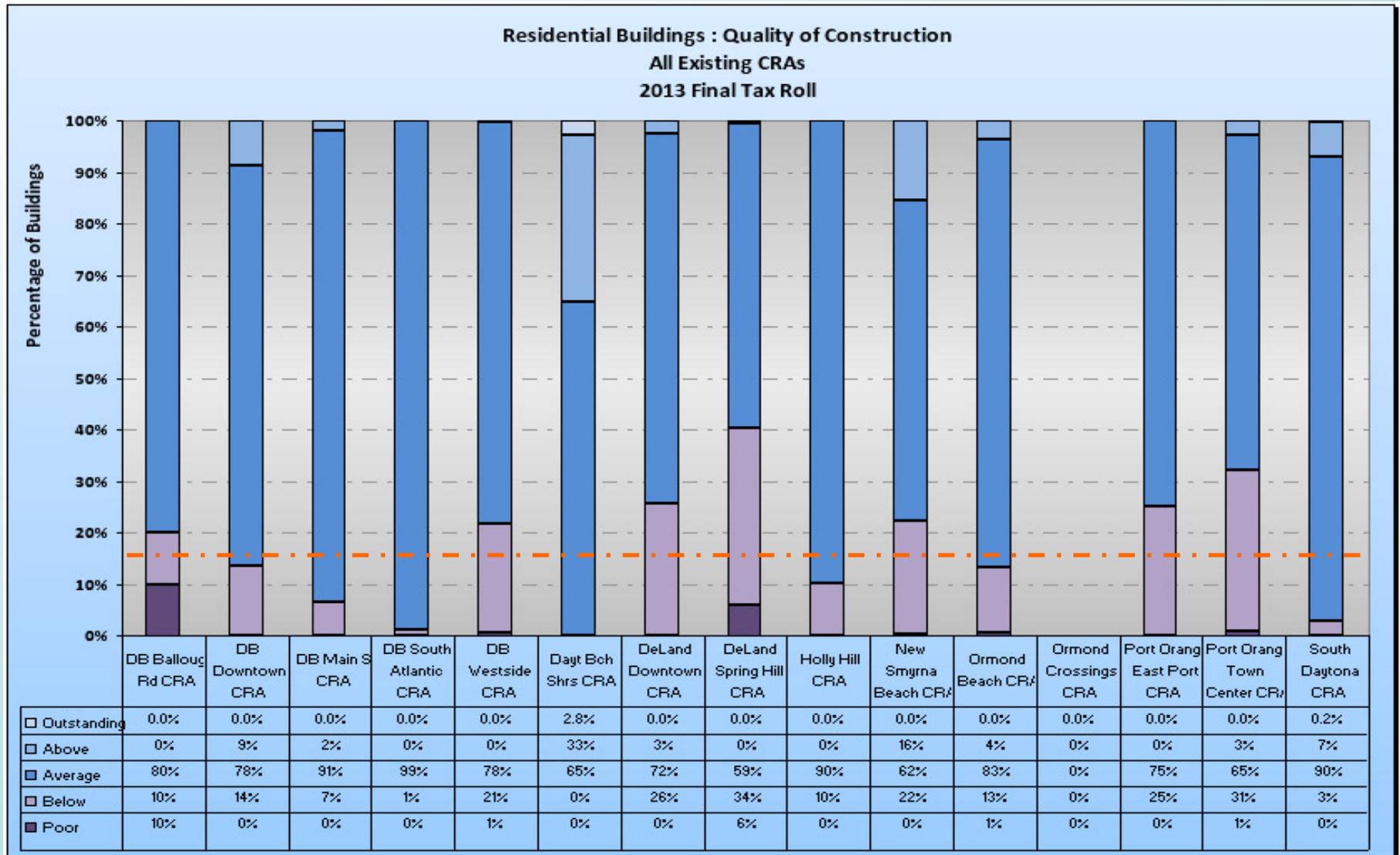


***Below Average or Poor “Quality of Construction” –***

***Average for County Wide & Volusia Cities = 8%***

# Residential Buildings: “Quality of Construction”

## Existing CRAs



**Below Average or Poor “Quality of Construction” –**

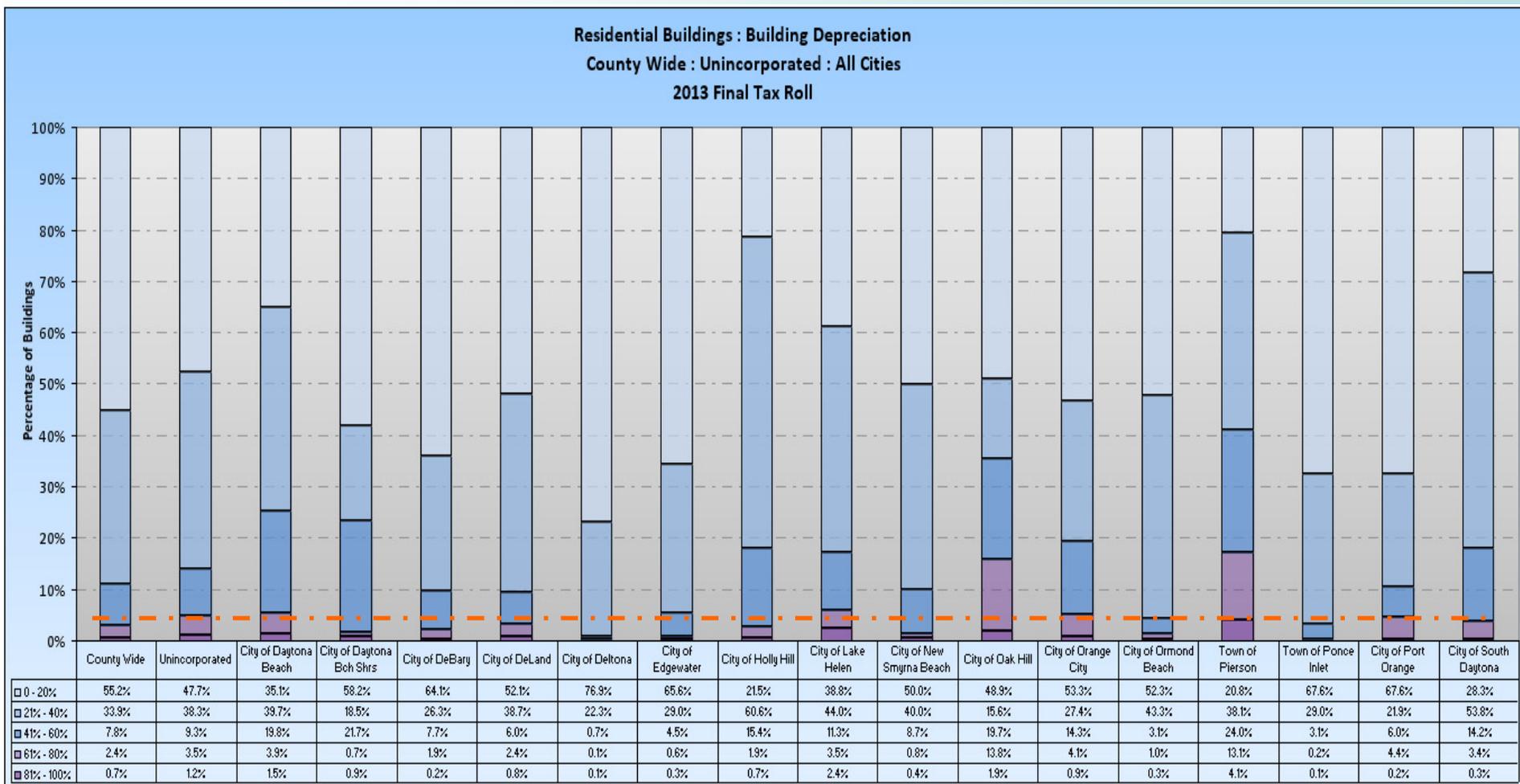
**Average for Existing CRAs = 16%**

**RESIDENTIAL BUILDINGS**  
**“BUILDING DEPRECIATION LEVELS”**

**County Wide & Volusia Cities : Existing CRAs**

# Residential Building Depreciation Levels

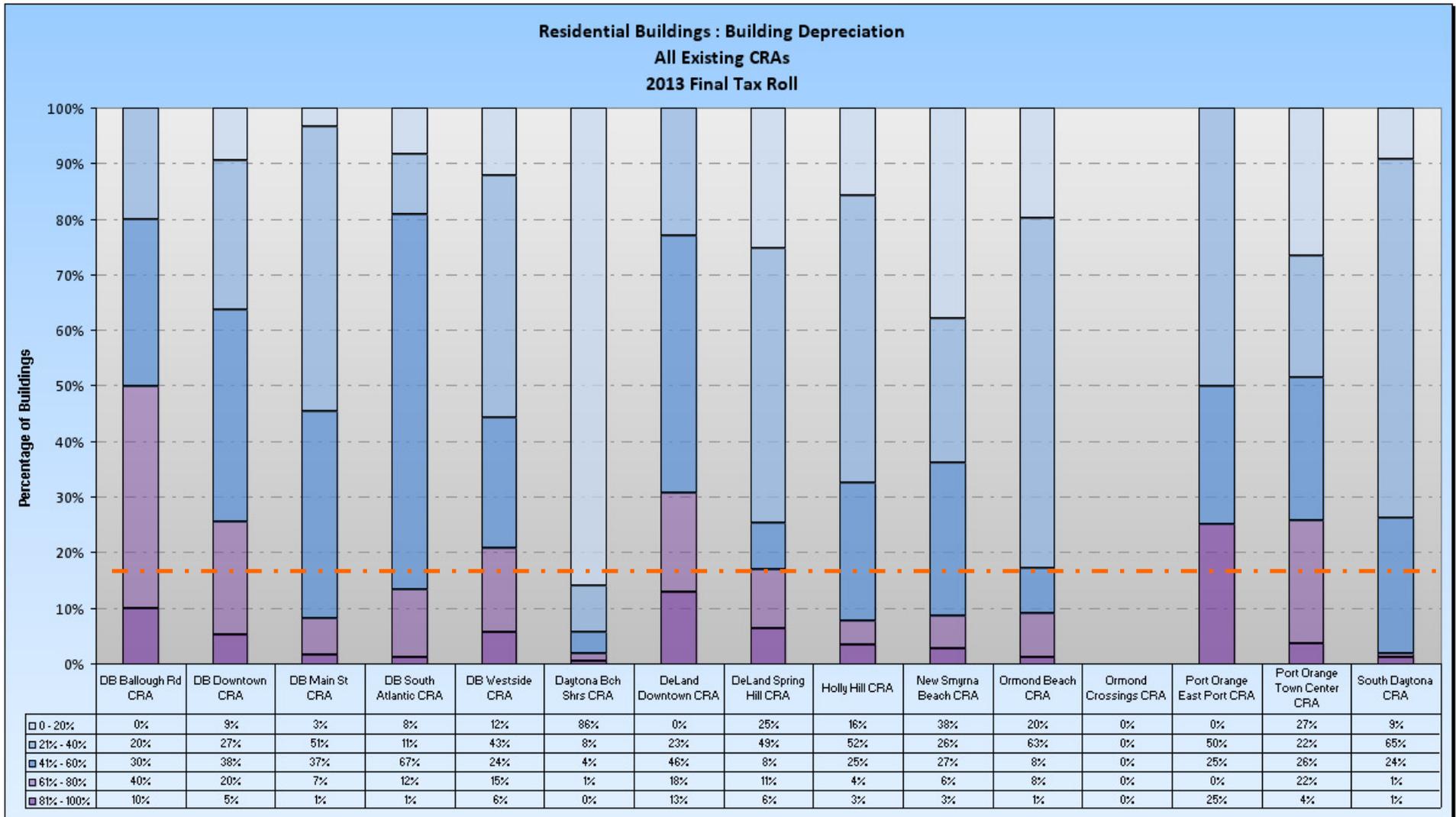
## County Wide & Volusia Cities



***Average Building Depreciation Levels of 60% or Higher for County Wide & Volusia Cities = 4%***

# Residential Building Depreciation Levels

## Existing CRAs



**Average Building Depreciation Levels of 60% or Higher for Existing CRAs = 16%**

**COMMERCIAL BUILDINGS**  
**“BLIGHT-RELATED DATA”**

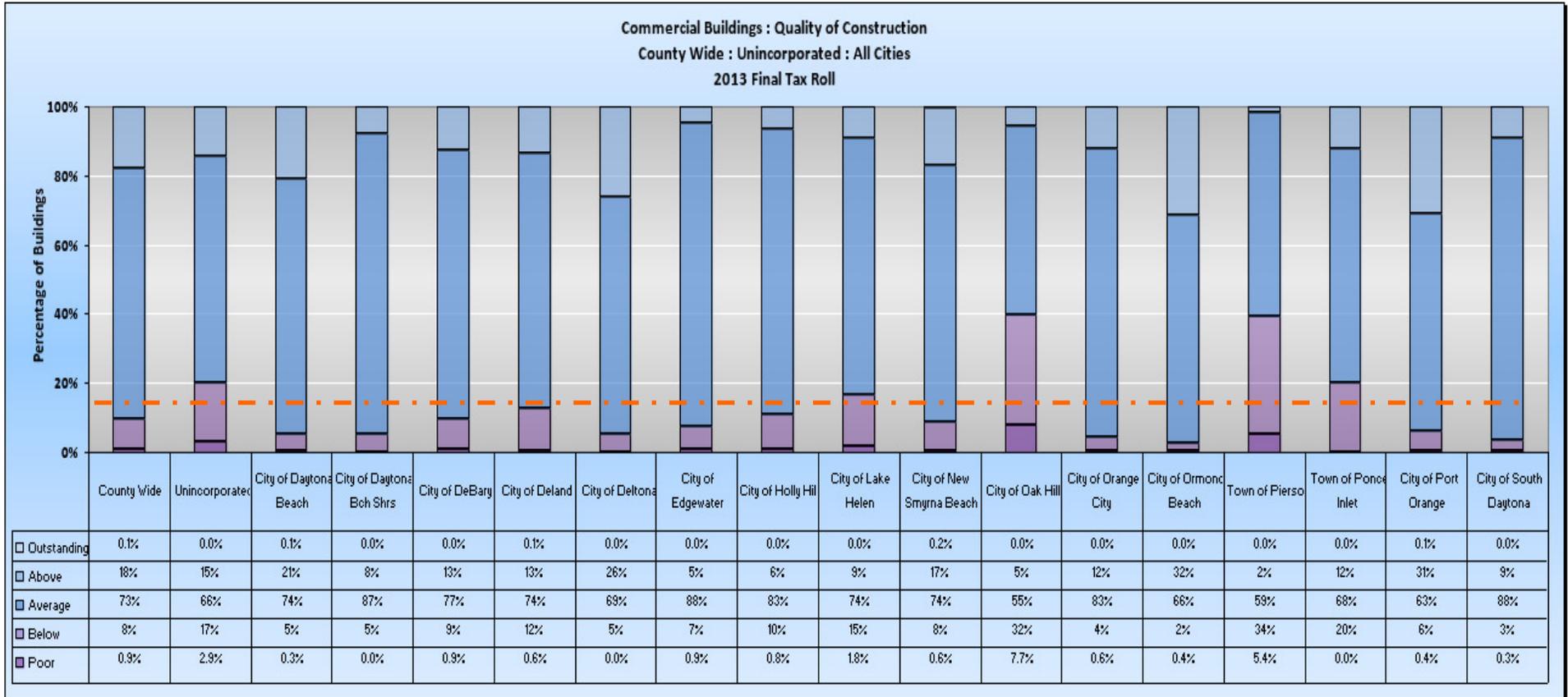
***“Quality of Construction”***

***“Building Depreciation”***

**County Wide & Volusia Cities : Existing CRAs**

# Commercial Buildings: “Quality of Construction”

## County Wide & Volusia Cities

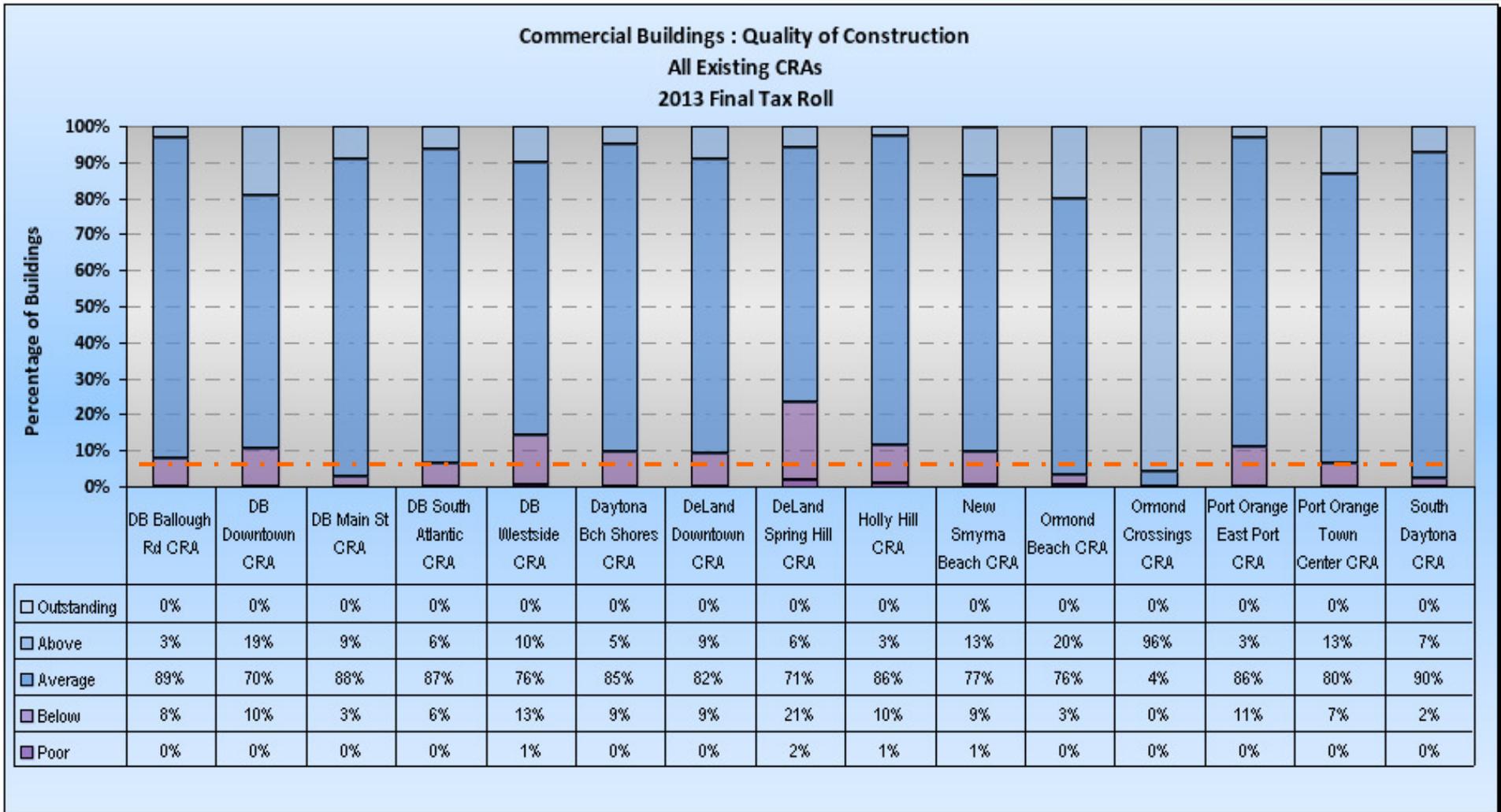


**Below Average or Poor “Quality of Construction” –**

**Average for County Wide & Volusia Cities = 13%**

# Commercial Buildings: “Quality of Construction”

## Existing CRAs



***Below Average or Poor “Quality of Construction” –***

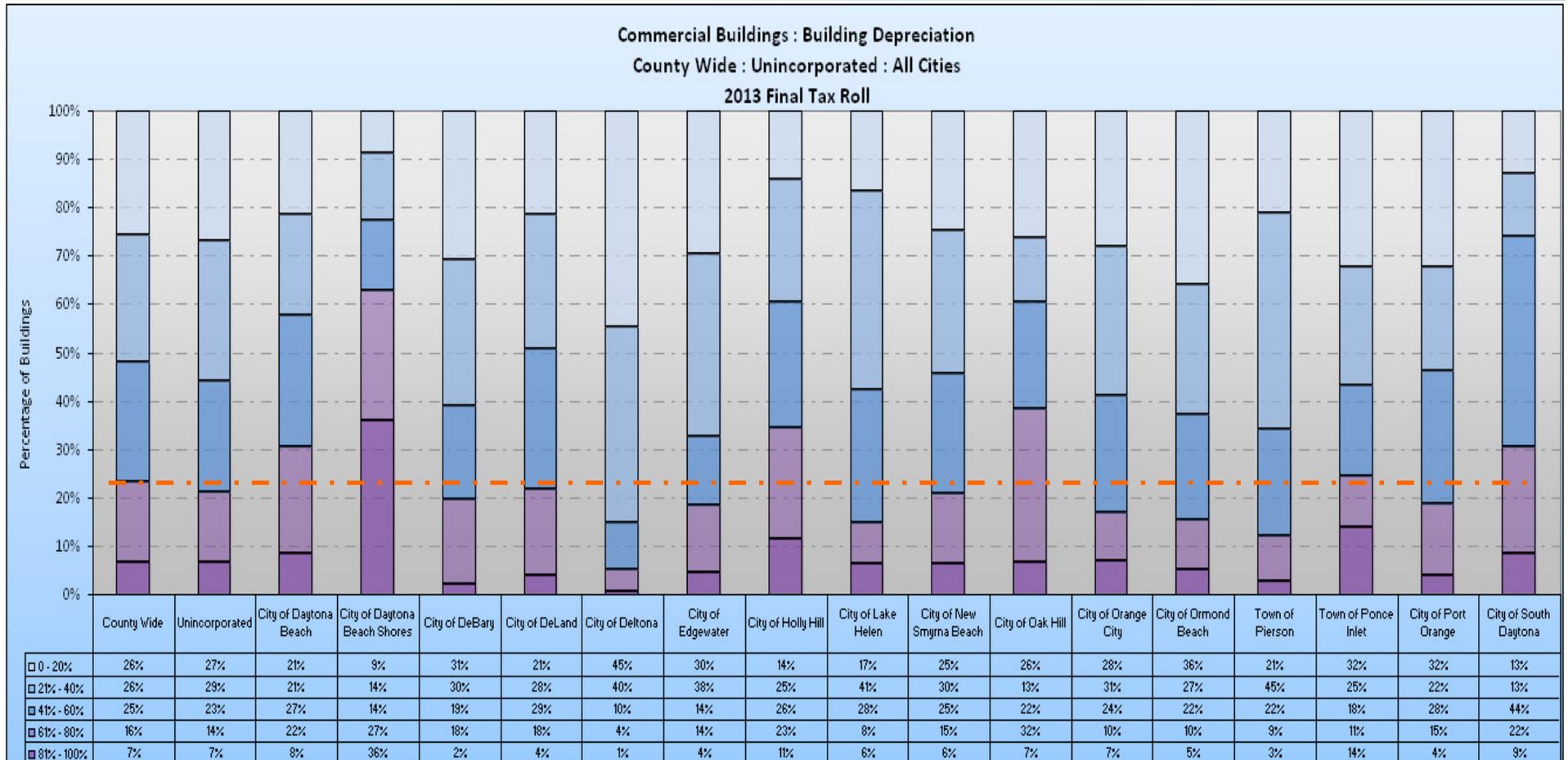
***Average for Existing CRAs = 8%***

**COMMERCIAL BUILDINGS**  
**“BUILDING DEPRECIATION LEVELS”**

***County Wide & Volusia Cities : Existing CRAs***

# Commercial Building Depreciation Levels

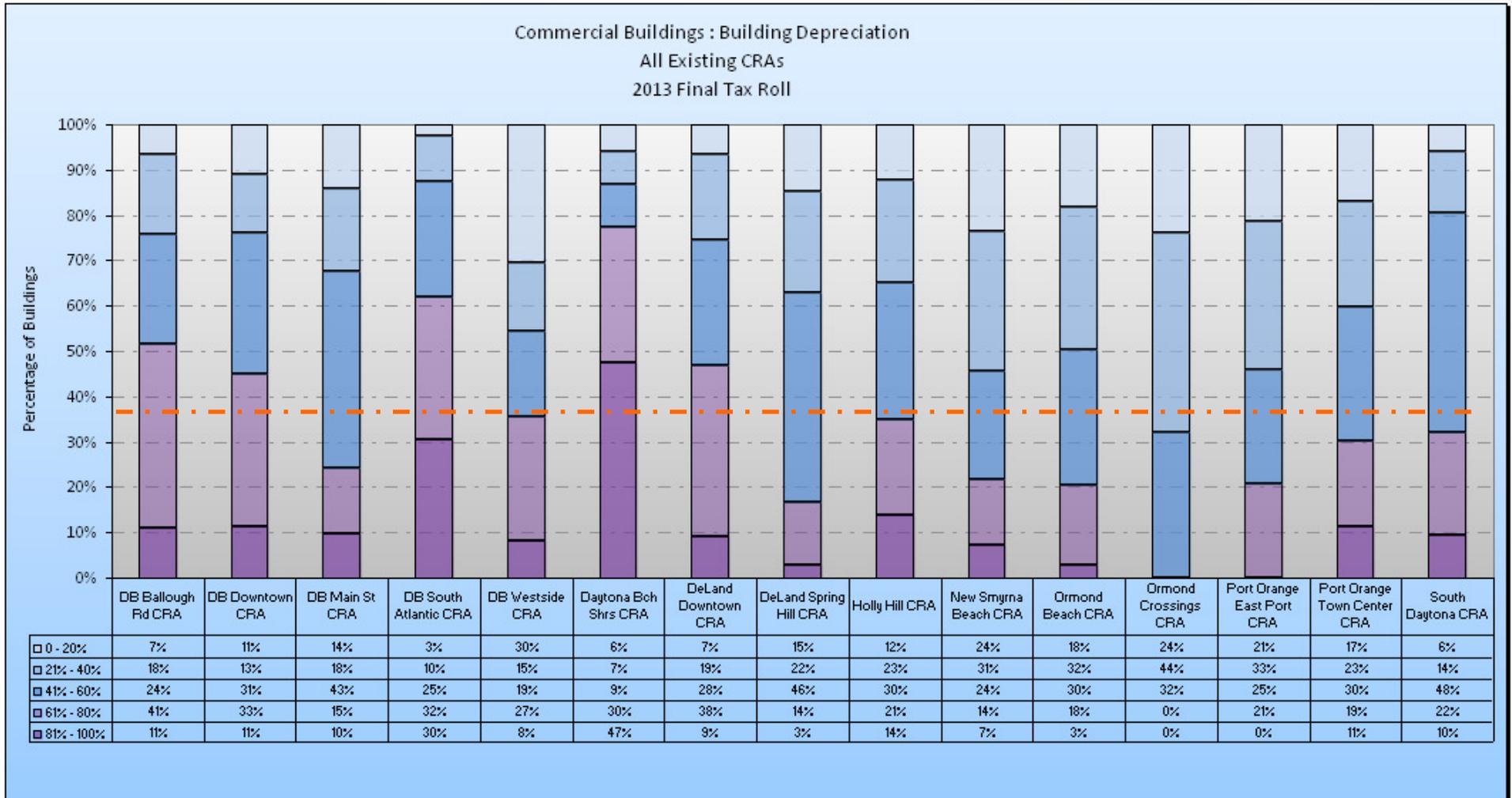
## County Wide & Volusia Cities



**Average Building Depreciation Levels of 60% or Higher for County Wide & Volusia Cities = 24%**

# Commercial Building Depreciation Levels

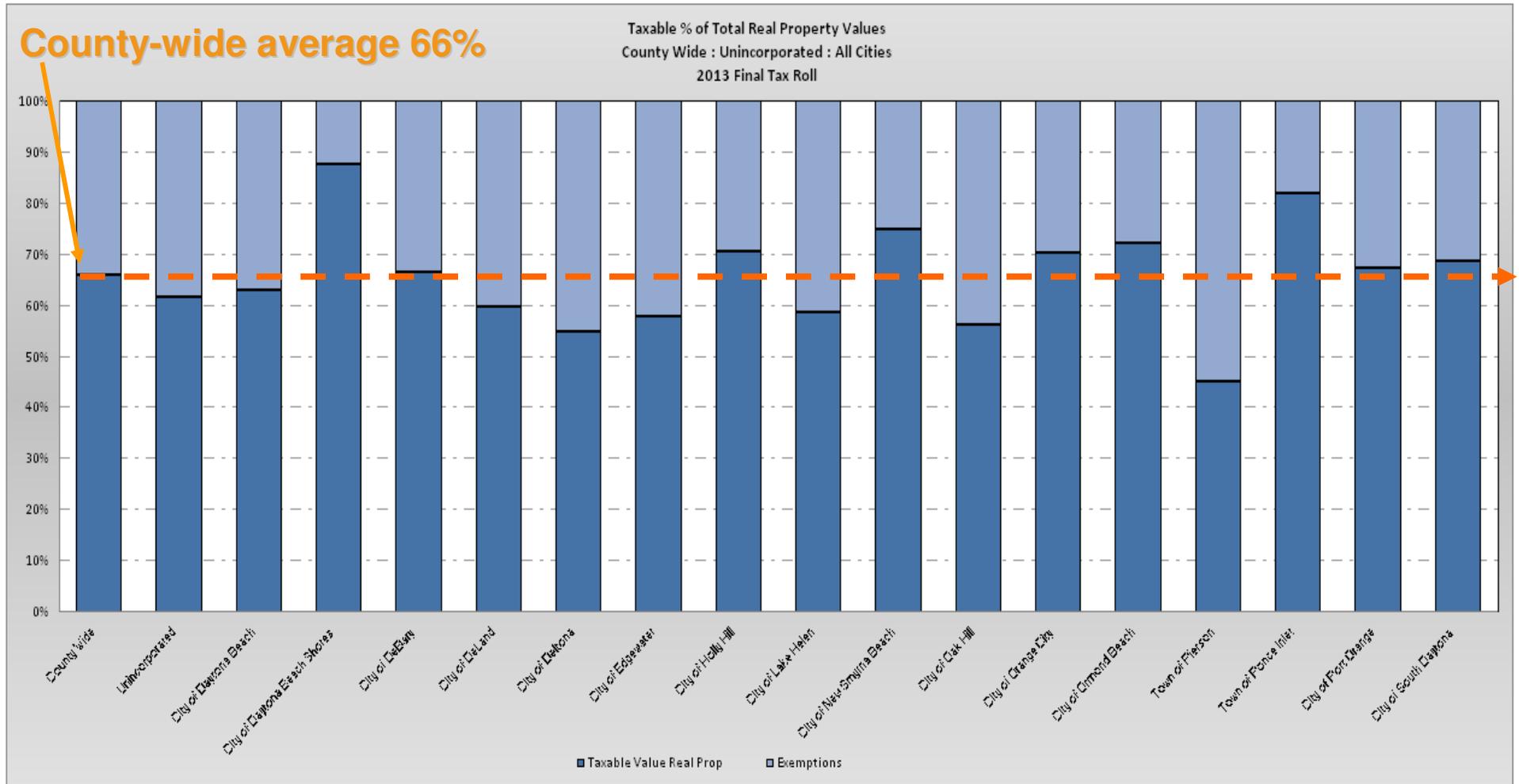
## Existing CRAs



**Average Building Depreciation Levels of 60% or Higher for Existing CRAs = 35%**

# County Wide & Volusia Cities Taxable Value

## % of Total Tax Base



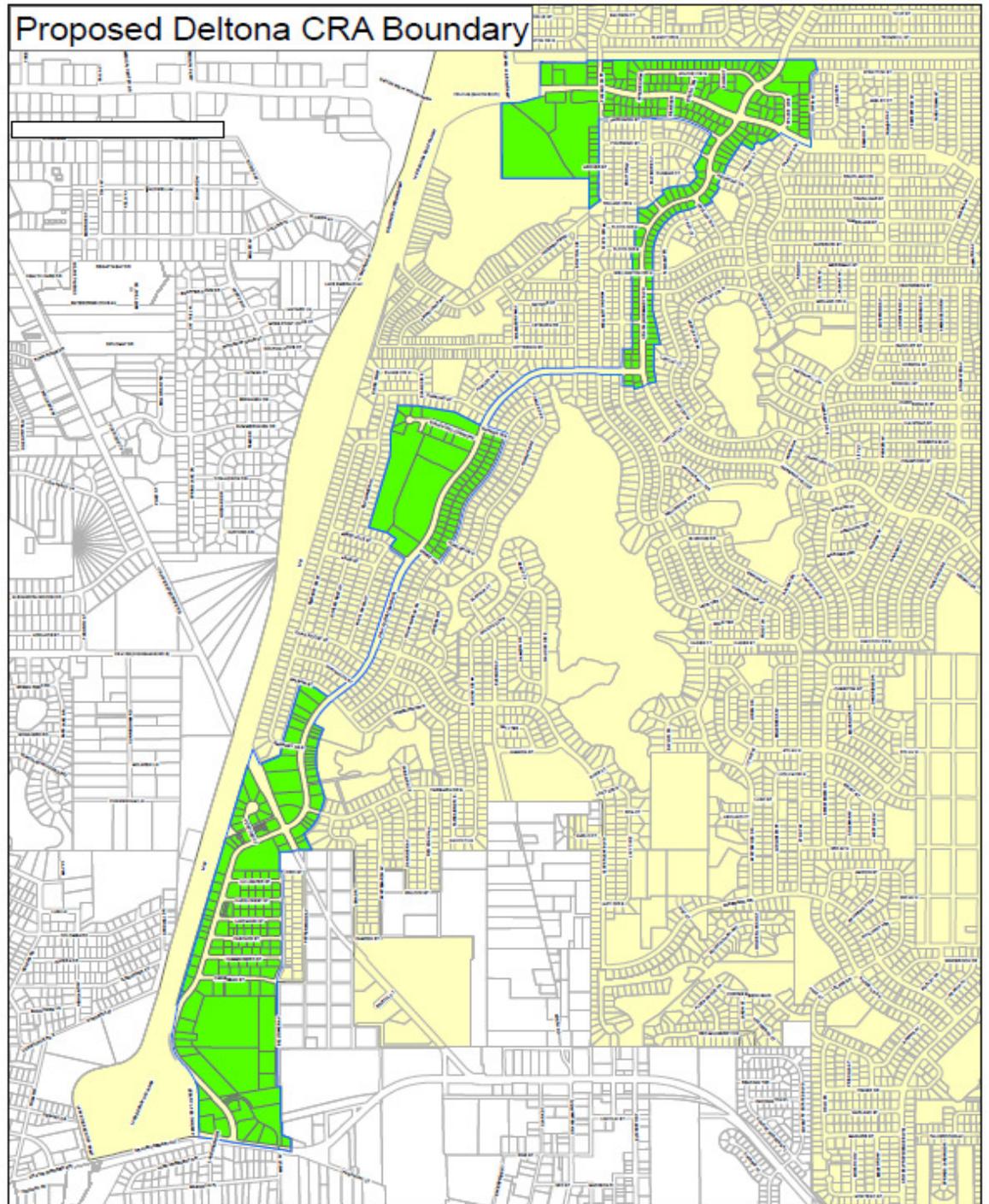
{ ... a fairly consistent average % Taxable }

# **PROPOSED CRA DATA**

*(11 slides per City)*

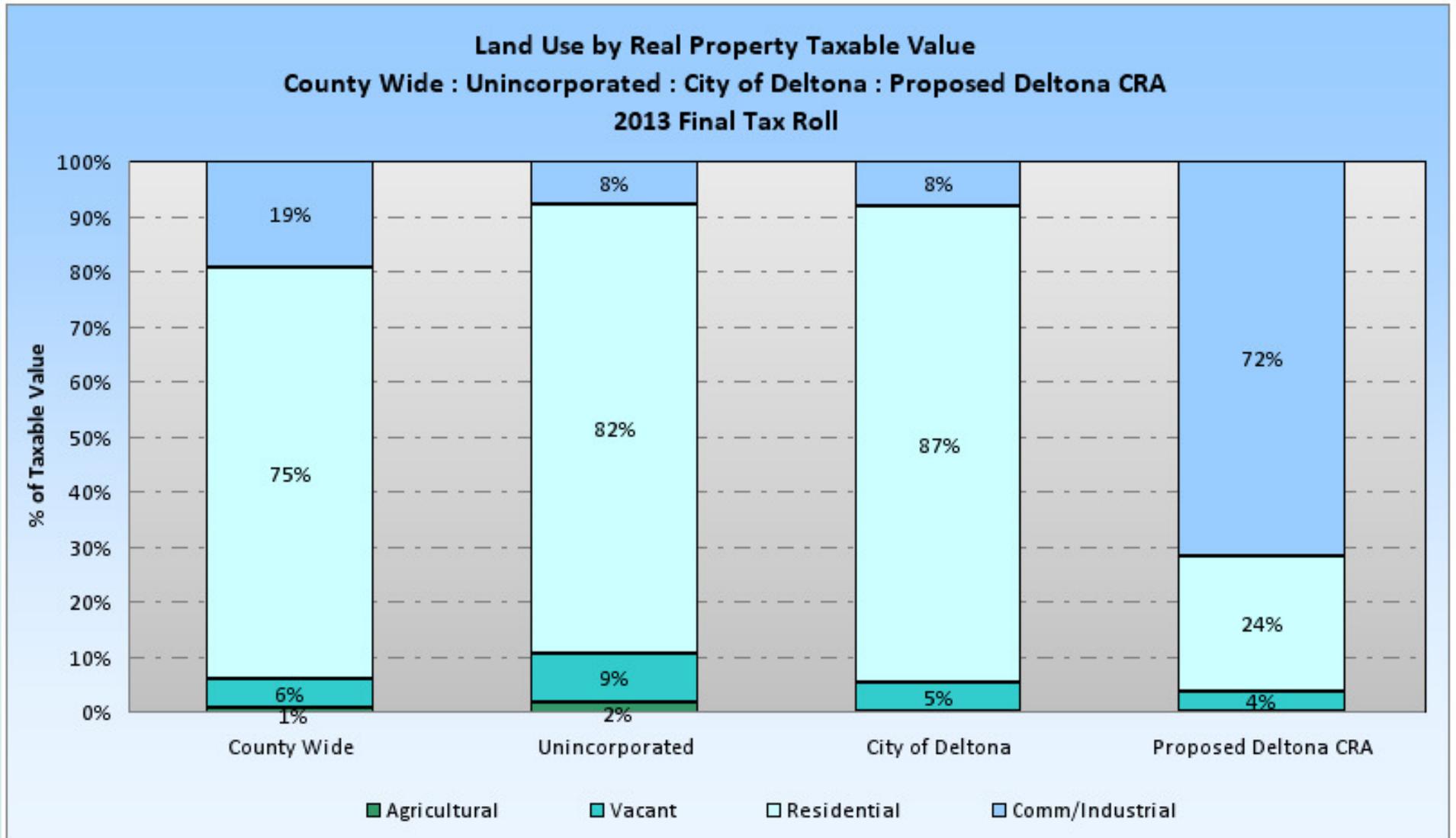
- 1. Deltona**
- 2. Edgewater**
- 3. New Smyrna Beach**
- 4. Orange City**
- 5. Ormond Beach “*North*”**
- 6. Ormond Beach “*South*”**

**PROPOSED  
DELTONA  
CRA**



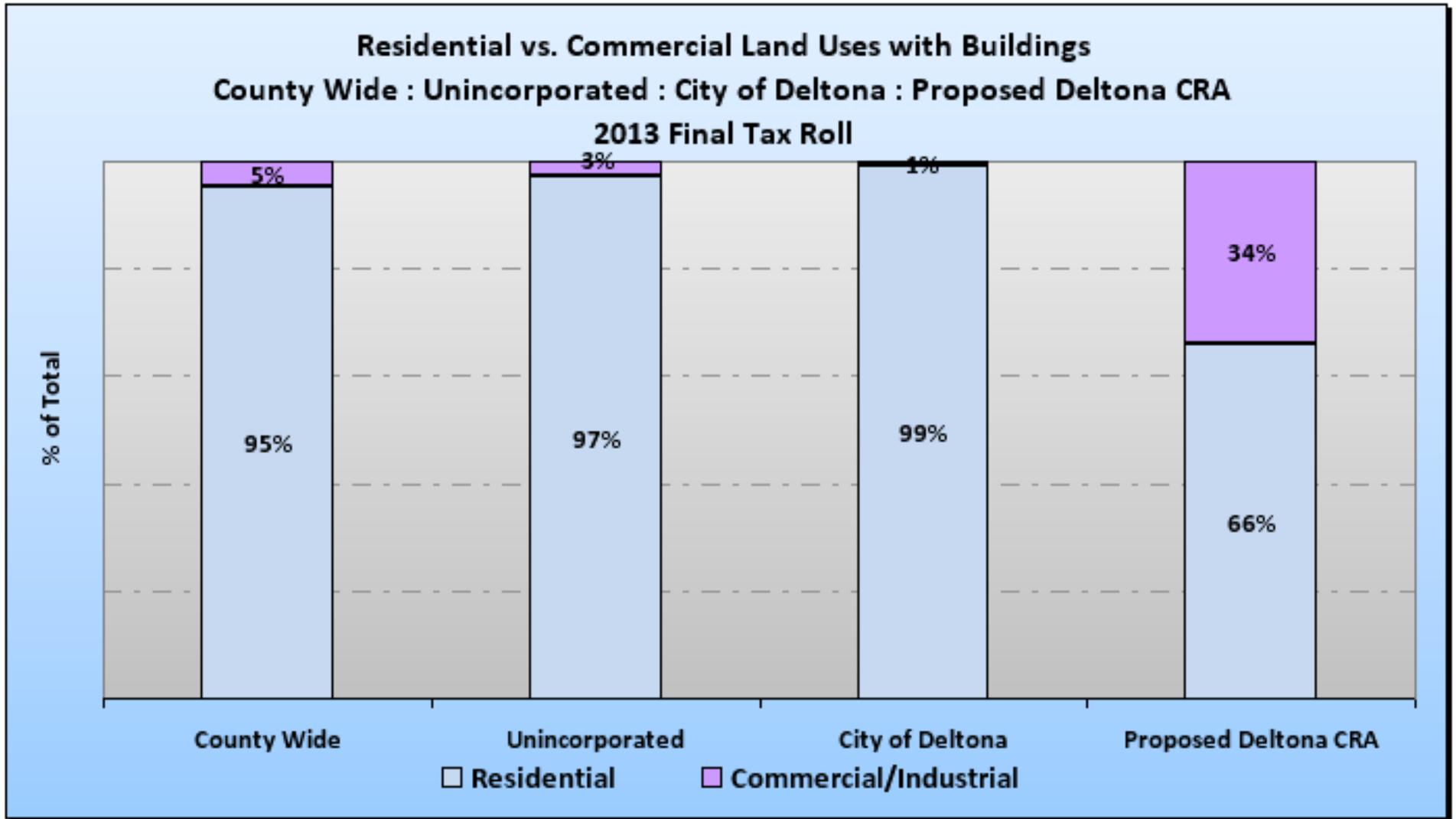
# Primary Land Uses

## City of Deltona & Proposed Deltona CRA



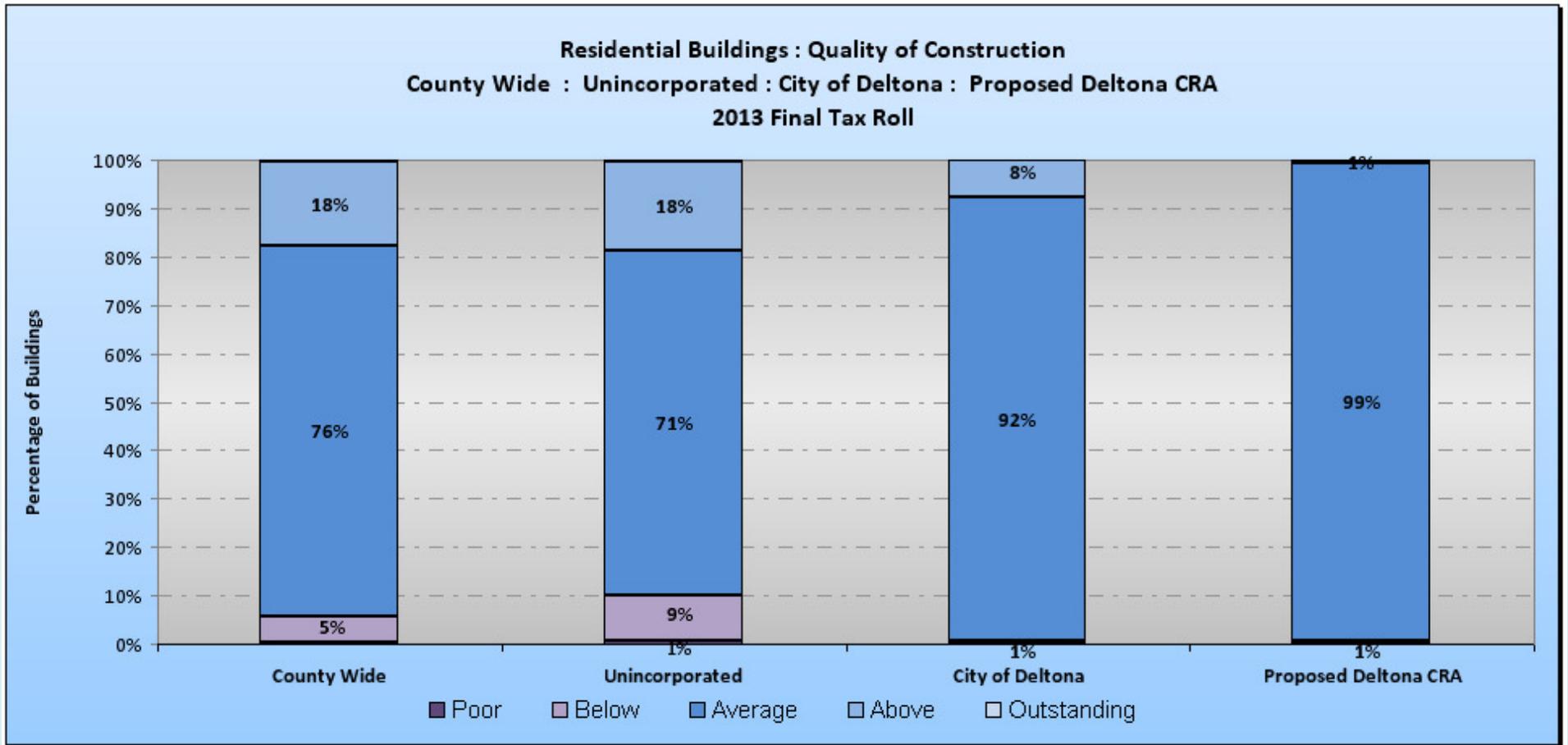
# Residential & Commercial Land Uses

## City of Deltona & Deltona Proposed CRA



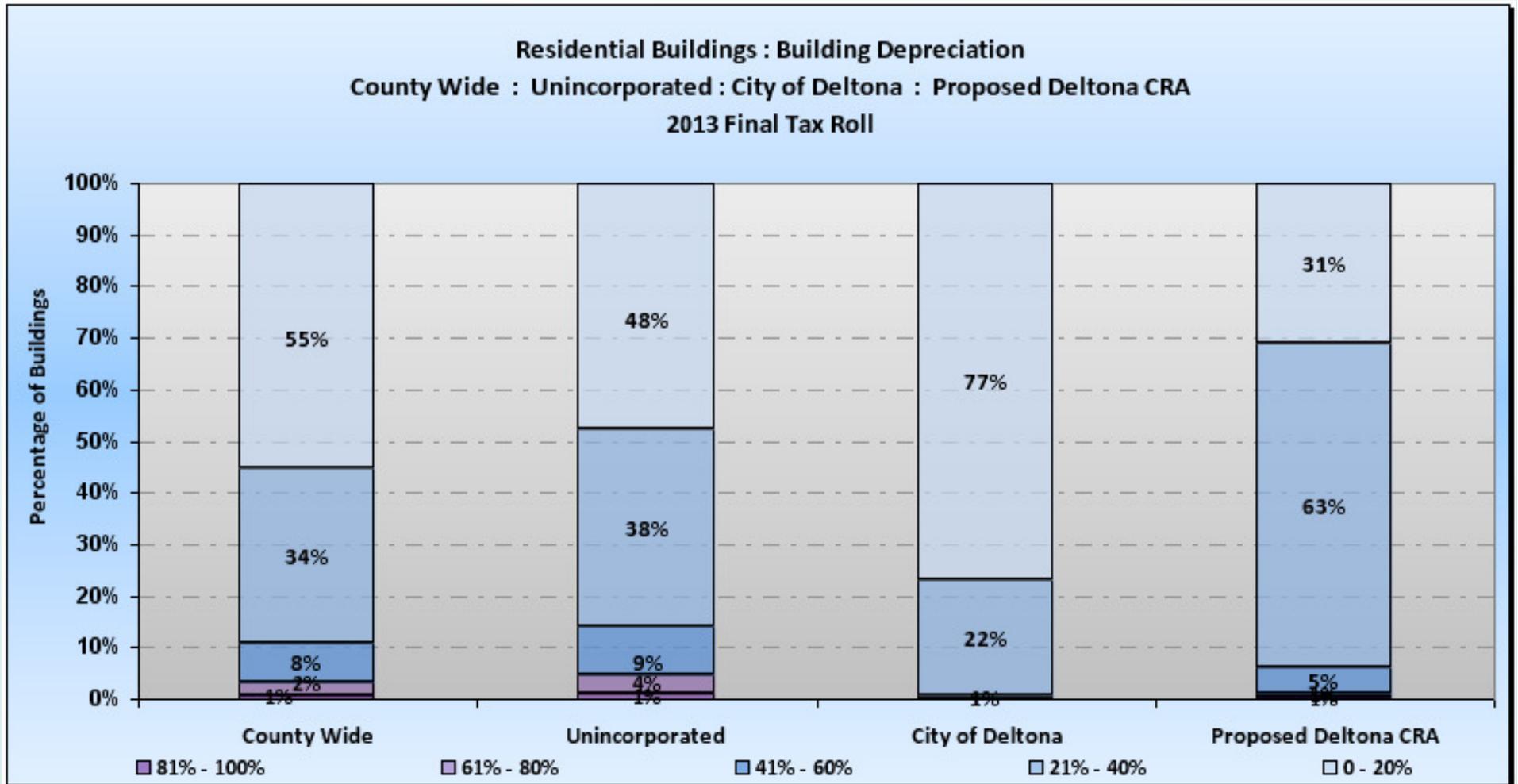
# Residential Buildings: “Quality of Construction”

## City of Deltona & Proposed Deltona CRA



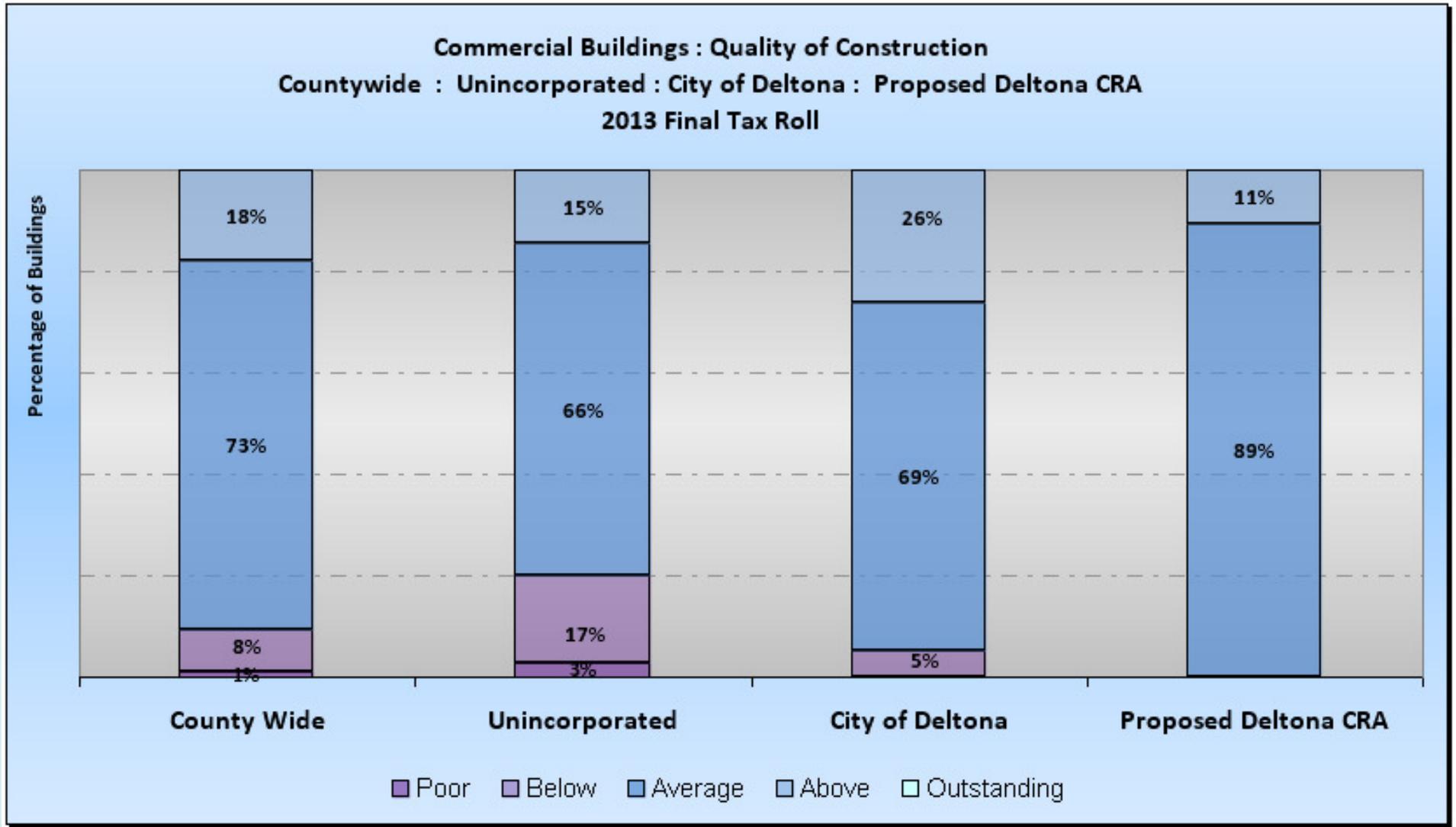
# Residential Buildings: “Building Depreciation”

## City of Deltona & Proposed Deltona CRA



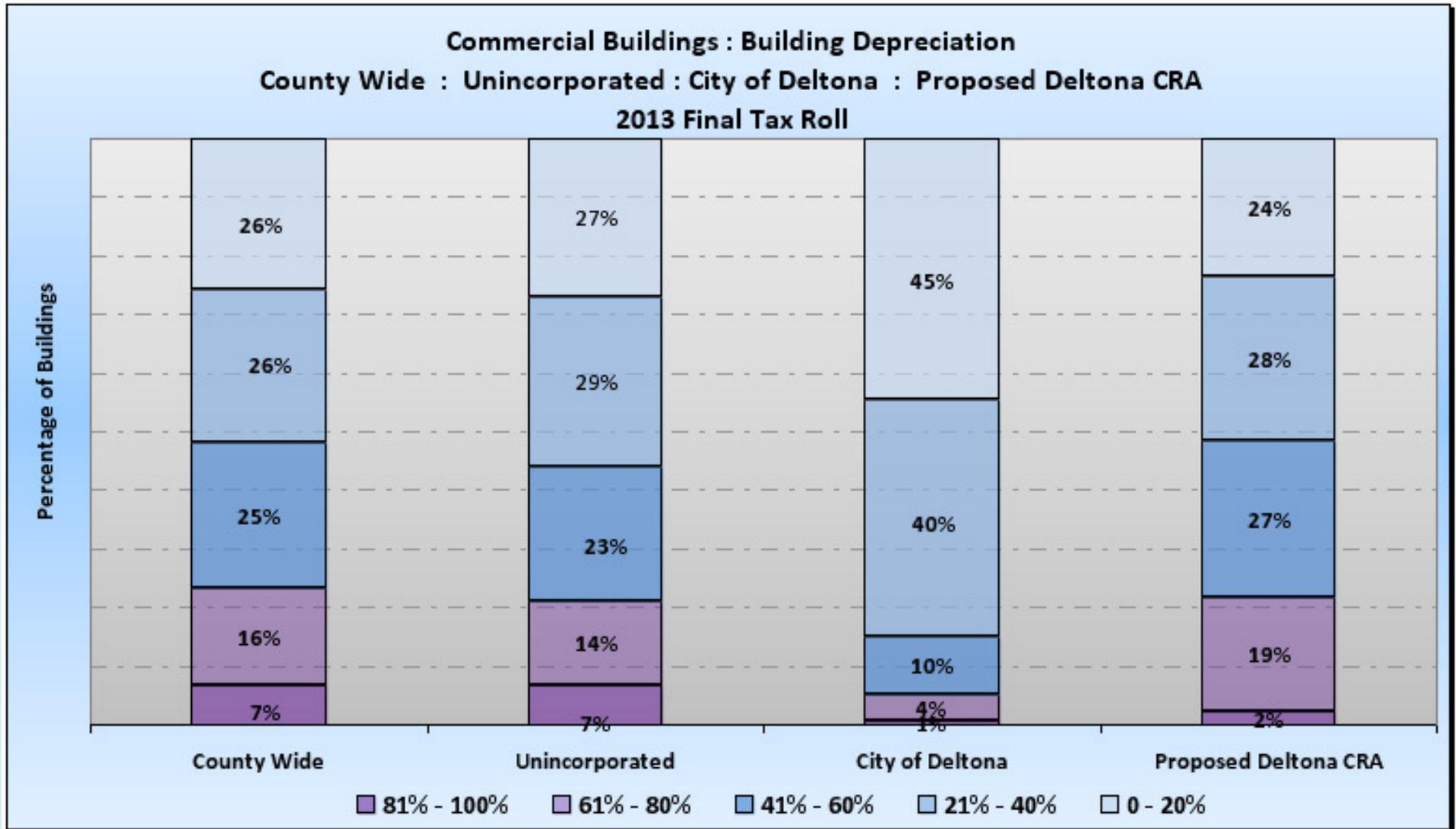
# Commercial Buildings: “Quality of Construction”

## City of Deltona & Proposed Deltona CRA



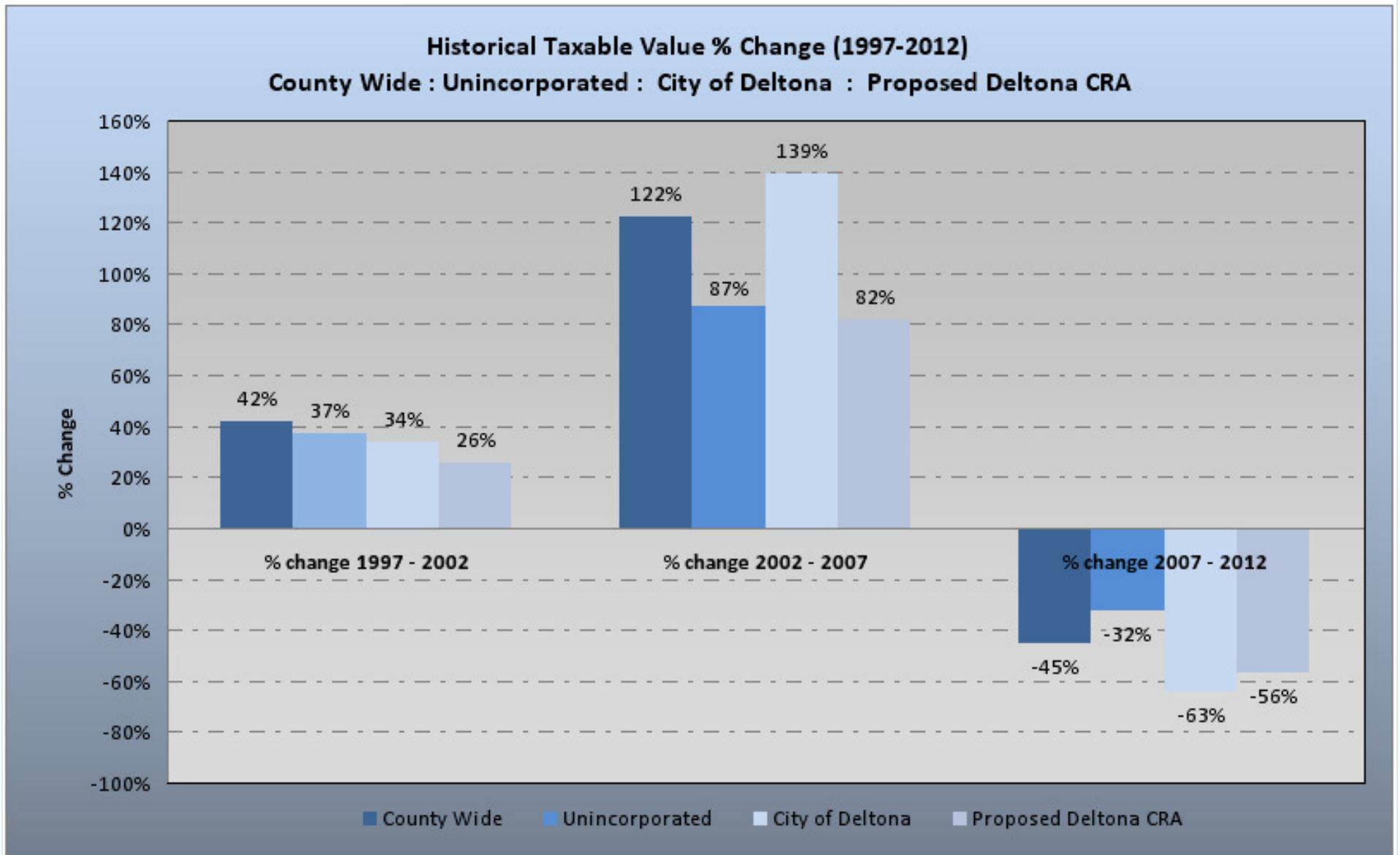
# Commercial Buildings: “Building Depreciation”

## City of Deltona & Proposed Deltona CRA



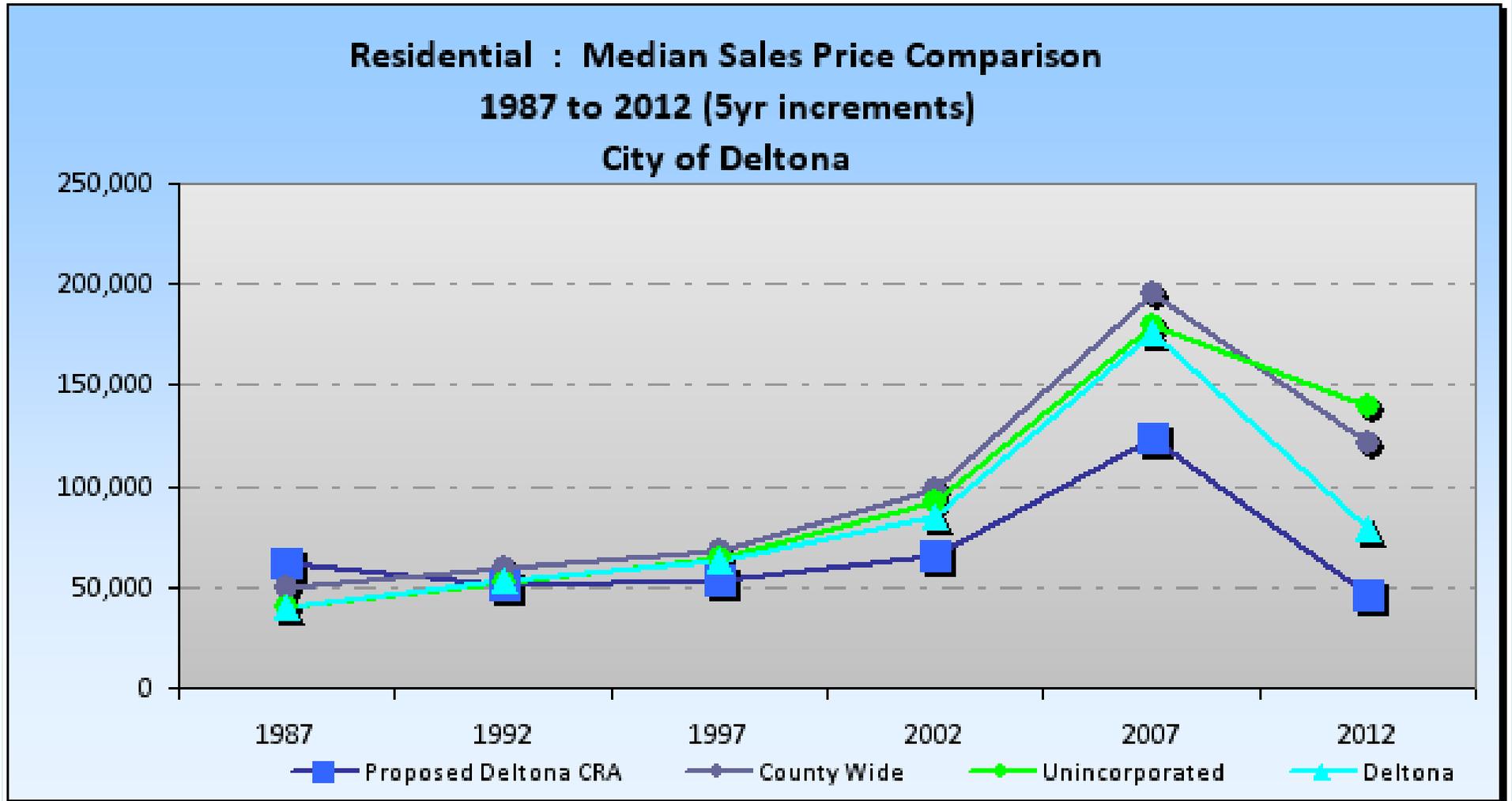
# Historic Taxable Value % Change (1997-2012)

## Volusia County, City of Deltona & Proposed Deltona CRA



# Residential: Median Sales Price Comparison

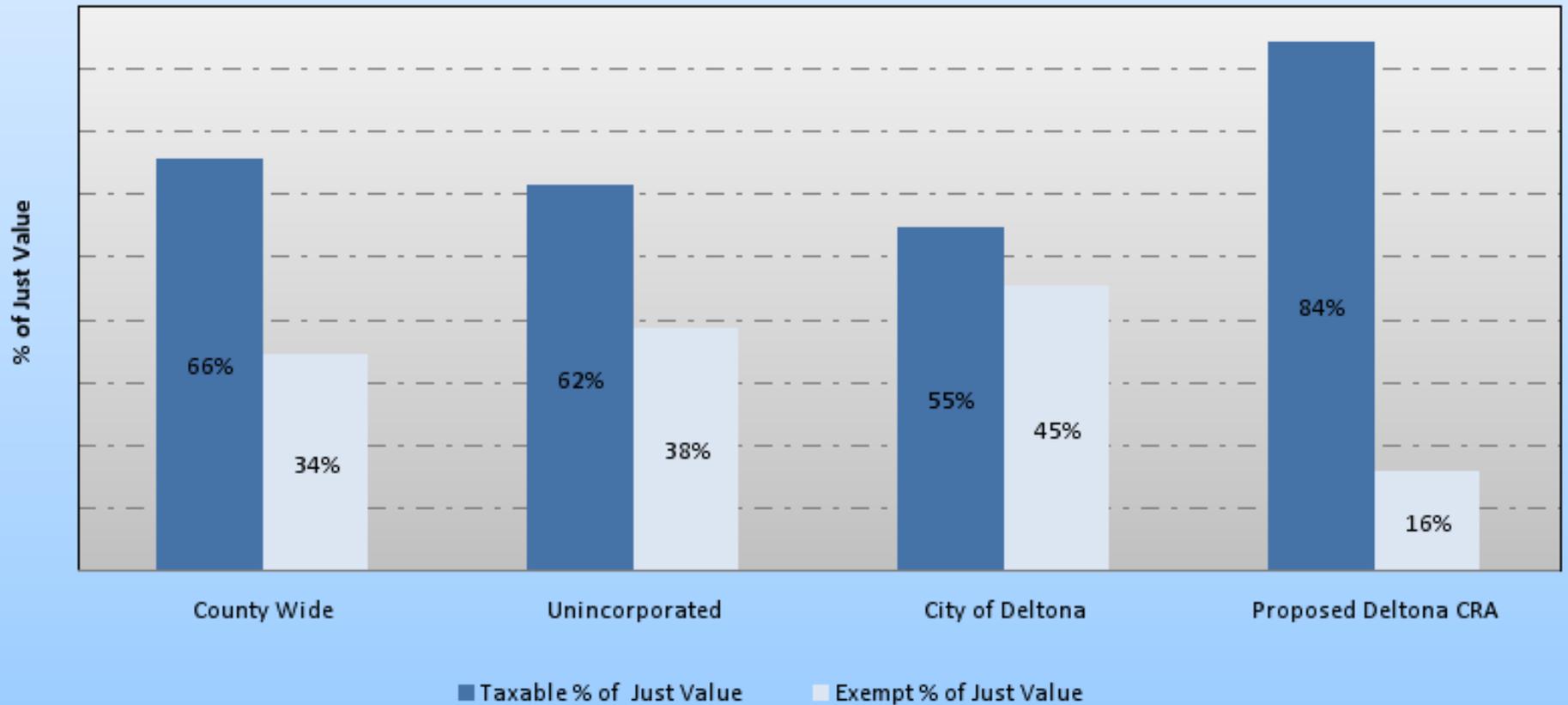
## City of Deltona & Proposed Deltona CRA



# Taxable % of Total Property Values

## City of Deltona & Proposed Deltona CRA

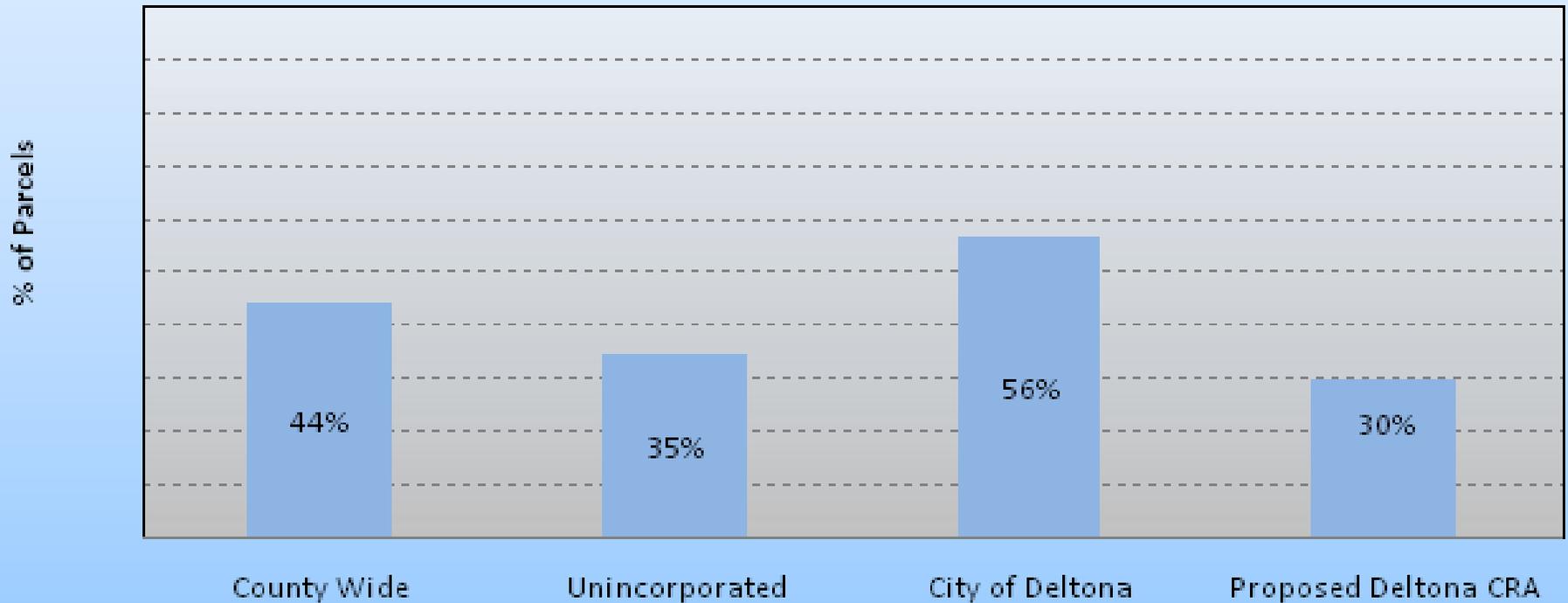
Taxable % of Total Property Values  
County Wide : Unincorporated : Deltona : Proposed Deltona CRA  
2013 Final Tax Roll



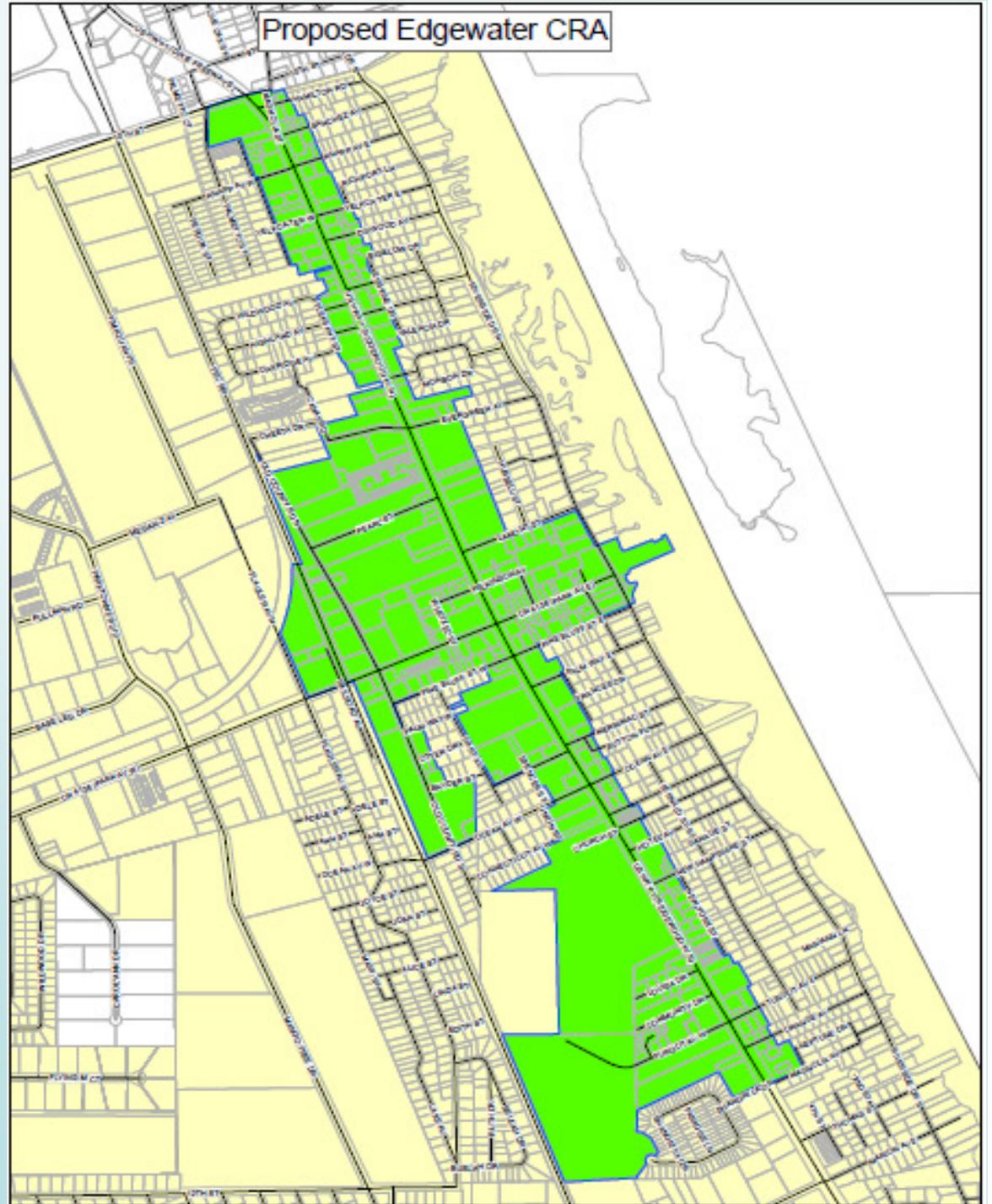
# Homestead Exemption Counts

## City of Deltona & Proposed Deltona CRA

Homestead Exemption Counts  
County Wide : Unincorporated : City of Deltona : Proposed Deltona CRA  
2013 Final Tax Roll

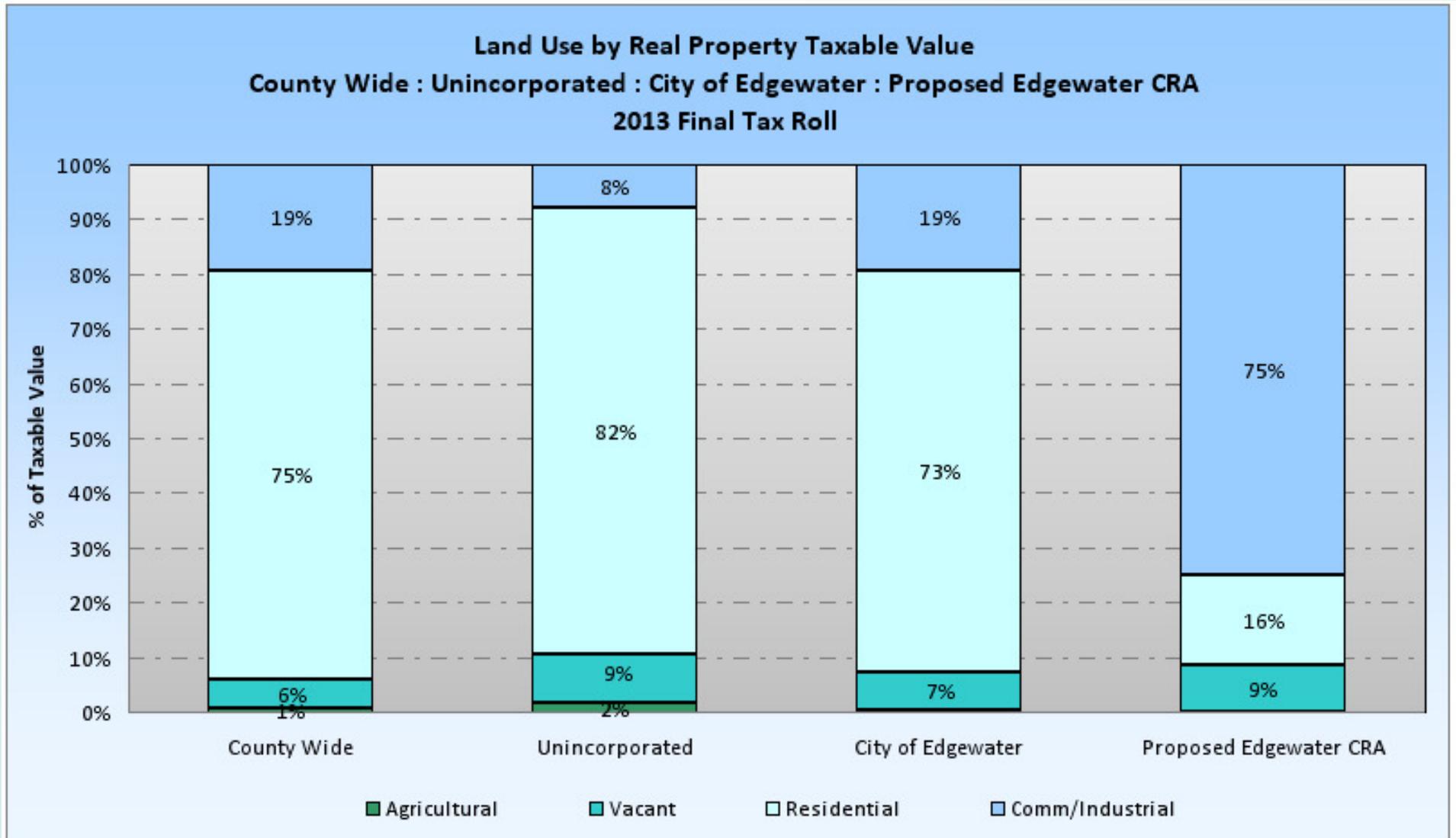


**PROPOSED  
EDGEWATER  
CRA**



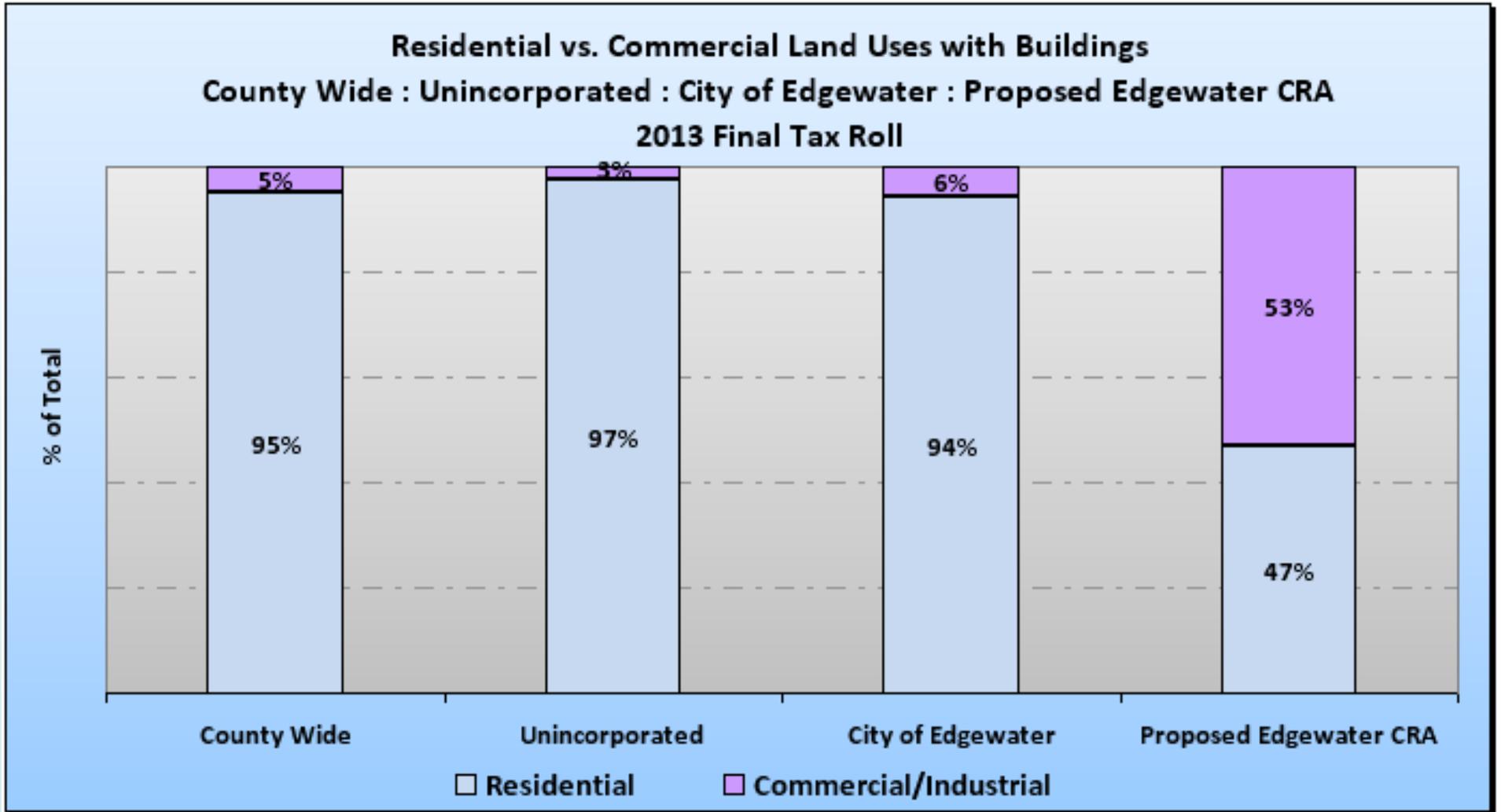
# Primary Land Uses

## City of Edgewater & Proposed Edgewater CRA



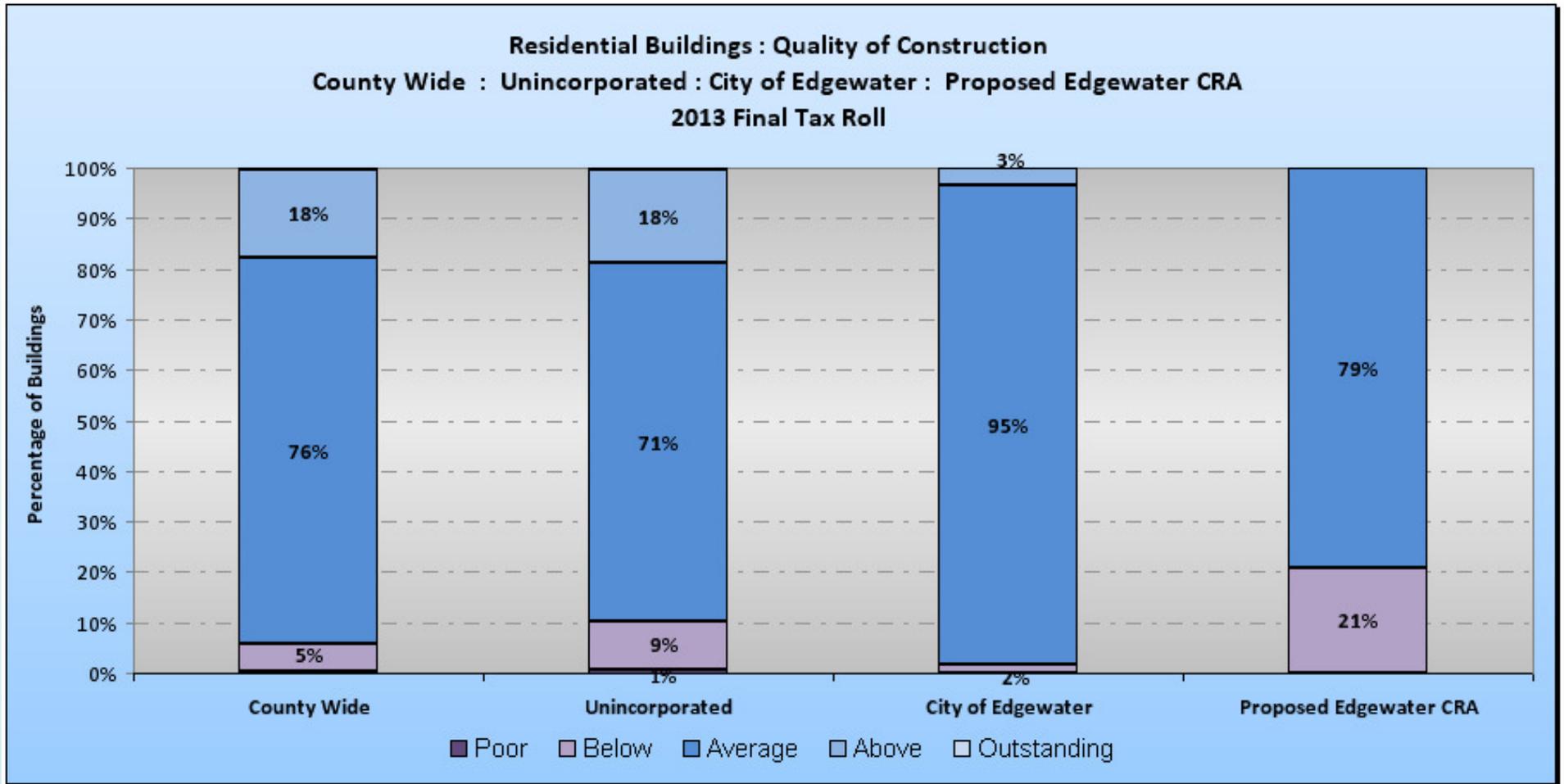
# Residential & Commercial Land Uses

## City of Edgewater & Edgewater Proposed CRA



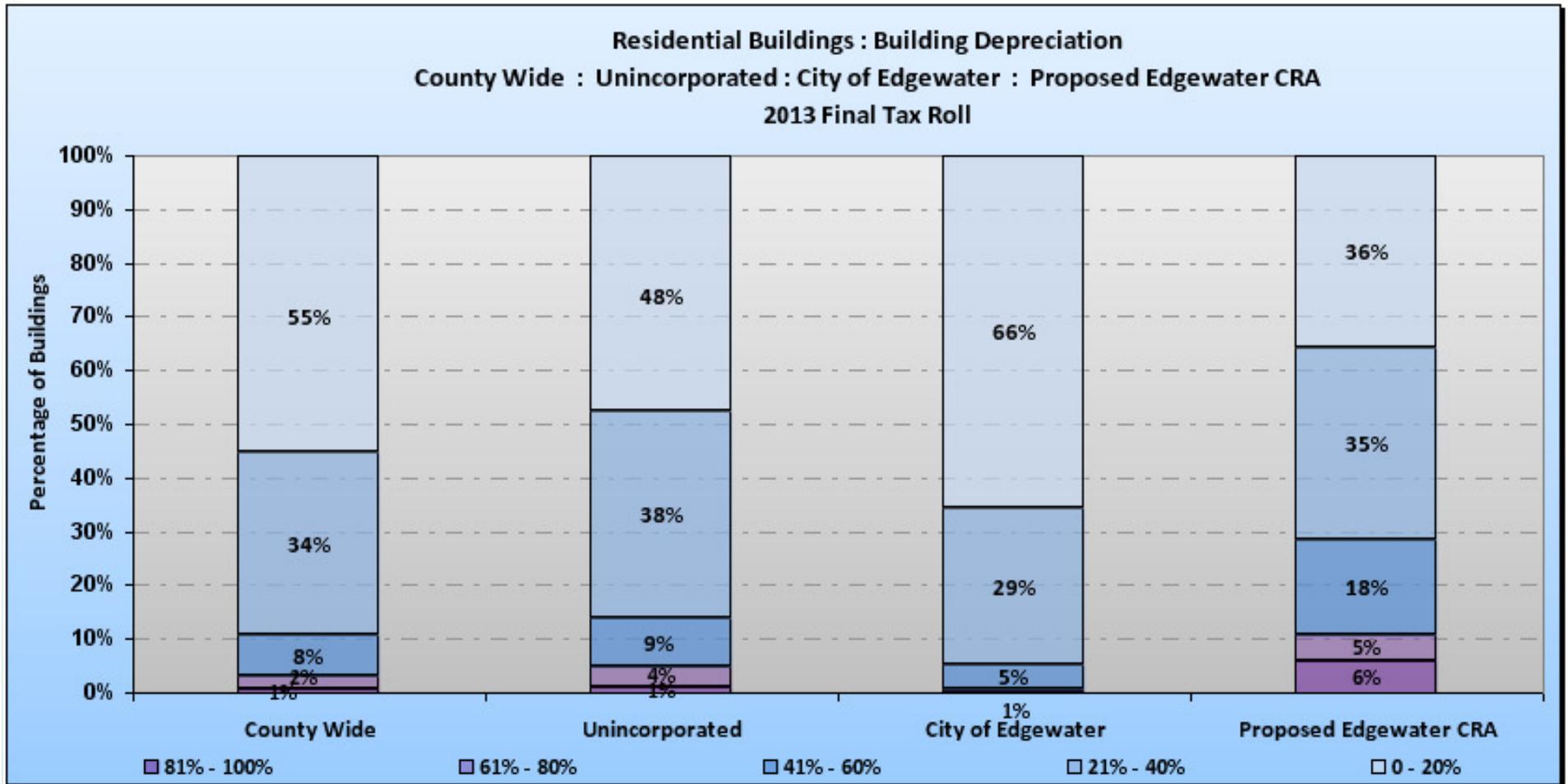
# Residential Buildings: “Quality of Construction”

## City of Edgewater & Proposed Edgewater CRA



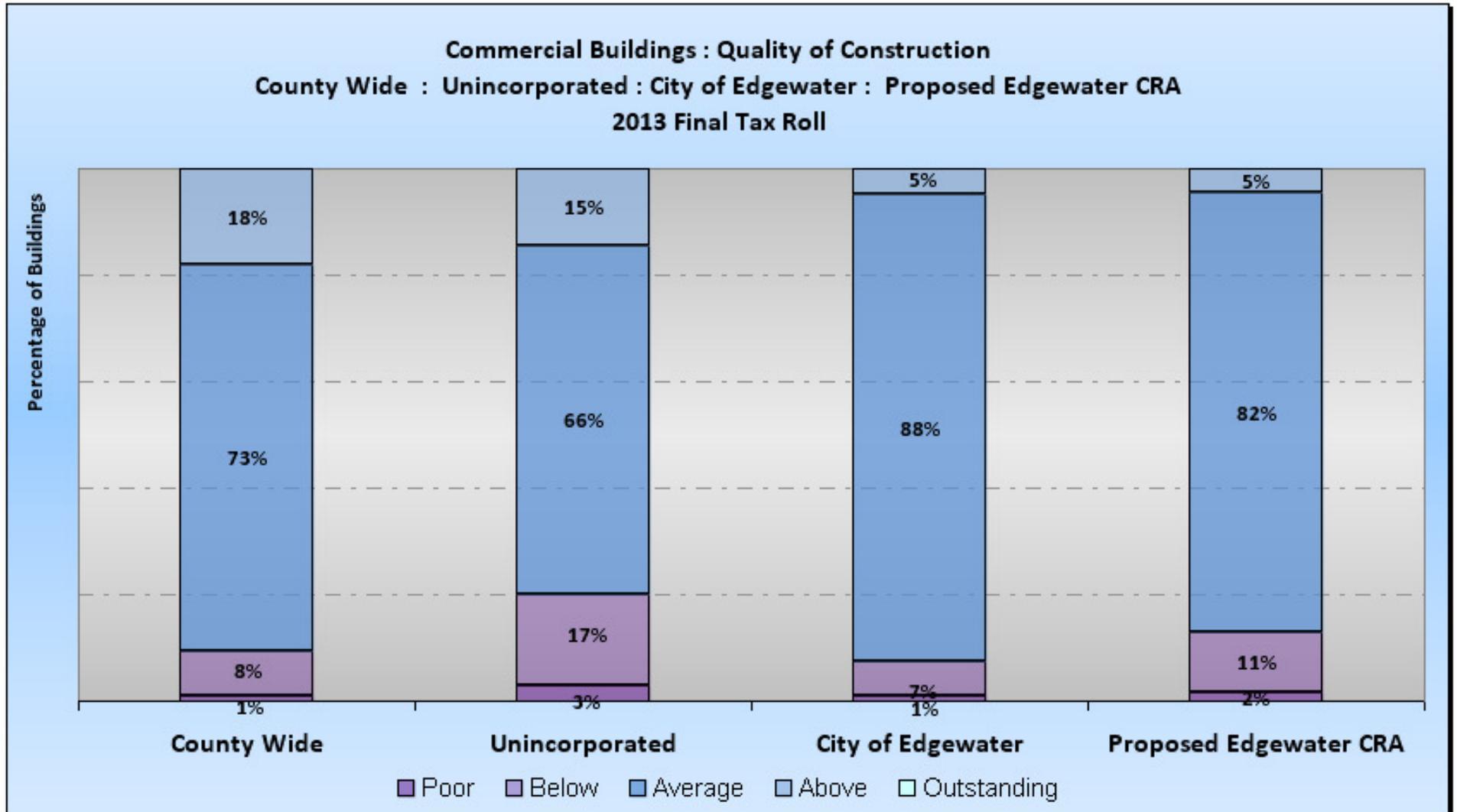
# Residential Buildings: “Building Depreciation”

## City of Edgewater & Proposed Edgewater CRA



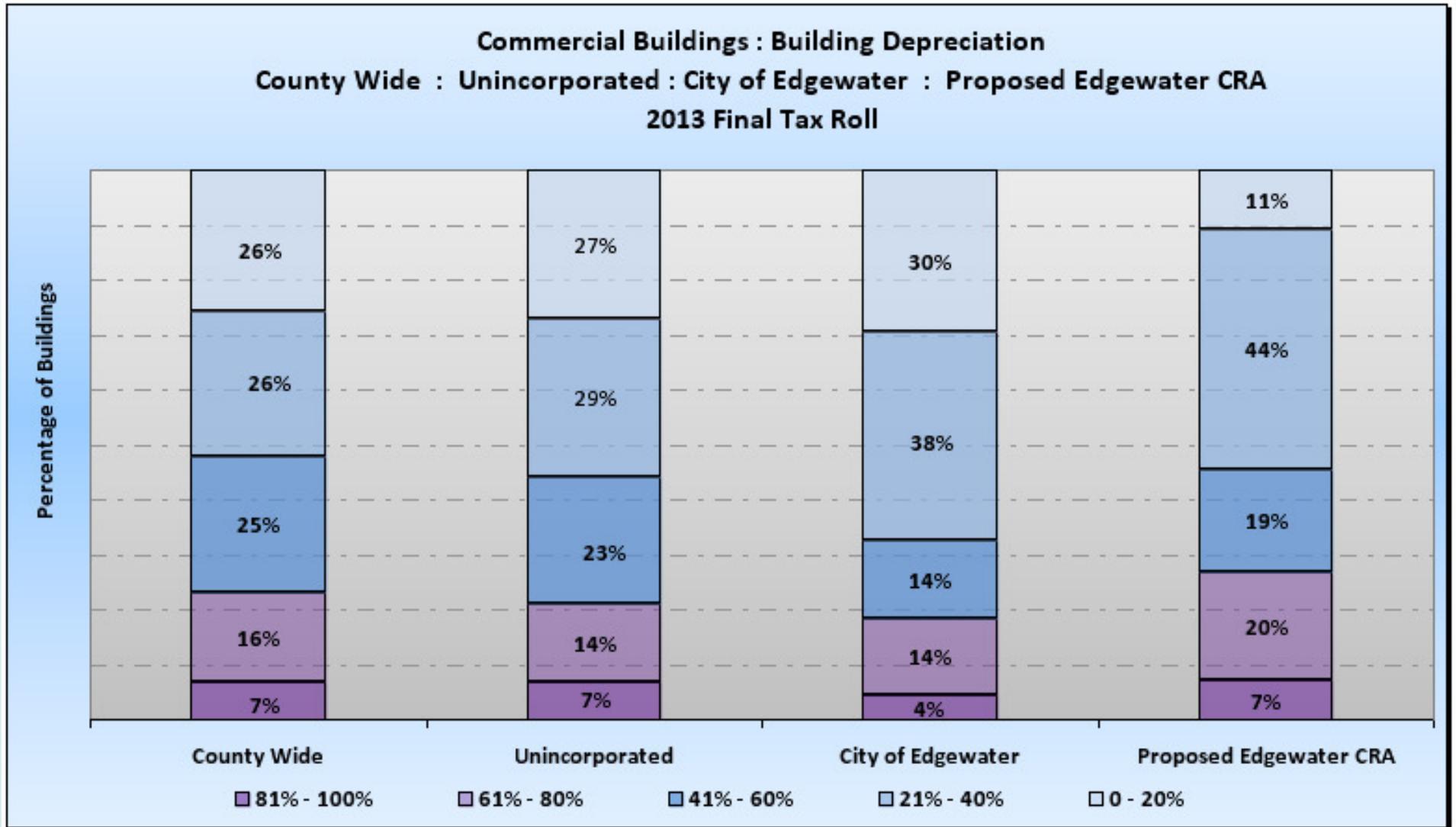
# Commercial Buildings: “Quality of Construction”

## City of Edgewater & Proposed Edgewater CRA



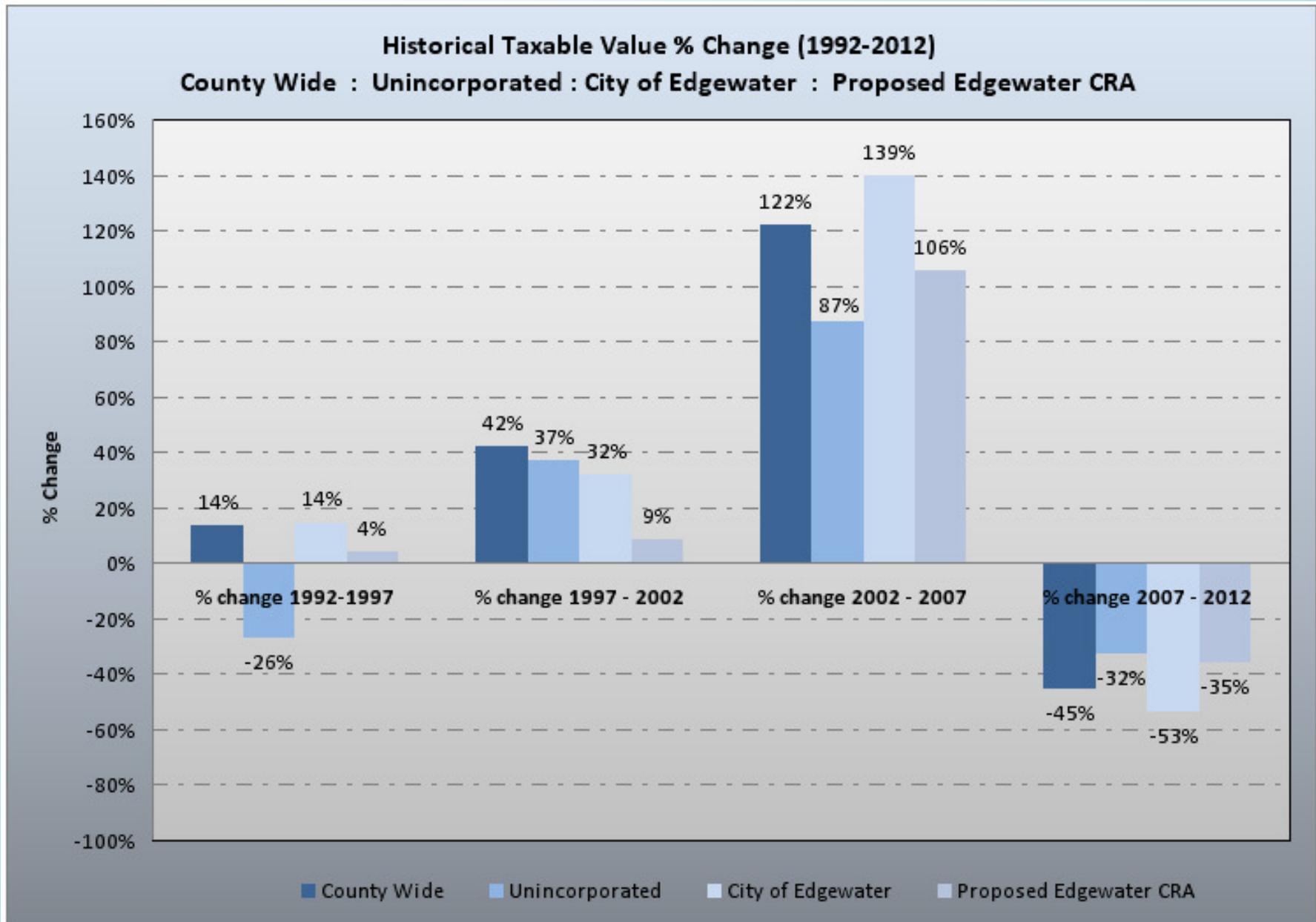
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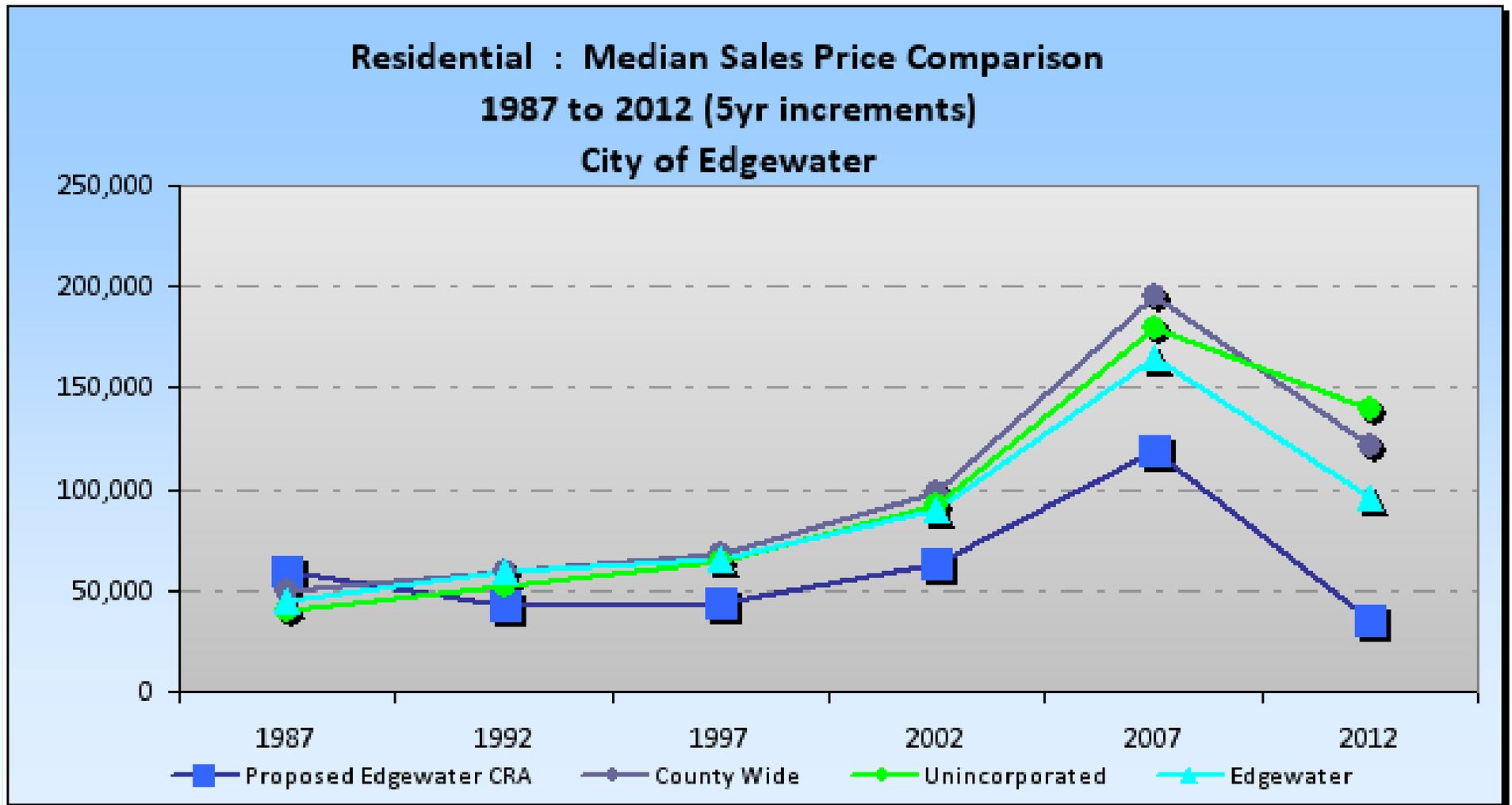


# Historic Taxable Value % Change (1992-2012)

## City of Edgewater & Proposed Edgewater CRA



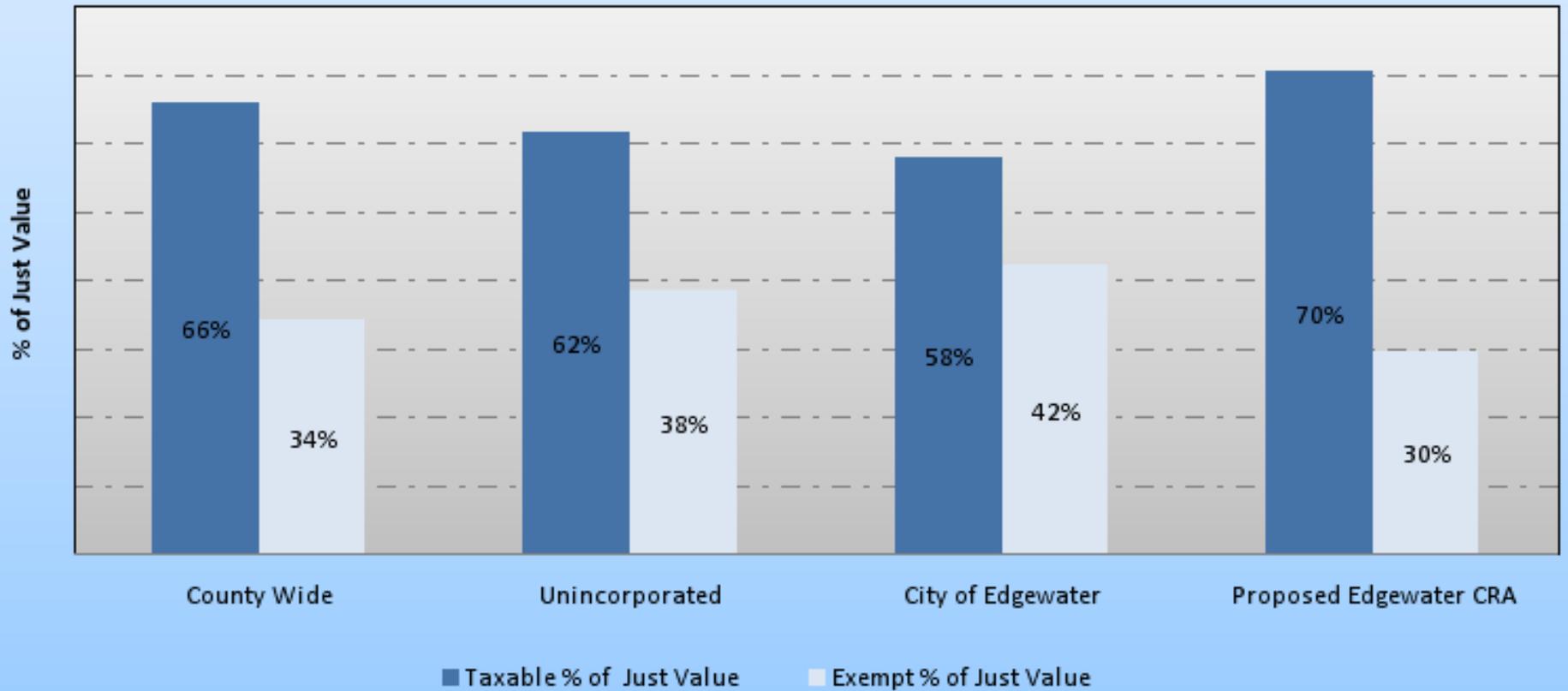
# Residential: Median Sales Price Comparison City of Edgewater & Proposed Edgewater CRA



# Taxable % of Total Real Property Values

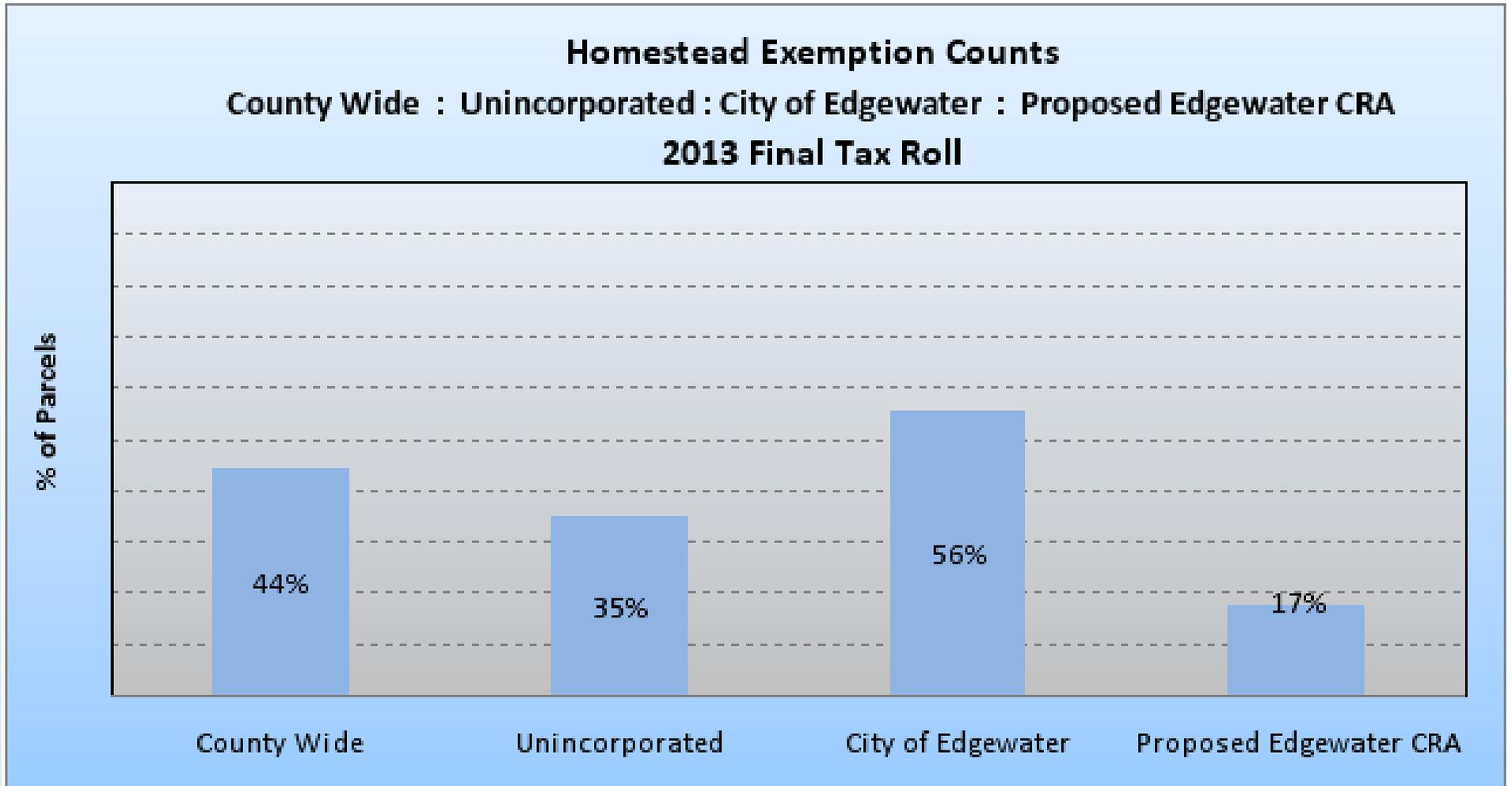
## City of Edgewater & Proposed Edgewater CRA

Taxable % of Total Real Property Values  
County Wide : Unincorporated : City of Edgewater : Proposed Edgewater CRA  
2013 Final Tax Roll

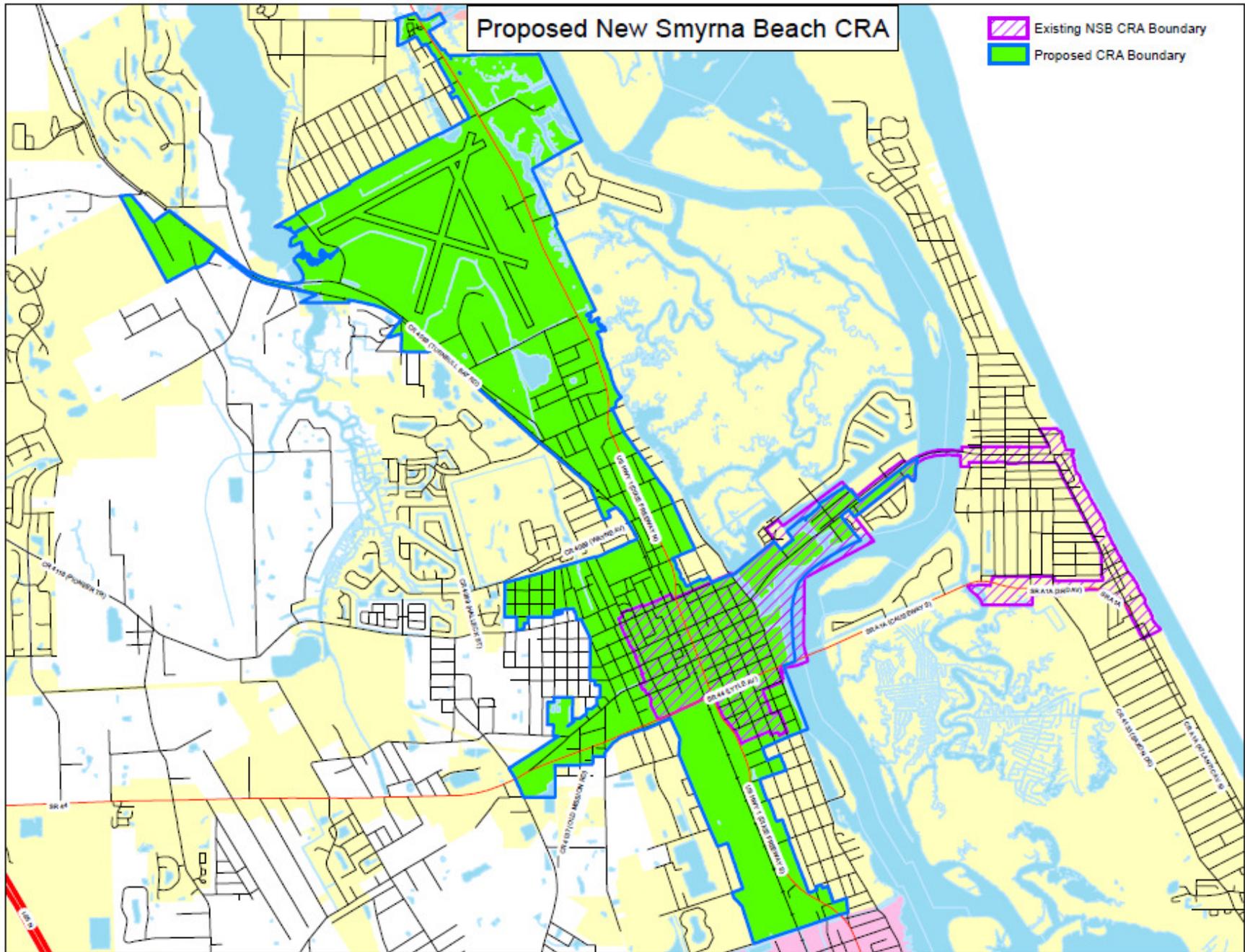


# Homestead Exemption Counts

## City of Edgewater & Proposed Edgewater CRA

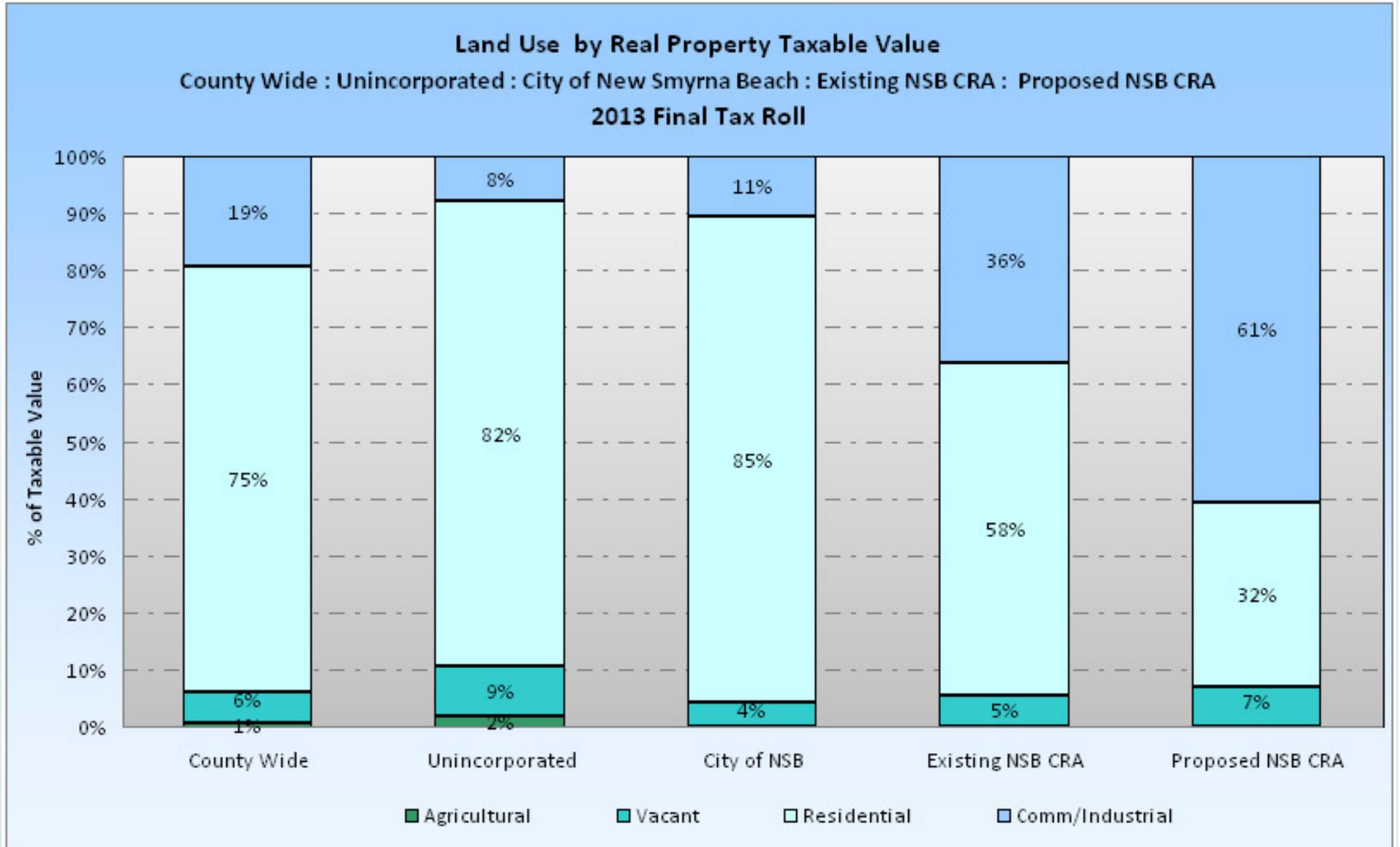


# PROPOSED NEW SMYRNA BEACH CRA



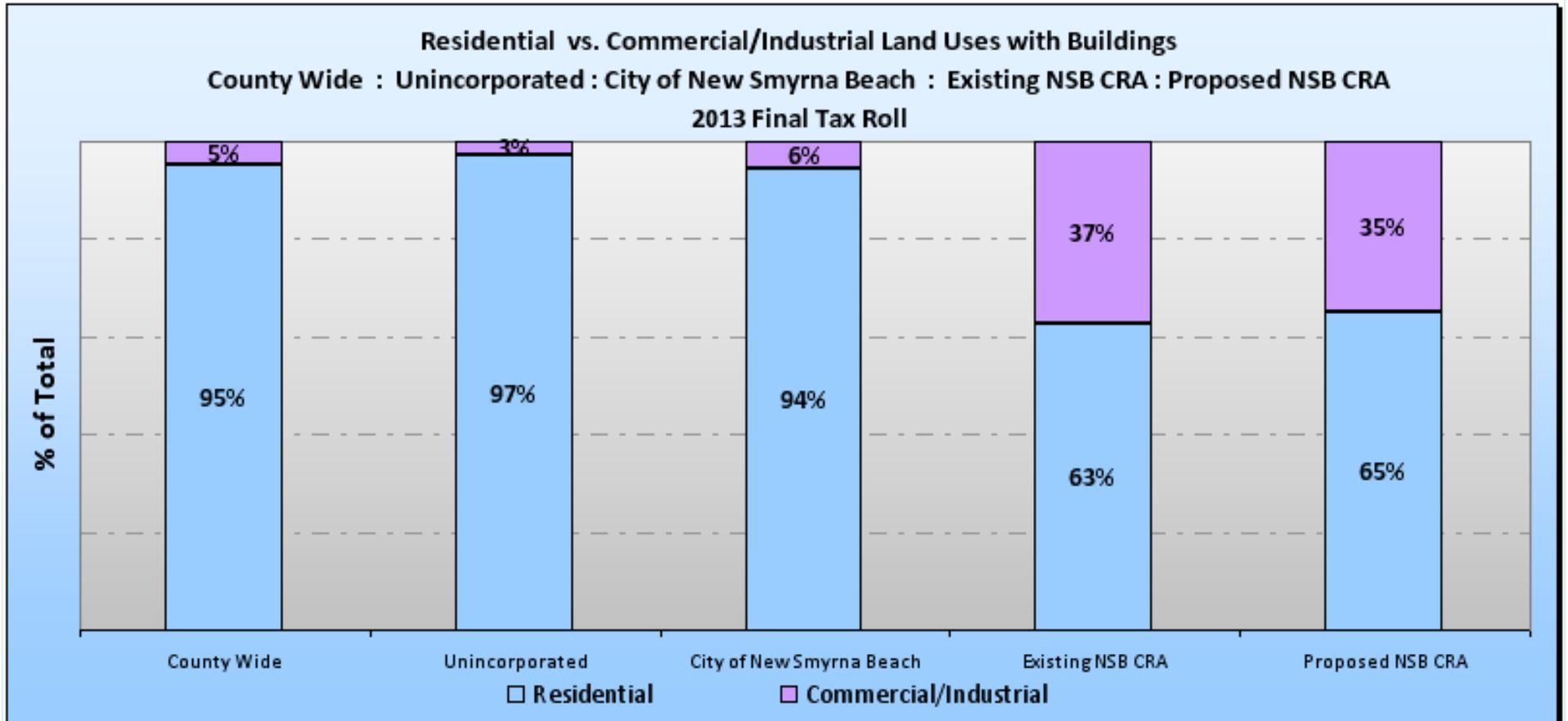
# Primary Land Uses

## City of New Smyrna Beach & Proposed NSB CRA



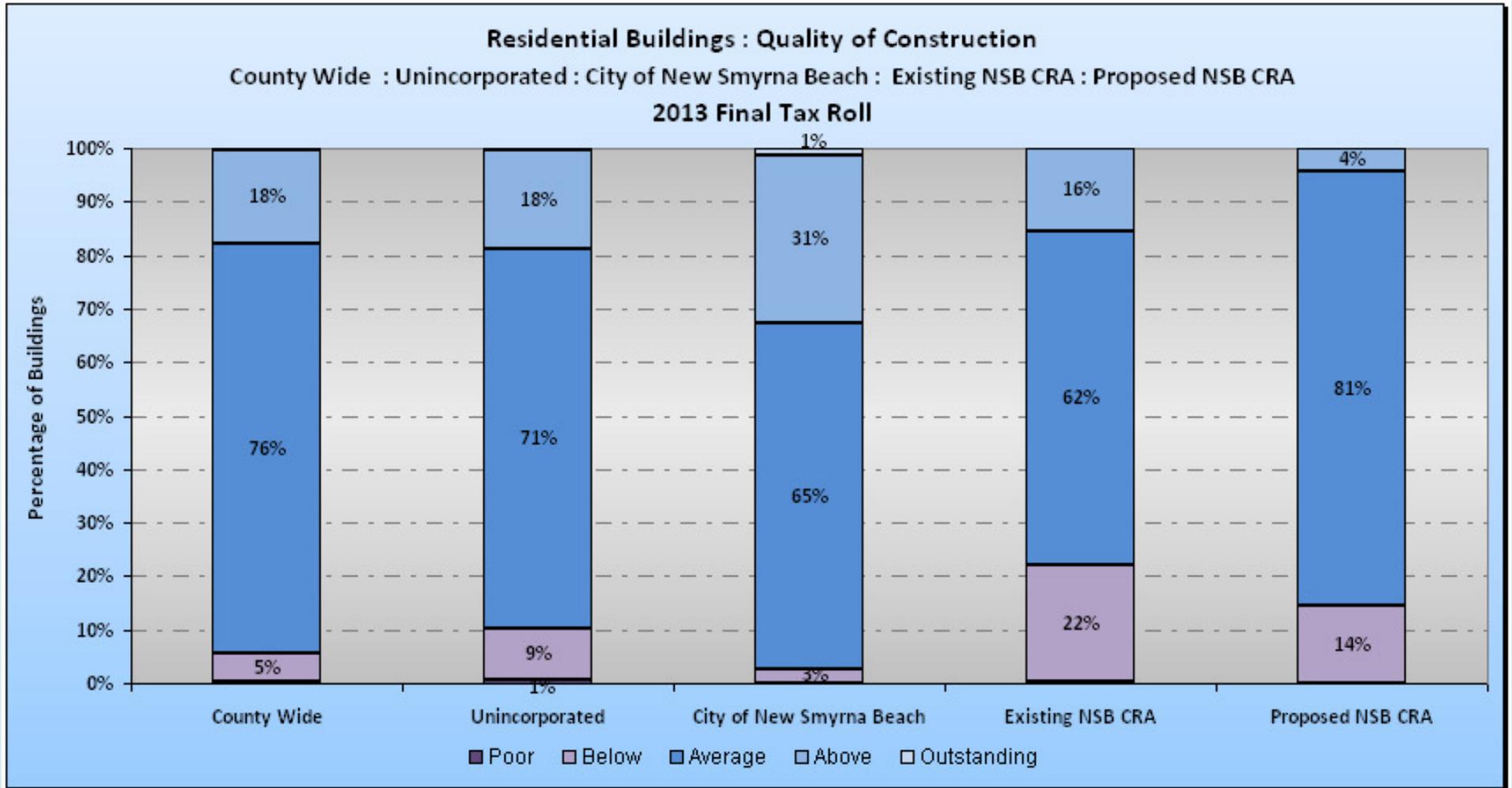
# Residential & Commercial Land Uses

## City of New Smyrna Beach & Proposed NSB CRA



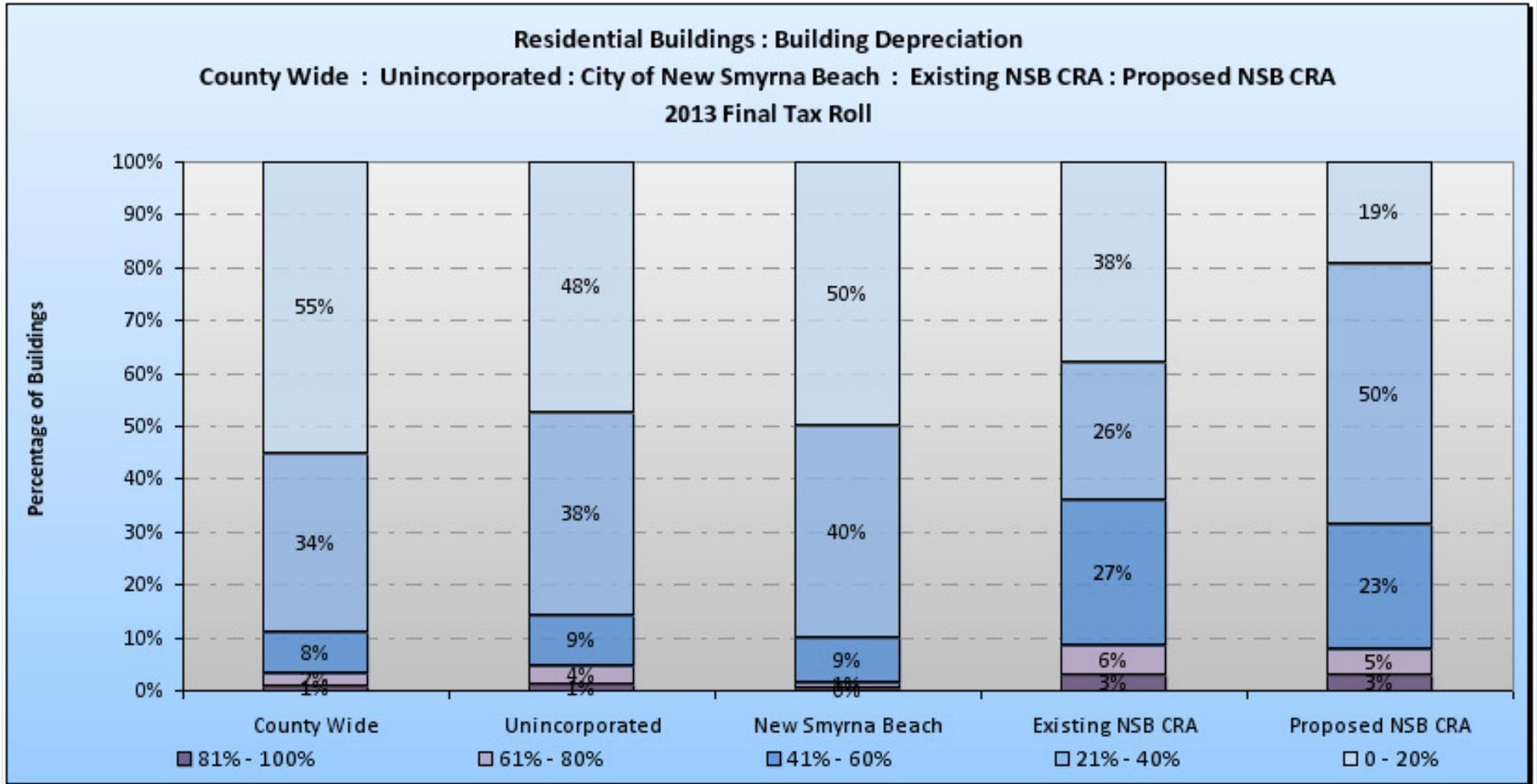
# Residential Buildings: “Quality of Construction”

## City of New Smyrna Beach & Proposed NSB CRA



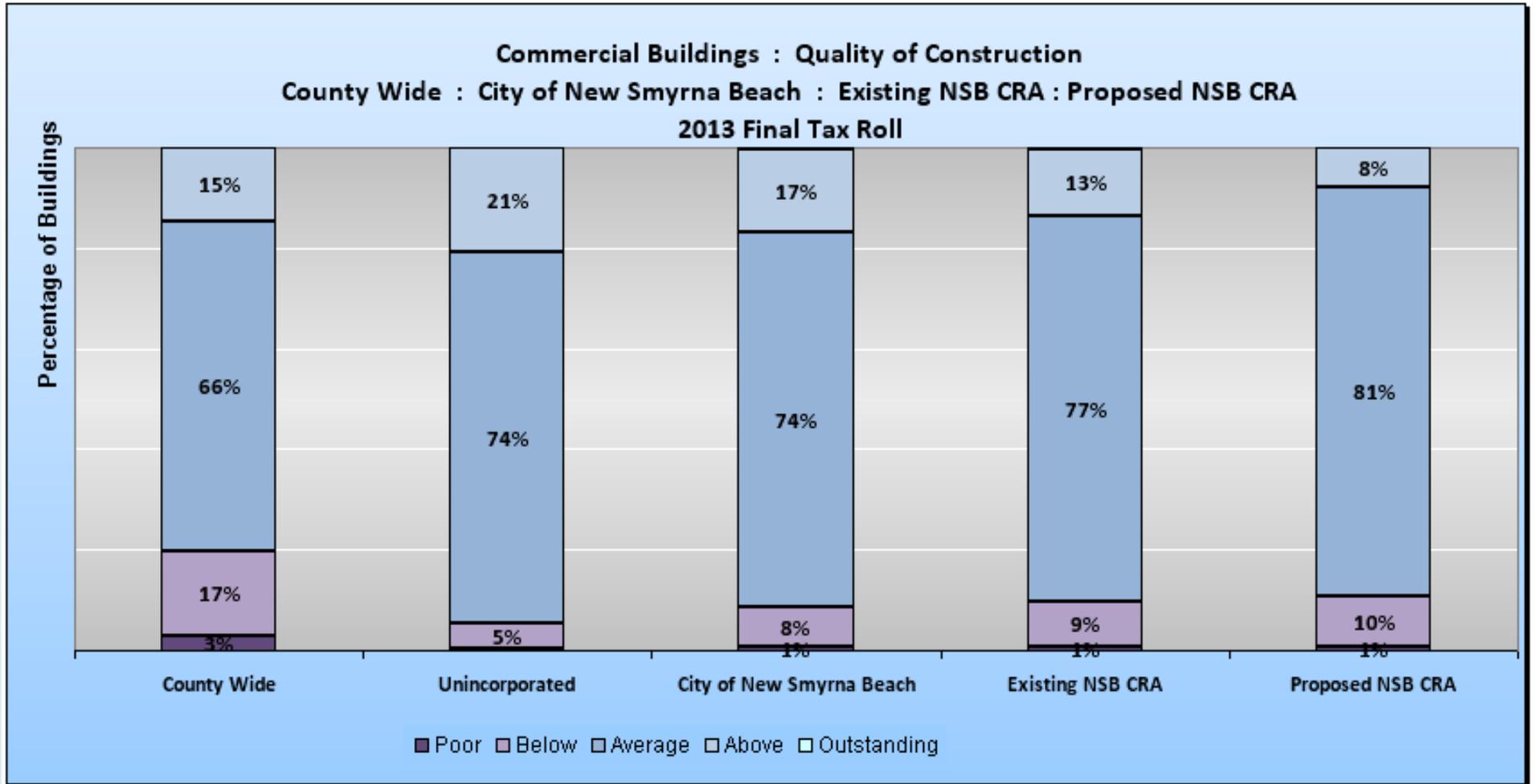
# Residential Buildings: “Building Depreciation”

## City of New Smyrna Beach & Proposed NSB CRA



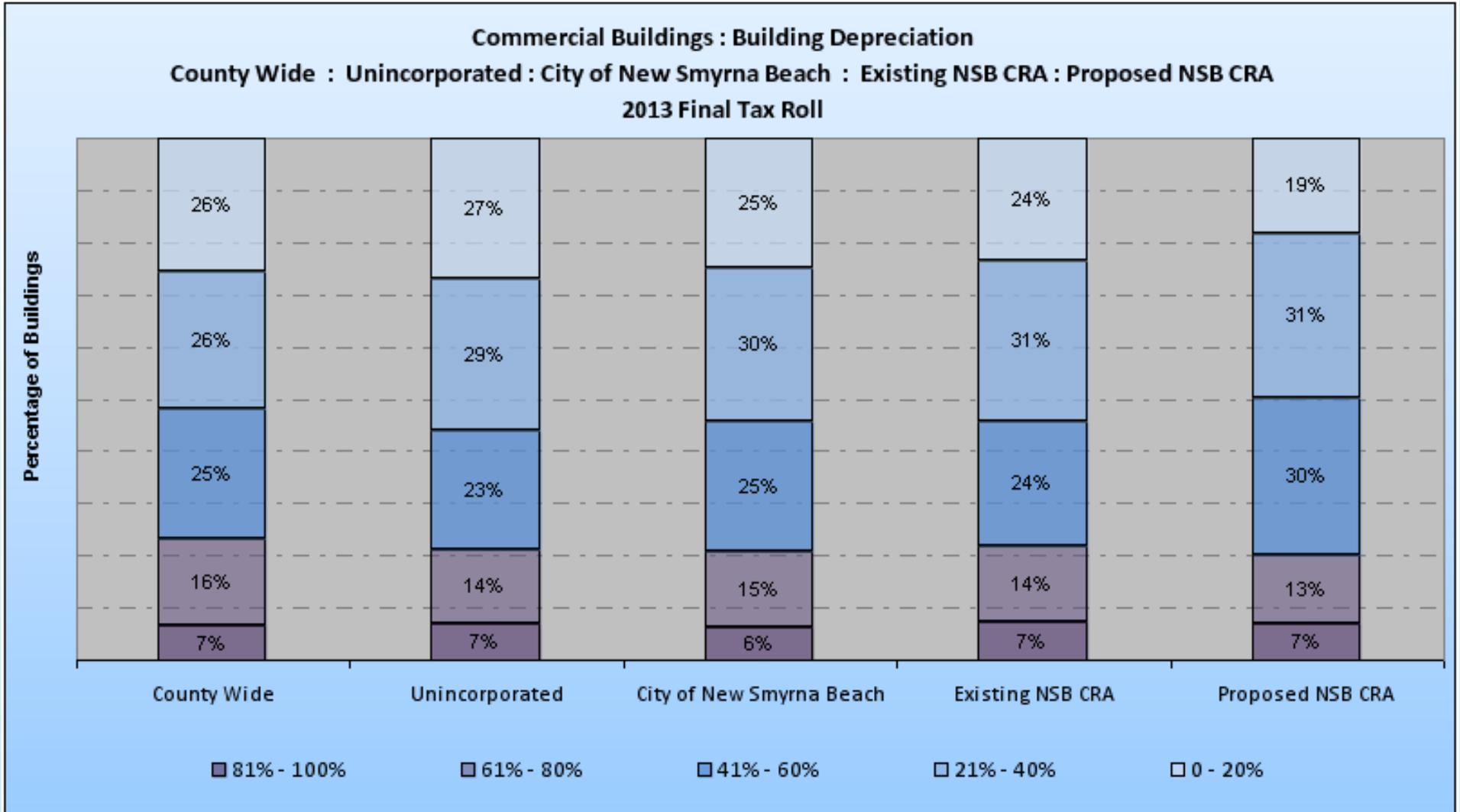
# Commercial Buildings: “Quality of Construction”

## City of New Smyrna Beach & Proposed NSB CRA



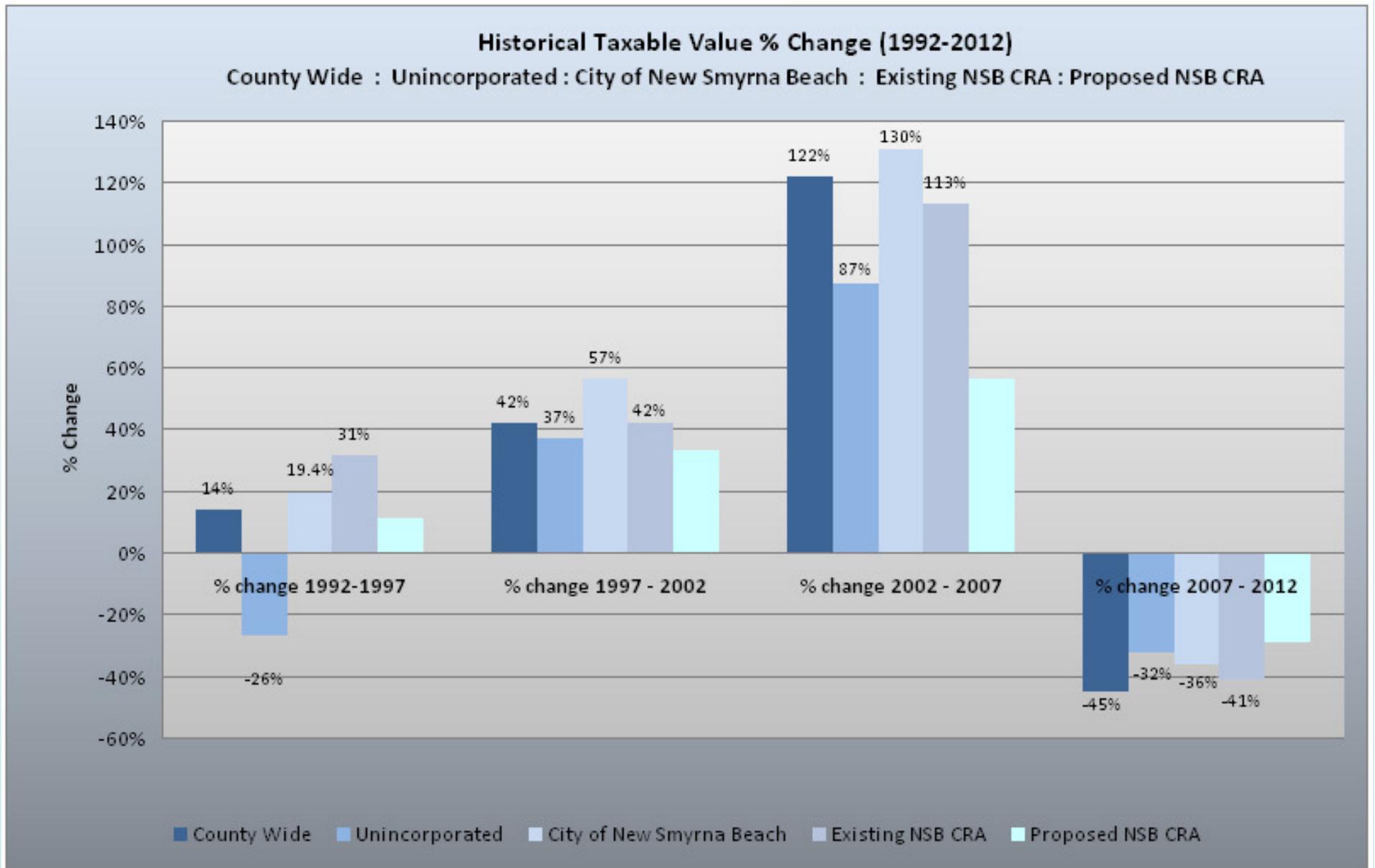
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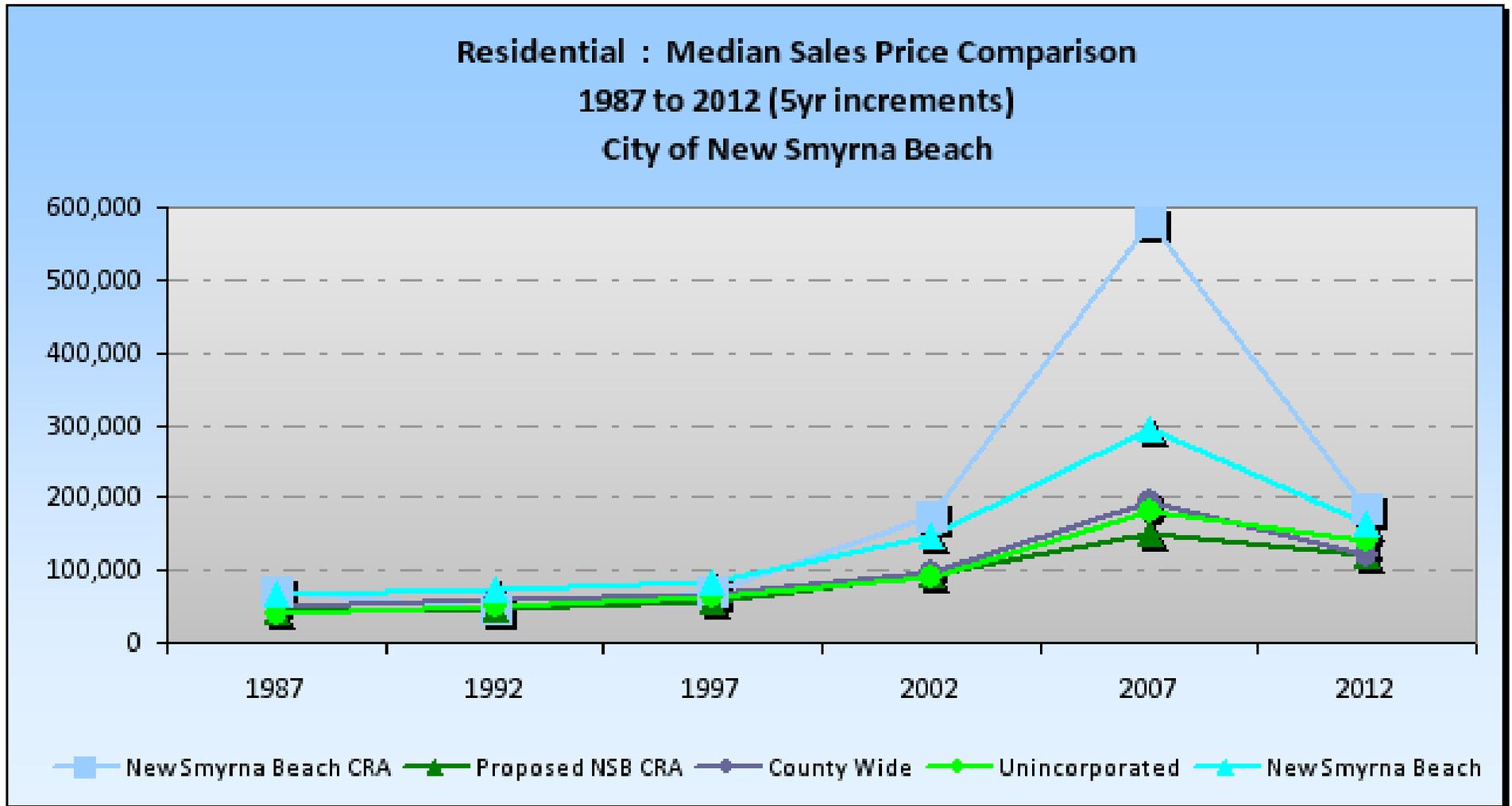


# Historic Taxable Value % Change (1992-2012)

## City of New Smyrna Beach & Proposed NSB CRA

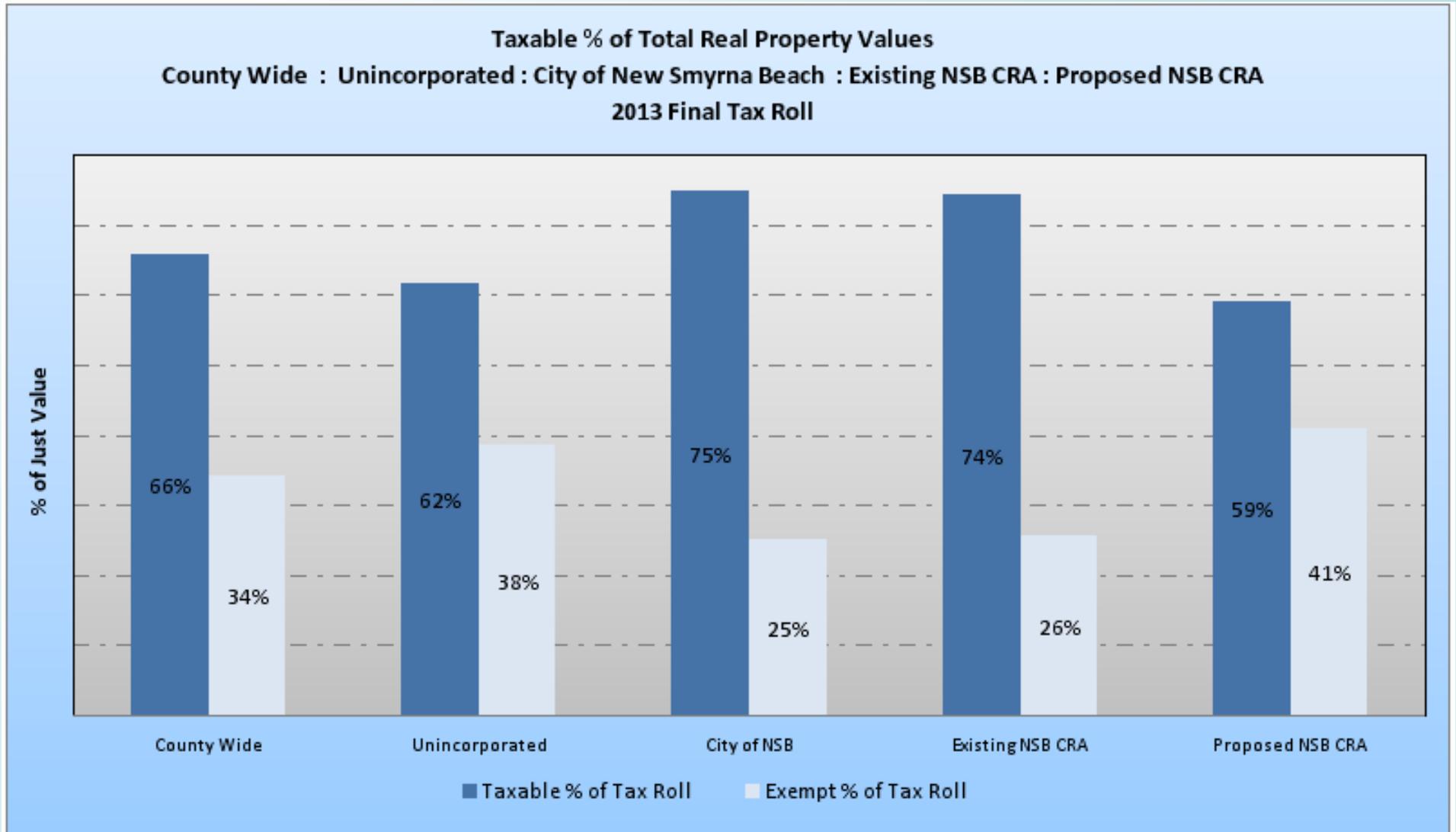


# Residential: Median Sales Price Comparison City of New Smyrna Beach & Proposed NSB CRA



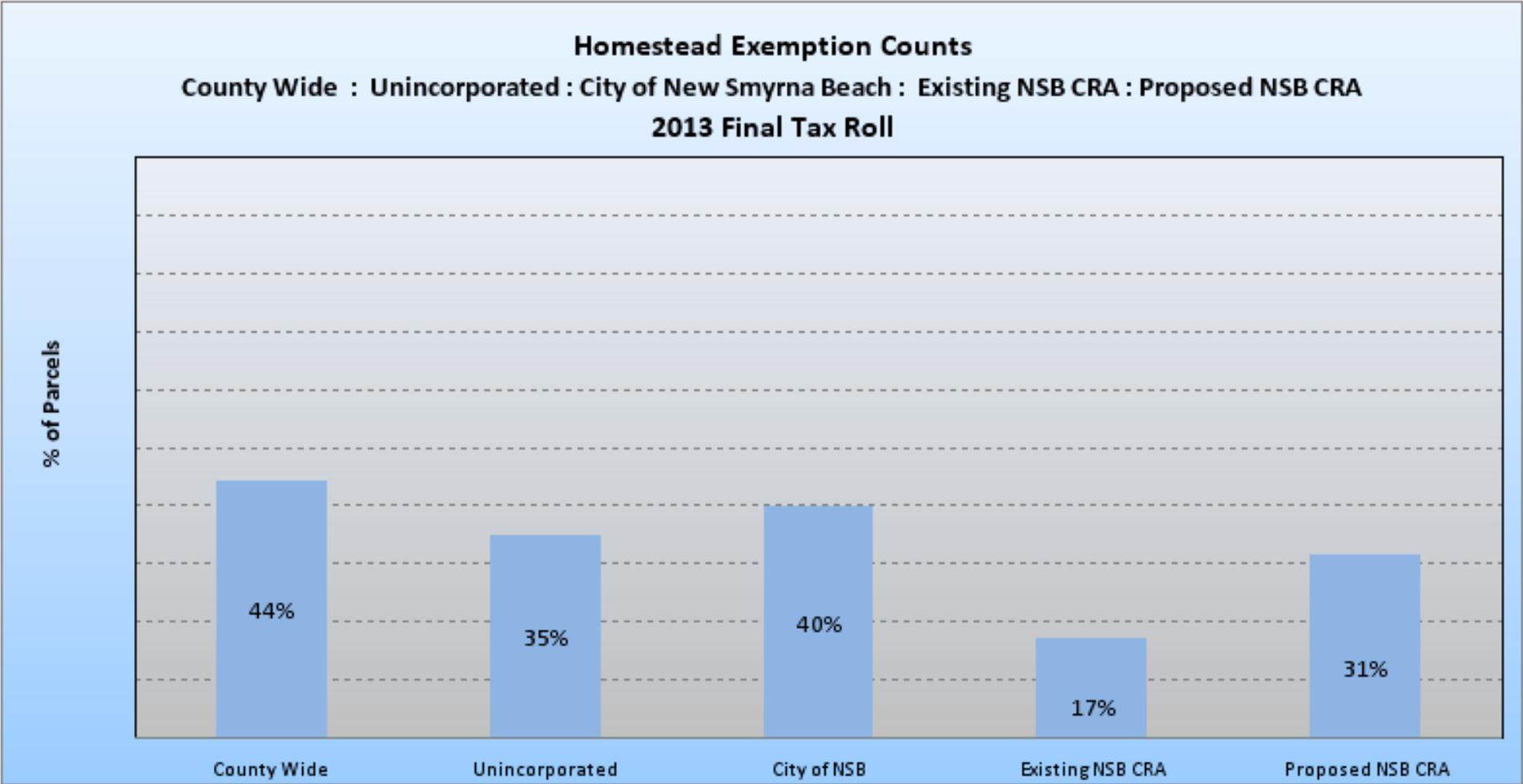
# Taxable % of Total Real Property Values

## City of New Smyrna Beach & Proposed NSB CRA

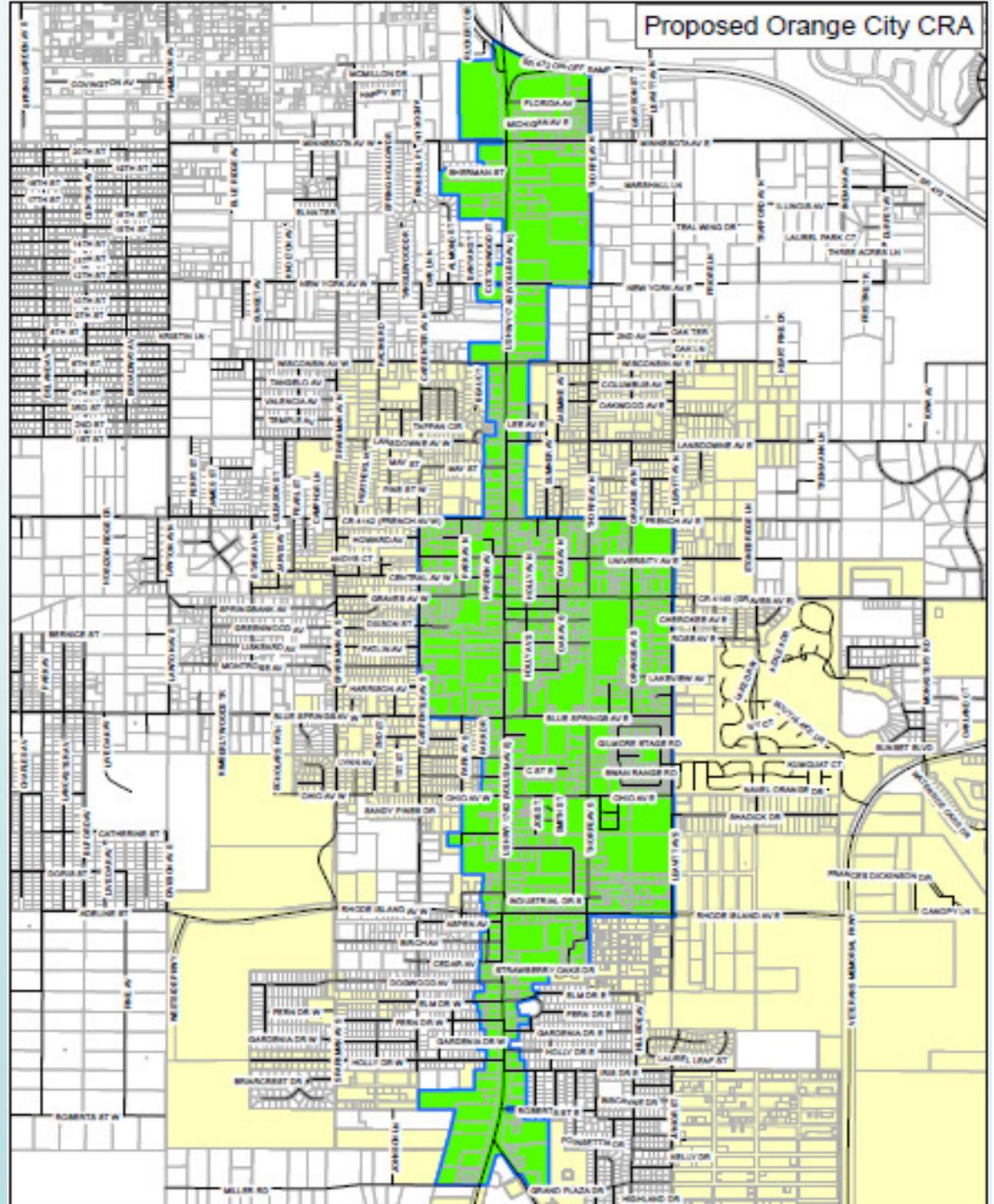


# Homestead Exemption Counts

## City of New Smyrna Beach & Proposed NSB CRA

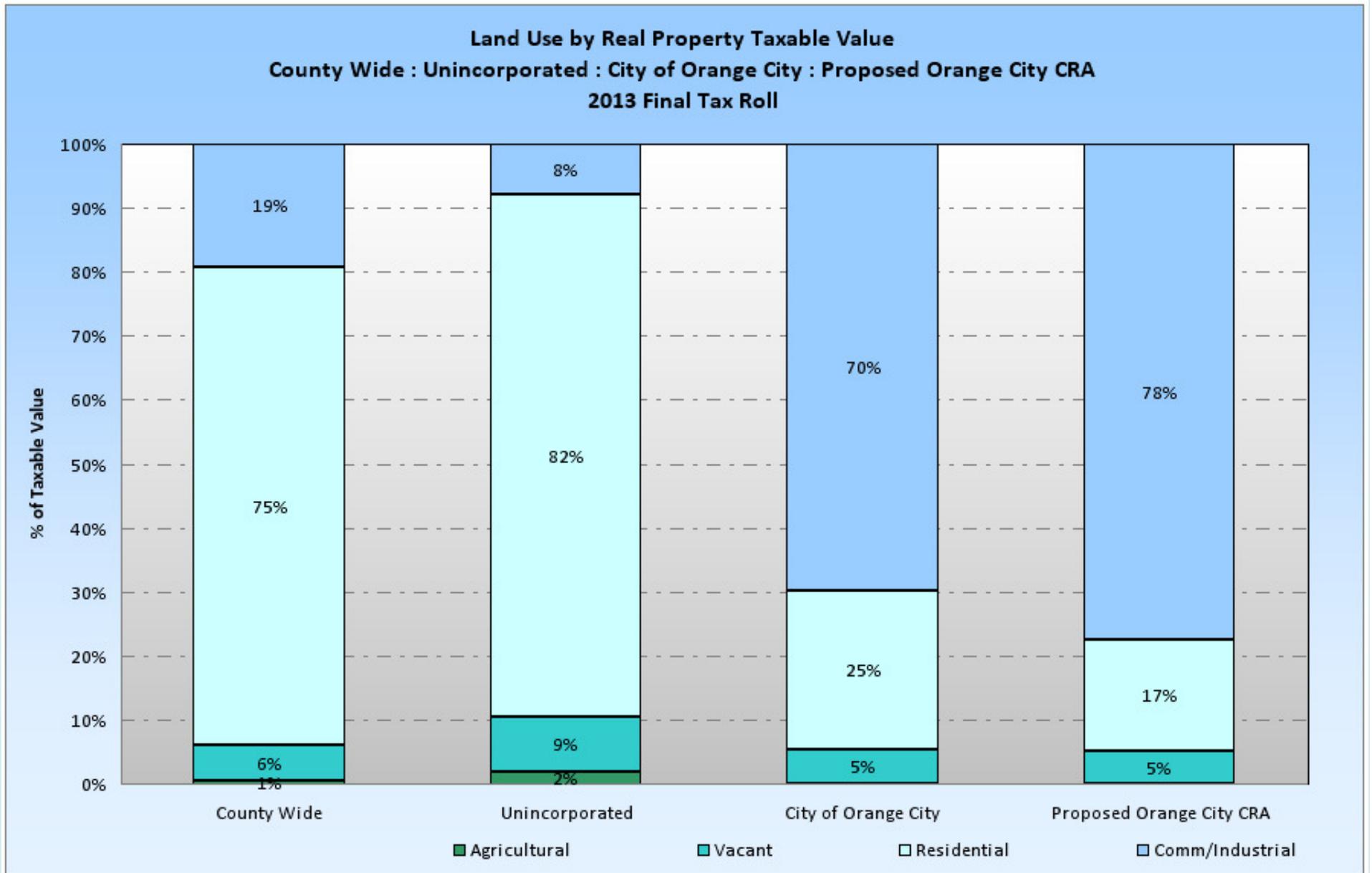


# PROPOSED ORANGE CITY CRA



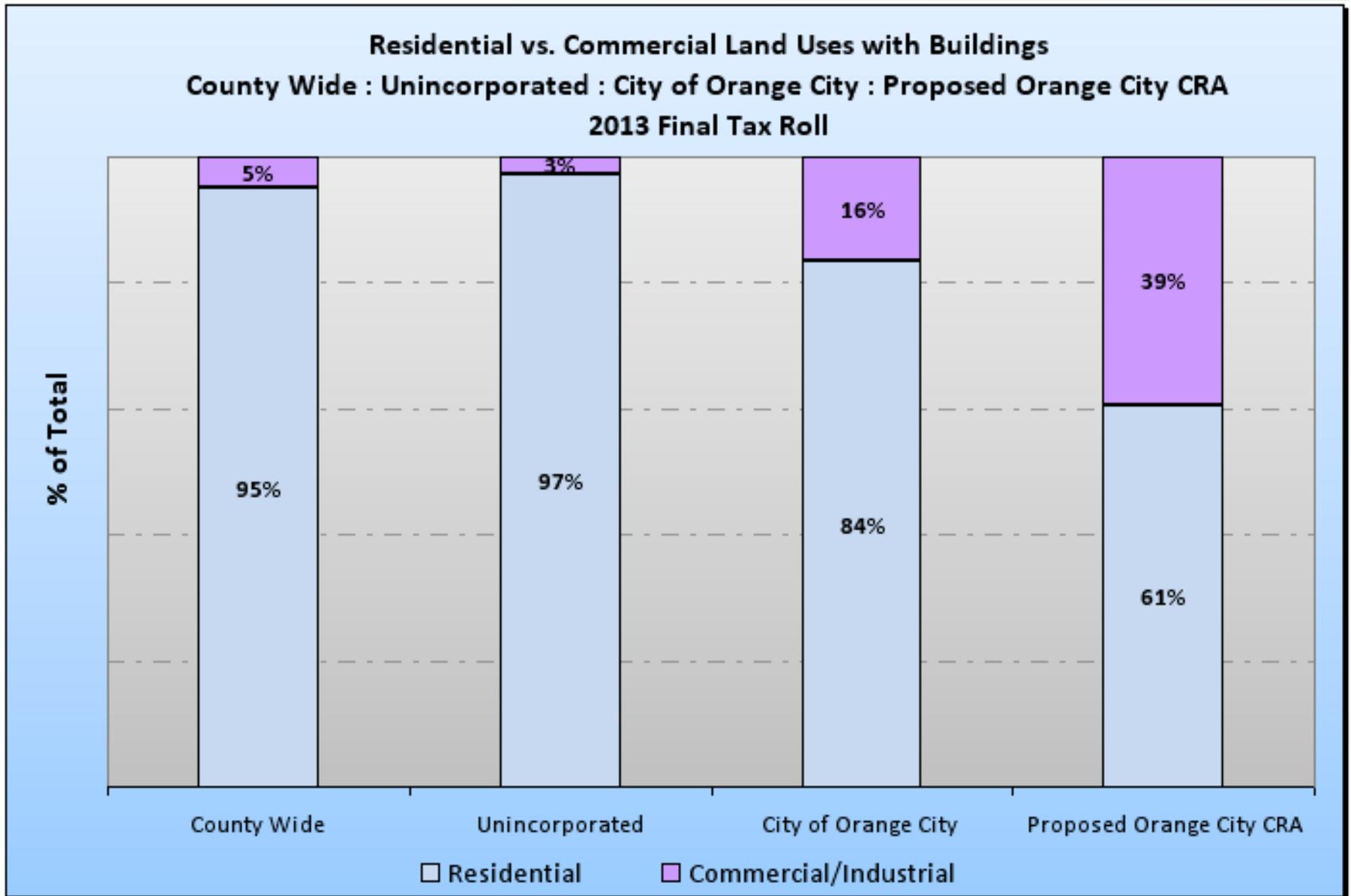
# Primary Land Uses

## City of Orange City & Proposed Orange City CRA



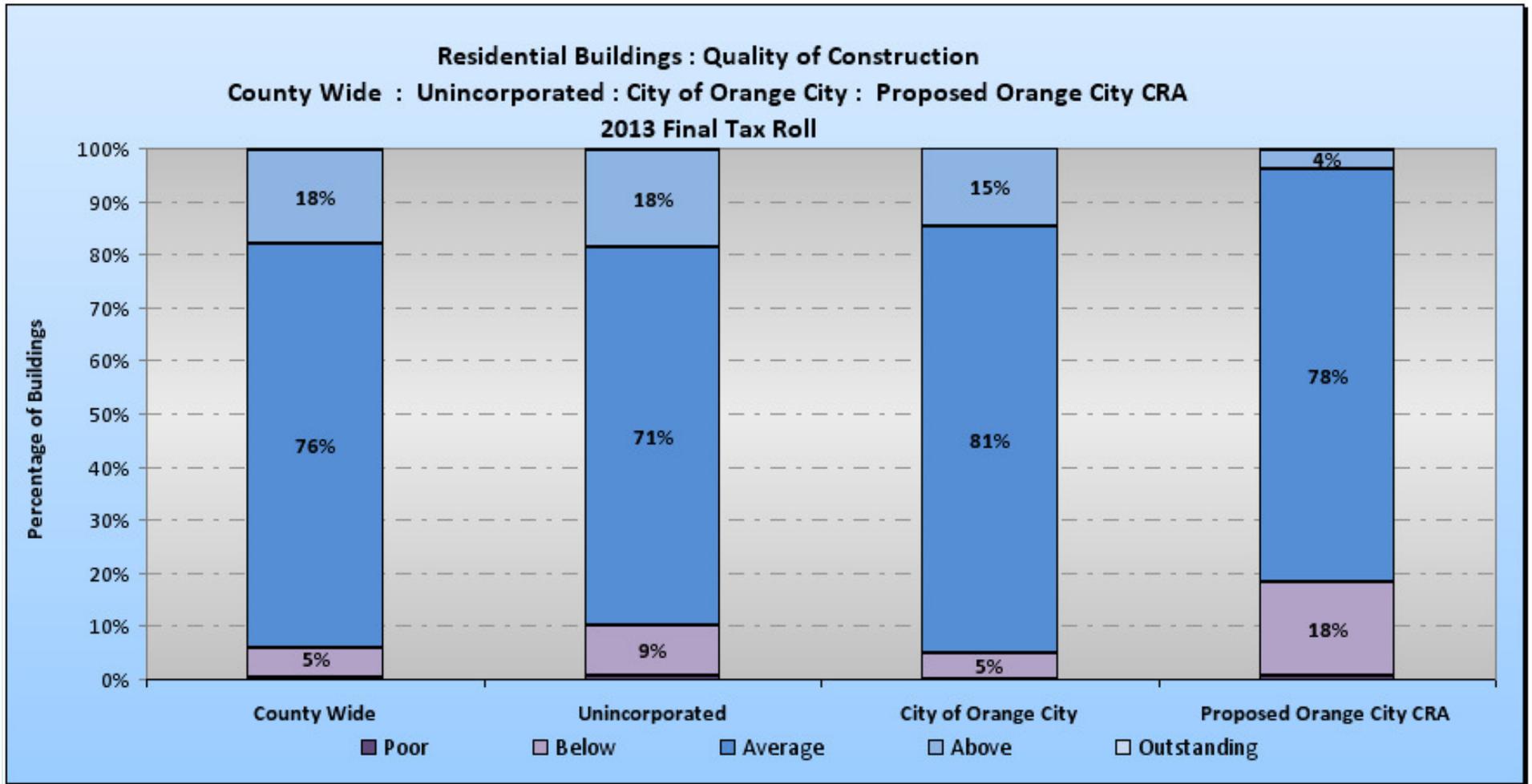
# Residential & Commercial Land Uses

## City of Orange City & Orange City Proposed CRA



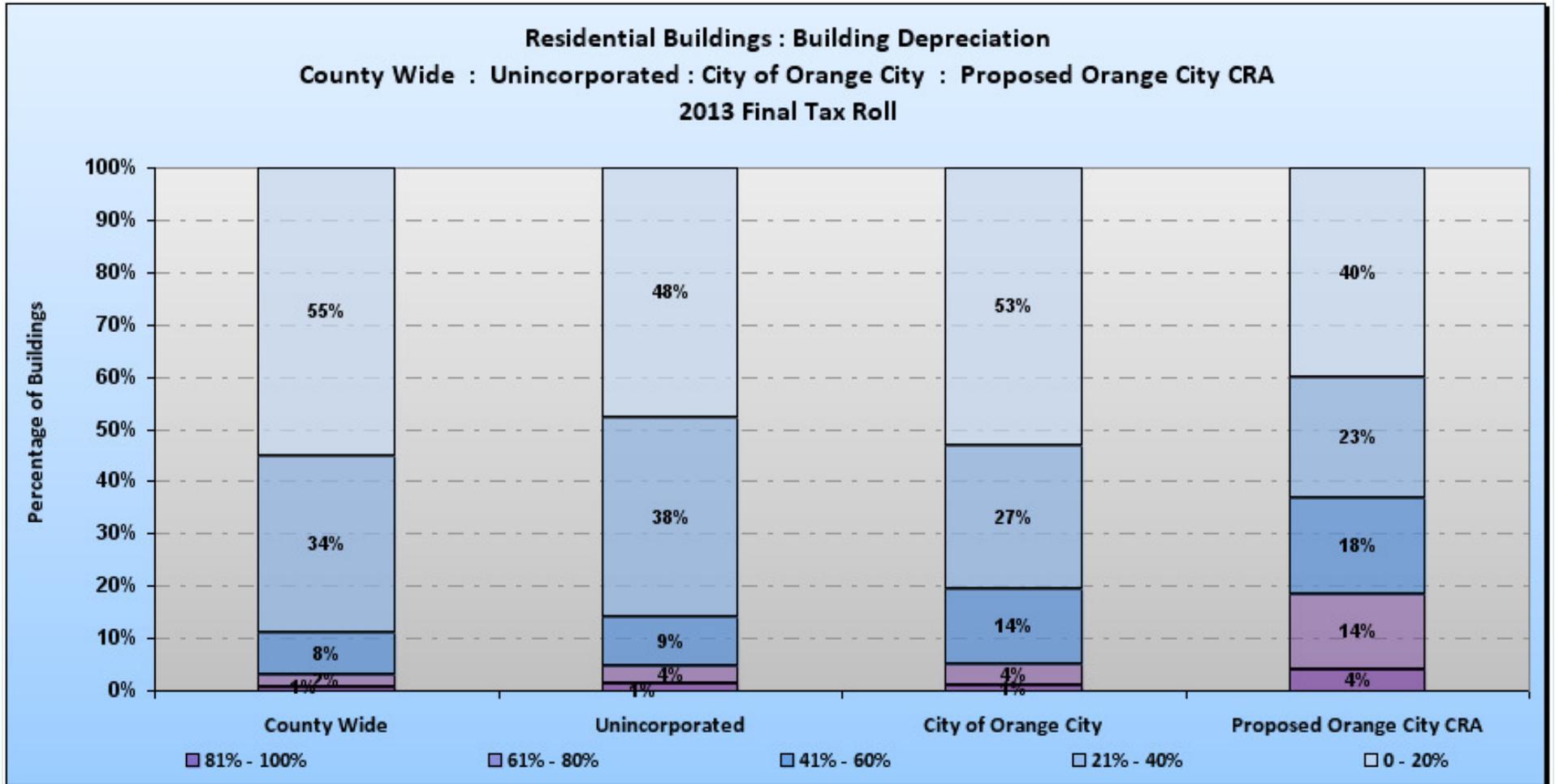
# Residential Buildings: “Quality of Construction”

## City of Orange City & Proposed Orange City CRA



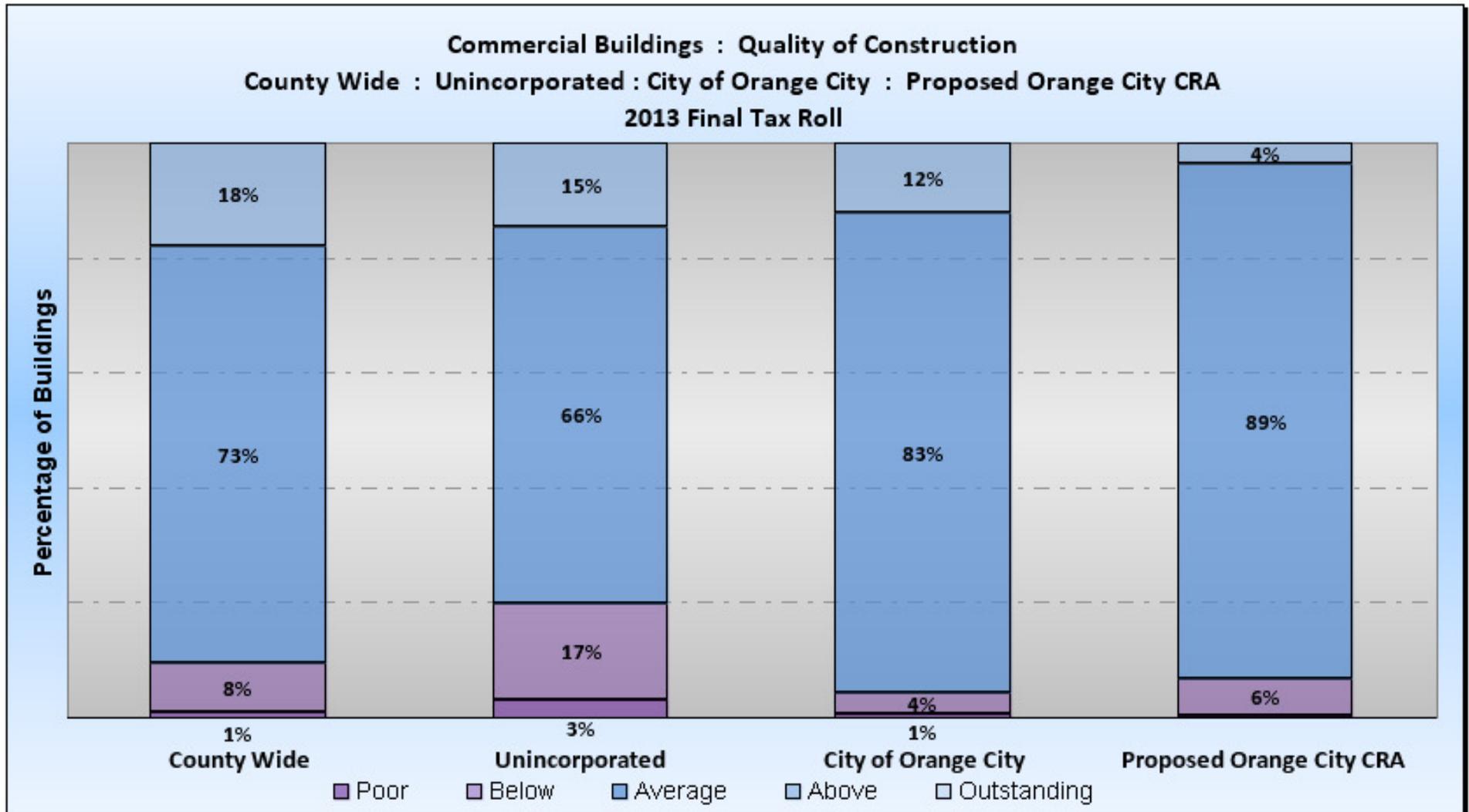
# Residential Buildings: “Building Depreciation”

## City of Orange City & Proposed Orange City CRA



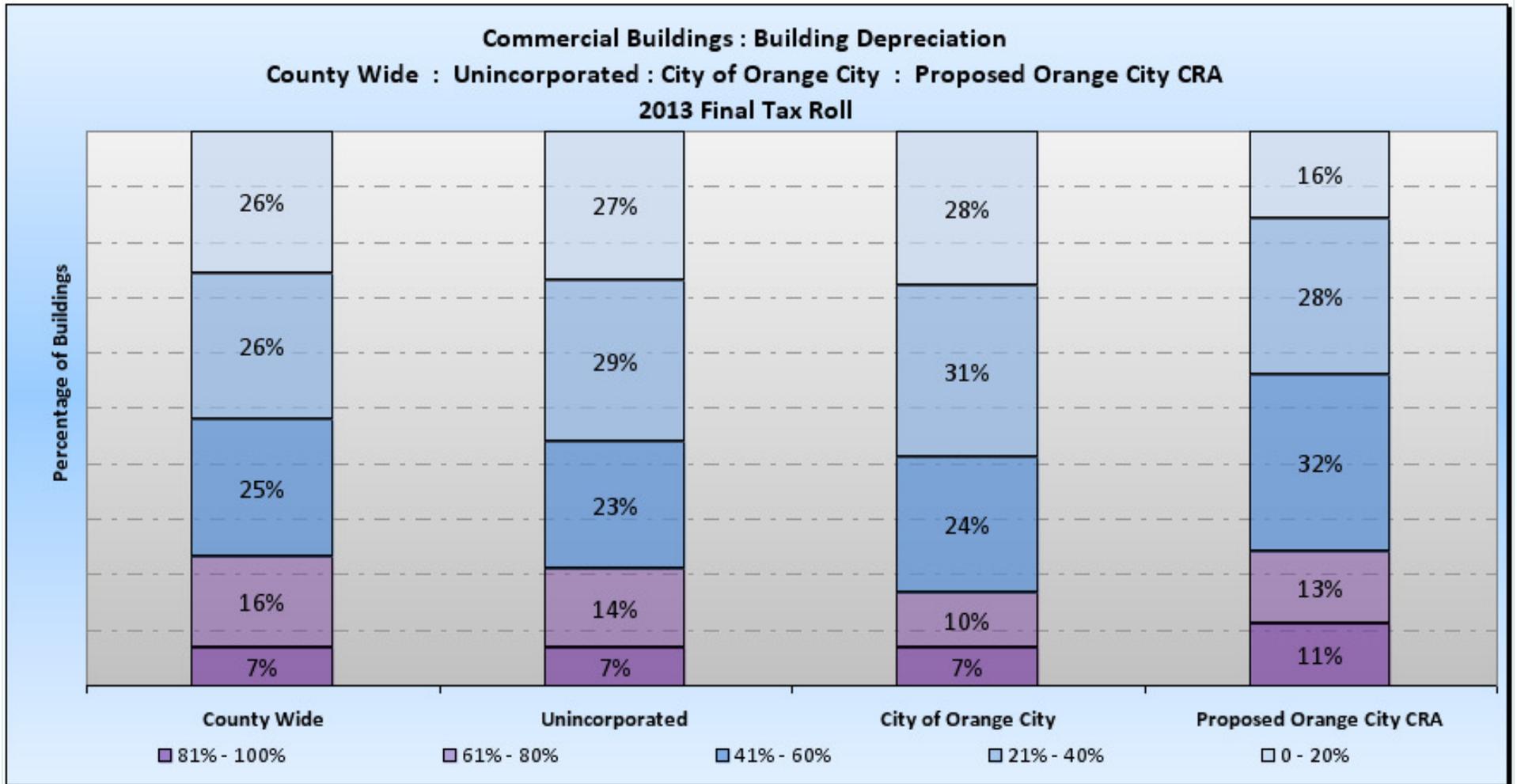
# Commercial Buildings: “Quality of Construction”

## City of Orange City & Proposed Orange City CRA



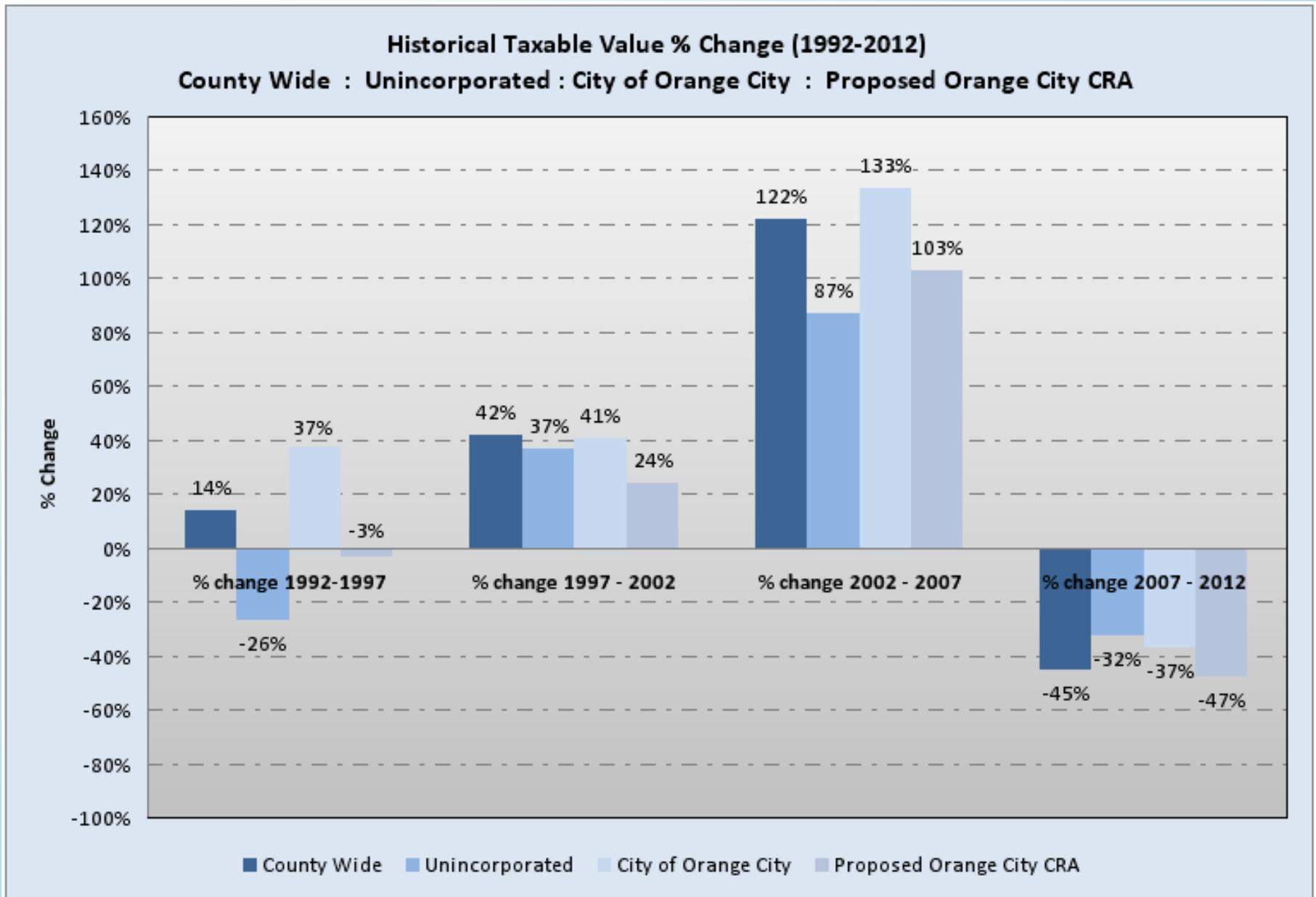
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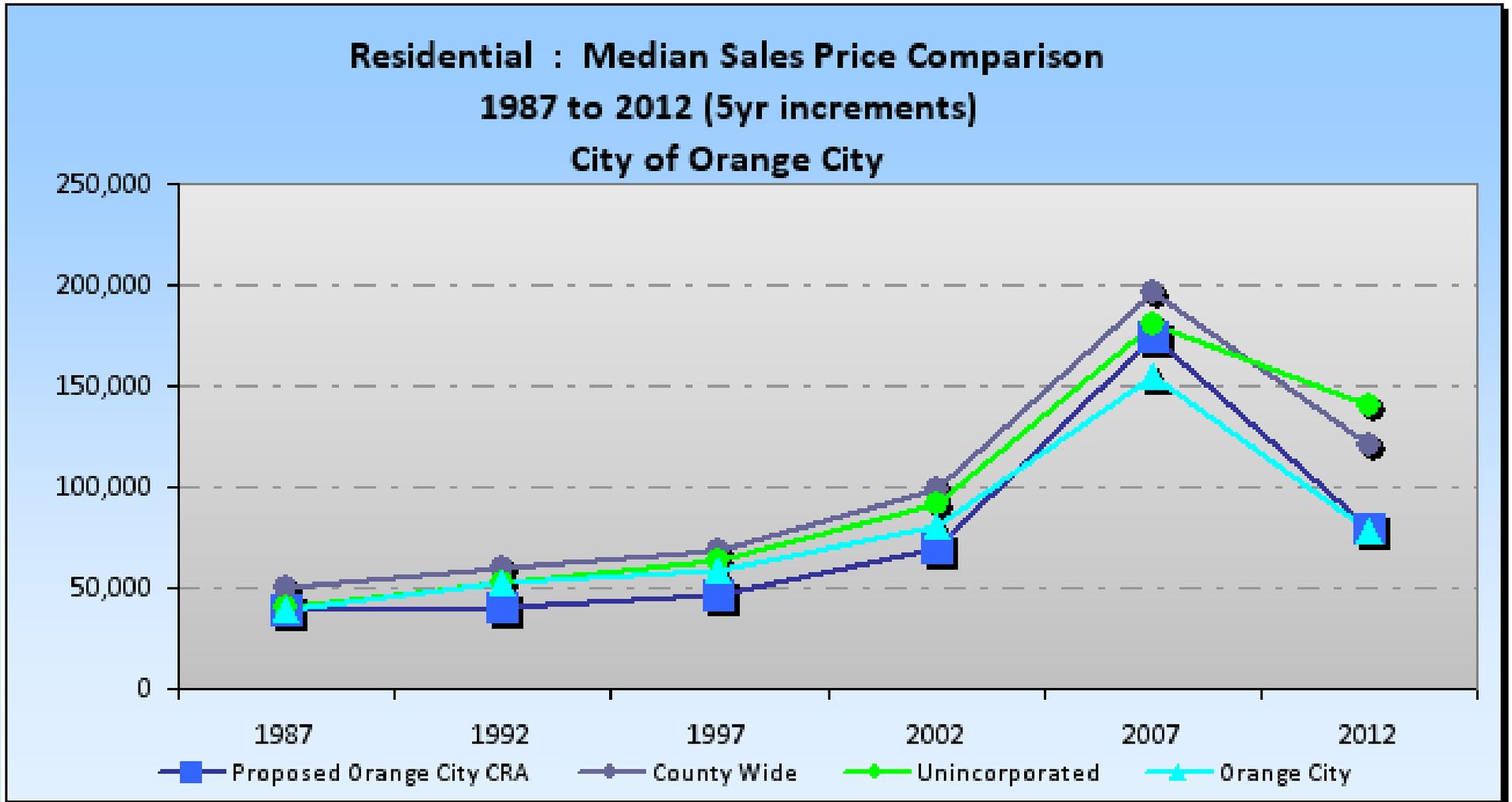


# Historic Taxable Value % Change (1992-2012)

## City of Orange City & Proposed Orange City CRA



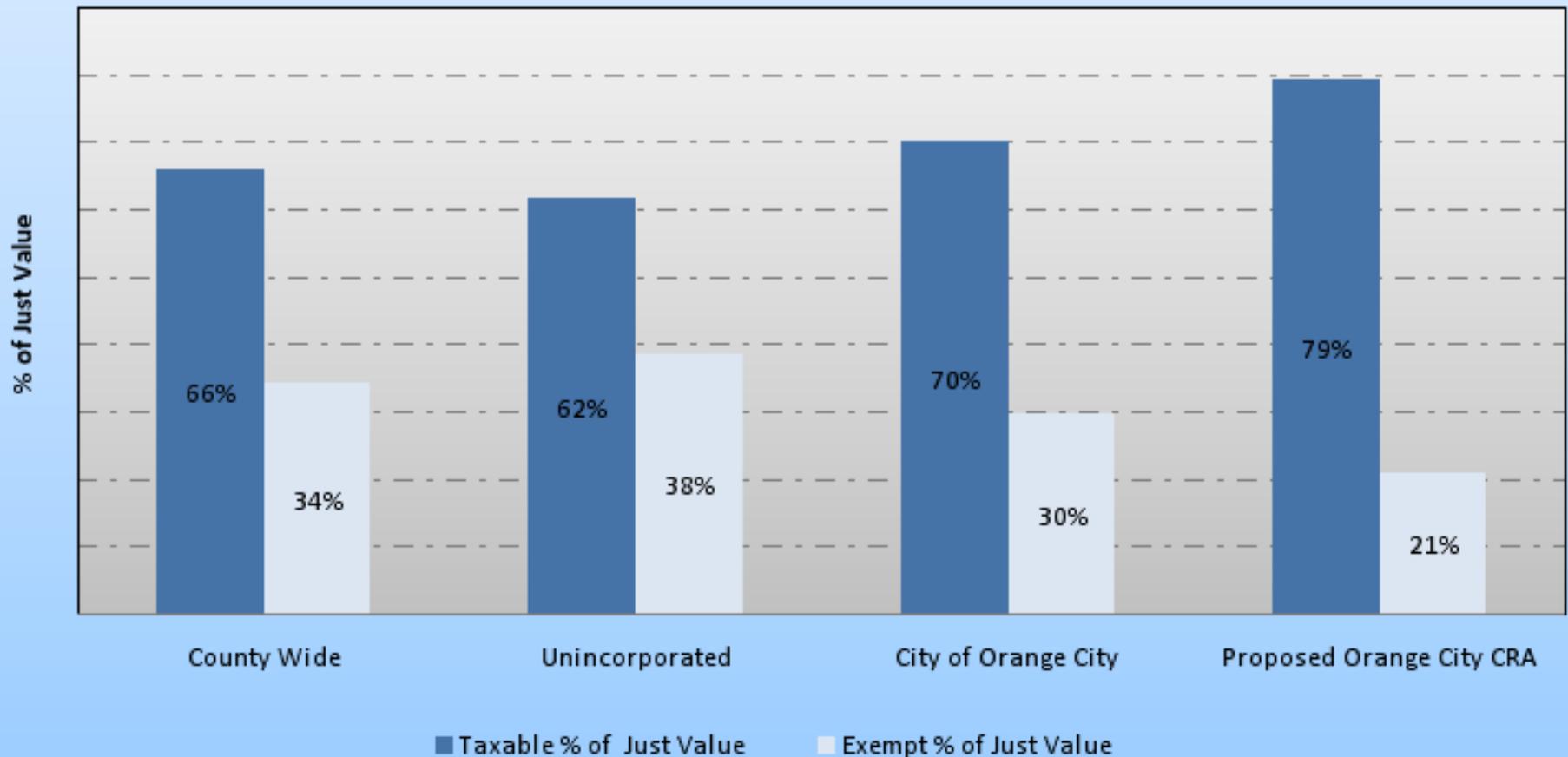
**Residential: Median Sales Price Comparison**  
**City of Orange City & Proposed Orange City CRA**



# Taxable % of Total Real Property Values

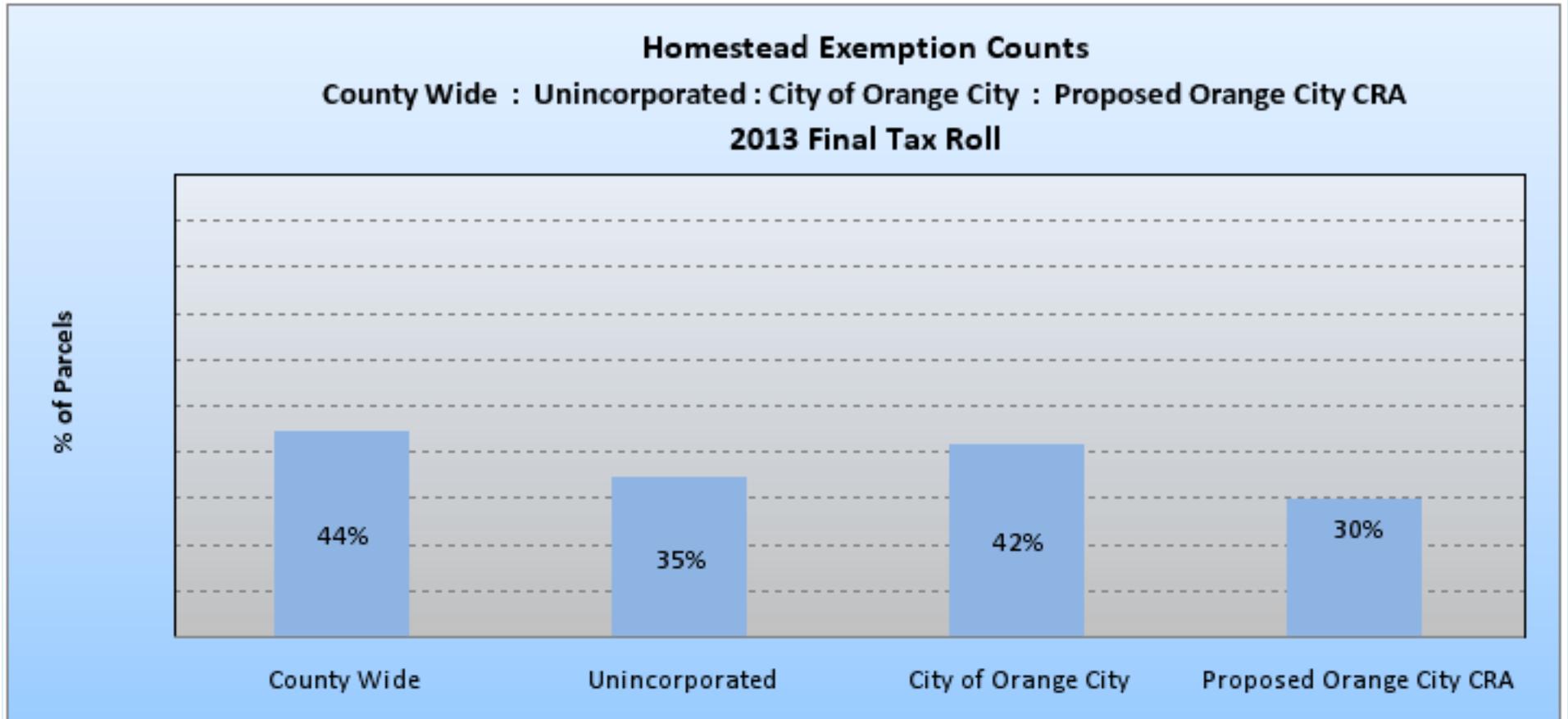
## City of Orange City & Proposed Orange City CRA

**Taxable % of Total Real Property Values**  
County Wide : Unincorporated : City of Orange City : Proposed Orange City CRA  
**2013 Final Tax Roll**



# Homestead Exemption Counts

## City of Orange City & Proposed Orange City CRA



Proposed Ormond Beach Study Areas  
And Existing CRA Boundaries

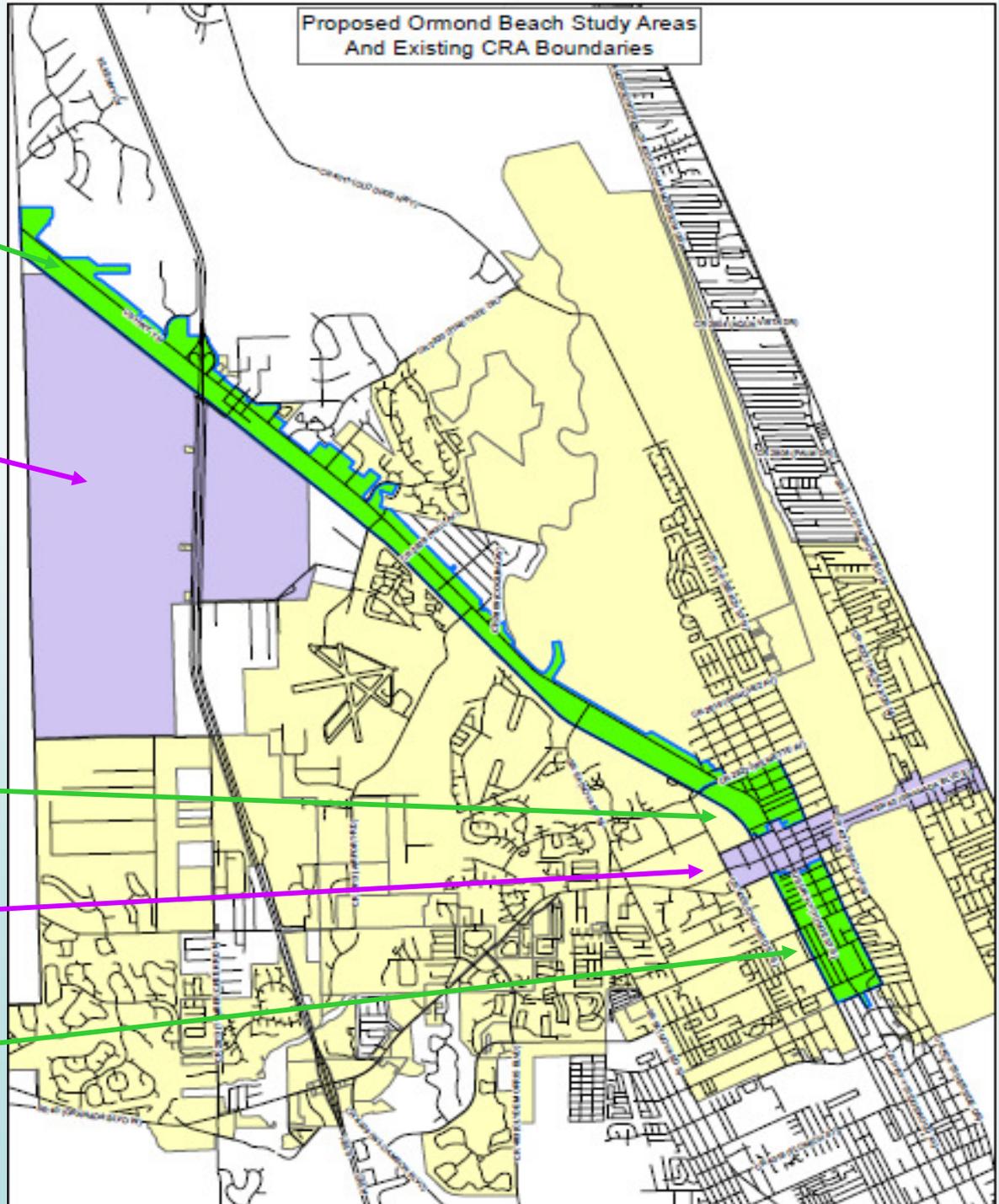
**PROPOSED**  
**“ORMOND-NORTH”**  
**CRA**

Existing “Ormond-Crossings” CRA

**PROPOSED**  
**“ORMOND-SOUTH”**  
**CRA**

Existing [original] Ormond CRA

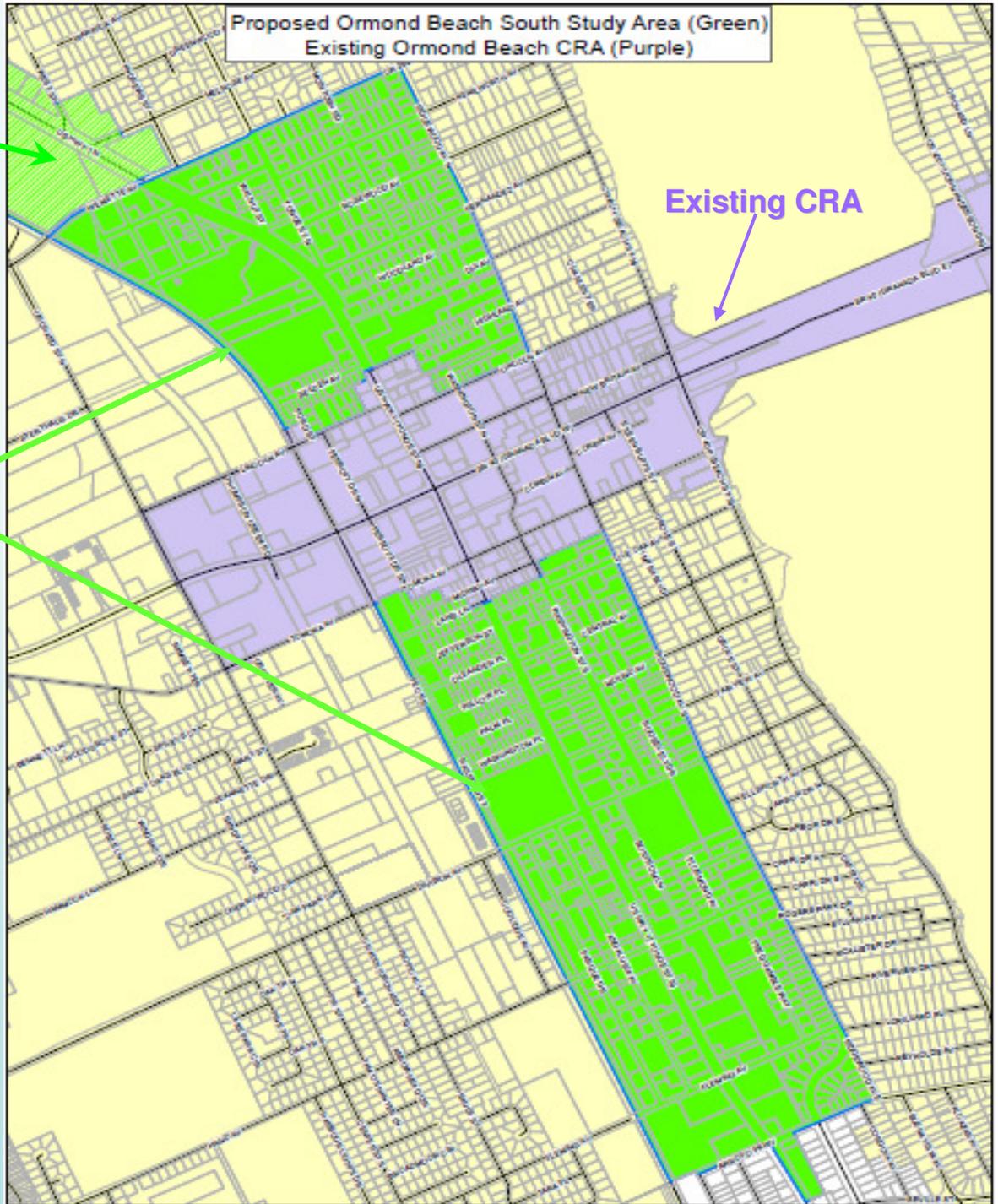
**PROPOSED**  
**“ORMOND-SOUTH”**  
**CRA**





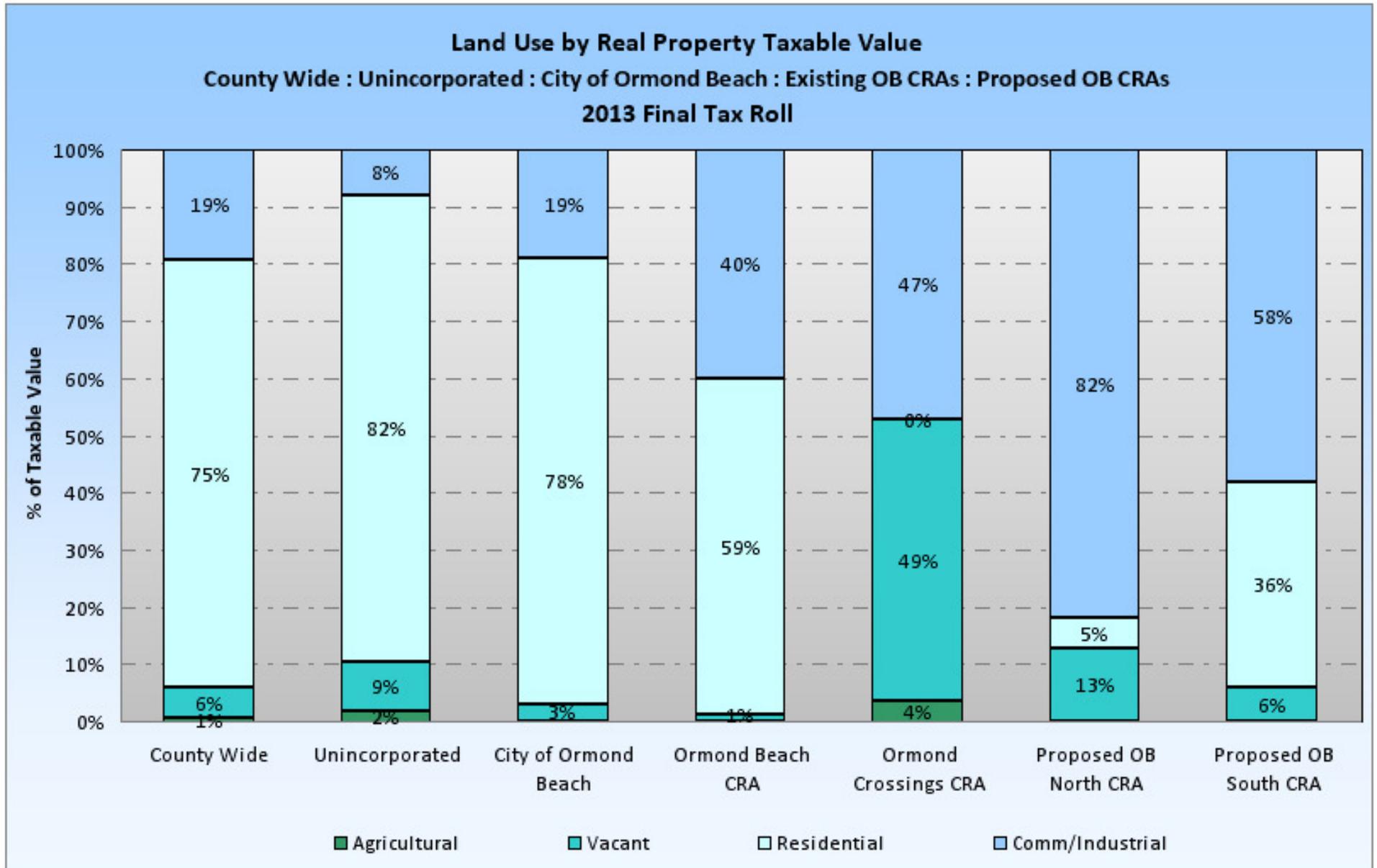
**PORTION OF  
PROPOSED  
ORMOND-*"NORTH"*  
CRA**

**PROPOSED  
ORMOND-  
*"SOUTH"* CRA**



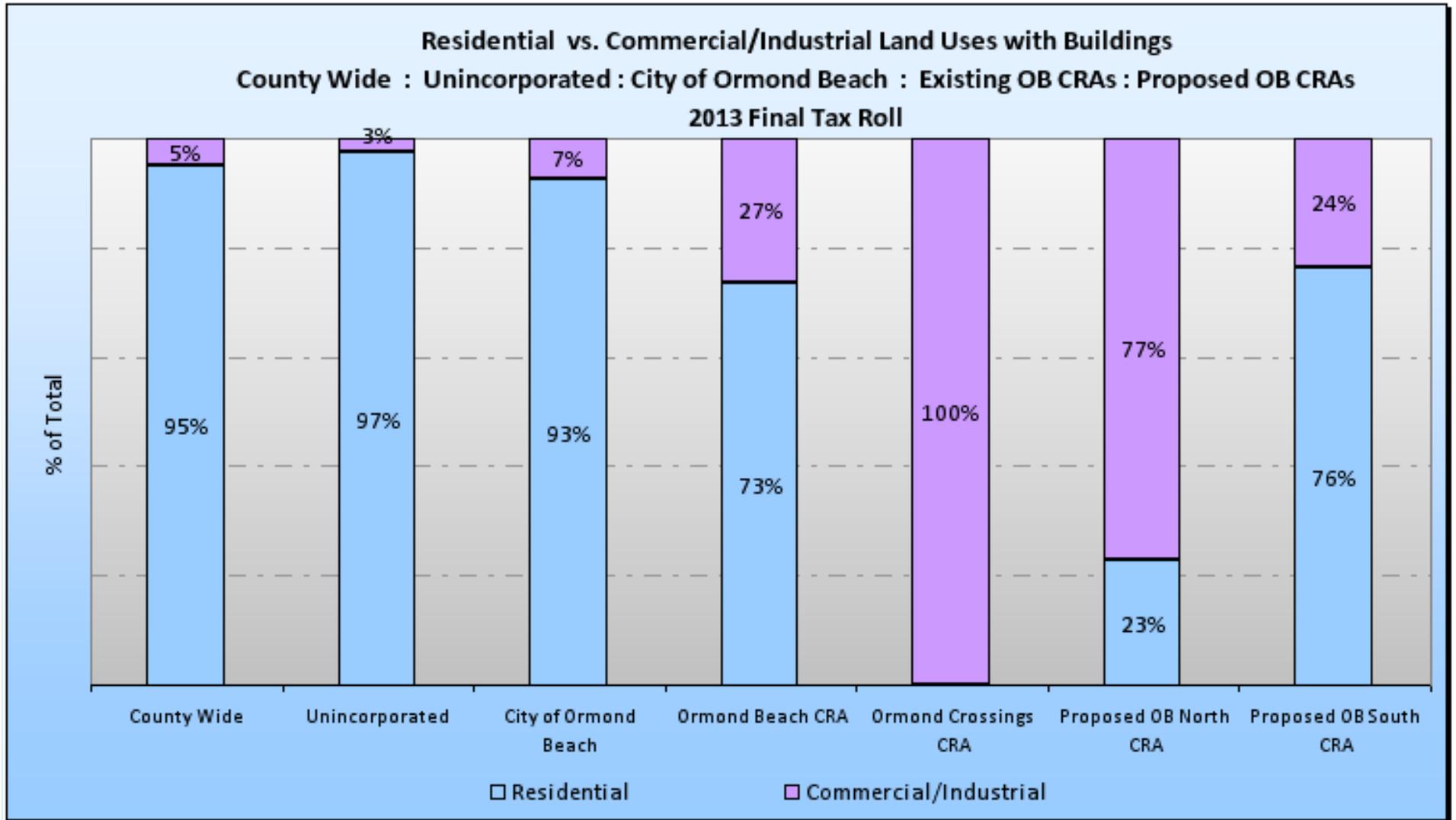
# Primary Land Uses

## City of Ormond Beach & Proposed Ormond Beach CRAs



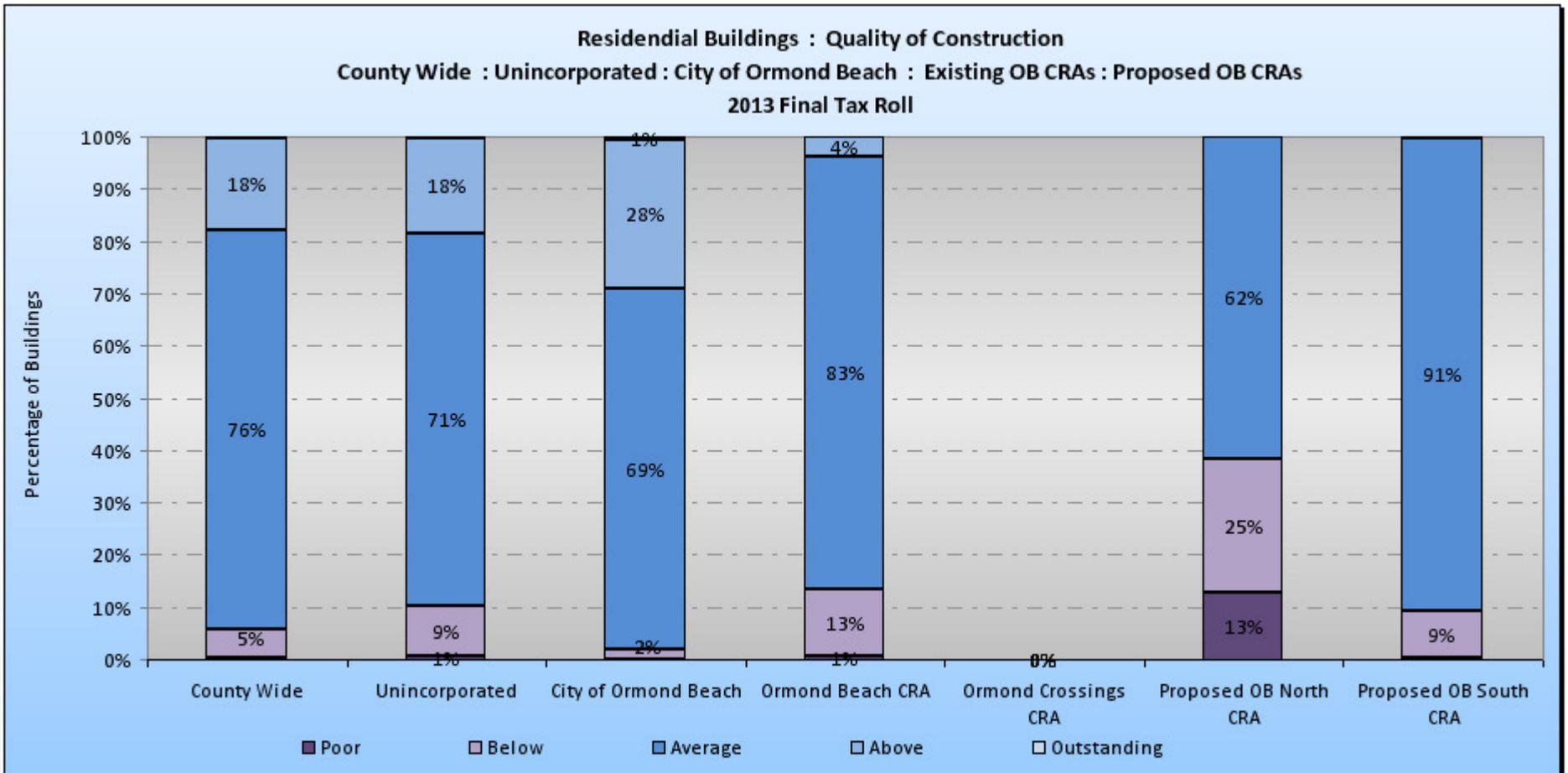
# Residential & Commercial Land Uses

## City of Ormond Beach & Ormond Beach Proposed CRAs



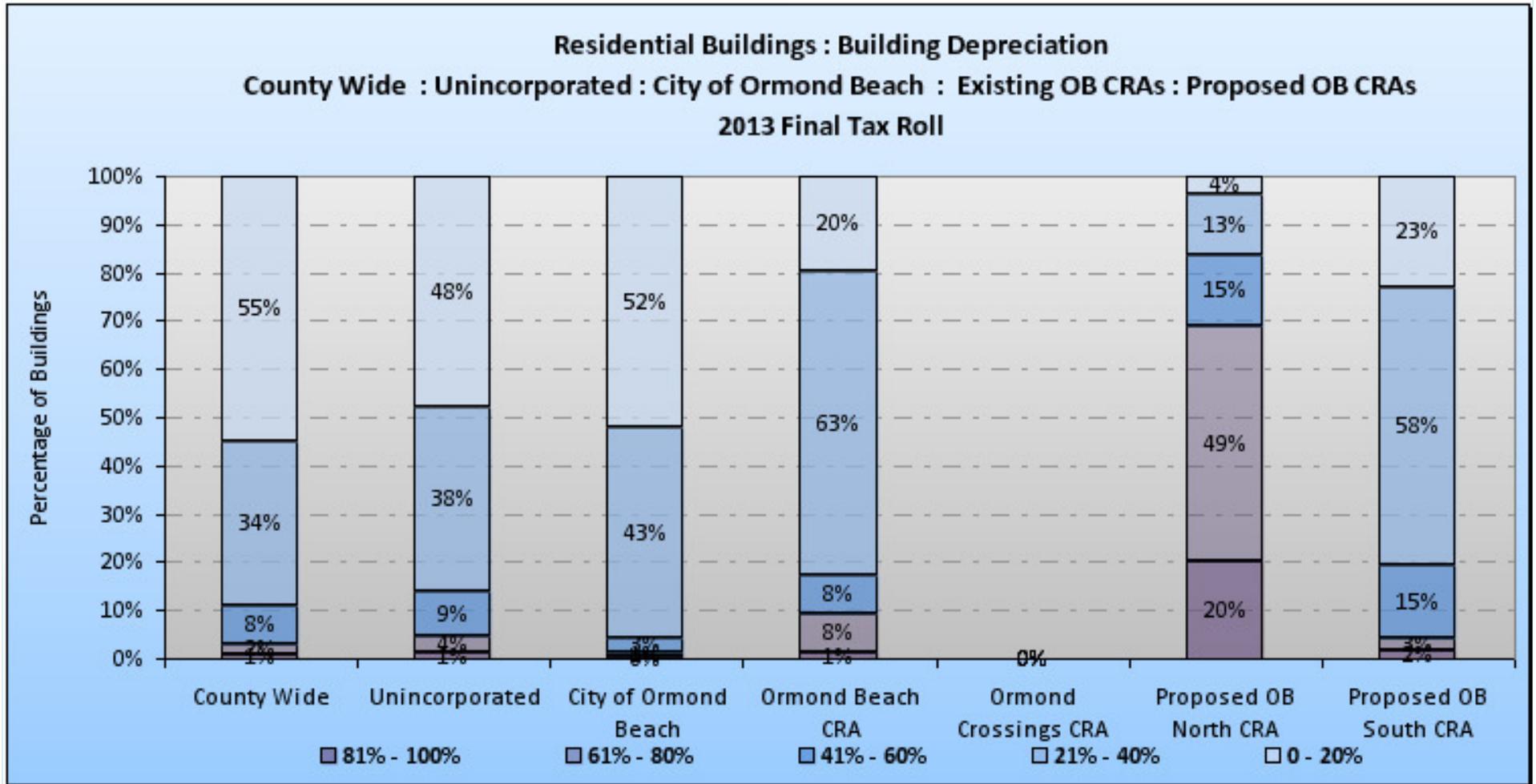
# Residential Buildings: “Quality of Construction”

## City of Ormond Beach & Proposed Ormond Beach CRAs



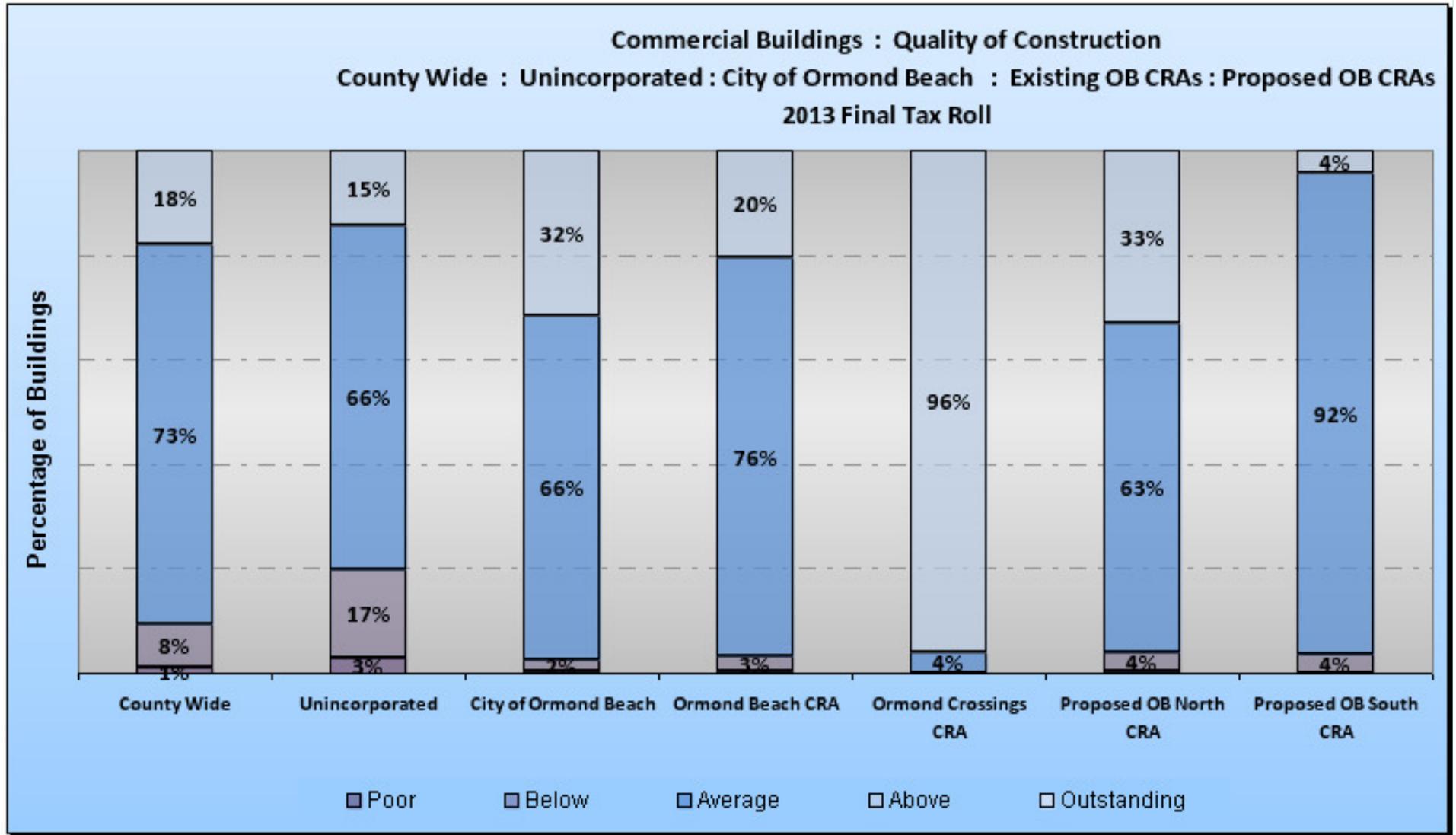
# Residential Buildings: “Building Depreciation”

## City of Ormond Beach & Proposed Ormond Beach CRA



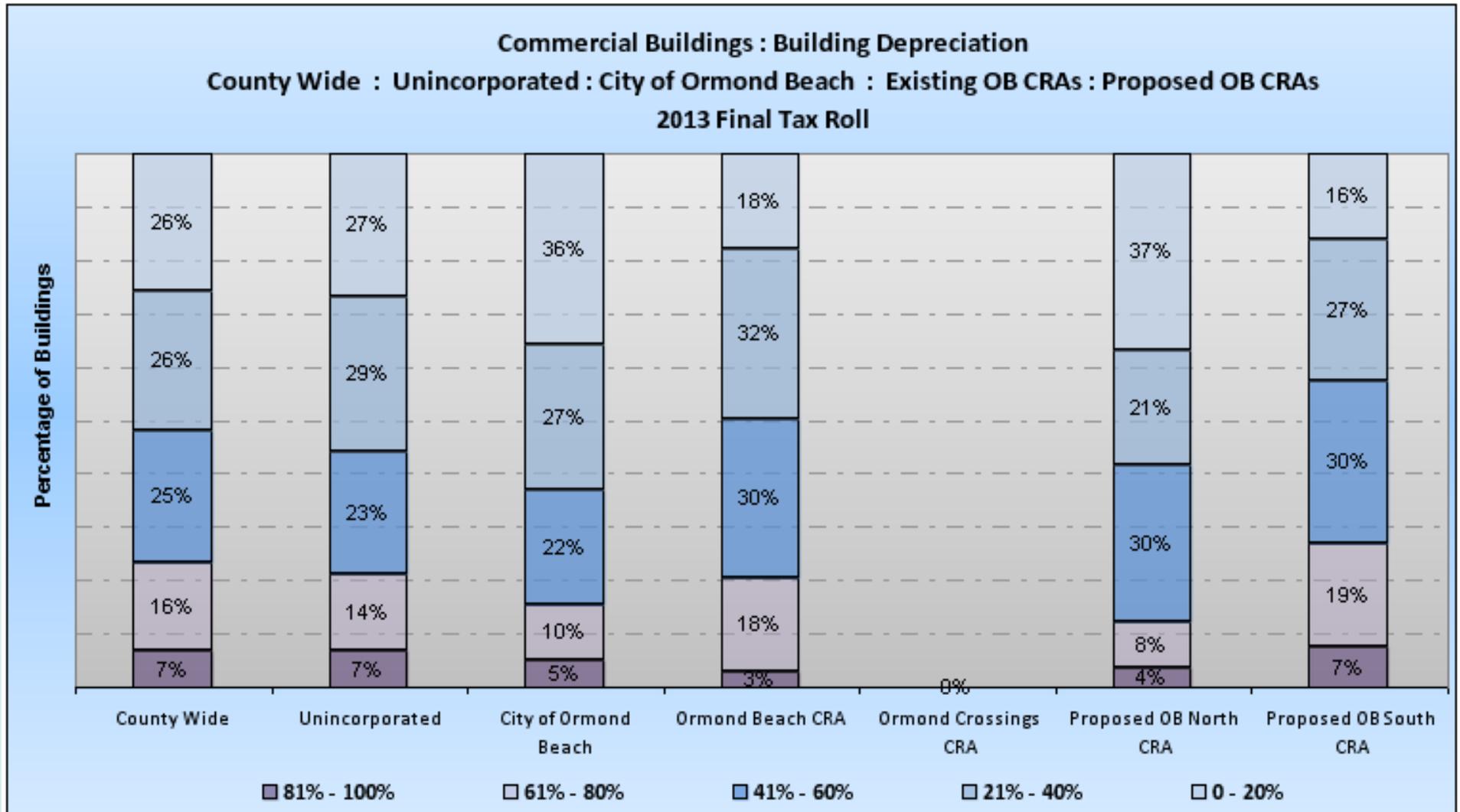
# Commercial Buildings: “Quality of Construction”

## City of Ormond Beach & Proposed Ormond Beach CRAs



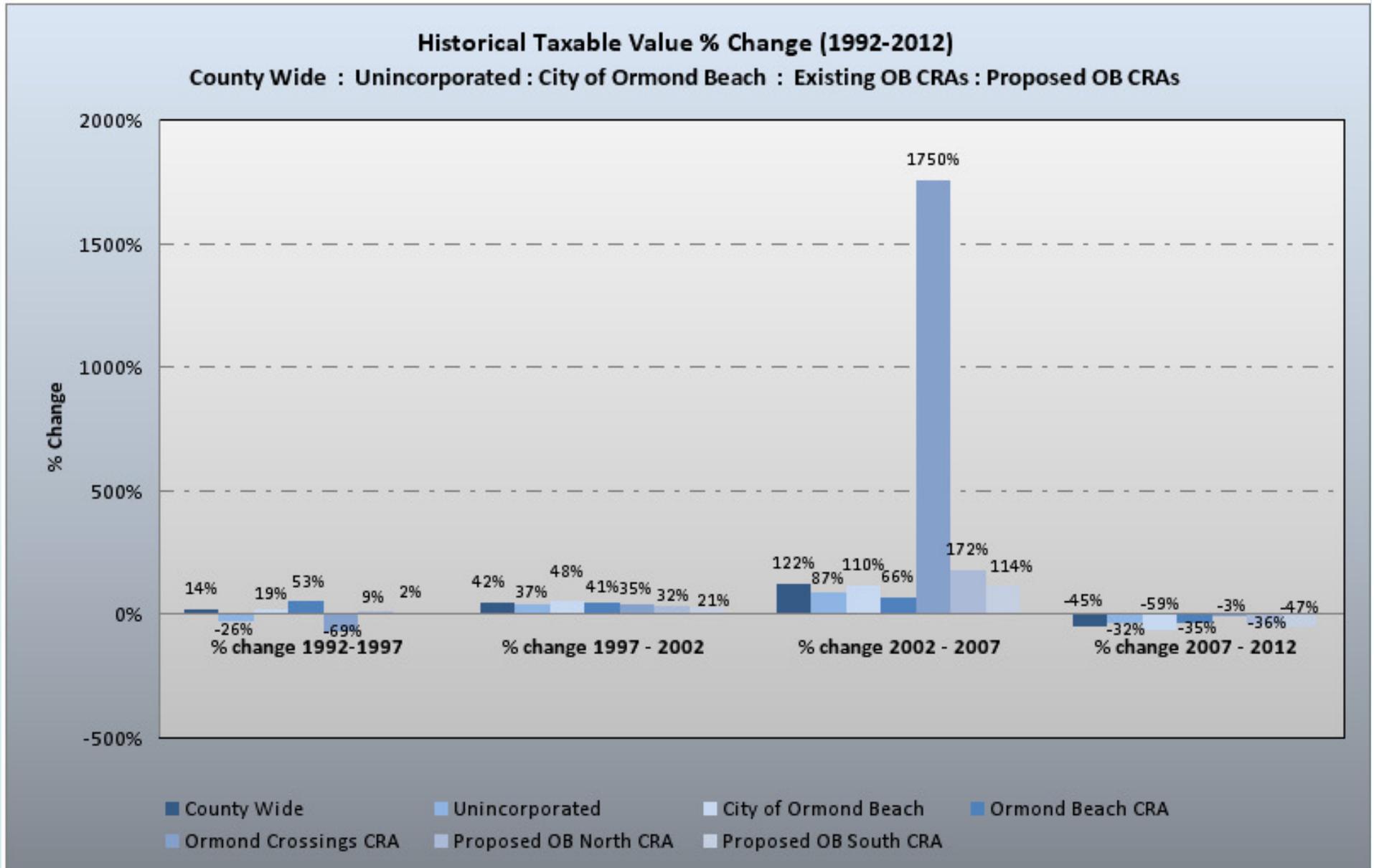
# Commercial Buildings: “Building Depreciation”

## City of Ormond Beach & Proposed Ormond Beach CRA



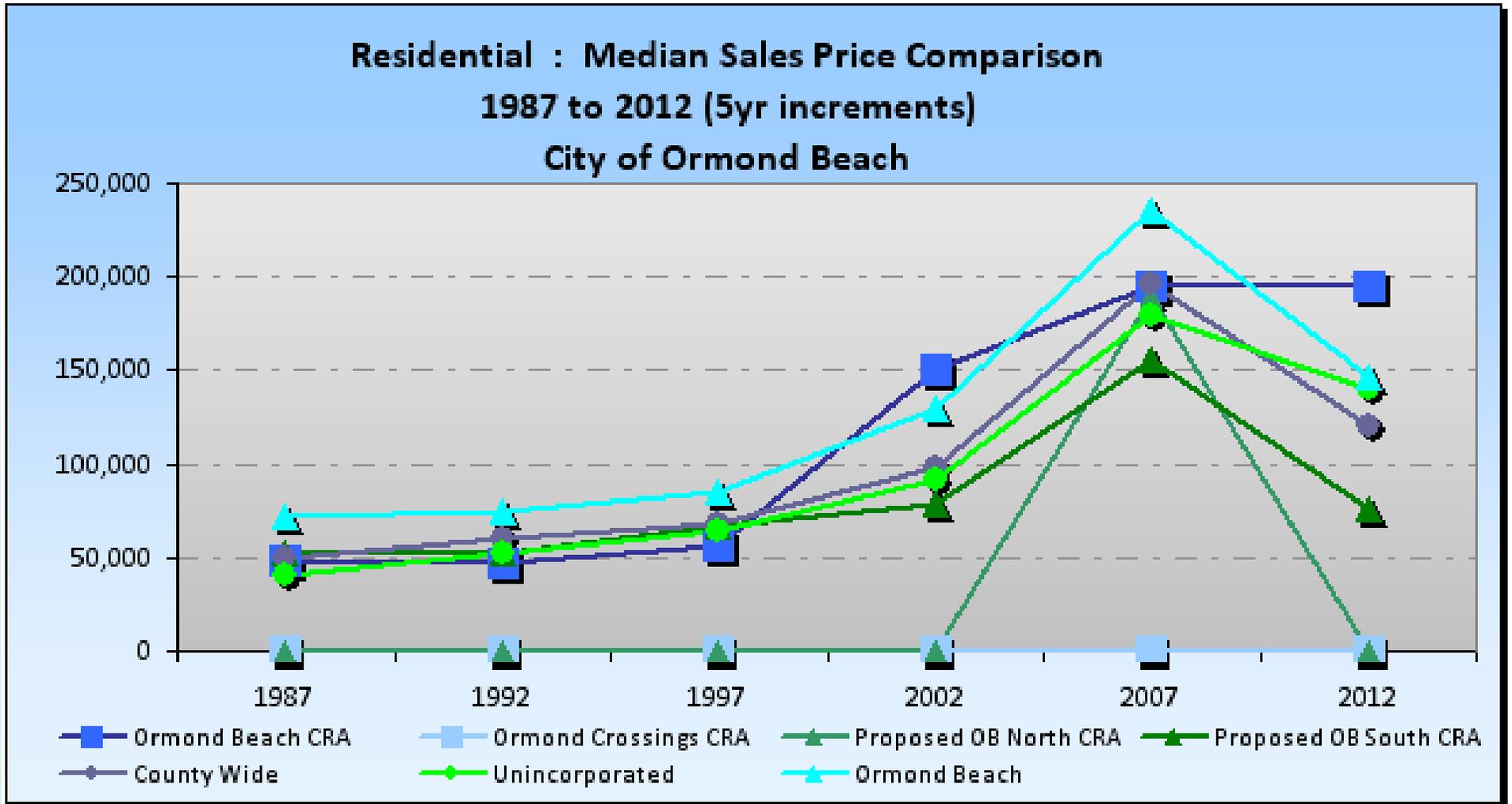
# Historic Taxable Value % Change (1992-2012)

## City of Ormond Beach & Proposed Ormond Beach CRAs



# Residential: Median Sales Price Comparison

## City of Ormond Beach & Proposed Ormond Beach CRAs

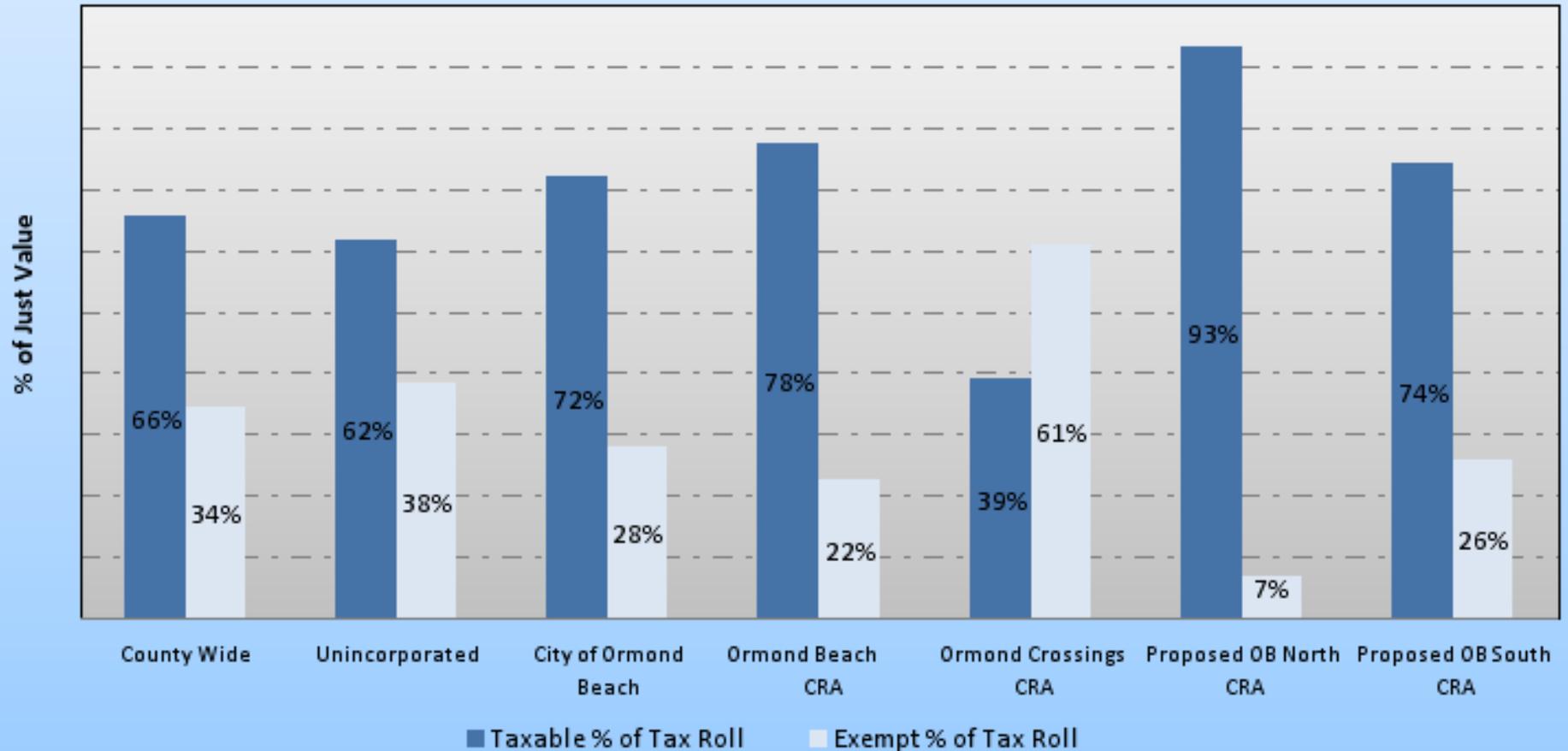


# Taxable & Exempt Portion of Just Value

## City of Ormond Beach & Proposed Ormond Beach CRAs

### Taxable % of Total Real Property Values

County Wide : Unincorporated : City of Ormond Beach : Existing OB CRAs : Proposed OB CRAs  
 2013 Final Tax Roll

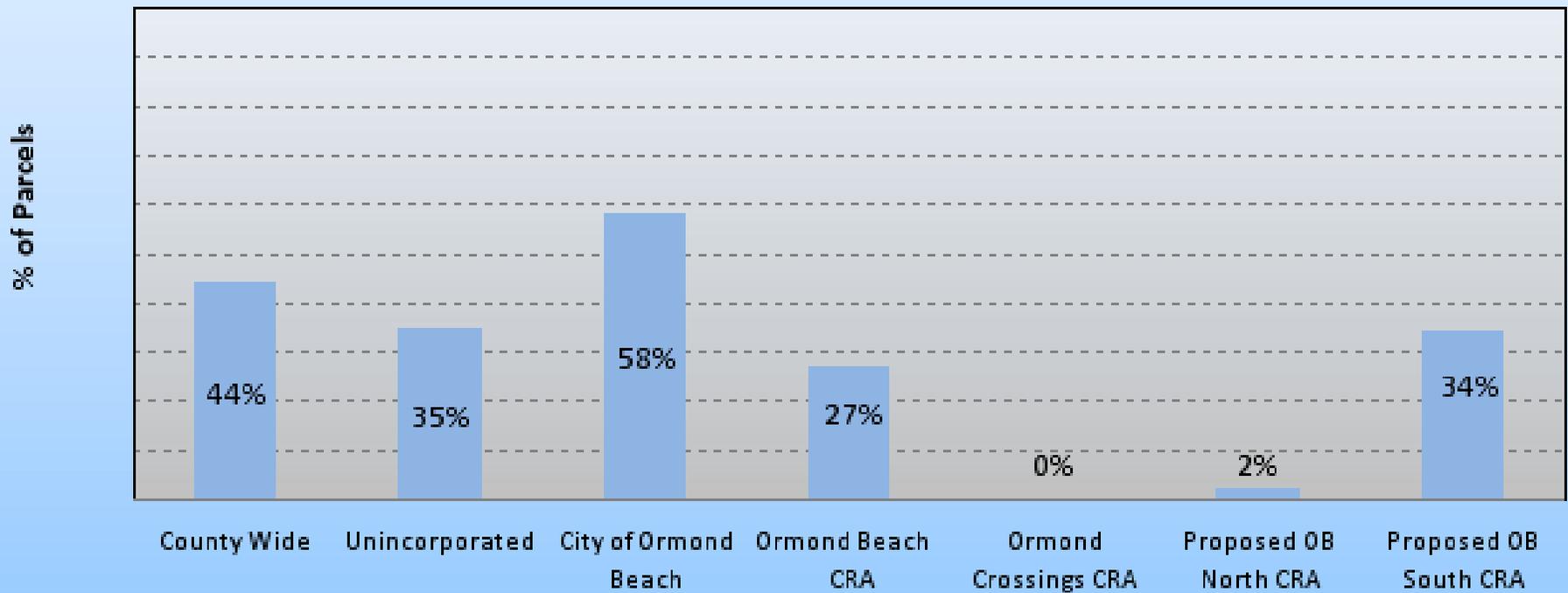


# Homestead Exemption Counts

## City of Ormond Beach & Proposed Ormond Beach CRAs

### Homestead Exemption Counts

County Wide : Unincorporated : City of Ormond Beach : Existing CRAs : Proposed OB CRAs  
2013 Final Tax Roll



## Summary Data

### Land Uses (Per Taxable Value), County-Wide:

Residential 75%      Commercial 19%      Vacant Land 6%

### Land Uses in Existing CRAs:

Residential 34%      Commercial 55%      Vacant Land 11%

County & City Average % Residential Buildings:      93%

Existing CRA Average % Residential Buildings:      55%

### Residential Buildings - "blight-related characteristics"

Below Average Quality of Construction, County-wide & City:      8%

Below Average Quality of Construction, Existing City CRAs:      16%

Bldg. Depreciation 60% or higher, County-wide & City:      4%

Bldg. Depreciation 60% or higher, Existing City CRAs:      16%

### Commercial Buildings - "blight-related characteristics"

Below Average Quality of Construction, County-wide & City:      13%

Below Average Quality of Construction, Existing City CRAs:      8%

Bldg. Depreciation 60% or higher, County-wide & City:      24%

Bldg. Depreciation 60% or higher, Existing City CRAs:      35%

County-wide & City Taxable Value % of Total Tax Base:      66%

County-wide & City % Total Property with Homestead Exemption:      44%

# Summary Statistics

## County Wide & Proposed Volusia City CRAs

County-Wide and Proposed CRAs	Below Average Quality of Construction	> 60% Building Depreciation
County-Wide: Residential	6%	3%
County-Wide: Commercial	9%	23%
City of Deltona : Residential	1%	0%
Proposed Deltona CRA: Residential	1%	2%
City of Deltona : Commercial	5%	5%
Proposed Deltona CRA: Commercial	0%	21%
City of Edgewater : Residential	2%	1%
Proposed Edgewater CRA: Residential	21%	11%
City of Edgewater : Commercial	7%	18%
Proposed Edgewater CRA: Commercial	13%	27%
City of New Smyrna Beach : Residential	3%	1%
Proposed NSB CRA: Residential	14%	8%
City of New Smyrna Beach : Commercial	9%	21%
Proposed NSB CRA: Commercial	11%	20%
City of Orange City : Residential	5%	5%
Proposed Orange City CRA: Residential	19%	18%
City of Orange City : Commercial	4%	17%
Proposed Orange City CRA: Commercial	6%	25%
City of Ormond Beach : Residential	2%	1%
Proposed OB "North" CRA: Residential	38%	69%
Proposed OB "South" CRA: Residential	9%	5%
City of Ormond Beach : Commercial	3%	15%
Proposed OB "North" CRA: Commercial	4%	12%
Proposed OB "South" CRA: Commercial	4%	26%

# Ideas for quantitatively defining “Blight” using Formal Tax Roll Building Characteristic Data

*The “ideas” below are simply suggestions for discussion, not “positions” of my office. The underlying “driver” is that, for CRAs to be successful, there should be a measure of success that defines when it has been achieved. If curing blight is the objective, define how that goal (of curing blight) may be recognized.*

- **Land Use Mix**

“*Land Use Mix*” should be shown to be different and resulting in a quantifiable, detrimental impact on values and/or rental levels in the proposed CRA. These statistics should be measured against the same data county-wide and city-wide.

- **Separate Residential & Commercial Data Analysis & Funding Projects**

Analyze separate data for residential & commercial Property Classifications. Define “*CRA Success*” criteria based on “*CRA Funding Projects*” which indicate allocations to the levels of blight indicated in residential or commercial areas. Otherwise, it would be possible, over the years, to fund projects in a commercial area while the “*blight-statistics*” on residential areas create a false impression of the condition of the entire CRA.

- **Building “Blight-Related Characteristics”**

Establish a point, say 15-20% on Building “*blight-related characteristics*” below county-wide and city-wide averages for “Quality of Construction” and “Building Depreciation” levels, as minimum levels for consideration as “*blighted areas.*”

## Other “*Non-Building*” Statistics Which Could Be Required In “*Blight Studies*”

- Historical changes in Median Sales Prices  
Establish something like a 15-20 percent definable difference in the historical change in median sales prices over the past 20 years, measured in 5 year increments between county and city data and that of the proposed CRA, per data from the Property Appraiser’s tax roll data base information.
- Require Documentation of “Rental Property Rate-Differentials” to see if blight is demonstrated through higher rental rates in the proposed CRA.
- “Land Use” could be viewed where “vacant land” might be excluded from future CRAs unless specific “*land-related-blight-conditions*” are quantitatively identified.
- County-wide and City-wide Police and Fire statistics (only “fire-calls,” not “non-emergency medical” calls) to be compared to those of the proposed CRA to demonstrate levels of blight.
- County-wide and City-wide Code Violations within the proposed CRA to demonstrate levels of blight.