

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 8/20/2019 ☐ Consent ☒ Regular
 ☐ Workshop ☐ Public Hearing

Department: Planning, Zoning and Building

Submitted By: Planning Division

Submitted For: Planning Division

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I. EXECUTIVE BRIEF

Motion and Title: **Staff recommends a motion to adopt:** a resolution denying the request to delegate to the Village Council of the Village of Palm Springs the exercise of all powers and responsibilities conferred on Palm Beach County by the Community Redevelopment Act for the purpose of establishing and operating the Village of Palm Springs Community Redevelopment Agency (CRA).


Summary: The item before the Board of County Commissioners (BCC) is to consider the creation of a new CRA with two sub-areas located on Lake Worth Road and Congress Avenue at the request of the Village of Palm Springs within its municipal limits. The Village concluded in the Finding of Necessity report that the sub-areas meet the criteria of blight as defined in Florida Statutes. In addition, the County and the Village followed the statutory process to bring this item to the BCC for consideration. A complete analysis can be found within the County’s Staff Report in Attachment 3.

As the governing body of a charter county, the BCC has full discretion to approve or deny a request to create a CRA within a municipality. The Village is seeking a delegation of all powers and responsibilities conferred in the Community Redevelopment Act including creation of a Redevelopment Trust Fund that utilizes increases in property tax revenues that would otherwise go to the County. Therefore, due to the fiscal impact, staff recommends denial for the creation of a new CRA. Based on the County’s current millage rate and the Village’s projection of property value growth of 2.5%, the fiscal impact to the County would be approximately \$18.5 million over a 30-year period. At 4% growth, the fiscal impact would be \$35 million. If the growth exceeds this amount, the fiscal impact will be greater. In Fiscal Year 2019, \$42.8 million in property tax revenue was redirected from the County to the 12 existing CRAs. District 2 & 3 (RPB)

Background and Policy Issues: The Village of Palm Springs adopted Resolution No. 2019-09 on March 28, 2019, as shown in Attachment 2, to formally request delegation of powers from the BCC. The Village provided the Finding of Necessity report on March 29, 2019 and the County subsequently requested additional documentation on April 19, 2019. The Village then responded with the additional documentation on April 26, 2019 and the information was considered complete on May 14, 2019. The Statute gives the County 120 days after the receipt of all required documentation to make a determination, or the request is deemed granted unless the time frame is extended by the Village and the County. On June 17, 2019 and July 24, 2019, County staff requested in writing that the Village extend the deadline to October 9, 2019. To date, the Village has not provided the requested time extension.

- Attachments:** 1. County Resolution Denying CRA Request
 2. Village of Palm Springs Resolution
 3. County Staff Report

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Recommended by:  8/5/19
 Department Director Date

Approved By:  8/13/19
 Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenue	-0-	-0-	-0-	-0-	-0-
Program Income(County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match(County	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
#ADDITIONAL FTE	-0-	-0-	-0-	-0-	-0-
POSITIONS (CUMULATIVE	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes___ No X
Does this item include the use of federal funds? Yes___ No X

Budget Account No:
Fund Agency Organization Object

B. Recommended Sources of Funds/Summary of Fiscal Impact: There is no fiscal impact if the Board denies the Village’s request. If the creation of a CRA is approved, the fiscal impact to the County will depend on the actual property value growth and the County’s millage rate. At 2.5% growth, the impact will be \$18.5 million. At 4% growth, the impact will be \$35 million.

C. Departmental Fiscal Review:

Lo P. Dymally

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

[Signature] 7/22/19 8/7/19
OFMB 7/25 7/26 8/7

8878719
[Signature] 7/31/19
Contract Dev. & Control 7/31/19 8/8/19

B. Legal Sufficiency

[Signature]
Assistant County Attorney

C. Other Department Review

Department Director

RESOLUTION NO. R-2019-____

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA, DENYING THE REQUEST OF THE
VILLAGE OF PALM SPRINGS TO DELEGATE ALL POWERS AND
RESPONSIBILITIES CONFERRED ON PALM BEACH COUNTY BY THE
COMMUNITY REDEVELOPMENT ACT FOR THE PURPOSE OF
ESTABLISHING A COMMUNITY REDEVELOPMENT AREA (CRA)
PURSUANT TO CHAPTER 163.355, FLORIDA STATUTES; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapter 163, Part III, Florida Statutes (F.S.), known as the Community Redevelopment Act of 1969, provides for a mechanism for local governments to create a Community Redevelopment Agency to address conditions of slums and blight; and

WHEREAS, as a charter county, the Board of County Commissioners the discretion to grant or deny the request from a municipality to delegate the powers to establish a CRA; and

WHEREAS, pursuant to Section 163.355, F.S., the Village of Palm Springs provided notice to Palm Beach County on March 15, 2019; and

WHEREAS, on March 28, 2019, the Village of Palm Springs adopted Resolution No. 2019-09, pursuant to Section 163.355, F.S., acknowledging the *Finding of Necessity* and requesting the delegation of community redevelopment powers from the Board of County Commissioners for two sub-areas as identified in the *Finding of Necessity* dated March 26, 2019; and

WHEREAS, pursuant to Section 163.410, F.S., Palm Beach County staff requested additional documentation on April 19, 2019, to request documentation on the Finding of Necessity meeting the definition of blight; and

WHEREAS, pursuant to Section 163.410, F.S., the Village of Palm Springs provided additional documentation to the County on April 26, 2019; and

WHEREAS, the County acknowledged that the application was complete on May 14, 2019; and

WHEREAS, pursuant to Section 163.410, F.S., the Board of County Commissioners must respond within 120 days from receipt of all documentation from the Village or the request is deemed approved; and

WHEREAS, The Village is seeking a delegation of all powers and responsibilities conferred in the Community Redevelopment Act including creation of a Redevelopment Trust Fund that utilizes increases in property tax revenues that would otherwise go to the County; and

WHEREAS, the County has determined that creation of the CRA would have an adverse fiscal impact on the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. The Board of County Commissioners hereby denies a request from the Village

of Palm Springs to create a CRA for the area as identified in the *Finding of Necessity* dated March 28, 2019.

Section 2. The provisions of this Resolution shall become effective upon adoption by the Board of County Commissioners.

The foregoing Resolution was offered by Commissioner _____ who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Commissioner Mack Bernard, Mayor	—
Commissioner Dave Kerner, Vice Mayor	—
Commissioner Hal R. Valeche	—
Commissioner Gregg K. Weiss	—
Commissioner Robert S. Weinroth	—
Commissioner Mary Lou Berger	—
Commissioner Melissa McKinlay	—

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the ____ day of _____, 2019.

ATTEST:
SHARON R. BOCK, Clerk & Comptroller

By: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Chief Land Use County Attorney

RESOLUTION NO. 2019- 09

A RESOLUTION OF THE VILLAGE OF PALM SPRINGS, PALM SPRINGS, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES (THE "COMMUNITY REDEVELOPMENT ACT"); SAID RESOLUTION BEING SUPPORTED BY DATA AND ANALYSIS DEFINING THE PROPOSED VILLAGE OF PALM SPRINGS COMMUNITY REDEVELOPMENT AREAS; FINDING THE EXISTENCE OF CONDITIONS IN THE PROPOSED COMMUNITY REDEVELOPMENT AREAS THAT WARRANT THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; MAKING A LEGISLATIVE FINDING THAT CONDITIONS IN THE PROPOSED VILLAGE OF PALM SPRINGS COMMUNITY REDEVELOPMENT AREAS MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), FLORIDA STATUTES ("FINDING OF NECESSITY"); REQUESTING THE DELEGATION OF COMMUNITY REDEVELOPMENT POWERS AND RESPONSIBILITIES FROM THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

The Village Council of the Village of Palm Springs makes the following findings and determinations:

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, *Florida Statutes*, (hereinafter the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and community redevelopment agencies and finding that portions of the Village, which are deteriorated or have outdated building density patterns could be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, the Village of Palm Springs has commissioned the Treasure Coast Regional Planning Council (hereinafter referred to as "Consultant") to prepare an independent finding of necessity analysis of the proposed Village of Palm Springs Community Redevelopment Areas (hereinafter referred to as "CRA"); and

WHEREAS, the Village of Palm Springs has reviewed Consultant's Finding of Necessity Reports (hereinafter "Report"), copies of which are attached hereto as Exhibit "A" and Exhibit "B" and incorporated herein by reference. Said Reports meet the finding of necessity requirements of the Community Redevelopment Act for the establishment of a community redevelopment areas and formation of a community

redevelopment agency; and

WHEREAS, the Village Council of the Village of Palm Springs has considered public input, the recommendations of staff, and the standards and guidelines of the Community Redevelopment Act; and

WHEREAS, pursuant to Section 163.346, *Florida Statutes*, the Village has provided public notice of its intent to consider the adoption of a resolution declaring a finding of necessity for creation of a community redevelopment agency at least fifteen (15) days before such proposed action by registered mailed notice to each taxing authority which levies ad valorem taxes or real property contained within the geographic boundaries of the proposed redevelopment areas and in compliance with the notice requirements set forth in said Statute; and

WHEREAS, conditions are present within the proposed CRA which are detrimental to sound growth, and which substantially impair or arrest appropriate growth and present conditions and uses which are detrimental to the public health, safety, morals and public welfare; and

WHEREAS, the Report confirmed that conditions in the proposed redevelopment areas meet the criteria set forth in Section 163.340(7) or (8), *Florida Statutes*, in that blighted areas exist within the CRA, and the rehabilitation, conservation, or redevelopment of the proposed CRA is necessary in the interest of public health, safety, morals or welfare of the residents of the Village of Palm Springs; and

WHEREAS, one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the Village of Palm Springs; and

WHEREAS, the rehabilitation, conservation or redevelopment, or a combination thereof, of such redevelopment area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals or

welfare of the residents of the Village of Palm Springs; and

WHEREAS, within the proposed CRA there is a predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities; and

WHEREAS, within the proposed CRA there exist fire and emergency medical service calls to the areas that are proportionately higher than in the remainder of the municipality; and

WHEREAS, within the proposed CRA there exists faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and

WHEREAS, within the proposed CRA there exists inadequate or outdated building density patterns; and

WHEREAS, lands within the proposed CRA exhibit a diversity of ownership and unusual conditions of title, which prevents the free alienability of land within the deteriorated or hazardous area; and

WHEREAS, lands within the proposed CRA can be revitalized or redeveloped in a manner that will vastly improve the economic and social conditions of the community; and

WHEREAS, after considering the recommendations contained within the Reports and after providing proper notice to all taxing authorities which levy ad valorem taxes on real property in the proposed redevelopment areas, and providing the public an opportunity to present testimony and evidence, the Village Council, finds as a matter of fact that conditions exists that warrants the creation of a community redevelopment agency within the Village in order to carry out the purposes of the Community Redevelopment Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE
VILLAGE OF PALM SPRINGS, FLORIDA:**

SECTION 1: Recitals. The above recitals are true and correct, are hereby accepted as legislative findings of fact, and incorporated into this Resolution by reference.

SECTION 2: Approval. This Resolution is supported by data and analysis and the Village Council hereby makes a legislative finding of fact that conditions in the proposed Village of Palm Springs CRA meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*. The Village Council hereby adopts the Village of Palm Springs Finding of Necessity Reports dated September 2017 (Exhibit A and Exhibit B). In accordance with Section 163.356, *Florida Statutes*, the Village Council further finds that there is a need for a community redevelopment agency to function within the Village of Palm Springs in order to carry out the community redevelopment purposes of the Community Redevelopment Act. The geographic areas of the proposed Village of Palm Springs Community Redevelopment Areas are designated as depicted on the map set forth in the Report.

SECTION 3: Finding of Necessity. This study identifies the existence of six slum and/or blighted conditions pursuant to Florida Statutes:

Congress Avenue Study Area:

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities (Sec. 163.340(8)(a), F.S.)
- b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Sec. 163.340(8)(c), F.S.)
- c) Inadequate and outdated building density patterns (Sec. 163.340(8)(f), F.S.)
- d) Incidence of crime in the area higher than in the remainder of the county or municipality (Sec. 163.340(8)(j), F.S.)
- e) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)
- f) Diversity of ownership or defective or unusual conditions of title which

prevent the free alienability of land within the deteriorated or hazardous area (Sec. 163.340(8)(m), F.S.)

Lake Worth Road Study Area:

- a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities (Sec. 163.340(8)(a), F.S.)
- b) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (Sec. 163.340(8)(c), F.S.)
- c) Inadequate and outdated building density patterns (Sec. 163.340(8)(f), F.S.)
- d) Incidence of crime in the area higher than in the remainder of the county or municipality (Sec. 163.340(8)(j), F.S.)
- e) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)
- f) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (Sec. 163.340(8)(m), F.S.)

SECTION 4: County delegation. The Board of County Commissioners of Palm Beach County, Florida is hereby requested by Resolution, to delegate to the Village Council of the Village of Palm Springs the exercise of all powers and responsibilities conferred on Palm Beach County by the Community Redevelopment Act for the purpose of establishing and operating the Village of Palm Springs Community Redevelopment Agency.

SECTION 5: Conflicts. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION 6: Severability. If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION 7: Effective Date. This Resolution shall be effective upon adoption of a delegation of authority Resolution by the Board of County Commissioners of Palm Beach County, Florida.

Council Member Brinkman offered the foregoing resolution. Council Member Waller seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, <u>Mayor Pro Tem</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DOUG GUNTHER, <u>Council Member</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JONI BRINKMAN, <u>Vice Mayor</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY M. READY, <u>Council Member</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared the Resolution duly passed and adopted this 28th day of March 28, 2019.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: [Signature]

BEV SMITH, MAYOR

ATTEST:

BY: [Signature]

KIMBERLY M. WYNN, VILLAGE CLERK



REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: [Signature]

[Signature] GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING DIVISION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS, AUGUST 20, 2019

I. General Data

Agenda Item: Village of Palm Springs Proposed Community Redevelopment Agency

Project Manager: Stephanie Gregory, Senior Planner

Recommendation: **Staff recommends a motion to:** Adopt a resolution **denying** the request to delegate to the Village Council of the Village of Palm Springs the exercise of all powers and responsibilities conferred on Palm Beach County by the Community Redevelopment Act for the purpose of establishing and operating the Village of Palm Springs Community Redevelopment Agency.

II. Item Summary

Summary: The item before the Board is to consider the creation of a new Community Redevelopment Agency (CRA) at the request of the Village of Palm Springs within its municipal limits. Chapter 163, Part III, Florida Statutes (F.S.), gives the Board, as the governing body of a charter county, full discretion to approve or deny a request to create a CRA within a municipality. The Village is seeking a delegation of all powers and responsibilities conferred in Chapter 163, Part III, F.S., including creation of a Redevelopment Trust Fund that utilizes increases in property tax revenues that would otherwise go to the County.

Specifically, the Village is requesting the County to: (1) find that the “blighted area” proposed for the CRA meets the criteria contained in Chapter 163, Part III, Florida Statutes; (2) delegate authority to create a Community Redevelopment Agency to the Village; (3) allow the Village to adopt a Community Redevelopment Plan; and (4) authorize the establishment of a Redevelopment Trust Fund.

Staff Assessment: Staff’s assessment is that the criteria for the definition of blight from Chapter 163.335, F.S., is met. However, based on the Village’s projection of property value growth of 2.5%, the fiscal impact to the County would be approximately \$18.5 million over a 30-year period. At 4% growth, the fiscal impact to the County would be \$35 million. If the growth exceeds this amount, the fiscal impact will be even greater. In Fiscal Year 2019, \$42.8 million in property tax revenue was redirected from the County to the 12 existing CRAs. Due to the fiscal impact, County Administration consistently recommends denial for the creation of new CRAs. In addition, there are alternative methods for the Village to fund capital improvement projects such as establishing a Municipal Service Taxing Unit (MSTU), utilizing penny sales tax revenue and generating additional ad valorem by increasing the millage rate which was recently decreased by the Village. There also may be other opportunities to obtain grants through Federal, State or local programs. As such, staff recommends **denial** of the request.

III. CRA Background

History and Function of CRAs

In 1969, the State of Florida established the ability for counties and cities to designate areas with significant slum and blight in need of redevelopment as Community Redevelopment Areas (CRAs). According to the Florida League of Cities, the State of Florida has over 222 active CRAs, each of which is managed by an independent Community Redevelopment Agency. In approving a CRA, the effect would be to freeze tax revenues at their current levels with increases in tax revenue going to the Agency. These agencies are funded by the increase in property tax values within the Community Redevelopment Agency boundary. Any tax revenues from increases in real property value, referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. The CRA retains this percentage of the increase in real property taxes which is referred to as tax increment financing (TIF). This source of revenue is used to fund and finance redevelopment projects, as identified in the CRA Redevelopment Plan and establishes the public incentives to attract private investment within the designated area.

Process for Creating CRAs

Per Statutory requirements, the process for creating a CRA begins with a local government developing a Finding of Necessity report outlining the blighted conditions in a targeted area. The local government then holds a public meeting to adopt a resolution, which is supported by data and analysis, and make a legislative finding that: (1) the conditions in the area meet the criteria of blight and (2) declare the need for a Community Redevelopment Agency. As Palm Beach County is a charter county, the municipality must obtain approval from the Board of County Commissioners (BCC). The BCC determines the specific delegation of powers to be granted to the local government. Upon approval by the County, the local government appoints a board as the governing body of the Community Redevelopment Agency. Thereafter, the Community Redevelopment Plan is developed and adopted to outline the goals and specific projects for the area. Lastly, a Redevelopment Trust Fund is utilized by the Community Redevelopment Agency to direct the increase in real property tax revenues back into the targeted area.

House Bill 9 (2019)

During the 2019 Florida Legislative Session, House Bill 9 (HB 9) was signed into law (Laws of Florida 2019-163) by Governor DeSantis on June 28th. This law is effective on October 1, 2019 and creates s.163.3775 that requires CRAs that are in existence on October 1, 2019 to be terminated by September 30, 2039 or the expiration date stated in the agency’s charter, whichever is earlier. However, the governing board of a creating local government entity may approve the continued existence of a CRA by majority vote. The bill also expands annual reporting requirements, requires ethics training for CRA Board Members and provides guidance as to how revenues in the Redevelopment Trust Fund can be spent.

IV. Request

Current Request

The Village of Palm Springs is approximately 4.22 square miles in land area and located within central Palm Beach County with a population of approximately 23,250. The request by the Village is to designate two sub-areas of the municipality for the creation of a Community Redevelopment Agency. The first sub-area is Congress Avenue (see Exhibit 1.A for map), which totals 220 acres and consists of approximately 8.1% of the total land area of the Village of Palm Springs. This sub-area is generally located south of Summit Boulevard and includes several parcels south of Forest Hill Boulevard. The second sub-area is Lake Worth Road (see Exhibit 1.B for map) which consists of 290 acres or 10.7% of the total land area of the Village and is located in the southern portion of the Village limits, between Military Trail to the west and the eastern Village limits at the Lake Worth Drainage District (LWDD) Canal E-4.

The Village adopted a Resolution, included in the agenda item, requesting delegation of powers from the BCC on March 28, 2019. The Village provided the Finding of Necessity report to the County, as shown in Exhibit 3, on March 29, 2019 and the County subsequently requested additional documentation on April 19, 2019. The Village responded with the additional documentation to the County on April 26, 2019. The additional information was considered to be complete on May 14, 2019. Per Florida Statutes, the BCC has 120 days after the receipt of all required documentation to consider the request. The final deadline for consideration by the BCC is September 10, 2019.

2017 Request

In October 2017, the Village requested the creation of a CRA for nearly the same two sub-areas that are currently proposed. However, the current request is slightly larger with the addition of 5 parcels totaling 20.5 acres in the Congress Avenue sub-area and 1 parcel totaling 4.3 acres in the Lake Worth Road sub-area. Due to the fiscal impact to the County, staff recommended denial. At the March 13, 2018 public hearing, the BCC voted 4-3 to deny the request.

V. Data and Analysis

This section provides background and data, including an examination of consistency with the Florida Statutes. The Staff Analysis is included at the end of each subsection.

A. Palm Beach County CRAs

As a charter county, Palm Beach County has the authority to grant or deny any request from a municipality for a delegation of powers to create a CRA. Per Florida Statutes, the County has 120 days after the receipt of all required documentation. The County currently has 12 CRAs established, with the Town of Lake Clarke Shores CRA being the most recently created in 2016; 11 are within municipalities and one is within unincorporated County (Westgate).

The majority of the CRAs in Palm Beach County were created in the 1980s when redevelopment activities were a priority for many of the cities that had experienced a migration from downtown areas to the suburbs. Seven out of the 12 CRAs were established from 1980 through 1989. Two were established in the 1990s, and two were established in the 2000s. The most recent request for a CRA was in 2015 by the Town of Lake Clarke

Shores, which was approved by the BCC in 2016 through an interlocal agreement. Table 1 provides the year established, number of acres and parcels for each Palm Beach County CRA.

A number of expansions have occurred in Palm Beach County for CRAs such as Boynton Beach CRA (2006), Jupiter CRA (2011), and Lake Worth CRA (2001). These 12 CRAs vary in size, ranging from 53 acres to just over 1,500 acres. The majority of these areas are in the downtown corridors or coastal areas to revitalize the business districts of the municipality. Currently, the Statutes provide a term of 30 years for a CRA, but if expanded, the term increases to 40 years. However, as mentioned previously, House Bill 9 was signed into law and may impact the termination date of existing CRAs.

Table 1: Palm Beach County CRA Acres and Parcels

CRAs within PBC	Parcel Acres	# of Parcels	Year Established
Belle Glade	102.07	442	2001
Boca Raton	227.06	252	1980
Boynton Beach	1,226.96	3,152	1981
Delray Beach	1,503.54	5,635	1985
Jupiter	268.25	169	2002
Lake Clarke Shores	53.00	36	2016
Lake Park	239.50	357	1996
Lake Worth	557.29	2,676	1989
Palm Springs	510.00	421	
PBC: Westgate/Belvedere	1,096.63	2,262	1989
Riviera Beach	686.58	1,770	1984
WPB: Downtown	576.08	1,488	1985
WPB: Northwood	333.47	939	1993
TOTAL	7,380.43*	19,599*	

Source: PBC Property Appraiser 2016; Year Established: CRA Development Plans

**includes Palm Springs in tabulation*

Staff Analysis:

The dates of establishment as shown in the table reflect that there was an era of significant CRA creation activity during a time of economic stagnation and migration of population out of the downtown areas leading to blight. Since the 1980s, the County has seen very few areas that demonstrated a truly blighted condition warranting the extraordinary remedies of creating a CRA. At 510 acres, the proposed Village of Palm Springs CRA would be the median size of all the existing CRAs in Palm Beach County.

B. Proposed Village of Palm Springs CRA

The proposed Village of Palm Springs CRA is 510 acres (inclusive of both sub-areas) and within the County's Urban Redevelopment Area (URA) that was established in 2004 by the BCC to support and incentivize redevelopment. Within the URA, the Congress Avenue and Lake Worth Road corridors are two of the designated Priority Redevelopment Areas (PRAs) where the County focused its redevelopment efforts that culminated in the URA Master Plan as well as the adoption of Comprehensive Plan and Unified Land Development Code amendments. These two corridors were subsequently annexed by the Village and are now included in the proposed CRA.

As described in the Finding of Necessity Report, beginning in 1998 the Village “initiated an aggressive annexation program.” Exhibits 1.C and 1.D show the years in which annexations have occurred within the proposed CRA boundaries. The majority of parcels in the Congress sub-area were annexed by the Village between 2004 to 2008; whereas, the Village annexed 164 parcels (147.66 acres) in the Lake Worth Road sub-area within the last 10 years.

In the proposed Congress Avenue sub-area, the existing land use is predominately commercial with nearly 103 acres or 47% of the parcels consisting of commercial properties. There are also 30 acres of medium density residential (14%), 29 acres of light industrial (13%) and 18 acres (8%) of public facilities. The land uses in the proposed Lake Worth Road sub-area are also predominately commercial with 193 acres or 67% that are commercially designated, followed by 25 acres (9%) of medium density residential and just over 17 acres (6%) of low density residential.

Property Value Characteristics

This section examines property value characteristics of the proposed CRA relative to the Village and County. The Village provided data regarding taxable values, which are summarized in Table 2. The table shows the taxable values increased for each local government from 2013-2018.

Table 2: Total Taxable Value Percentage Change

Taxable Year	Proposed Congress Ave CRA Sub-Area	Proposed Lake Worth Road CRA Sub-Area	Village of Palm Springs	Palm Beach County
2013	Base	Base	Base	Base
2014	4.2%	5.4%	8.7%	7.1%
2015	6.2%	101%	21.8%	9.4%
2016	10.7%	12.6%	12.3%	8.2%
2017	20.3%	18.9%	22.4%	7.0%
2018	9.9%	8.5%	10.1%	6.5%

Source: Village of Palm Springs Finding of Necessity

Staff Analysis:

After years of recession and budget cuts, many municipalities in Palm Beach County are looking for tools to initiate, plan, and manage redevelopment, as well as increase their tax base and tax revenue. The two sub-areas maintained property value increases ranging from 4.2% to 20.3% each year during this time period. With the exception of the Lake Worth Road sub-area which saw a major increase in 2015 when the taxable value went from \$51,942,187 in 2014 to \$104,490,009 in 2015. This was likely due to annexations by the Village as previously mentioned.

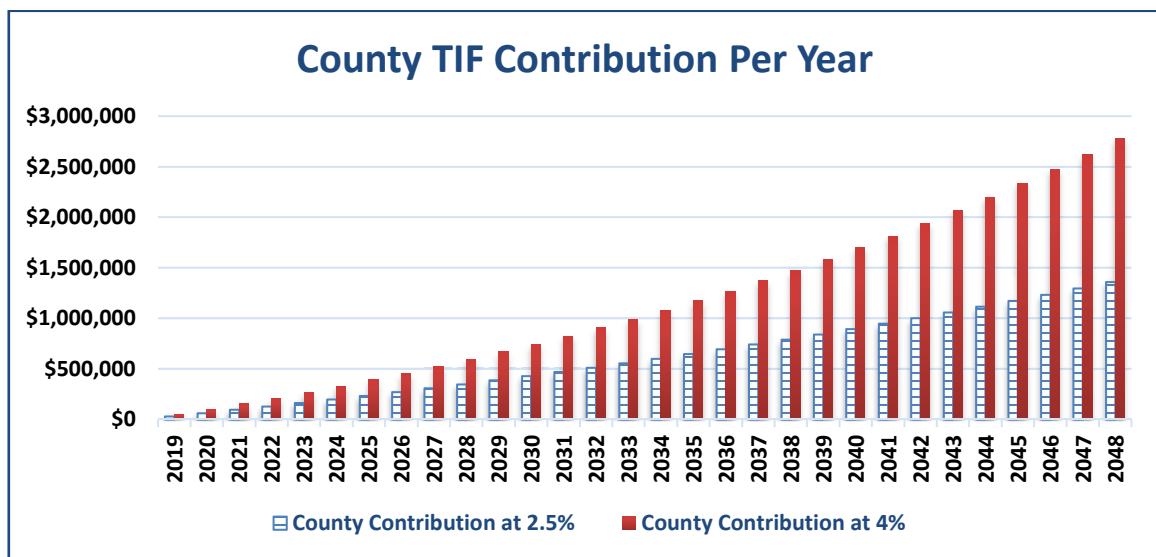
Tax Increment Financing (TIF) Projections

This section examines the fiscal impact to the County if the CRA is approved by the BCC. As previously mentioned, in approving a CRA, the effect to the County would be to freeze tax revenues at their current levels with increases in tax revenue going to the Agency. These agencies are funded by the increase in property tax values within the Community Redevelopment Agency boundary. Any tax revenues from increases in real property value,

referred to as “increment,” are deposited into the Community Redevelopment Agency Trust Fund and dedicated to the redevelopment area. The CRA retains this percentage of the increase in real property taxes which is referred to as tax increment financing (TIF).

In calculating the potential TIF payments, the Village provided the base taxable value using the Property Appraiser’s 2018 First Certified Tax Roll. The base taxable value is \$151,733,896 for the Lake Worth Road sub-area and \$120,869,945 for the Congress Avenue sub-area. Using the County’s current 4.7815 millage rate, Graph 1 shows the TIF payment each year that the County would contribute to the Redevelopment Trust Fund based on the Village’s projection of property value growth at 2.5% or 4%. Table 3 shows the cumulative TIF payments in 5 year increments that the County would contribute based on the property value growth rates provided by the Village.

Graph 1. TIF Projections per Year (2019-2048)



Source: Village of Palm Springs Finding of Necessity

Table 3: Cumulative TIF Payments by the County

	County Contribution at 2.5% Property Value Growth	County Contribution at 4% Property Value Growth
5 Year Total (2019-2023)	\$480,127	\$783,802
10 Year Total (2019-2028)	\$1,836,950	\$3,078,805
15 Year Total (2019-2033)	\$4,185,674	\$7,158,414
20 Year Total (2019-2038)	\$7,565,642	\$13,528,970
25 Year Total (2019-2043)	\$12,397,324	\$22,621,113
30 Year Total (2019-2048)	\$18,574,574	\$35,024,483

Staff Analysis:

Based on the Village’s projection of property value growth of 2.5%, the fiscal impact to the County would be approximately \$18.5 million over a 30-year period. At 4% growth, the fiscal impact would be \$35 million. If the growth exceeds this amount, the fiscal impact will be greater. As the previous section demonstrates, the 2.5% and 4% growth projections may be a conservative estimate. In Fiscal Year 2019, \$42.8 million in property tax revenue was redirected from the County to the 12 existing CRAs.

C. Municipal Millage Rates Comparison

Local governments without CRAs have other tools for redevelopment and infrastructure improvements, such as taxation through millage rates. Table 4 provides a comparison of millage rates for the municipalities surrounding the proposed CRA.

Table 4: Millage Rates

Fiscal Year	Palm Springs	Greenacres	Lake Clarke Shores	Palm Beach County
2009	3.5000	5.1500	6.4921	4.3440
2010	3.5000	5.6500	6.2798	4.7500
2011	3.5000	5.6500	6.2798	4.7815
2012	3.5000	5.6500	6.2798	4.7815
2013	3.5000	5.4284	6.2798	4.7815
2014	3.9000	5.4284	6.2798	4.7815
2015	3.9000	6.0854	6.2798	4.7815
2016	3.9000	6.0854	6.2798	4.7815
2017	3.9000	6.0854	6.2798	4.7815
2018	3.6500	6.0854	6.2798	4.7815
2019	3.5000	6.4000	6.2798	4.7815

Source: Florida Department of Revenue, Village of Palm Springs

Staff Analysis:

Redevelopment is one of the many challenges faced by municipalities throughout the County. Many cities lacking vacant land will focus on growth within other areas of the jurisdiction including redevelopment of underutilized or blighted areas to increase tax revenue. The millage of the Village is lower than those of the surrounding communities and Palm Beach County and was lowered by the Village from 3.9000 to 3.6500 in 2018 and then further in 2019 to 3.5000. In comparison, Palm Beach County and Lake Clarke Shores, the millage remained at the same rate during this time period, and Greenacres increased the millage rate in 2019 from 6.0854 to 6.400. A millage rate increase could provide some of the funding for improvements in this area, without the long-term commitment required by the CRA. For example, when the Village lowered the millage rate in 2018 and then again 2019, an additional \$500,000 in property tax revenue could have been generated. This additional tax revenue each year could provide funding for the debt service of a bond which would yield \$8.9 million of proceeds available for the potential capital improvement projects identified by the Village (see Exhibit 2 for list). Therefore, it is unclear how the creation of a CRA would be a superior method than traditional municipal funding or operational mechanisms to improve these conditions.

D. Consistency with the Florida Statutes

Chapter 163 of the Florida Statutes provides the regulations regarding CRAs. The County and the Village meet the requirements of Chapter 163.410, F.S., and followed the statutory process. The Statutes further provide that certain criteria must be met in creating/designating a CRA per Chapter 163.340, F.S. The Statutes require that the municipality must demonstrate the existence of blight, which constitutes a serious and growing menace,

injurious to the public health, safety, morals and welfare of the residents. The Statutes further state that there must be evidence of prevailing condition of decay, a severe shortage of housing affordability, and that the area must have blight, which is defined as:

Chapter 163.340, F.S., 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; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; **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.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination 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.

Staff Analysis:

Florida Statutes defines “blighted area” as “a *substantial number* of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress” and where at least 2 of the 15 blight factors are present.

The Finding of Necessity report provided photographic evidence to support the existence of blight, including the following description of the sub-areas: “infrastructure remains deficient; vacancies are high while rents and values are low; properties are deteriorating; and public safety problems persist.” However, in order to support the Village’s qualitative findings, on

April 19, 2019, the County requested that the Village provide additional documentation including a “windshield inventory” of deteriorating or deteriorated structures in order to further demonstrate compliance with the statutory requirements (see Exhibit 4).

The inventory showed 8 of the 166 parcels (4.8%) in the Congress Avenue sub-area and 11 of the 255 parcels (4.3%) in the Lake Worth Road sub-area illustrate blight. The inventory provided by the Village also included the following description of the parcels: interior renovations are needed for code compliance, the building is abandoned or vacant, temporary structure is being used for businesses, and site being used for litter, dumping and graffiti.

In addition to the windshield inventory data provided above, as supporting documentation the Village also provided studies that have been conducted in the area including the 2007 PBC Urban Redevelopment Area Planning Study and Corridor Master Plans (URA Master Plan), PBC Infill and Redevelopment Study and Heart of Palm Beach Strategic Planning Report which provide further support for the blighted condition of the sub-areas. Specifically, the URA Master Plan includes an analysis of parcels that are likely to redevelop as the buildings were vacant or in disrepair. The URA Master Plan specifically identifies parcels located along Congress Avenue and Lake Worth Road as areas most likely to redevelop, which are located within the proposed CRA boundaries.

The Finding of Necessity report also describes the disproportionately high concentration of code enforcement violations in the sub-areas. Specifically the Congress Avenue corridor represented 22% of the total code violations in the Village although it consists of 8.1% of the total land area. For the Lake Worth Road sub-area, the Village provided data that nearly 300 violations have been issued along the corridor in the past four years which represents 36% of the total code violations in the Village, for an area that is 10.6% of the total land area. The code violations included illegal signage and outdoor storage, broken fences, piling of debris and garbage, overgrown lots, deteriorating buildings and graffiti.

In total, the Finding of Necessity photos and sub-area descriptions, the windshield inventory, code enforcement data and supporting studies that have been conducted in the area, all support the finding that a substantial number of deteriorated or deteriorating structures exist.

In addition, the Village claims six of the fifteen blight factors were met in each sub-area. Staff concurs that at least two of these factors are present in each sub-area, specifically factors (j): incidence of crime in the area higher than in the remainder of the county or municipality, and (k): fire and emergency medical service calls to the area predominately higher than in the remainder of the county or municipality. The basis for these findings are as follows:

- (1) For factor (j), the Finding of Necessity states that due to “the high number of vacant and abandoned buildings and lots that become overgrown and locations for trespassing and debris”, the Congress Ave and Lake Worth Road sub-areas represents 9.9% and 16% of total police call volume even though the sub-areas consists of 8.1% and 10.6% of the total land area of the Village, respectively.
- (2) For factor (k), the Finding of Necessity states that “data from the Palm Beach County Fire Rescue indicates the number of fire and EMS calls is two to four times greater than the number of calls to the balance of the Village.” As stated in the previous factor analysis, this is disproportionately high considering the sub-areas consist of 8.1% and 10.6% of the land area of the Village.

Staff therefore concludes that the criteria for the definition of blight from Chapter 163.335, F.S., is met.

VI. Conclusion and Recommendation

The Florida Statutes require that, in order to establish a CRA, the local government needs to provide a Finding of Necessity report to describe how the area meets the statutory definition of “blighted area.” The Village concluded they met 6 of the 15 criteria as factors present for blight. Staff concurs that at least two of the factors are present in each sub-area, specifically factors (j): incidence of crime in the area higher than in the remainder of the county or municipality and (k): fire and emergency medical service calls to the area predominately higher than in the remainder of the county or municipality. In addition, the Village provided a windshield inventory, supporting studies that have been conducted in the area and code enforcement data as evidence that a substantial number of deteriorating structures exist. Therefore, staff’s assessment is that the criteria for the definition of blight from Chapter 163.335, F.S., is met.

Staff understands the concerns of local governments to address redevelopment challenges and acknowledges the need for redevelopment in many areas throughout the County. The County will continue to work with municipalities through existing intergovernmental coordination efforts and through organizations such as the Palm Beach County League of Cities, the Palm Beach Transportation Planning Agency (formerly the Metropolitan Planning Organization), and through the efforts of the Commissioner offices of District 2 and District 3. There may be other potential opportunities such as working with:

- the Business Development Board to identify office space as incubator space;
- the Palm Beach County Housing Authority for discussion on assistance for owner-occupied workforce housing;
- the Palm Beach County Department of Economic Sustainability for discussions on Community Development Block Grant (CDBG) to fund infrastructure improvements;
- the establishment of a Municipal Service Taxing Unit (MSTU) or a Municipal Service Benefit Unit (MSBU);
- the Transportation Planning Agency (TPA) regarding the multimodal road improvement grant;
- Village efforts such as code enforcement, use of penny sales tax and ad valorem by increasing millage rate; and
- Discussions with other Palm Beach County departments to determine needed improvements.

In addition, based on the Village’s projection of property value growth of 2.5%, the fiscal impact to the County would be approximately \$18.5 million over a 30-year period. At a 4% growth, the fiscal impact to the County is estimated to be \$29 million. If the growth exceeds this amount, the fiscal impact will be greater. In Fiscal Year 2019, the CRAs redirected \$42.8 million in tax revenue from Palm Beach County to the 12 existing CRAs: one within unincorporated County and 11 within municipalities. Due to the fiscal impact, County Administration consistently recommends denial for the creation of new CRAs.

As such, staff recommends **denial** of this request.

Exhibits	Page
1.A Location Map – Congress Avenue Sub-Area	E-1
1.B Location Map – Lake Worth Road Sub-Area	E-2
1.C Annexation Map – Congress Avenue Sub-Area	E-3
1.D Annexation Map – Lake Worth Road Sub-Area	E-4
2. Potential Capital Improvement Projects Provided by the Village	E-5
3. Village of Palm Springs Finding of Necessity Congress Avenue Sub-Area Lake Worth Road Sub-Area	E-6
4. Village of Palm Springs Additional Information Response	E-141
5. Correspondence	E-143

Exhibit 1.A
Location Map – Congress Avenue Sub-Area

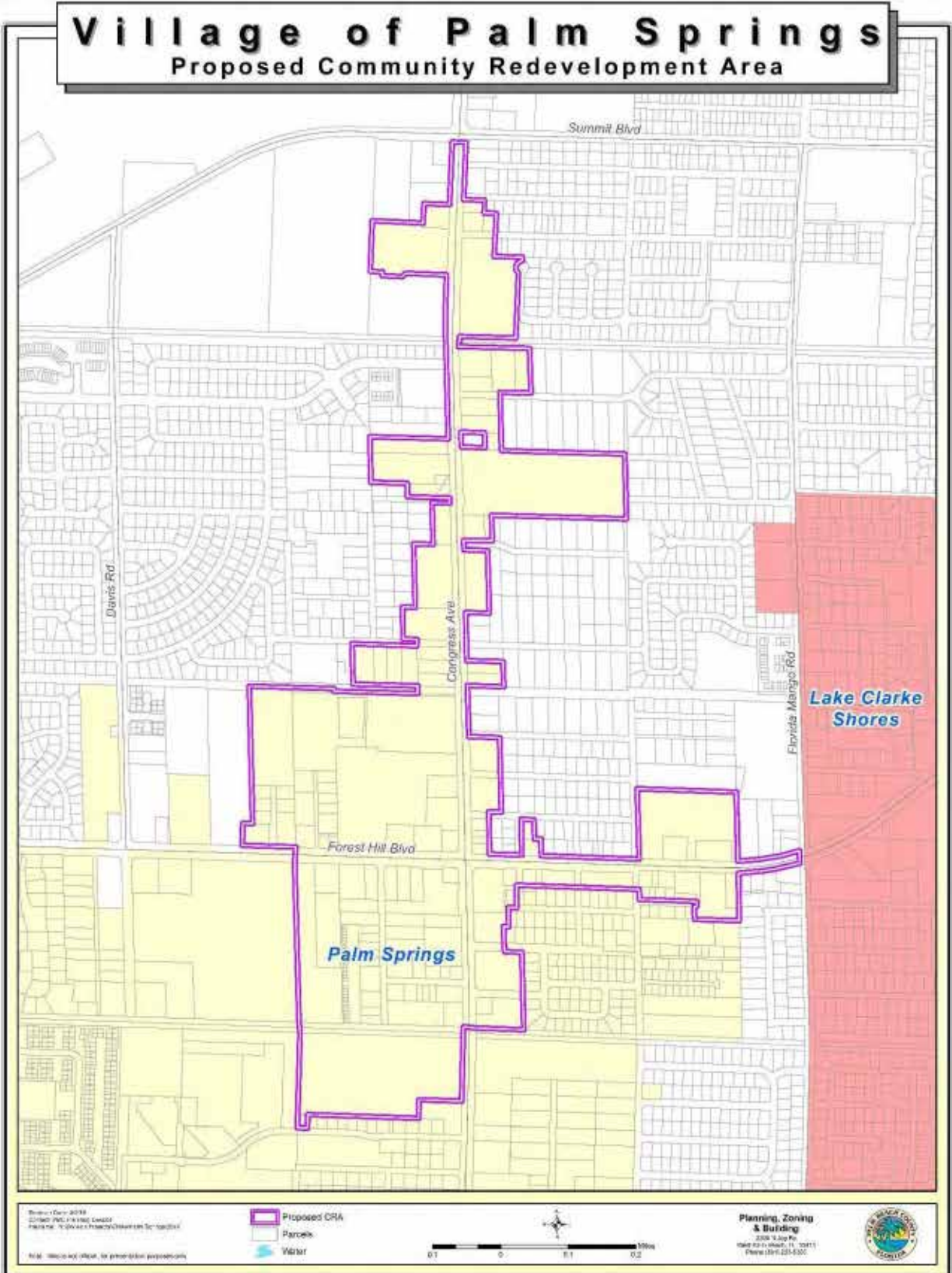


Exhibit 1.B
Location Map – Lake Worth Road Sub-Area

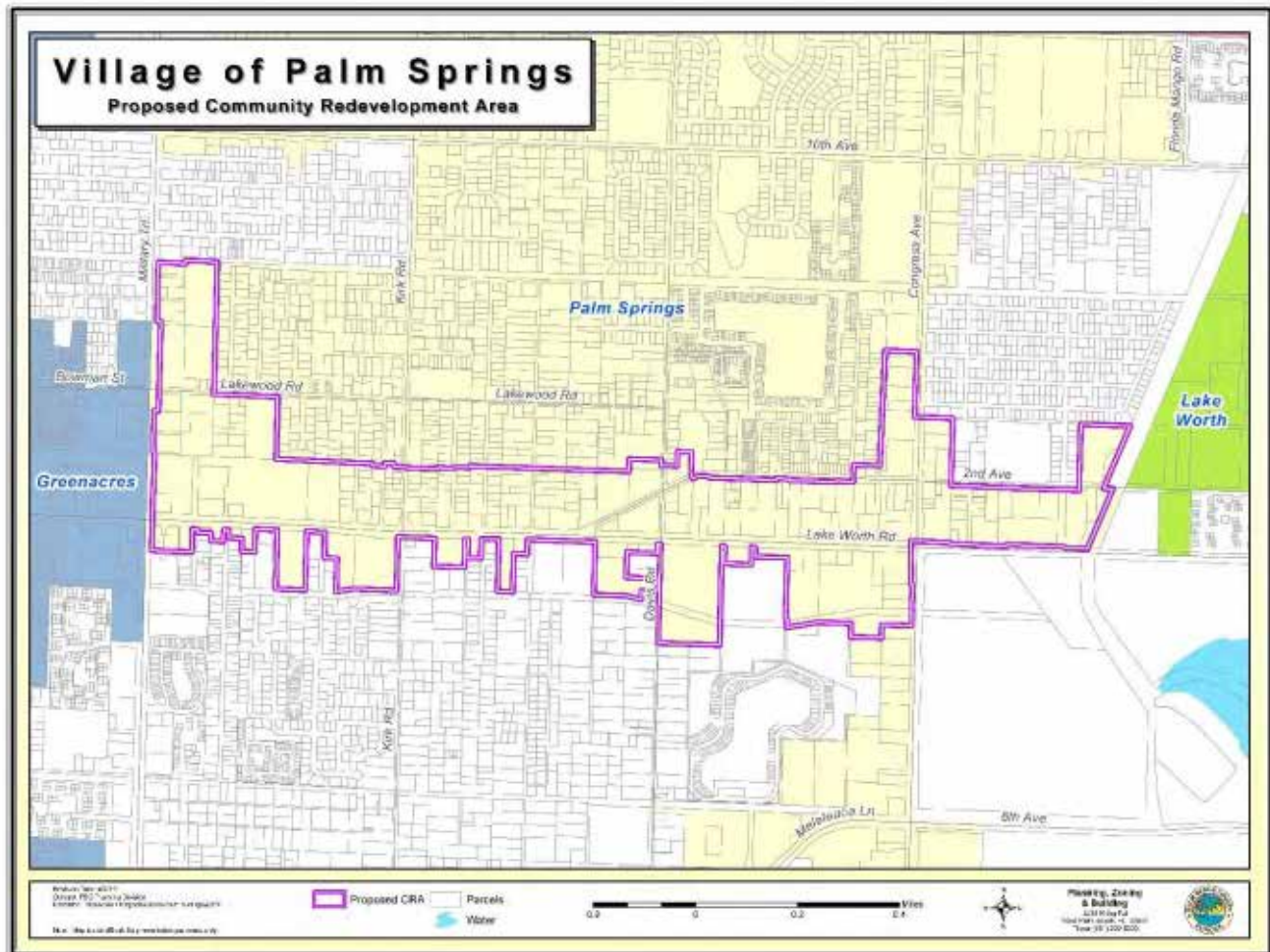


Exhibit 1.C
Annexation Map – Congress Avenue Sub-Area

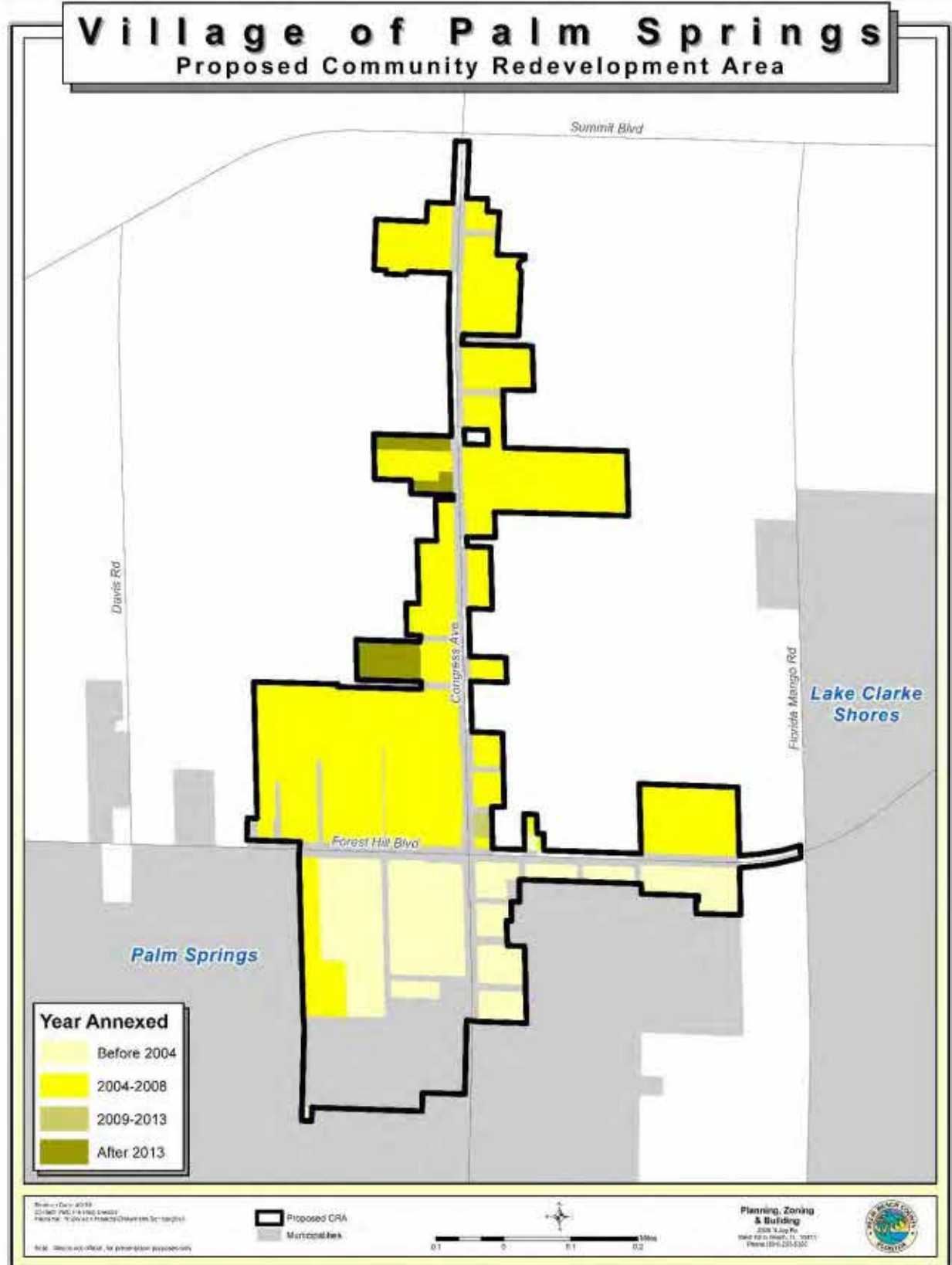


Exhibit 1.D
Annexation Map – Lake Worth Road Sub-Area

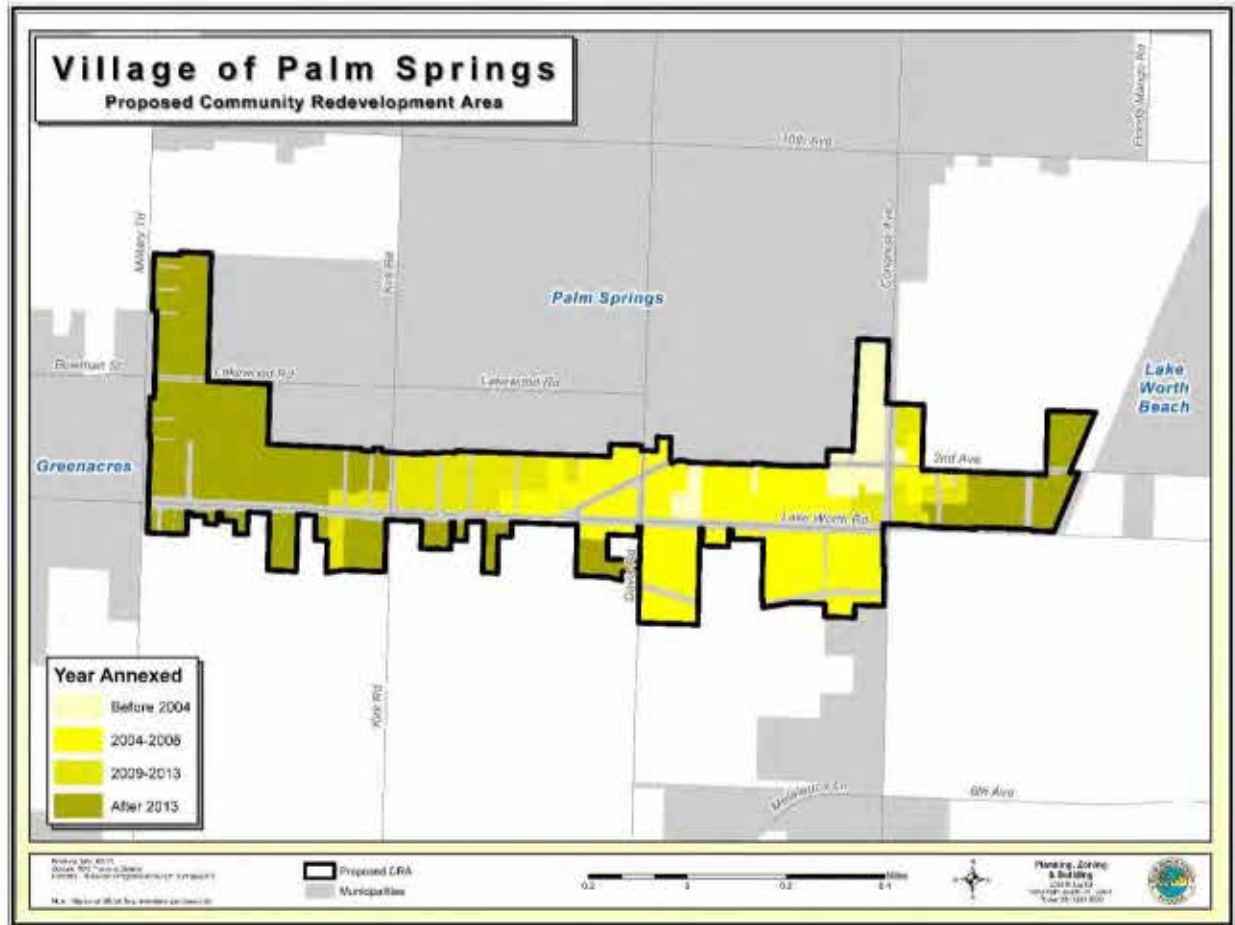


Exhibit 2

Potential Capital Improvement Projects Provided by the Village

POTENTIAL CRA CAPITAL PROJECTS

Based on staff discussions and an analysis of opportunities and deficiencies in the Congress Avenue and Lake Worth Road CRA Sub-Areas, the Village has identified a series of potential CRA capital projects to advance its redevelopment efforts. These capital projects are typical for CRAs and can be funded through a variety of funding sources, including CRA TIF revenue as well as grants, loans, developer contributions, and other public and private funding sources. Additional projects and redevelopment programs may be identified as the Village advances its redevelopment efforts with the development of a CRA Redevelopment Plan.

VILLAGE OF PALM SPRINGS CRA POTENTIAL CAPITAL IMPROVEMENTS PROJECTS	
Sewer Force Main Extension (Congress Ave)	\$3,255,000
Drainage Improvements (LW Road)	\$1,690,500
Pedestrian Access Improvements (Congress Ave)	\$1,932,000
Pedestrian Access Improvements (LW Road)	\$1,050,000
Mid-Block Crosswalks (LW Road)	\$525,000
Traffic Improvements (Davis Street, LW Road)	\$2,625,000
Relocation of Aerial Utility Lines Underground	\$12,033,000
Streetscaping & Landscaping (Congress Ave)	\$2,877,000
Streetscaping & Landscaping (LW Road)	\$1,617,000
Transit Improvements (Shelters, Benches)	\$1,218,000
<i>TOTAL</i>	\$28,822,500

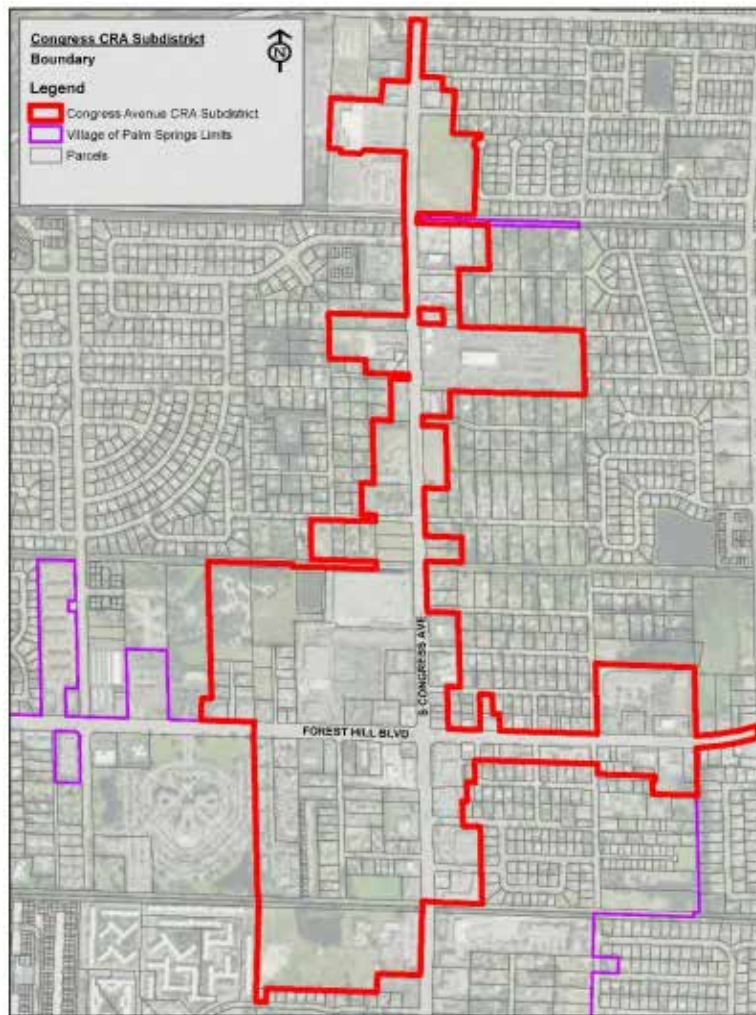
Exhibit 3

Village of Palm Springs Finding of Necessity



VILLAGE OF PALM SPRINGS FINDING OF NECESSITY REPORT CONGRESS AVENUE CRA SUB-AREA

FINAL DRAFT, Rev. 3/28/2019



VILLAGE OF PALM SPRINGS FINDING OF NECESSITY CONGRESS AVENUE CRA SUB-AREA

EXECUTIVE SUMMARY

Chapter 163, Part III, Florida Statutes enables local governments to establish community redevelopment agencies (CRAs) within their jurisdictions to foster and support redevelopment of targeted areas if certain conditions are found to exist. The statute requires that no fewer than two of the fifteen “blight” criteria be present to enable establishment of a CRA area. As requested by the Village Council of the Village of Palm Springs, the Treasure Coast Regional Planning Council conducted an analysis of the proposed Congress Avenue Sub-Area, which is entirely included within Palm Beach County’s long-established Urban Redevelopment Area (URA). A boundary map of the proposed CRA Sub-Area is provided in this section.

Within the Congress Avenue Sub-Area, six (6) of the fifteen statutory criteria are present, including:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).

In addition, there are disproportionately high code enforcement violations, including unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

These conditions are long-standing deficiencies, that have persisted since before Palm Beach County created the URA, which has been identified since 2004 as the County's primary location for redevelopment and infill development. The URA contains the CRA Sub-Area in its entirety. Within this area, the Palm Beach County Board of County Commissioners has continually recognized and documented the economic challenges and development obstacles that persist today. The Congress Avenue Corridor is one of the County's three "priority redevelopment areas," which are identified for aggressive redevelopment strategies to overcome their persistent problems with public safety, crime, vacancies, economic deterioration, and declining conditions. Despite this County designation, little has changed in the Congress Avenue Corridor. Infrastructure remains deficient; vacancies are high while rents and values are low; properties are deteriorating; and public safety problems persist. The Village of Palm Springs CRA will enable the Village to directly address these issues and remedy the area's long-term deficiencies and underutilization.



The site above is an example of dilapidated commercial frontage on South Congress Avenue.

A detailed analysis of the proposed CRA and evidence of these criteria, detailing current conditions, is provided within the Finding of Necessity report along with additional data to illustrate the need for redevelopment in the Congress Avenue Sub-Area.

FINDING

The proposed Congress Avenue CRA Sub-Area contain conditions supporting six (6) criteria, which constitute blight under Chapter 163, Part III (8), F.S. These include:

- *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.);*
- *Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);*
- *Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);*
- *Fire and emergency medical service calls to the area proportionally higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and*
- *Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).*

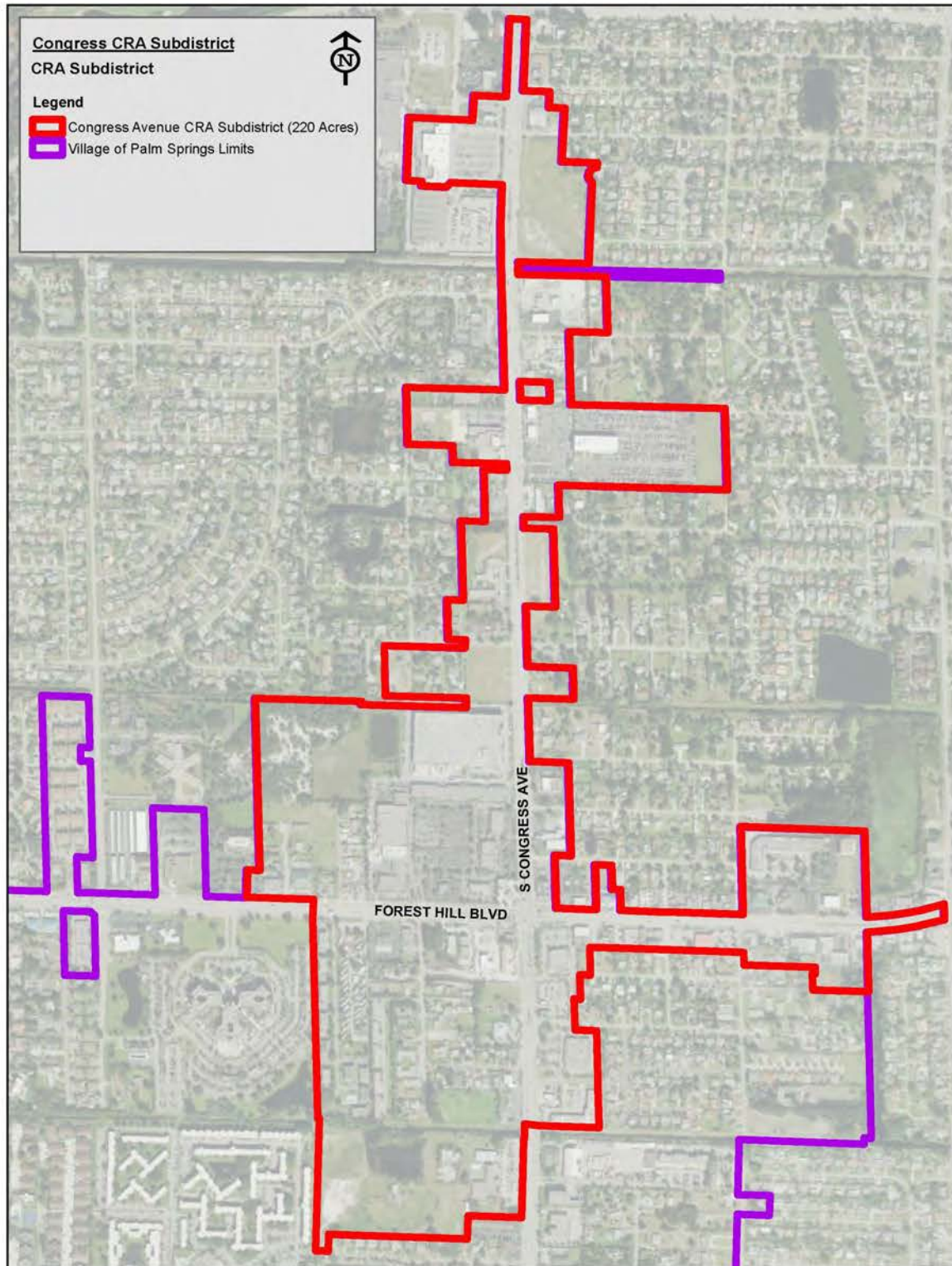
The area is therefore eligible to be considered for CRA designation by the Village Council under Florida Law. A CRA designation will assist the Village to remedy the conditions of blight and help foster redevelopment in the CRA as well as surrounding unincorporated areas of Palm Beach County.

RECOMMENDATION

The Village of Palm Springs should adopt this Finding of Necessity by resolution in accordance with the provisions set forth in Chapter 163, Part III, F.S., and proceed with the establishment of a Community Redevelopment Agency (CRA), in partnership with Palm Beach County, including the Congress Avenue CRA Sub-Area, and a tax increment financing mechanism as allowed under Florida Law. The CRA will assist the Village in accomplishing five key goals:

- I. *Improving Utilities and Infrastructure Deficiencies*
- II. *Expanding Job Development and Economic Growth*
- III. *Enhancing Public Safety*
- IV. *Increasing and Maintaining Workforce Housing*
- V. *Advancing the Partnership with Palm Beach County*

BOUNDARY MAP OF PROPOSED VILLAGE OF PALM SPRINGS CRA – CONGRESS AVENUE SUB-AREA



SECTION 1

PURPOSE OF FINDING OF NECESSITY

Working with the Treasure Coast Regional Planning Council, the Village of Palm Springs commissioned a Finding of Necessity, as required by and in compliance with Florida Statutes, in support of the establishment of a Palm Springs CRA – Congress Avenue Sub-Area. If the Council wishes to establish a CRA and access the corresponding benefits, the adoption of this Finding of Necessity by resolution is the initial step required by Chapter 163, Part III, *Florida Statutes* (F.S.). The purpose of this study is to provide: (1) an overview of Florida’s Community Redevelopment Act; (2) overview and description of the proposed Congress Avenue CRA Sub-Area; (3) relevant data, analysis, and evaluation in support of the Finding of Necessity; and (4) findings and recommendations for the establishment of a CRA by the Village of Palm Springs.

The Community Redevelopment Act of 1969, Chapter 163, Part III, F.S., authorizes local governments to establish community redevelopment agencies 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 slum and blighted areas.

In order to establish a community redevelopment agency, a Finding of Necessity must be prepared and adopted in accordance with the requirements in Chapter 163, Part III, F.S.. The precise portion of the statute that governs the standards of a statutorily compliant Finding of Necessity is provided as follows:

163.355 Finding of necessity by county or municipality. No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.



The establishment of a CRA will help Palm Springs improve properties such as those pictured above and below by addressing economic deficiencies and helping expand jobs and revenues for the community.



SECTION 2

GENERAL DESCRIPTION OF PROPOSED REDEVELOPMENT AREA

The Village of Palm Springs is a full-service municipality located in central Palm Beach County (PBC), that contains approximately 4.22 square miles. The current Village Limits are generally located south of Summit Boulevard, south of 6th Avenue South to the Atlantis city limits, east of Military Trail, and west of Florida Mango Road. The Congress Avenue Corridor is primarily a commercial corridor, containing a predominance of older commercial structures and vacant lands constrained by a lack of infrastructure. Florida's Community Redevelopment Act provides for redevelopment in defined areas that suffer from blight and disinvestment. The Act also allows for coastal and tourist areas to be included if they are, among other things, deteriorated or have outdated building density patterns.

The Village is a vibrant community with progressive leadership, strong community spirit, and a willingness to invest in itself to help maintain a healthy, vibrant community. In the 60 years since the Village was chartered in 1957, Palm Springs has grown into a diverse, family-oriented community with a population of roughly 23,250 (2018 estimate). The Village provides a full range of services, hosts community events throughout the year, and acts as a partner with property owners to help facilitate continued investment and enhancement in the community.



Not all sections of the Village maintain the same level of vibrancy and investment. In particular, there are several key commercial corridors the Village has identified as needing a more focused redevelopment effort due to economic conditions, lacking infrastructure, and deterioration. One of those corridors lies along Congress Avenue, which is an area where the Village has conducted

extensive annexations to help protect its existing neighborhoods and property owners, improve investment patterns, and enhance its economic condition. In the Village of Palm Springs, the proposed Congress Avenue Sub-Area is generally located south of Southern Boulevard, north of Lillian Road, and extends east and west along Forest Hill Boulevard, encompassing parcels on both sides of the roadway and extending back as far as a third of a mile in some locations. Highlights in the Sub-Area include:

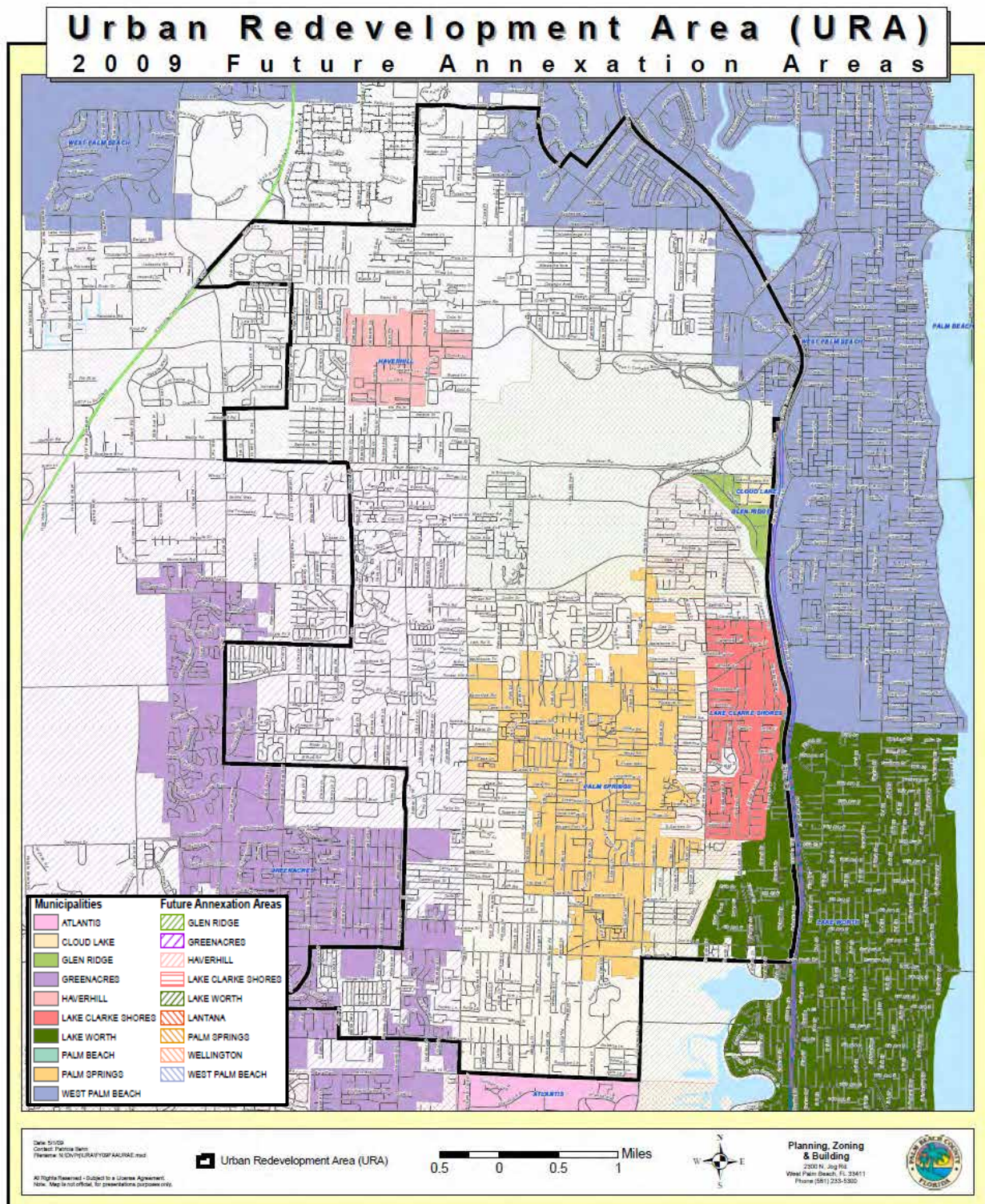
- A total of 220 acres, or 8.1% of the Village of Palm Springs total land area of 2,712 acres.
- Land uses in the Congress Avenue Sub-area are mostly commercial (nearly 103 acres or approximately 47%), followed by medium density residential (approximately 30 acres or 14%), and light industrial (approximately 29 acres or 13%). Roughly 18 acres or 8% of the Sub-Area is comprised of land designated for other public facilities. The designation of future land use categories is illustrated in the Future Land Use map provided in Section 3 of this Report.
- The Village is a full-service municipality, providing police services as well as parks and recreational facilities, utilities, a municipal library, and a full range of planning, development, building, and code enforcement services.
- The Village of Palm Springs is centrally located within Palm Beach County's Urban Redevelopment Area (URA), which has been identified as a primary location for redevelopment and infill development by the Board of County Commissioners. Dating back to 2004, the Palm Beach County Board of County Commissioners has long recognized the economic challenges and development obstacles that exist on the Congress Avenue Corridor. With the adoption of the County's Infill and Redevelopment Study, the County identified three "priority redevelopment areas," including the Lake Worth Road Corridor, Congress Avenue Corridor, and Military Trail Corridor. The County concluded there was a need for an aggressive redevelopment strategy to overcome the areas' persistent problems with public safety,

crime, vacancies, economic deterioration, and declining conditions. The County designated the area as an Urban Redevelopment Area (URA) to help advance the identification of capital improvement needs, land development conflicts, and economic revitalization. Despite this County designation, there has been limited development along the Congress Avenue Corridor. Infrastructure remains deficient, particularly the extension of sanitary sewer service. Vacancies are high while rents and values are low; properties are deteriorating; and public safety problems persist. Over time, in partnership with Palm Beach County, the Village of Palm Springs has annexed properties in this area to help the County accomplish its goals for the area. **The establishment of a CRA inclusive of the Congress Avenue CRA Sub-Area is entirely consistent with this prior County finding and enable the Village to more directly address the long-standing redevelopment and economic challenges that have persisted in this area for decades.**

The goal of the URA is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies will:

- Provide and enhance viable redevelopment opportunities to discourage further westward expansion;**
- Provide a variety of housing options for persons and families of all income ranges;**
- Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;**
- Fully utilize and enhance existing infrastructure facilities and services; and**
- Attract new residents, businesses and services to improve the quality of life for the current population in the URA.**

Palm Beach County's URA effort emphasizes the County's desire to encourage redevelopment and infrastructure in the central portion of the County, specifically including the Village of Palm Springs. The establishment of the Palm Springs CRA – Congress Avenue CRA Sub-Area meets the intent of the County's URA and will help the County accomplish the goals it has established for this area.



Palm Beach County's Urban Redevelopment Area is illustrated on the map above. The Village of Palm Springs has executed annexations as envisioned in this County-led planning effort to help the County accomplish the goals it set forth for this area.

- The Village of Palm Springs initiated an aggressive annexation program beginning in 1998, which was implemented in coordination with Palm Beach County. Along the Congress Avenue Corridor, the Village annexed 224 properties, totaling approximately 156 acres. These parcels included a broad mix of residential, commercial, and



This image is typical of a vacant parcel that is a missed redevelopment opportunity. The lack of infrastructure and poor economic climate has harmed job creation and the establishment of Qualified Target Industry jobs, that are especially appropriate for parcels such as this with proximity to the Airport and regional transportation network.

industrial uses. Many of these parcels remain with limited redevelopment activity, although the Village's active code enforcement program has required owners clean up properties and remove debris and excessive signage since their annexation. Although the appearance has generally improved, the level of investment has been limited.

- The Village of Palm Springs was one of seven municipalities included in the "Heart of Palm Beach County" evaluation initiated by Palm Beach County in 2015, which also emphasized the need for improved community safety and infill development and redevelopment to help remedy declining economic conditions.



As pictured above, many properties contain smaller, dated buildings that have maximized parking but not addressed stormwater treatment, which severely limits redevelopment potential without the assembly of larger parcels.

- The Congress Avenue Corridor serves as a primary commercial roadway in the Village and central Palm

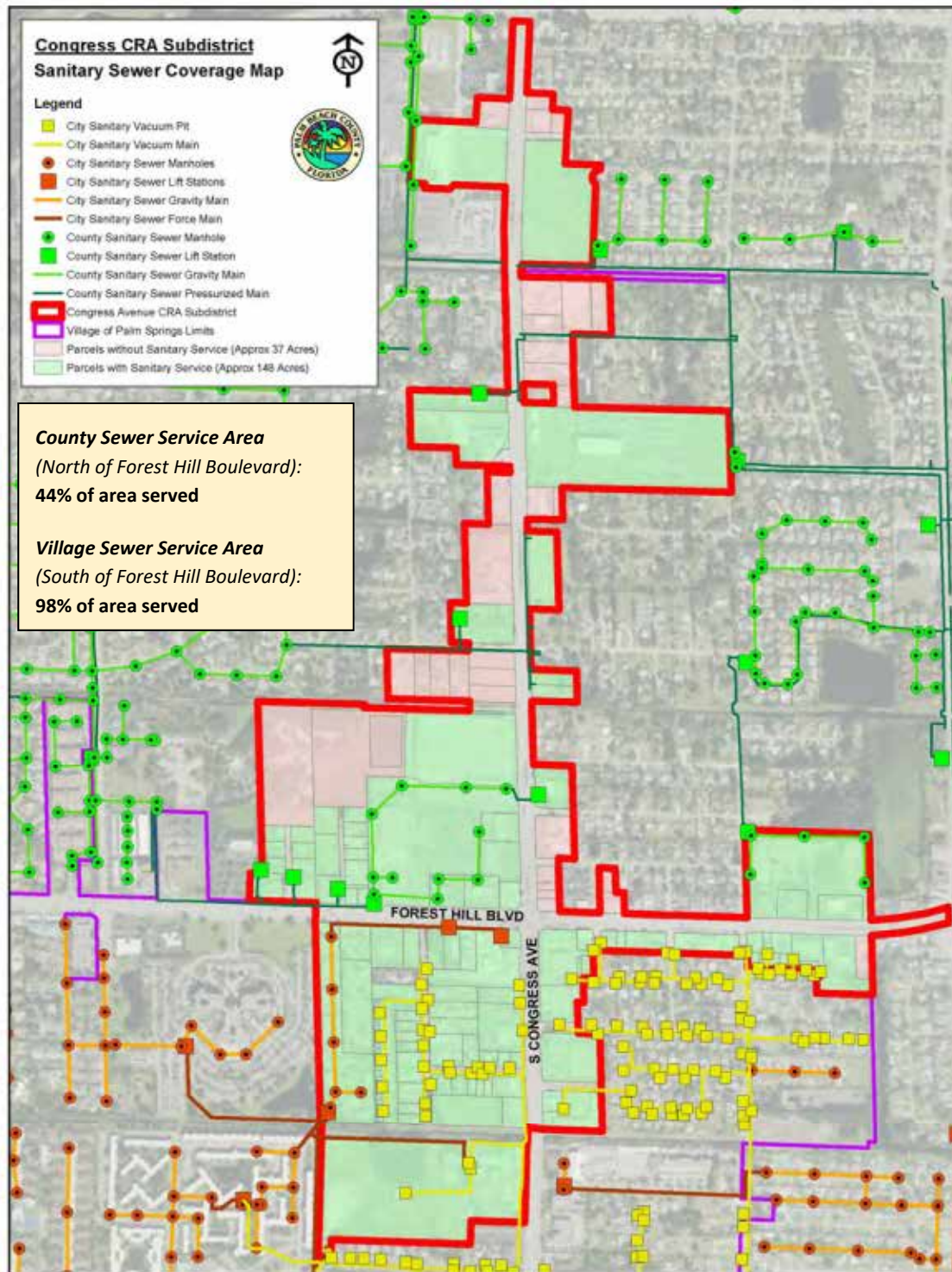
Beach County, with direct access to Palm Beach International Airport and regional transportation facilities (e.g., Interstate 95, Florida Turnpike, Southern Boulevard).

- The proposed CRA is predominated by a mix of older, existing commercial, industrial and residential structures and vacant tracts constrained by a lack of sanitary sewer service and drainage problems, noting the Palm Beach County Comprehensive Plan commitment in its Future Land Use Element Policy, 1.2.2.1: “By January 2012, Palm Beach County shall conduct a stormwater feasibility study to investigate the creation of an independent, master stormwater drainage district or utility to meet the retention and detention requirements of areas targeted for redevelopment by the URA Master Plan.” Palm Beach County has designed the infrastructure project but has not included it for funding to complete the missing sewer infrastructure in the Sub-Area.



Many deteriorated buildings fronting Congress Avenue remain vacant due to inefficiency, outdated design, and lack of competitiveness. Realtors indicate these buildings are not competitive without rent reductions, improved infrastructure, or other incentives. Below is a dilapidated residential building north of Forest Hill Boulevard.





As illustrated on the Sanitary Sewer Coverage Map, 44% of the area within the County sanitary sewer service area (north of Forest Hill Boulevard) is lacking service, which has stopped redevelopment and expansion of uses in the area, and in many cases, caused these projects to locate elsewhere.

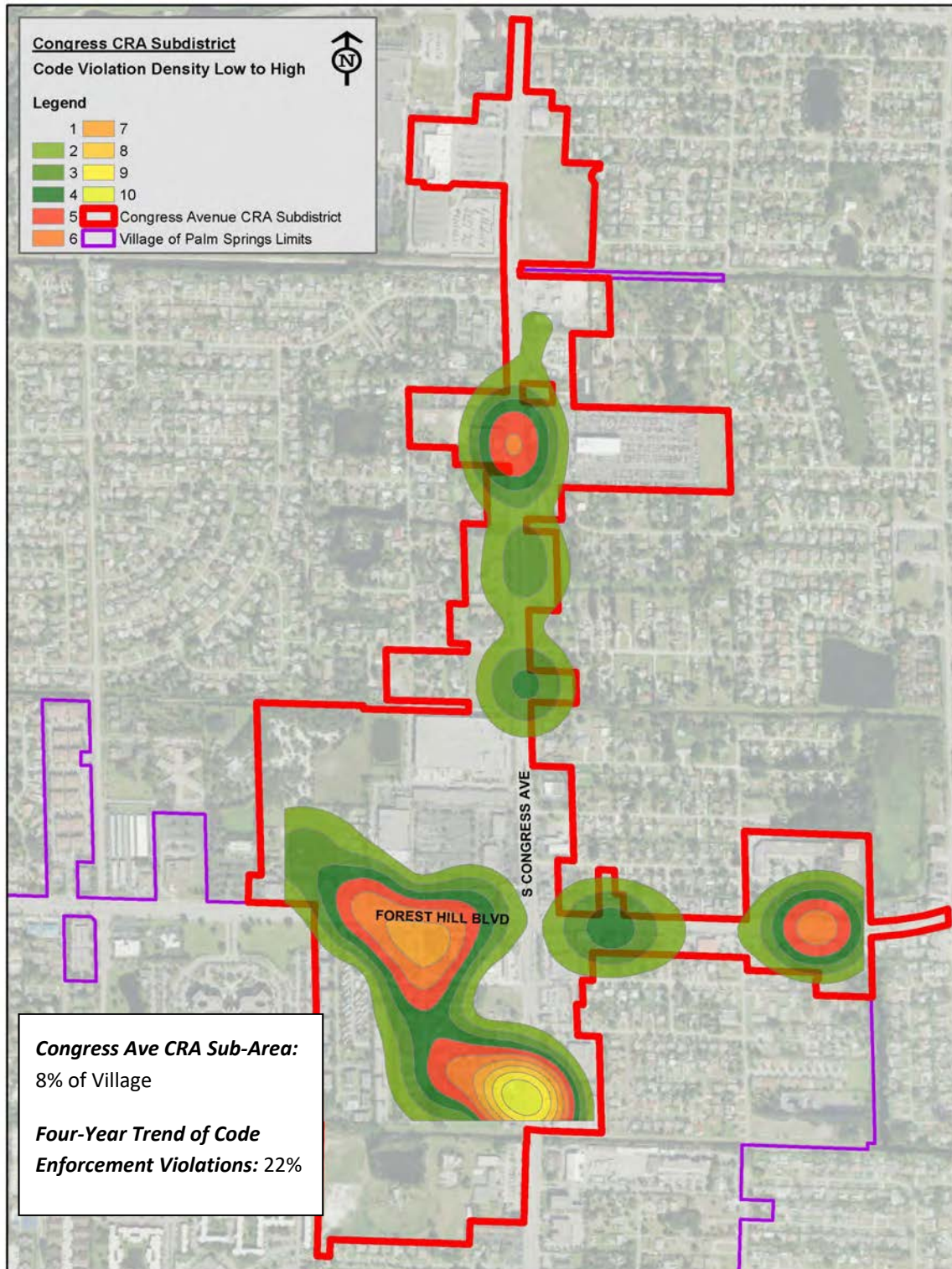
- Market conditions along the Congress Avenue Corridor are flat, with realtors indicating vacant commercial space will remain on the market for typically six months without substantial incentives for new tenants (e.g., free rent or operating costs included to sign leases). Brokers cite the dilapidated conditions, lack of infrastructure, and low market rents as causes for vacancies. The existing inventory is described as older, mostly class C space, which is not competitive with newer, modern space in other locations within the Village and throughout the County. Due to the unsafe appearance and vacancies, the area is not meeting its market potential for investment and job creation despite its close proximity to Palm Beach International Airport, Palm Beach State College and JFK Hospital.
- According to Palm Beach County’s 2017 workforce housing analysis, 96% of the Village of Palm Springs housing stock is comprised of affordable units, providing housing for persons falling within low-income, low-to-moderate, and workforce housing incomes. According to the Housing and Transportation Index, the traditional measure of affordability recommends that housing cost represent no more than 30% of household income; however, that benchmark fails to take into account transportation costs, which are typically a household’s second-largest expenditure. Close access to goods and services reduces transportation costs, thereby freeing household dollars. The infill of jobs and suppliers of missing goods and services within the Congress Avenue Sub-Area, which will be produced through an organized redevelopment effort, will help preserve the affordability of homes in Palm Springs. This in turn will assist Palm Beach County in achieving one of its highest priorities – the retention of safe, sustainable affordable housing for its residents.
- The corridor represents a code enforcement burden for the Village, due to property owners utilizing illegal signage and banners and outdoor displays to increase visibility, which reduces desirability for investment in the corridor. In addition, there are numerous code violations for piling of debris and garbage, overgrown lots, deteriorating buildings, and graffiti, which harm the economic viability of the area. In addition, existing used auto sales have generated ancillary curbstoning and illegal

vehicles parked for sale, which further denigrates the investment climate. Village records indicate more than 175 violations in the corridor in the past four years.



The Congress Avenue Sub-Area represents a substantial drain on municipal resources due to repeated code enforcement violations, such as broken fences and illegal outdoor storage.





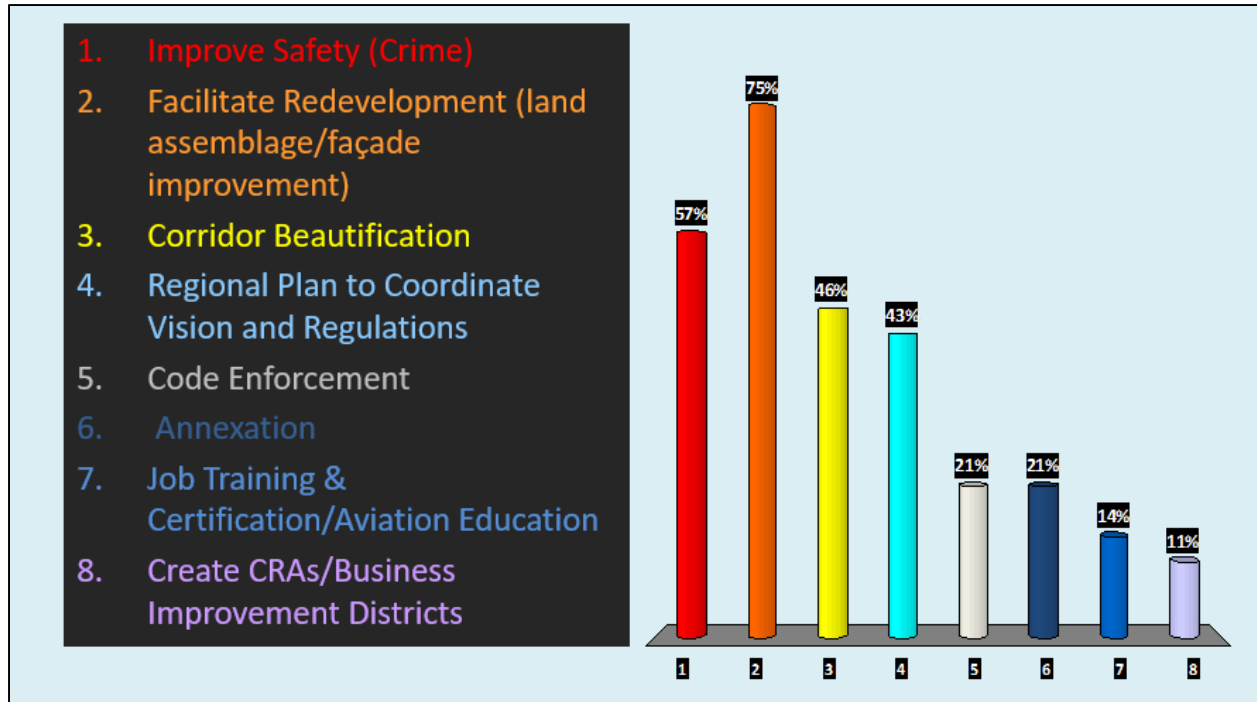
As indicated in the map above, there is a disproportionately high concentration of code enforcement violations in the Congress Avenue CRA Sub-Area, especially along Congress Avenue and Forest Hill Boulevard.

In June 2015, Palm Beach County concluded its “Heart of Palm Beach County” Joint City/County Economic Opportunities Analysis, which included the Village of Palm Springs as one of seven municipalities focused upon in this effort. The study was initiated by concerns regarding economic development impediments in this central area of the county. The study focused on the County’s prior establishment of the URA, noting this was an initial effort to address the deteriorating conditions and economic challenges of the area. In addition to the Village, the six other municipalities in Palm Beach County District 3 included Lake Clarke Shores, Atlantis, Boynton Beach, Greenacres, Lake Worth, and Lantana. The process included participation by the eight local governments along with economic, business, residential and institutional organizations and the Palm Beach County School District. Following several months of analysis and facilitated discussions, the study identified a significant lack of investment, declining property values, and lacking infrastructure throughout the area. The lack of sanitary sewer service on Congress Avenue was highlighted as a key need for infrastructure improvement. The “Heart of Palm Beach County” study concluded the creation of redevelopment agencies was a specific remedy to assist with the deteriorated conditions in this portion of Palm Beach County.

The process concluded with the identification of several consensus priorities, including the facilitation of redevelopment, corridor beautification, and creation of community redevelopment agencies to help create positive investment and redevelopment. **The creation of a Village of Palm Springs CRA, in partnership with Palm Beach County, is consistent with the priorities identified in this County-led study and implements the study’s recommendations for this area of the County and will help the County implement its Comprehensive Plan.**



Code enforcement violations such as the debris piled outside this trailer within the Congress Avenue CRA Sub-Area are common occurrences and have persisted for years, despite the County’s URA. The Village needs the redevelopment tools and programs in a CRA to help remedy these conditions.



The chart above indicates the top priority approaches to address the economic decline and stagnation in the Heart of Palm Beach County, including the Village of Palm Springs. Key remedies include facilitating redevelopment, corridor beautification, and the creation of CRAs, which are consistent with the creation of a Palm Springs CRA in the Congress Avenue Sub-Area.



Due to low rents, there is a trend of churches occupying prime commercial locations along the Congress Avenue Corridor, such as this large commercial plaza, which reduces taxable values in the Sub-Area.

Congress Avenue is the main commercial arterial through the proposed Sub-Area and is a significant north/south commercial corridor in Palm Beach County, providing access to Southern Boulevard and Palm Beach International Airport. The roadway is contained within a Transportation Concurrency Exemption Area (TCEA) to facilitate infill development and redevelopment, with an existing approval for 13,379 net new daily trips. Although the TCEA has been in place for years with the anticipation of development, there has been limited development, which reduces the value of the TCEA as an effective tool for redevelopment.

Transit service is provided by Palm-Tran's Route 2 along Congress Avenue, which is a high-ridership route running north/south from Blue Heron Boulevard to the Town Center Mall in Boca Raton; however, the corridor is highly deficient in transit infrastructure.

Two significant infrastructure deficiencies limit the development potential within the Congress Avenue Sub-Area. The first is the lack of sanitary sewer service along Congress Avenue from Forest Hill Boulevard north through the majority of the Sub-Area, which is a long-standing infrastructure deficiency. Given the modern development expectations as articulated by the Village in its comprehensive plan, new development and redevelopment activity is permitted only when central water and wastewater systems are in place or provided concurrent with the impacts of development (Village of Palm Springs, Future Land Use Element, Policy F.4). Further, due to groundwater concerns and the need to upgrade development viability throughout the Village, it further prohibits the installation of additional septic systems and requires all new developments to be served by the central wastewater system (Village of Palm Springs, Future Land Use Element, Policy A.6). County staff has designed this infrastructure but has indicated funding is not available to remedy the long-standing sewer deficiency in this portion of the County, and consequently, an organized redevelopment and financing effort is needed to help fund the installation of sewer infrastructure to enable redevelopment that is permissible, economically viable, and provides sufficient square footage to create marketable land development.

It is notable to distinguish sanitary service areas within the Congress Avenue CRA Sub-Area. South of Forest Hill Boulevard, the Village of Palm Springs provides sanitary sewer service. In this 66-acre portion of the CRA, all but one acre is currently serviced by the Village's system.

However, north of Forest Hill Boulevard, the County provides sanitary sewer service. **In this 82-acre area, approximately 36 acres or 44% of this portion of the Sub-Area is without service.**

Property owners and investors routinely cite the lack of sanitary sewer service as a key inhibitor to redevelopment, and there is no funding mechanism to offset these costs to encourage private investment. A redevelopment agency is an appropriate entity to provide funds towards sewer expansion, which is a capital improvement that has been identified but not funded by the County since prior to the establishment of the URA.



The site pictured above represents a large, vacant tract that would make a strong candidate for infill development but for the lack of available sewer service. The site is well-sized, proximate to Palm Beach International Airport and the regional network of arterial roadways and transit service. However, a larger-scale redevelopment effort is needed to offset the public infrastructure costs to unlock the site's redevelopment potential.

An additional infrastructure deficiency is related to stormwater treatment, which was previously acknowledged by the Village and Palm Beach County in the URA analysis conducted in 2009 and continues today. The existing land development pattern along Congress Avenue is comprised of

mostly smaller, single-story commercial structures with surface parking, constructed before the implementation of modern stormwater treatment requirements. Given the extensive impervious surface coverage of these sites, limited on-site stormwater treatment is provided, and underground exfiltration represents a development burden that cannot be substantiated given the lease rates within the district. Accordingly, a master stormwater treatment approach, operated in conjunction with a well-organized redevelopment effort, is needed to enable the redevelopment of individual parcels or assist with the consolidation of parcels to create efficient, affordable stormwater treatment infrastructure to support reuse or new development within the district. As has been noted in this Finding of Necessity, the County has committed to addressing this stormwater deficiency in its Comprehensive Plan, Policy 1.2.2.1 of its Future Land Use Element.



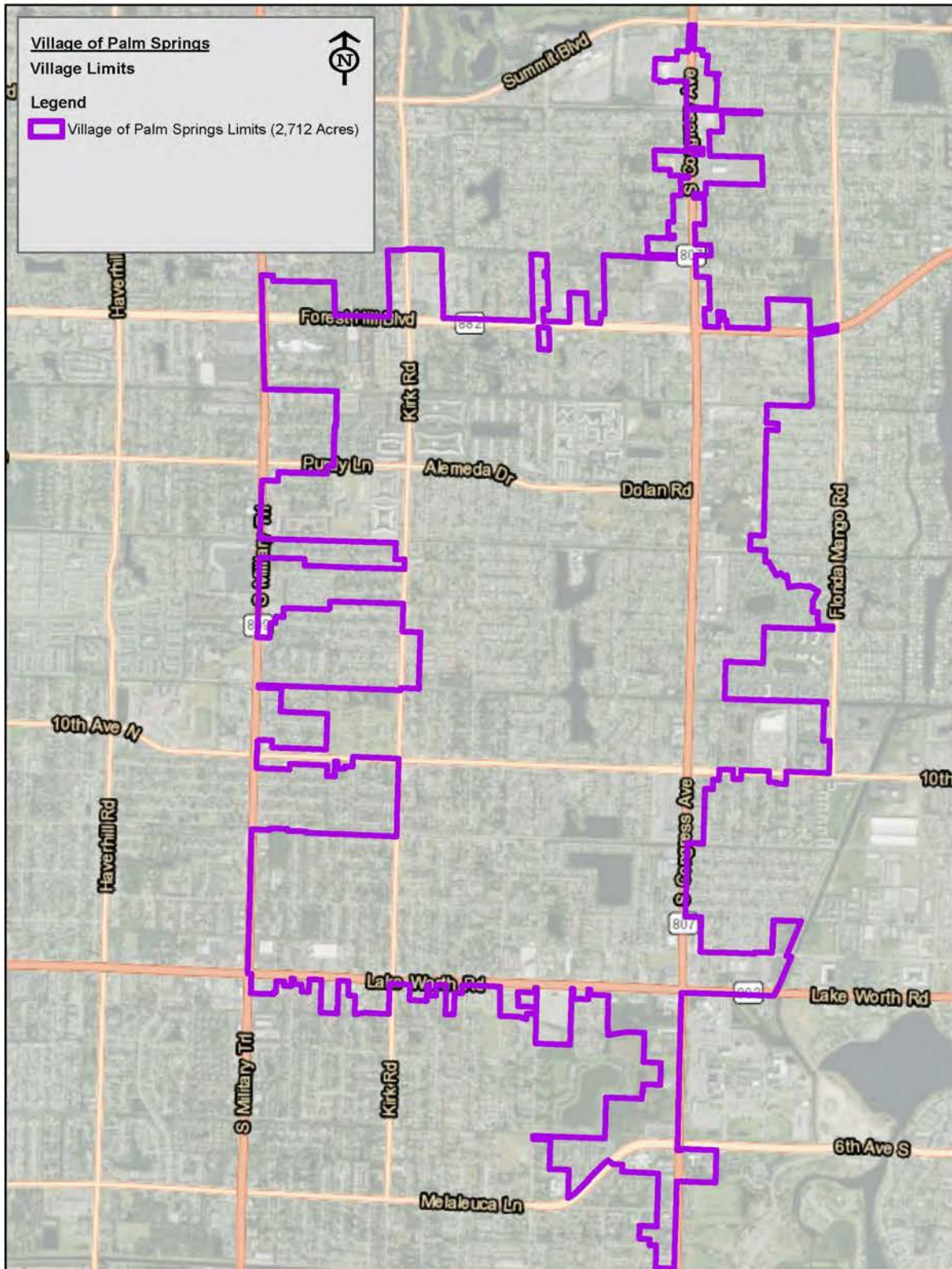
Above is an example of illegal storage along Forest Hill Boulevard, just west of Congress Avenue, which is a typical condition in the Congress Avenue CRA Sub-Area and helps illustrate its blighted condition.

SECTION 3**PROPERTY IDENTIFICATION DOCUMENTATION FOR PROPOSED
AREA FOR INCLUSION AS REQUIRED BY SECTION 163, Part III, F.S.**

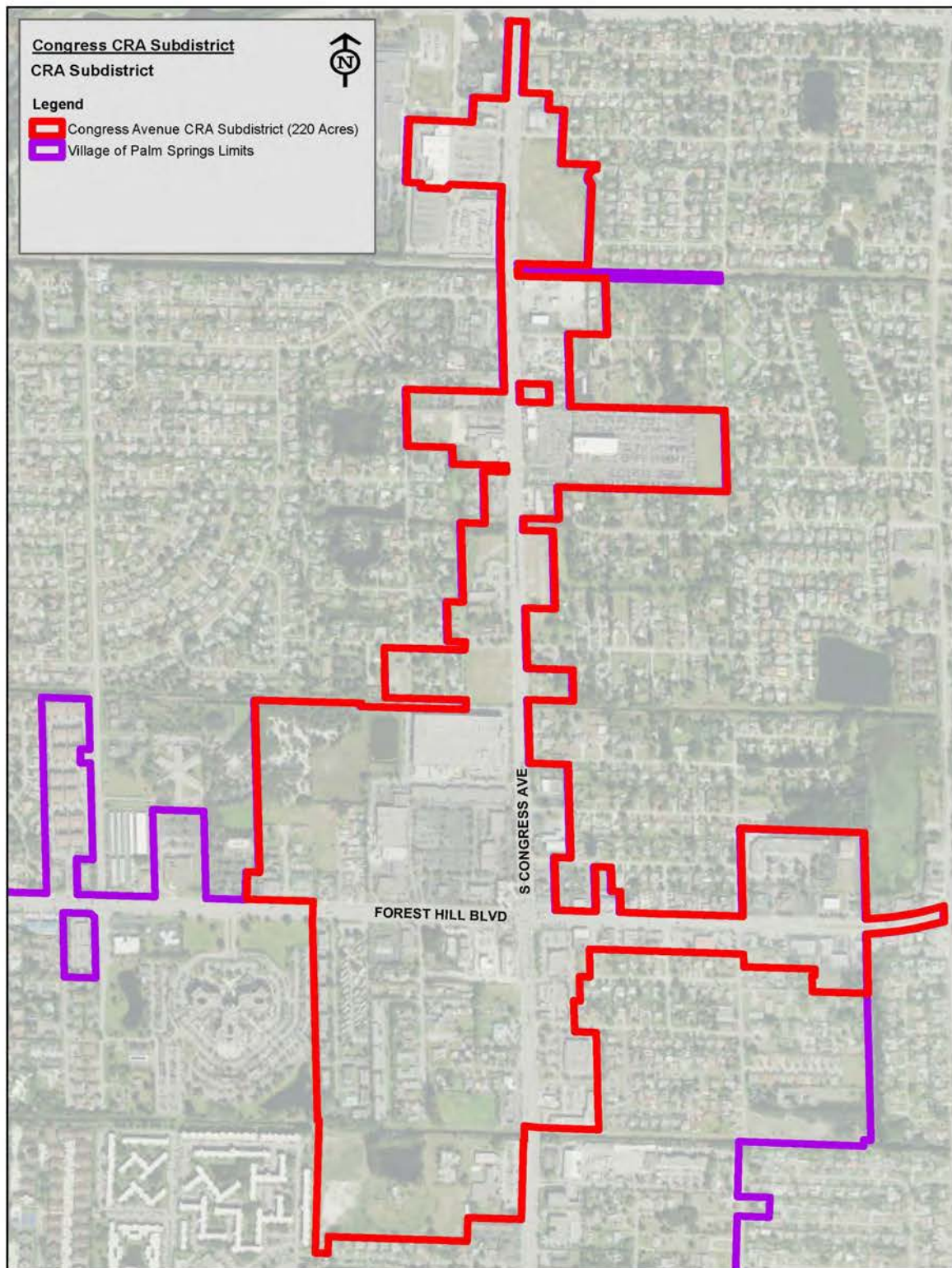
The following maps are provided as part of this Finding of Necessity:

1. Village of Palm Springs Village Limits Map
2. Boundary Map of Proposed Village of Palm Springs CRA – Congress Avenue CRA Sub-Area
3. Future Land Use Map
4. Zoning Map

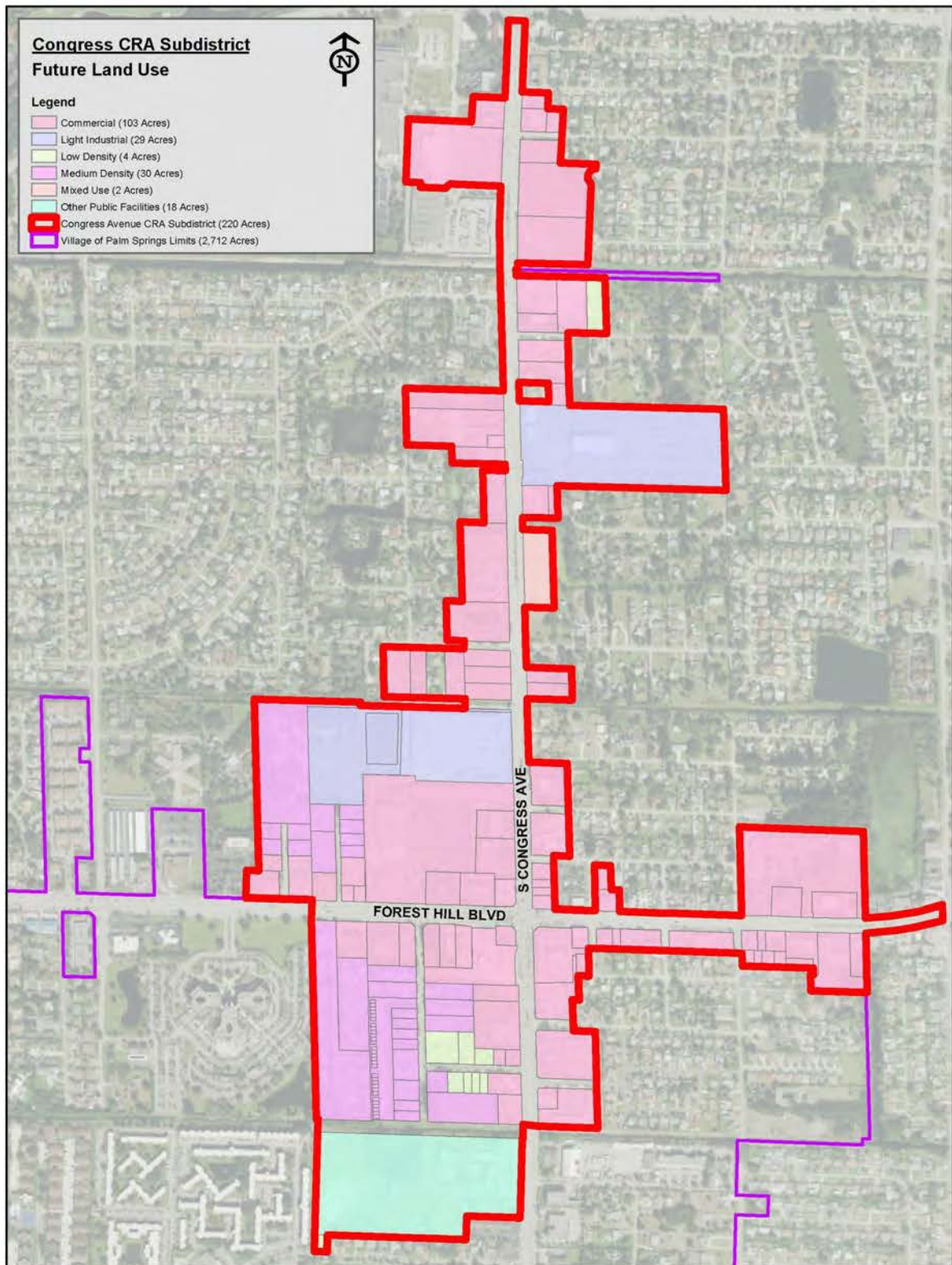
1. VILLAGE OF PALM SPRINGS VILLAGE LIMITS MAP



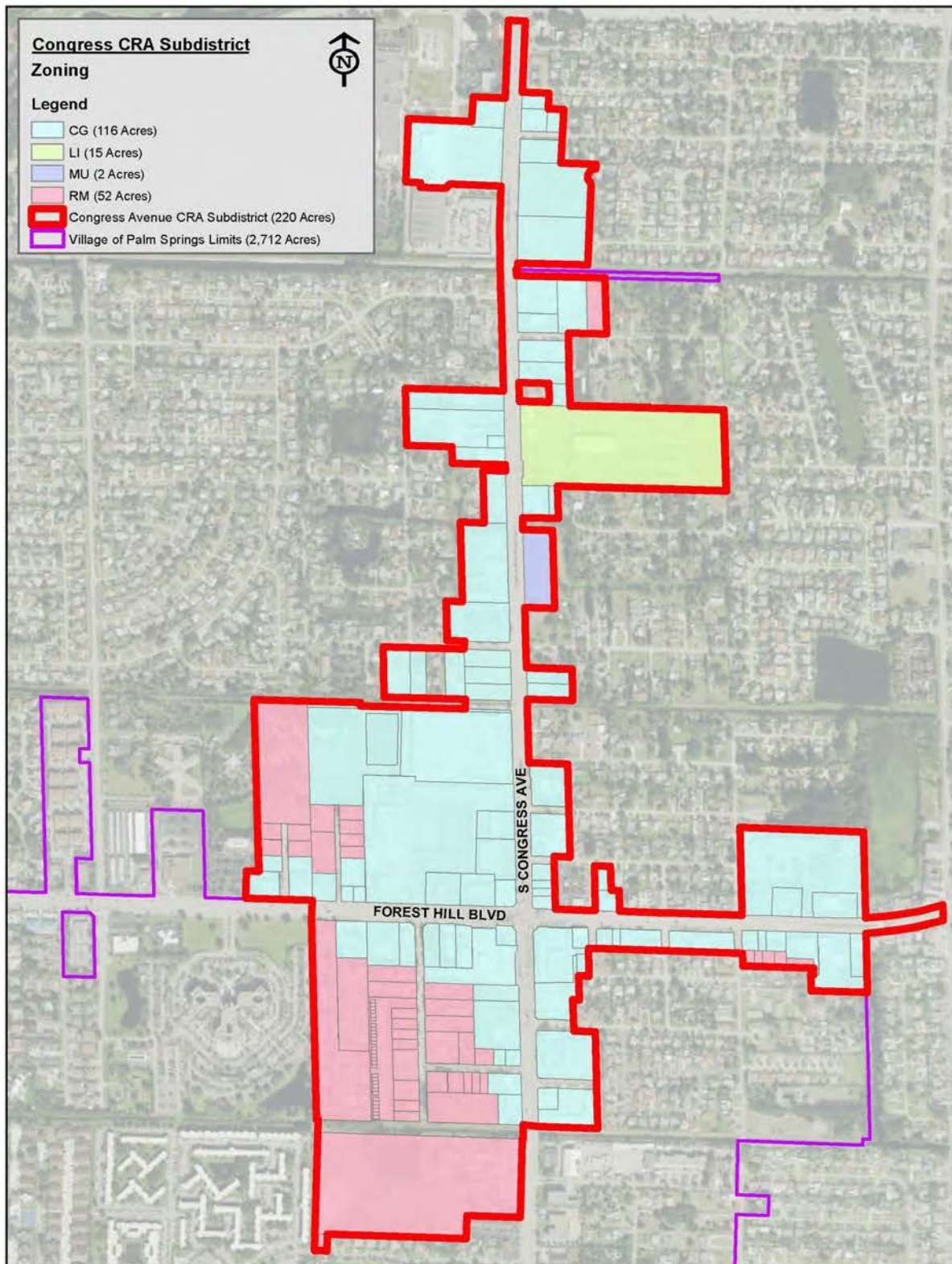
2. BOUNDARY MAP OF PROPOSED VILLAGE OF PALM SPRINGS CRA – CONGRESS AVENUE CRA SUB-AREA



3. FUTURE LAND USE MAP



4. ZONING MAP



SECTION 4

FINDINGS AND DECLARATIONS OF NECESSITY

The following statutory excerpt is provided as part of this Finding of Necessity for reference purposes only:

Chapter 163, Part III, Section 335, Florida Statutes

163.335 Findings and declarations of necessity.—

(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 impairs 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 their 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.

(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 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.

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

(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.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (n) 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.

SECTION 5

STUDY METHODOLOGY & APPLICABLE FINDING OF NECESSITY CRITERIA

The methodology for data collection, evaluation and analysis was developed utilizing a breakdown of the specific criteria used to determine the existence of conditions as required in the Florida Statutes. This Finding of Necessity utilizes the requirements of the amended chapter (Sections 163.335 and 163.340, F.S.) with regards to the threshold requirements that are effective December 2014.

Each of the statutory criteria was examined to determine the presence or absence and extent of a specific condition. For those conditions considered to be applicable to the proposed CRA area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the Finding of Necessity study ultimately focused on 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 Florida's Community Redevelopment Act requires that at least two conditions be identified and documented to exist. The following blight criteria apply to the proposed Congress Avenue CRA Sub-Area:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).

In addition, there are disproportionately high code enforcement violations, that include unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

INDICATOR #1

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§ 163.340(8)(a), F.S.)

The transportation network in any community is the first introduction for investors, residents and business owners, and visitors. A well-designed, appropriately amenitized transportation network creates an appeal for investment; however, inadequate transportation facilities are disincentives for investment. The proposed Sub-Area is centered around strengthening Congress Avenue as the main spine and “front door” to the Village. Congress Avenue establishes the first impression for many investors, tourists, and other visitors. The roadway bisects the Sub-Area, running from Summit Boulevard to just south of Forest Hill Boulevard, and it is lacking an interior grid to mitigate traffic on the corridor. Through the study area, Congress Avenue, also known as State Road 807, is a six-lane roadway under the jurisdiction of the Florida Department of Transportation.

Classified as a principal arterial, relevant segments of Congress Avenue carry approximately 33,000-36,800 daily trips, with projected growth rates ranging from 5.2-7.6%. Projected volumes will require the facility be maintained with six travel lanes; however, the roadway is significantly lacking in bicycle and adequate transit facilities, with minimal transit shelters and a complete absence of bicycle lanes. Congress Avenue has broad intersection spacing within the study area, with four lighted intersections dispersed across 1.3 miles. Given the roadway’s current



Smaller, older buildings along Forest Hill Boulevard in the Congress Avenue CRA Sub-Area tend to be lower-rent and difficult to access due to high traffic volumes and inefficient parking.

configuration, there is insufficient room to accommodate bicycle facilities, leaving only a five to six-foot sidewalk to accommodate both cyclists and pedestrians. Congress Avenue in its current

condition is not an “address” supportive of investment, mobility, or pedestrian and bicycling safety. Forest Hill Boulevard is the other major commercial corridor through the CRA, which is also lacking bicycle lanes and transit infrastructure. Similar to South Congress Avenue, Forest Hill Boulevard’s AADT (2018) of 45,722, with a growth rate of 2.65%, will require the roadway be maintained as six-lanes, with no available right-of-way to accommodate bicycle lanes.



Transit stops along the Congress Avenue Corridor, such as the one pictured to the left, typically lack shelter and shade for users. Sidewalks have no buffer from moving traffic or shade, which creates a hostile condition for pedestrian activity.

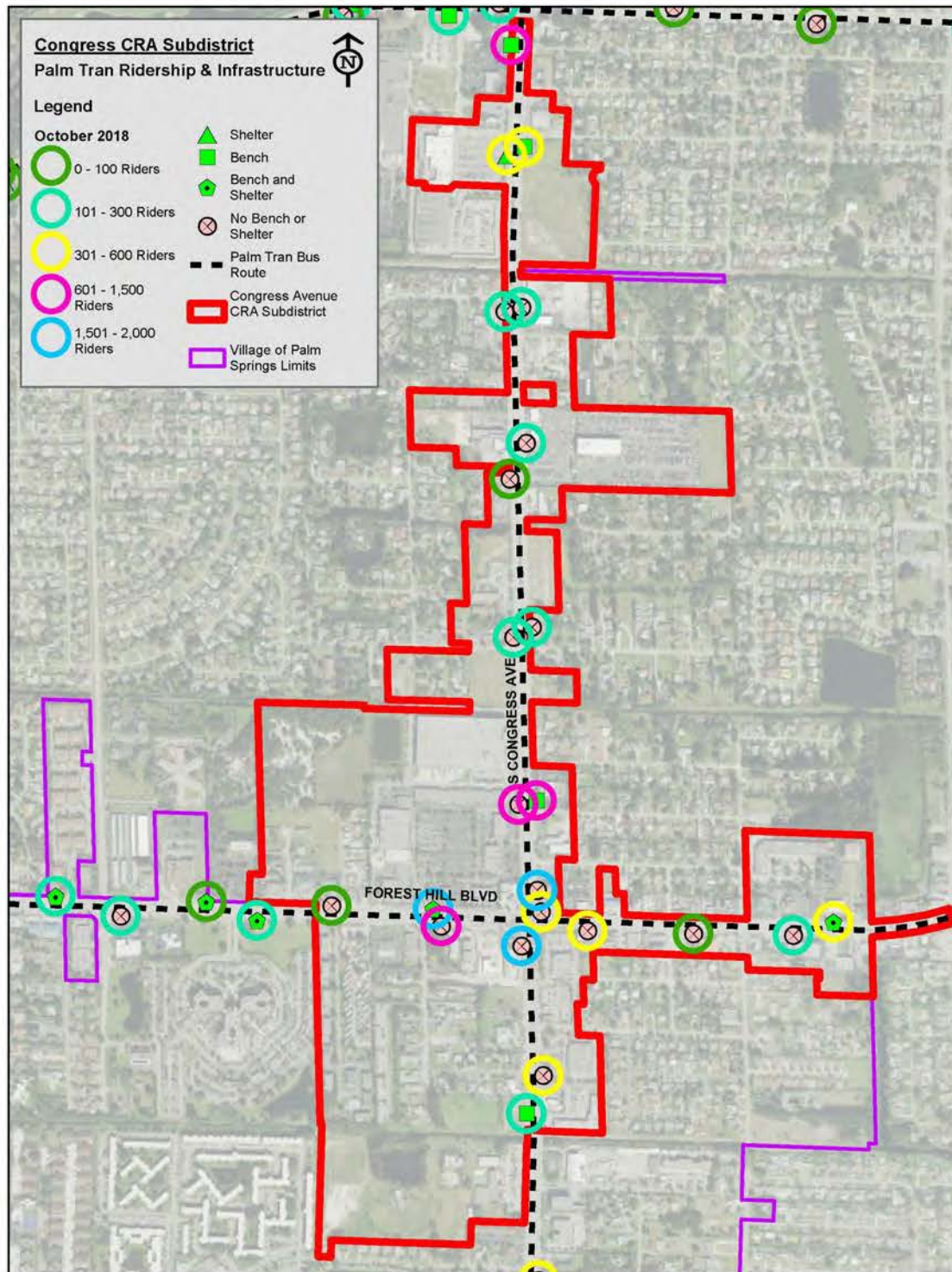


Congress Avenue, which is State Road 807, exists mostly as a six-lane divided roadway, with minimal sidewalks, deficient transit stops, and nonexistent bicycle facilities. Aside from sporadic median landscaping, the roadway corridor is barren, with cobra head lighting that fails to provide comfortable illumination for cyclists, pedestrians, or transit riders. Transit users have minimal accommodation, and there is no room or plan for beautification to help compel new investment or redevelopment.

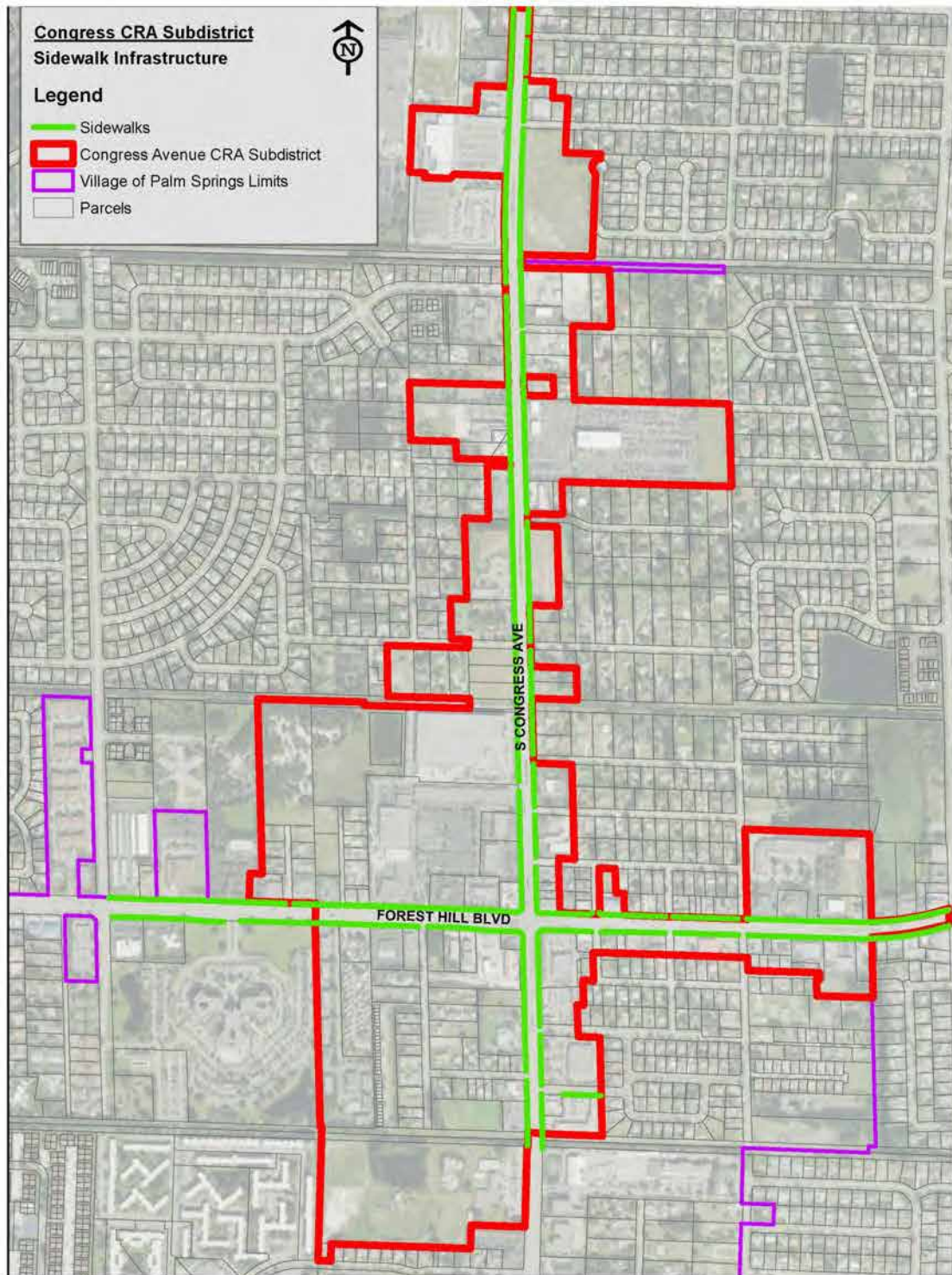
Transit service through the Congress Avenue Sub-Area is provided by Palm-Tran’s Route 2, which provides north/south service from Blue Heron Boulevard to the Town Center Mall in Boca Raton and carries approximately 85,000 monthly riders. Additional transit routes servicing the Sub-Area include Route 46, carrying just over 19,000 monthly riders, and Route 62, which carries roughly 57,000 monthly riders. Transit facilities on Congress Avenue, however, are substantially lacking, with only two shelters provided among the nineteen transit stops within the Sub-Area, and only five stops where bus benches are provided. Most stops exist with simply a bus stop sign in the pavement, with riders relegated to wait in the sun or rain, seeking shade off-street on private property as landscaping in the public right-of-way does not exist by these stops. The transit conditions, including ridership density and transit infrastructure are illustrated in the Infrastructure/Stop-Level Ridership Map provided in this section.



Older buildings along Congress Avenue, such as this automotive and hardware facility, include unscreened outdoor storage areas that create a negative appearance on the corridor. Parking and stormwater limitations, which were to be addressed by Palm Beach County as specified in its Comprehensive Plan (FLUE, Policy 1.2.2.1); however, instead, these buildings are trapped in inefficient designs.

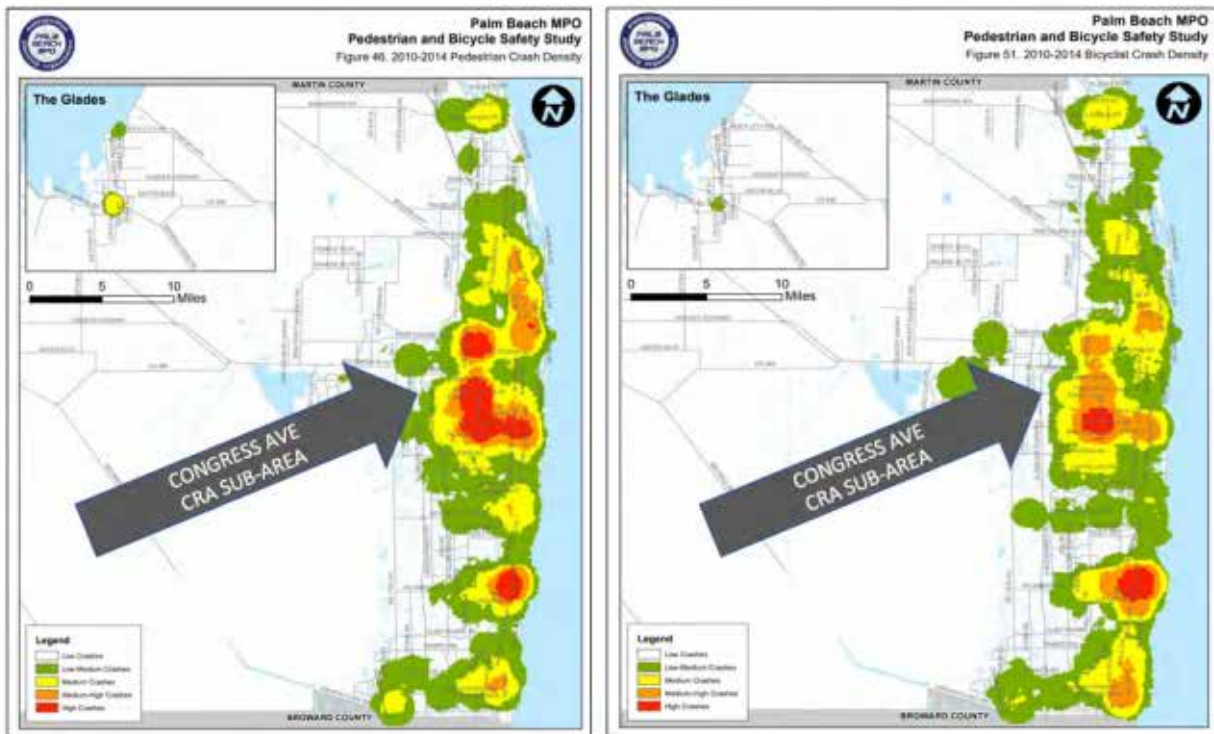


As indicated in the map above, transit activity in the Congress Avenue CRA Sub-Area is substantial. According to Palm-Tran, there are 23 transit stops; however, 16 (or 70%) are missing benches and shelters. This infrastructure deficiency leaves transit riders exposed to the elements and indicates the lack of public investment in the area.



The map above illustrates the deficient sidewalk network in the Congress Avenue CRA Sub-Area. The green lines indicate the only sidewalks in the Sub-Area (along South Congress Avenue and Forest Hill Boulevard). Most roadways in the district are without sidewalks, making an unsafe condition for the many pedestrians that traverse the area.

Bicycle and pedestrian safety within the transportation network reflects another deficiency present in the Congress Avenue Sub-Area. In its analysis of bicycle and pedestrian safety considerations in Palm Beach County, the Palm Beach Transportation Planning Agency (TPA) conducted a longitudinal analysis of pedestrian and bicyclist crash data for a five-year timeframe to better understand safety concerns countywide.



The map above indicates the concentration of bicyclist and pedestrian crashes in Palm Beach County. Several areas within the Village of Palm Springs, including the Congress Avenue Sub-Area, were identified as locations for medium-high to high crash concentration, which highlights the safety concerns presented by the deficiencies in the transportation network.

Due to the complete lack of bicycle facilities along Congress Avenue, the Palm Beach TPA has rated the roadway in the “Caution” category, its lowest safety rating. High speeds along the major commercial corridors and narrow sidewalks also create dangerous conditions for pedestrians.



As indicated in the Palm Beach TPA's bicycle suitability map, Congress Avenue through the study area is rated "Caution" for cyclists, indicating a need for substantial improvements to safely accommodate cyclists due to its deficient infrastructure and incomplete design.

A further transportation deficiency in the study area is the incomplete roadway grid. Congress Avenue functions as a main spine through the corridor; however, there is a lack of interconnectivity



Aside from the area's main commercial corridors, the balance of roadways in the Congress Avenue CRA Sub-Area are without sidewalks and safe access to the highly-used transit network that runs along Congress Avenue and Forest Hill Boulevard.

A Village of Palm Springs CRA could supplement funding for sidewalk installation in the area.

for most side streets that reduces the efficiency and flow of traffic traveling through the Sub-Area. This inefficiency is furthered by older large-footprint shopping centers that effectively create “super-blocks” that limit circulation through the area. The Congress Avenue/Forest Hill Boulevard intersection is a prime example of this deficiency. The outdated shopping center that occupies the corner frontage lacks internal access to the west and north. Although this is a “100% corner” due to the high visibility afforded by the intersection’s two primary commercial corridors, the redevelopment potential of the corner site is constrained by the lack of interior access and



As illustrated in the image to the left, the redevelopment potential of the “100% corner,” due to the high visibility and traffic potential at the Congress Avenue/Forest Hill Boulevard intersection is constrained by the deficiency of the transportation network. The lack of internal roadways for circulation reduces the efficiency of land use and compromises access to the site.

circulation, for safe and convenient access by motor vehicles, pedestrians, and cyclists. Further, all vehicular traffic must utilize the main roadways for ingress and egress, which limits the marketable access for this site.



Although the Congress Avenue Corridor is surrounded by low-cost housing populated by a high degree of transit-dependent residents, the roadway has deficient transit and cycling infrastructure, and conditions for pedestrians are dangerous, barren, and provide no protection from moving vehicles or the weather.

INDICATOR #1 FINDINGS

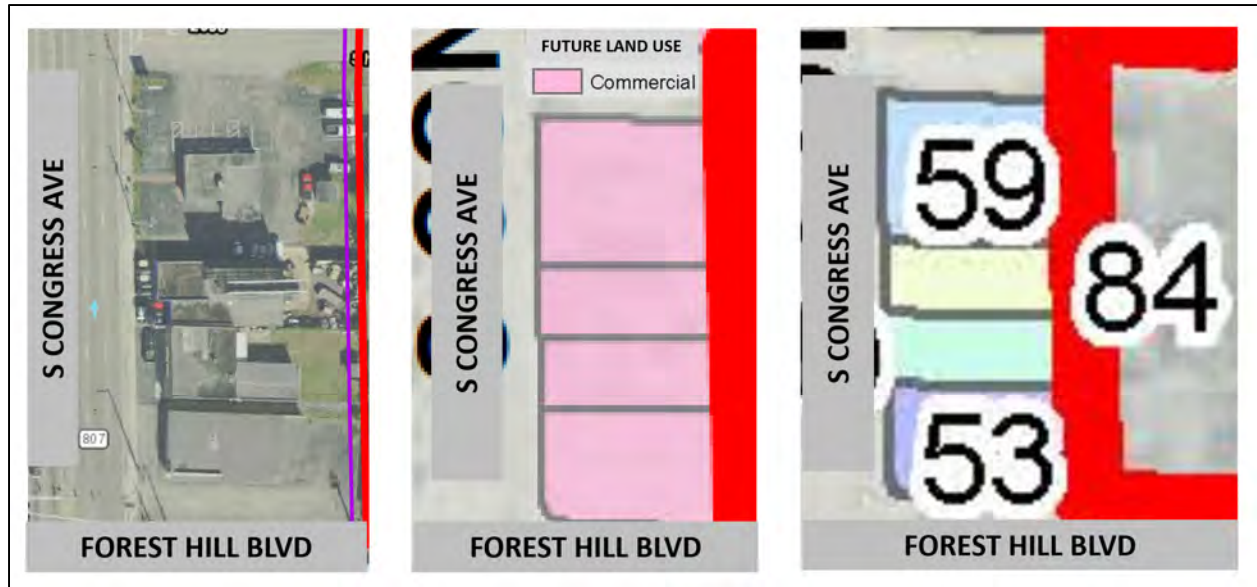
The Congress Avenue CRA Sub-Area contains a defective transportation network that is lacking in internal circulation, public transportation infrastructure, and pedestrian and cycling infrastructure, which has created safety concerns and limits its redevelopment potential. Interruptions in the roadway network hinder access, connectivity, and multi-modal function. In its current configuration, Congress Avenue lacks suitable space to reasonably accommodate multimodal improvements without significant investment or partnership with private landowners. Interior roadways lack sidewalks, bicycle infrastructure, and lighting, which exacerbates safety and access concerns for pedestrians and cyclists. This condition has created unsafe conditions, constrained job growth, and limited potential investment in the area.

INDICATOR #2**Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
(§ 163.340(8)(c), F.S.)**

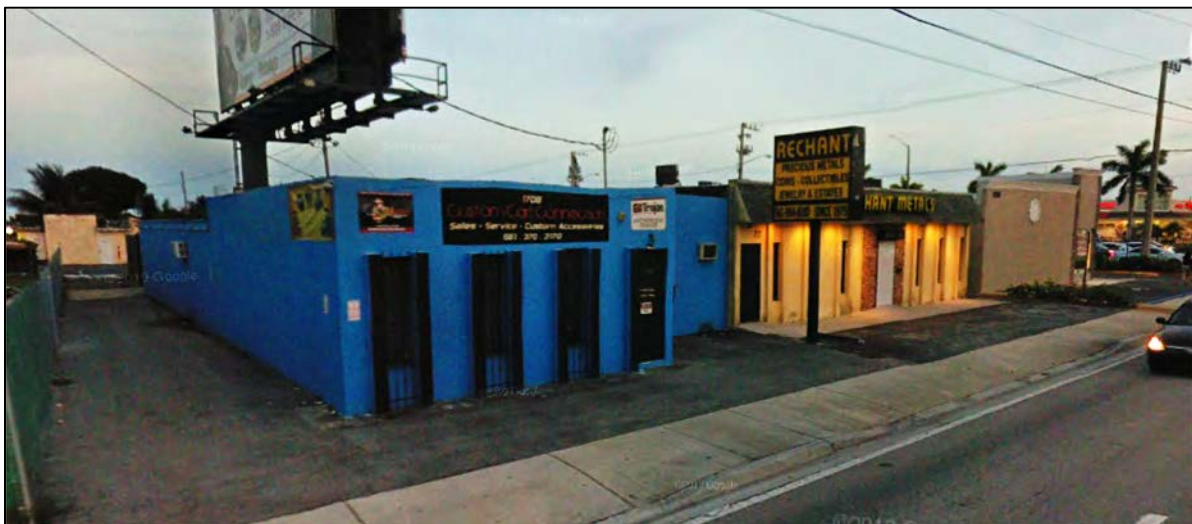
Lot location, size and ability to support redevelopment are key determining factors when considering the likelihood of redevelopment. Many lots in the CRA Sub-Area are irregular in shape or size (not square or rectangular), making it difficult to meet current building, fire, land development and zoning code requirements. Many lots have irregular configurations, making it necessary to acquire additional lands to accommodate a modest redevelopment plan or project. There is significant ownership fragmentation with the Sub-Area as well, making property acquisition and assemblage difficult, hindering redevelopment activity.

When determining a parcel's ability to support redevelopment, location, size and configuration are critical determining factors. Many existing lots are too small to be redeveloped under current codes for parking, landscaping, setbacks and stormwater treatment. Many areas also have diverse property ownership, which does not readily support property aggregation. Depending on the location and the adjacent use(s), lot size and the diverse property ownership present in the CRA Sub-Area hinder redevelopment efforts and limit the Village's potential for attracting mixed-use developments.

The lack of efficiency of the lot layout within the CRA Sub-Area also limits the economic yield of parcels and indicates the need for property assemblage and common infrastructure to enable their redevelopment. This condition has produced high and persistent vacancy rates, low rents, and low productivity of properties along the Congress Avenue Corridor and throughout the CRA Sub-Area. As South Congress Avenue and Forest Hill Boulevard have been expanded over time, existing smaller commercial properties fronting the corridor were trapped in their existing footprints, with insufficient setbacks, reduced parking, and inadequate area for stormwater management and treatment.



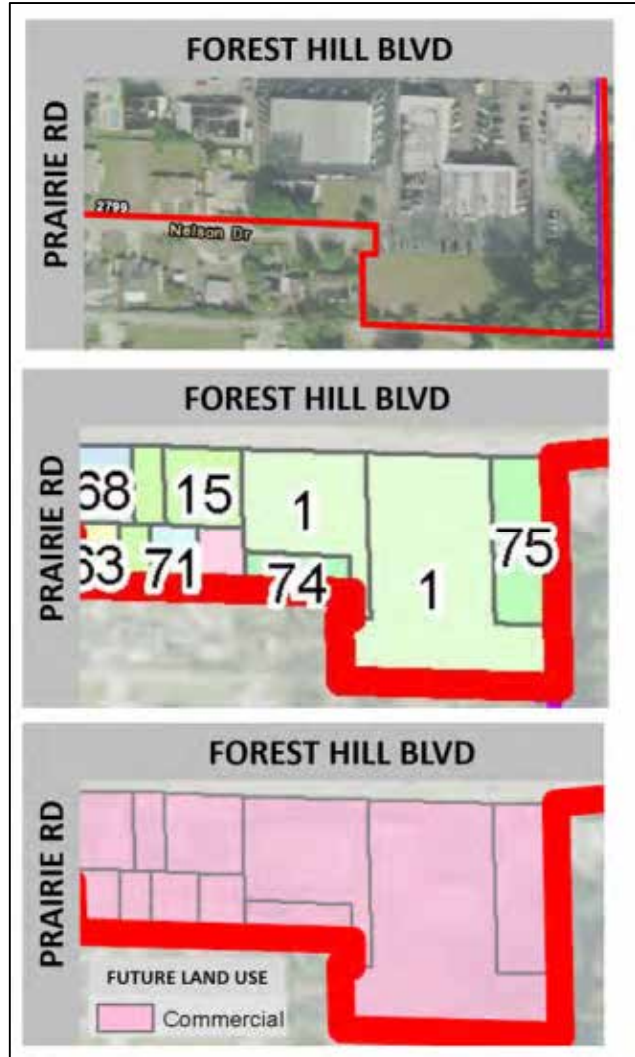
The images above illustrate the challenge associated with the faulty lot layout in the Congress Avenue CRA Sub-Area at the northeast corner of Forest Hill Boulevard and South Congress Avenue. This roughly four-acre block has five owners. The four developed parcels (to the east) are independently developed commercial uses, with stand-alone parking and access from the roadway network. The sites are heavily urbanized, with little or no room for stormwater percolation or drainage. This pattern produces continuous curb cuts, which create unsafe conditions for motorists, pedestrians, and cyclists.



The northeast corner of Forest Hill Boulevard and South Congress Avenue, pictured above, contains four small individually owned parcels, each of which has stand-alone parking and lacks stormwater treatment. This corner will likely remain trapped in its underutilized condition without an organized redevelopment approach.

The development pattern throughout much of the proposed CRA Sub-Area is comprised of single-story commercial buildings served by surface parking lots. Due to the inefficient, disconnected lot configuration, redevelopment of these parcels is not projected to occur without a focused effort wherein the Village can avail itself of the enhanced regulatory tools, mechanisms, and incentives available through a CRA.

The challenges of faulty lot configuration in the Congress Avenue Sub-Area are also illustrated by the parcels fronting Forest Hill Boulevard, immediately east of Prairie Road. In this commercial block, property records indicate there are eight separate property owners among the roughly four acres. The small lot sizes have created sporadic development patterns with residential immediately abutting commercial



uses with no transition. Single-story small footprint commercial sites are surrounded by asphalt parking, with no room for stormwater treatment. Without a focused redevelopment effort to assist in infrastructure and land assemblage, these parcels will remain in their current state, with inefficient development and low yield along a major commercial arterial. Their site design also contributes to higher traffic generation rates, as the adjacent parking areas are not interconnected and require almost continuous curb cuts along Forest Hill Boulevard. A unified development program, facilitated by a CRA, could remedy this safety hazard and poor design.

The aerial also helps illustrate the extensive number of curb cuts generated by this faulty parcel configuration, which threatens the safety of the traveling public in all modes – vehicular, pedestrian, and cycling.



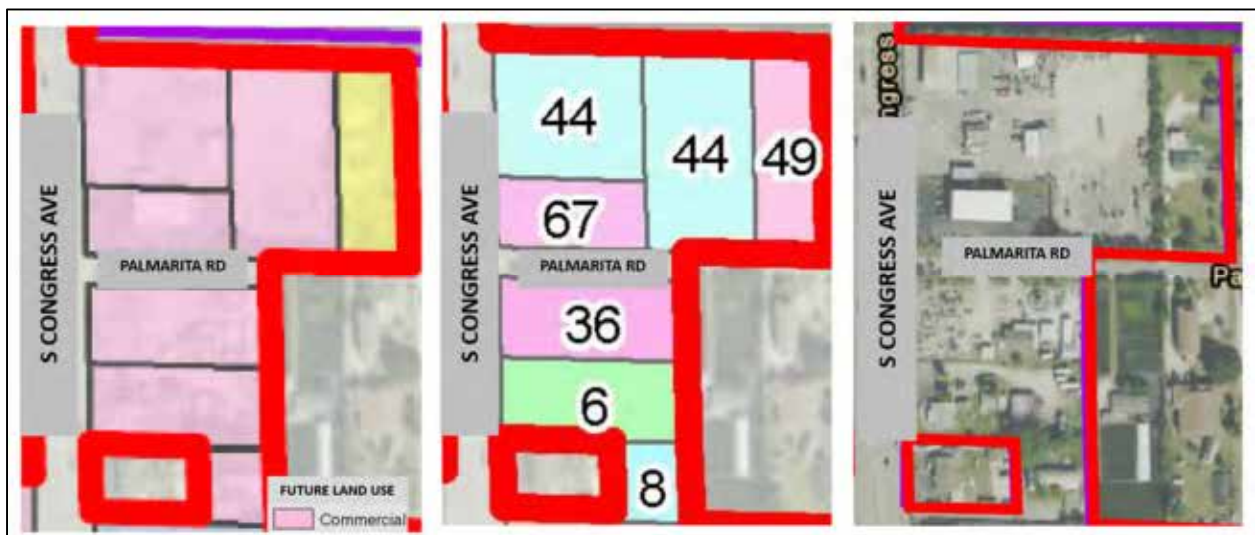
As illustrated by the image above (looking east from the Forest Hill Boulevard/Prairie Road intersection), site development patterns in the Congress Avenue CRA Sub-Area are disconnected, inefficient, unattractive, and difficult to redevelopment due to fragmented property ownership.

This inefficient building pattern repeats itself throughout the CRA Sub-Area with undersized, inadequate parcel sizes. These have produced a land development pattern that traps the values and function of sites in a manner that discourages private investment. Properties are unkempt, difficult to access, and underperforming due to their low square footage and limited parking. The sites have been developed without stormwater treatment, creating an environmental detriment to the area and highlighting the County's unmet Comprehensive Plan commitment to address stormwater in this area (Future Land Use Element, Policy 1.2.2.1) A comprehensive redevelopment effort would enable the application of incentives and master planning to assist in the assembly of these sites for redevelopment into a higher yield, more attractive development that would yield greater benefits to the community.



As illustrated in the images above and below, the properties at the intersection of Palmarita Road and South Congress Avenue represent the pattern of site deterioration, reduced land efficiency, and disconnected development pattern produced by an inadequate lot configuration. The image above is taken from Congress Avenue looking north. Below is an excerpt of the future land use map indicating the Commercial land use designation, property fragmentation, and an aerial photo.

The sites are too small to meet modern regulatory requirements for access, parking, stormwater, and setbacks, which limits redevelopment opportunities.





Lots that are insufficiently shallow and fragmented prevent the ability to provide appropriate transitions between uses. As a result, residential sites are exposed to heavy commercial noise, dust, and activity, which negatively impact safety, values, and quality of life. Commercial property values are also negatively affected, stagnating economic activity.

INDICATOR #2 FINDINGS

The Congress Avenue CRA Sub-Area contains an extensive inventory of shallow, smaller lots that are unable to support redevelopment given stormwater treatment and parking requirements. The excessive parcel fragmentation limits building footprints to existing, small footprints that are not competitive commercial spaces given modern market expectations. The high cost of retrofitting these spaces and introducing modern amenities relegates them to underperform like parcels along other older suburban commercial corridors, with high, persistent vacancies and low rents. The lack of suitable, appropriate development fails to provide goods and services to support the needs of residents in the surrounding area. The inefficiency of land, with individual surface parking lots and stormwater treatment facilities, represents a constraint on redevelopment, the expansion of jobs, and projected economic returns in the absence of specialized redevelopment assistance.

INDICATOR #3

Inadequate and outdated building density patterns (§163.340(8)(f), F.S.)

Development type and scale throughout significant portions of the Congress Avenue CRA Sub-Area consist of older, outdated, inefficient building stock with inadequate stormwater treatment and surface parking lots. Many shallow lots contain small building footprints with parking fronting the roadway and driveways that exit directly onto Congress Avenue or Forest Hill Boulevard, which are high-speed, high volume commercial arterials. Numerous existing buildings consist of small, one-story building types, wherein surface parking consumes the balance of the site. Given modern regulatory requirements for stormwater treatment, these sites are effectively locked into their existing patterns, resulting in non-competitive, obsolete remnant suburban strip retail and commercial sites that have lost their attractiveness for modern development. These sites contain minimal landscape and aesthetic treatment, further reducing their economic viability versus comparable modern development. Parking areas tend toward poorly maintained asphalt parking areas running from property line to building, with minimal areas for landscaping, buffering, or site improvements. Single-story, outdated retail strip development, positioned within seas of deteriorating asphalt surface parking with inadequate buffers and landscaping, are not consistent with current redevelopment trends in other commercial districts.



The photo to the left illustrates a typical condition within the Congress Avenue CRA Sub-Area, with an outdated site design, poor property maintenance, and economic blight that limits opportunity and harms the economic potential in the area.



The image above represents a typical older office building along Congress Avenue. The narrow site has difficult access, and the building is dated, with minimal windows or architectural presence. Asphalt parking consumes most available land area. Areas for landscaping are minimal and provide little shade. The site design leaves no room for site improvements without substantial renovation.

Frontage along South Congress Avenue and Forest Hill Boulevard contains numerous examples of outdated building layouts that reduce competitiveness. Examples are provided in this section.



The image above depicts a typical outdated building along South Congress Avenue near Palmarita Road.



Above and below are typical commercial structures along South Congress Avenue near its intersection with Riddle Road. The size and condition of these sites has left them vacant and in economic decline.





Additional examples of outdated buildings fronting South Congress Avenue between Forest Hill Boulevard and Creek Road in the Sub-Area. Below is the northeast corner of South Congress Avenue and Forest Hill Boulevard.





The buildings pictured above and below are outdated examples fronting Forest Hill Boulevard. Above is the southwest corner of Forest Hill Boulevard and Muskogee Road, and below is the northeast corner of Forest Hill Boulevard and Choctaw Road.





Additional outdated building inventory pictured above at the southeast corner of Forest Hill Boulevard and Prairie Road. Multiple, adjacent small parking lots require almost continuous curb cuts, which create unsafe conditions for drivers, cyclists and pedestrians.





Stormwater management in the CRA Sub-Area is lacking, which presents an infrastructure constraint for redevelopment, as noted in the Palm Beach County Comprehensive Plan (Future Land Use Element, Policy 1.2.2.1).. Drainage facilities throughout the Sub-Area are harsh aesthetically, and individual sites show signs of deterioration due to steep canal banks.





The photograph above is an older-style gas station on Congress Avenue at the southern end of the Sub-Area. The site is constrained by a one-story retail strip center to the south and east of the gas station, which effectively traps the station and its redevelopment potential. The retail strip is surrounded by surface parking, which limits utilization of the building in its present form and the ability to address stormwater treatment. Without an organized redevelopment effort led by the CRA, no redevelopment is expected to occur, and the site will continue to produce economic stagnation and perform below market norms. An aerial photo of the site and its constraints is provided below.





Building stock with characteristics such as those illustrated by the images above and below, with flat roofs, single-story, limited windows, and surrounded by asphalt parking. According to interviews with real estate professionals in the area, rents are too low to sustain property investment, despite frontage on a principal arterial. Incentives and area-wide improvements are needed to foster economic activity.



There are numerous vacancies throughout the Sub-Area, and many recent commercial sites have been leased by non-profit churches, which is a typical indicator of a declining commercial district. Discussions with real estate brokers indicate many sites fronting Congress Avenue have remained vacant for a half-year or longer, and substantial reductions in lease rates are needed to lease vacant spaces as well as property owners funding build-out costs. Further, brokers indicate over a seven-year time frame with active commercial leasing, the prime shopping center on the corridor – Forest Hill Center – still has a number of vacancies despite discounting rents. Smaller, older retail spaces require interior retrofitting to modernize them for current market demand, which could be augmented through a comprehensive redevelopment strategy. As lower rents attract lower-end tenants with limited capital, redevelopment assistance can help establish more stable tenancy and job growth to assist in tenant improvements. The long-standing vacancies and non-profits with limited hours of operations limit natural surveillance of properties, leaving dark, empty spaces and opportunities for increased crime.



Vacant inventory within the Congress Avenue Sub-Area is scattered, and many buildings are posted for no trespassing due to crime and vagrancy in the area.



Small parcel sizes with outdated building patterns create conditions such as the one pictured above, with small retail and office spaces constrained by a lack of parking, which depresses rents and values. As Congress Avenue and Forest Hill Boulevard were widened over time, parking for these small, older buildings was removed, leaving these small parcels without the ability to redevelopment per modern code requirements.

INDICATOR #3 FINDINGS

The proposed Village of Palm Springs CRA, in partnership with Palm Beach County, contains an extensive inventory of outdated, obsolete and inefficient suburban building types that are not competitive with comparable districts, which is reflected by long-term vacancies and a trend of lower-rent churches occupying retail spaces. The high cost of interior retrofitting, parking improvements, and site enhancements is not supported by projected economic returns. This results in continued vacancies, low job production, rent reductions, site deterioration, and a lack of investment in the district.

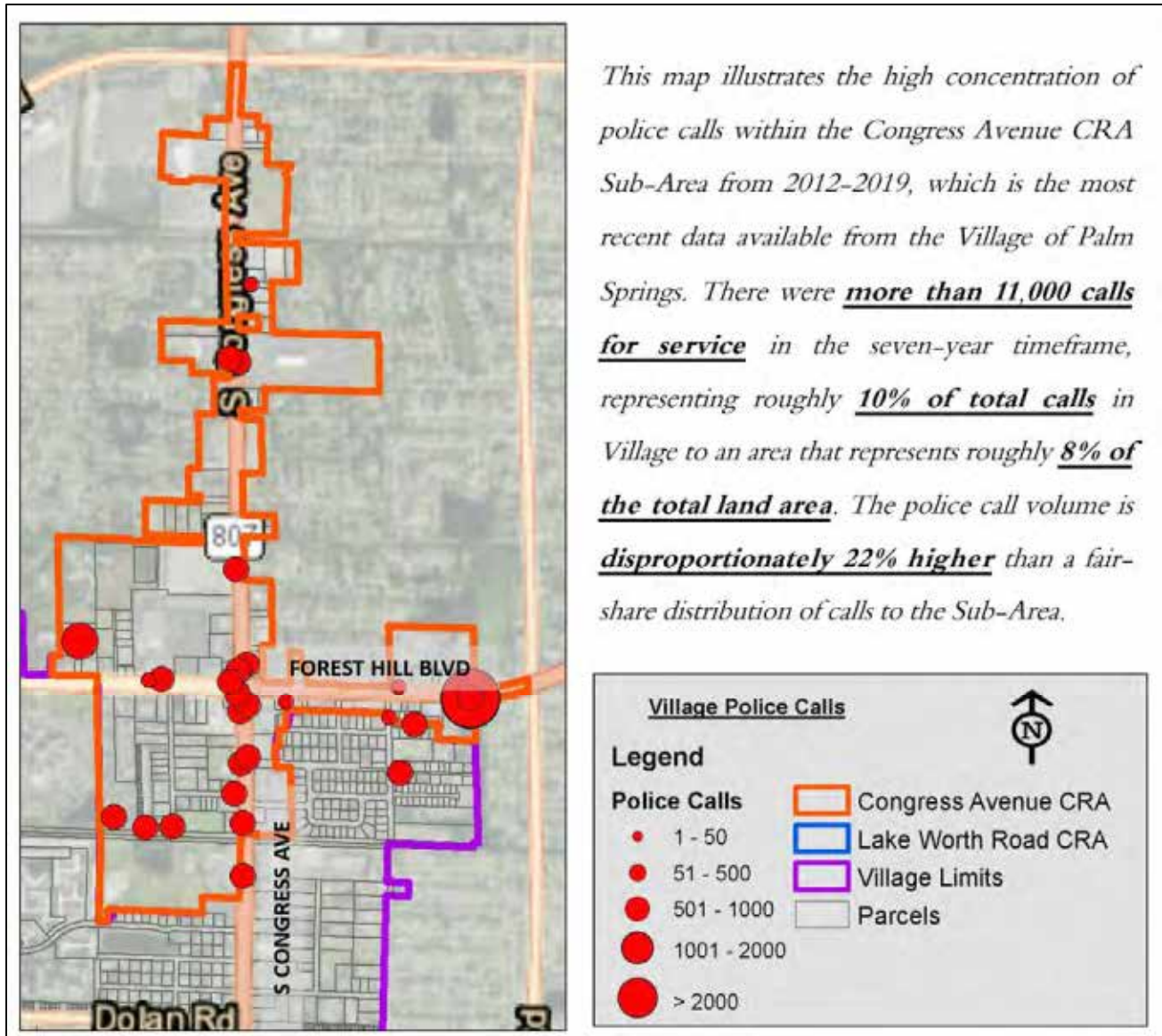
INDICATOR #4

Incidence of crime in the area higher than in the remainder of the county or municipality. (§ 163.340(8)(j), F.S.)

Police services within the Congress Avenue CRA Sub-Area are provided by the Village of Palm Springs. The area contains a high number of vacant and abandoned buildings, lots that become overgrown and locations for trespassing and debris, and poor lighting on backstreets. The drain on municipal police services is evidenced in the Village's police data, which indicates the Village has responded to more than 11,000 incidents in the seven-year timeframe from 2012 through the beginning of 2019. While the Sub-Area represents approximately 8.1% of the Village's total land area, the area has represented 9.9% of the total police call volume. Calls for service are varied, including vandalism, shoplifting, trespassing, theft and burglary, and stolen vehicles in addition to more serious crimes. A map indicating the distribution of calls in the Village is provided on the following page.



There is a disproportionately high amount of police activity in the Congress Avenue CRA Sub-Area, which represents a drain on municipal resources.



INDICATOR #4 FINDINGS

The proposed CRA contains a disproportionately high rate of crime versus the balance of the Village as reflected in Village police data. The significant number of abandoned buildings and overgrown lots have led to high degrees of vandalism, abandoned vehicles, trespassing, and shoplifting. The disproportionately high rate of crime is paralleled by disproportionately high rates of Fire/EMS calls and code enforcement. A CRA will help stimulate investment to improve buildings, introduce employment, enhance properties, and create a safer, more positive environment.

INDICATOR #5

Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)

Police and emergency medical services are provided by Palm Beach County to the Village of Palm Springs. Due to the economic deterioration and safety challenges in the Congress Avenue CRA Sub-Area, there is a long-standing trend of a disproportionate number of fire and emergency medical service (EMS) calls to the district. Data from the Palm Beach County Fire Rescue indicates over the past five years, the number of fire and EMS calls in the Sub-Area are **disproportionately high by 15% as compared to the number of calls to the balance of the Village**, with (8.11% Village-wide versus 9.37% to the Sub-Area). In recent years, the imbalance has been as high as 40% more calls/land area. Data indicating the specific percentage of Village calls to the Sub-Area from 2014-2018 is presented below.

TOTAL FIRE/EMS CALLS FOR SERVICE	
YEAR	CONGRESS AVE SUB-AREA
2014	11.49%
2015	7.41%
2016	9.84%
2017	9.24%
2018	8.89%
TOTAL LAND AREA (AS % OF VILLAGE)	8.11%
5-Year Average Calls	9.37%

INDICATOR #5 FINDINGS

The proposed CRA contains a significantly number of deteriorated buildings and structures along with a faulty transportation network, with extensive curb cuts, high traffic volumes, and deficient multimodal infrastructure, producing a high number of crashes and fatalities. Older, deteriorating buildings lack modern safety features. These conditions have created a disproportionate demand for fire and emergency medical service calls in the area. A CRA will help improve properties, lighting, and transportation facilities and improve opportunities for gainful employment, which will help mitigate this demand for Fire/EMS services.

INDICATOR #6

Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)

The Congress Avenue Sub-Area contains a broad diversity of property ownership that creates challenges for land assembly and reduces economic viability of redevelopment. There is an extensive inventory of parcels that are too shallow to accommodate on-site stormwater treatment, triggering the need for consolidation to enable competitive building footprints and amenities. The high degree of ownership fragmentation has stagnated redevelopment in the district. In the absence of an organized redevelopment effort initiated by the Village, these parcels are unlikely to redevelop and will remain in a substandard condition.



Fragmented property ownership has prevented adequate transitions between like uses within the Sub-Area. The properties illustrated above front Congress Avenue with similar use, but the diversity of ownership has produced an inefficient separation of parking lots for common use by an unattractive landscape strip. These ownership deficiencies limit mobility, create unnecessary traffic generation onto the roadway network, and produce an undue burden for redevelopment.

Congress CRA Subdistrict
Property Ownership

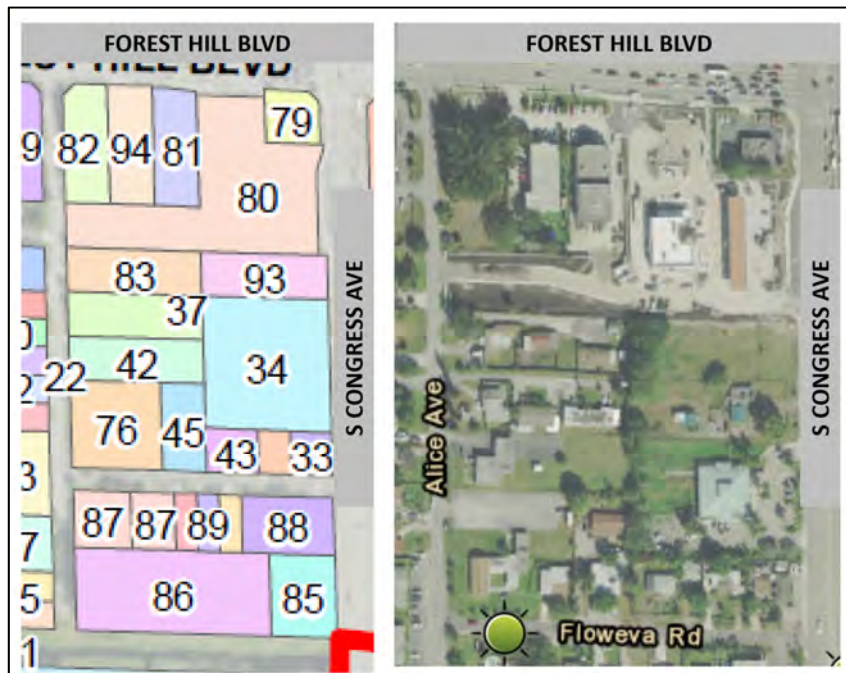
Legend

- Congress Avenue CRA Subdistrict
- Village of Palm Springs Limits

Map showing property ownership within the Congress Avenue CRA Subdistrict. The map includes a legend, a north arrow, and various colored polygons representing different property owners, each labeled with a number. The map is bounded by a red line representing the Congress Avenue CRA Subdistrict and a purple line representing the Village of Palm Springs Limits. The map shows a grid of streets with property numbers and names like FOREST HILL BLVD and CONGRESS AVE.

01 - FOREST HILL BLVD LLC	26 - AVI INVESTMENT LLC	51 - D P R OF PALM BEACH INC	76 - IGLESIA CRISTIANA CASA DE REFUGIO INC
02 - RGS INC	27 - CHEN TEDDY	52 - WANG CHARLES C TR &	77 - H L RE INVESTMENTS LLC
03 - FOUR FLA SHOPPING CTR PROP LTD	28 - LEON YANELIS	53 - 1736 S CONGRESS AVE LLC	78 - YOUNG MENS CHRISTIAN ASSN OF
04 - CONGRESS PROPERTIES OF PALM SPRINGS INC	29 - PATIDAR INVSTMTS	54 - GATLING GUN ENTERPRISES LLLP	79 - SOUTHERN EXPRESS LUBES INC
05 - SANDERS REALTY LLC	30 - SMI FINANCIAL MINISTRIES INC	55 - VANDEAN LLC	80 - VCC PALM SPRINGS LLC
06 - BERNARDI INVESTMENTS LLC	31 - SCHRIEFER ANNELUESE H	56 - 839 CONGRESS AVENUE LLC	81 - CAPCO OF PALM SPRINGS LLC
07 - 1733 CONGRESS LLC	32 - DELACRUZ ANTONIO &	57 - 834 S CONGRESS LLC	82 - PBFP LLC
08 - R2 REALTY INC	33 - MARTINEZ LIVAN &	58 - SEAGLIDES INVESTMENT CO	83 - MATISH RENATA
09 - MURPHY HEIDELINDE &	34 - SLB LLC	59 - MERCURY INVESTORS LLC	84 - REGENT PALM BEACH LLC
10 - EG HOLDINGS LLC	35 - NUNEZ BENJAMIN &	60 - WHEELUHAN REAL ESTATE TRUST	85 - PALM SPRINGS PLAZA INC
11 - OXYGEN HOLDINGS LLC	36 - BERNARDI HOLDINGS LLC	61 - LEMAE OF PALM SPRINGS LLC	86 - D & L PROPERTIES INC
12 - LEON FELIX	37 - HERRERA ARTURO TRUST &	62 - TRUE TABERNACLE OF JESUS CHRIST INC	87 - DOHERTY MATHEW
13 - LAKESHORE CENTER LLC	38 - AGAPE WORSHIP CENTER OF THE C&MA INC	63 - LAWRENCE JAMES A	88 - CONGRESS PLAZA II INC
14 - PURDY LANE INVESTMENTS INC	39 - ARBR LLC	64 - PADILLA BENJAMIN N	89 - DOHERTY HUNTER
15 - GT & JT CONSTRUCTION CORP	40 - HHRC INC	65 - GIRO SANTAA	90 - GARCIA ERENIA
16 - SOMAX INVESTOR LLC	41 - L&R INVESTMENTS GROUP LLC	66 - AMAYA SANTOS ELVIRA	91 - RENDON JACOB &
17 - MN INVESTMENTS PROPERTIES HOLDINGS LLC	42 - SIXTEEN HUNDRED NINETY	67 - GOLD COAST HOLDING INC	92 - OFF LEASE ONLY INC
18 - AM 3208 LLC	43 - KNOWLES CONSTANCE D &	68 - LAWRENCE JAMES S &	93 - GARAMY GEORGE TRUST
19 - COLONIAL PALM'S HOMEOWNERS ASSN INC	44 - DP PALM BEACH HOLDINGS LLC	69 - SHIELD INVESTMENT GROUP INC	94 - A + KIDS TUTORING LLC
20 - UNGLEICH JANET	45 - RBV RENTALS LLC	70 - OLMSTEAD F D &	95 - FOREST 26 LLC
21 - DIAZ ALEXANDER	46 - LUCHEY ANDREW &	71 - JAMES DAWN M &	96 - CTBTS LLC
22 - DEL LA CRUZ ANTONIO JR	47 - ALJAREZ LLC	72 - MCN PROPERTY LLC	97 - OMEGA GAS & OIL LLC
23 - ALICE AVENUE LLC	48 - WILDE ROBERT T	73 - SUNBURST OF WEST PALM BEACH INC	98 - CONDO
24 - CHERULES LLC	49 - NOGUEIRA MITCHEL R	74 - LYONS EVANS RYAN P &	
25 - DISCOUNT AUTO PARTS INC	50 - WILDE IRENE F LIVING TRUST	75 - SEMEAH YVES	

As illustrated in the CRA Property Ownership Map, there are 182 parcels among the 185 acres in the Congress Avenue CRA Sub-Area. Only 16 parcels represent ownership of more than 4 acres, while nearly 80% of parcels are one acre or smaller. This unnecessarily diverse land ownership, further challenged by a need to accommodate modern parking and stormwater facilities, creates a land development condition that is difficult to improve without redevelopment assistance typically provided by a CRA. To accommodate redevelopment of a scale that is appropriate for the area and meet modern development standards, many parcels will require assembly to achieve suitable land area and efficient design. The current diversity of ownership will prevent assemblage without a focused community redevelopment effort by the Village of Palm Springs.



The southwest block at the intersection of South Congress Avenue and Forest Hill Boulevard exhibits highly diverse ownership, with twelve acres spread across nineteen owners. Redevelopment opportunity would be advanced with assistance towards land assembly, internal traffic circulation, and stormwater management.

Where ownership patterns are more fragmented, land assembly is more difficult and expensive. Fragmentation also poses a challenge for the introduction of internal circulation to mitigate traffic generation.

The map and image on the previous page illustrate the inefficiency and economic challenge presented by the diversity of ownership at the southwest corner of Congress Avenue and Forest Hill Boulevard, which would be considered a “100% corner” given this intersection’s traffic

volumes, regional connectivity, and visibility. The area bound by Congress Avenue, Forest Hill Boulevard, Alice Avenue, and the east/west drainage canal, represents approximately twelve acres with nineteen distinct owners, yielding an average ownership acreage of 0.63 acres. Without land assembly, redevelopment will continue to stagnate due to the small parcel size, modern regulatory requirements, and stormwater demand, leaving a pattern of inefficiency and reduced ad valorem value.



The photos above and below illustrate the site design deficiencies that can occur with highly diverse property ownership. The four parcels at the northeast corner of Forest Hill Boulevard and Congress Avenue total approximately one-acre with four separate owners with separate parking and curb-cuts.



Disparate property ownership of parcels in the Sub-Area has produced inefficient, small building footprints as each parcel has been developed in a manner to provide exclusive parking and stormwater treatment. As the size of parking and stormwater treatment facilities are reduced, facilities are less efficient. Palm Beach County's implementation of its Comprehensive Plan,

Future Land Use Policy 1.2.2.1, would help identify stormwater deficiencies and help properties move towards more efficient and environmentally responsible redevelopment.



The properties above, located on Congress Avenue, illustrate another example of the inefficiency of disparate parcel ownership and its effect on site design. The uses are comparable types of retail; however, parking areas are disconnected, building frontages are out of alignment, and the property separation is established by a dumpster and poorly maintained fence along the street frontage.



As illustrated in the CRA Property Ownership Map, there are a substantial number of smaller lots with disparate owners throughout the Congress Avenue Sub-Area. In particular, the key frontage along Congress Avenue (south of Forest Hill Boulevard) and Forest Hill (east of Congress Avenue) is significantly fragmented, with shallow depth ownership that limits larger footprints and improved efficiency for parking and stormwater treatment, highlighting a need to aggregate these site improvements to enable modernization of the district.

INDICATOR #6 FINDINGS

The proposed CRA Sub-Area contains a significantly diverse property ownership pattern, with nearly 80% of parcels consisting of one acre or less. Aside from several larger parcels trapped without access to sanitary sewer service, the small average size of parcels within the CRA Sub-Area creates inefficiency and complicates redevelopment opportunities. This diversity of ownership produces a negative impact upon the ability for adequate property assemblage to enable redevelopment in compliance with modern parking, storm water and site design abilities that is economically viable. Necessary land assemblage is unlikely to occur in the CRA Sub-Area absent the leadership, guidance, attention, and incentives that are typically provided by a CRA.

SECTION 6

SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Finding of Necessity determines that several specific statutory conditions are present in the proposed Congress Avenue CRA Sub-Area to justify Palm Beach County's approval of a CRA in the Village of Palm Springs. These include the following key criteria, as described in Florida Statutes:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).

In addition, there are disproportionately high code enforcement violations, including unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

These are long-standing deficiencies, previously documented by Palm Beach County through the establishment of Palm Beach County's Urban Redevelopment Area, the County's Comprehensive Plan, and as presented in this Finding of Necessity with current data and analysis.

This Finding of Necessity examined the qualifying conditions evident in the Sub-Area and establishes the basis for creation of a CRA and a CRA redevelopment plan to establish a vision and strategies to address opportunities for public and private reinvestment, redevelopment, and overall revitalization. The presence of these statutory conditions is documented via data, photographic evidence, map documents, and interviews with real estate brokers and staff of the Village of Palm Springs, including the Police Department, Planning Department, and Administration, which are referenced herein. As presented, the conditions present in the Congress Avenue CRA Sub-Area limit the ability for market-driven redevelopment to occur and achieve its economic potential. Therefore, it is recommended the Village of Palm Springs consider these findings in support of the establishment of a CRA, in partnership with Palm Beach County, and a tax increment financing (TIF) district to capture TIF revenue from the area to be utilized specifically for redevelopment purposes.

The recommended boundaries for the proposed CRA Sub-Area are based on an evaluation of vacant lands, the mix of land use/zoning opportunities, infrastructure conditions and deficiencies, proximity to major roadways, and deteriorating conditions. The Village recognizes that sound infrastructure investments, land assemblage, appropriate development codes and incentives for private investment—actions that stem from creating a CRA and adopting a CRA Plan—will help remedy blighting conditions in this area, provide incentives for redevelopment, improve the economic climate, and enable the Village to address the economic distress evidenced in this Finding for the benefit of residents and property owners in the Village and throughout Palm Beach County.

The CRA will assist the Village in accomplishing five key goals:

- I. Improving Utilities and Infrastructure Deficiencies
- II. Expanding Job Development and Economic Growth
- III. Enhancing Public Safety
- IV. Increasing and Maintaining Workforce Housing
- V. Advancing the Partnership with Palm Beach County

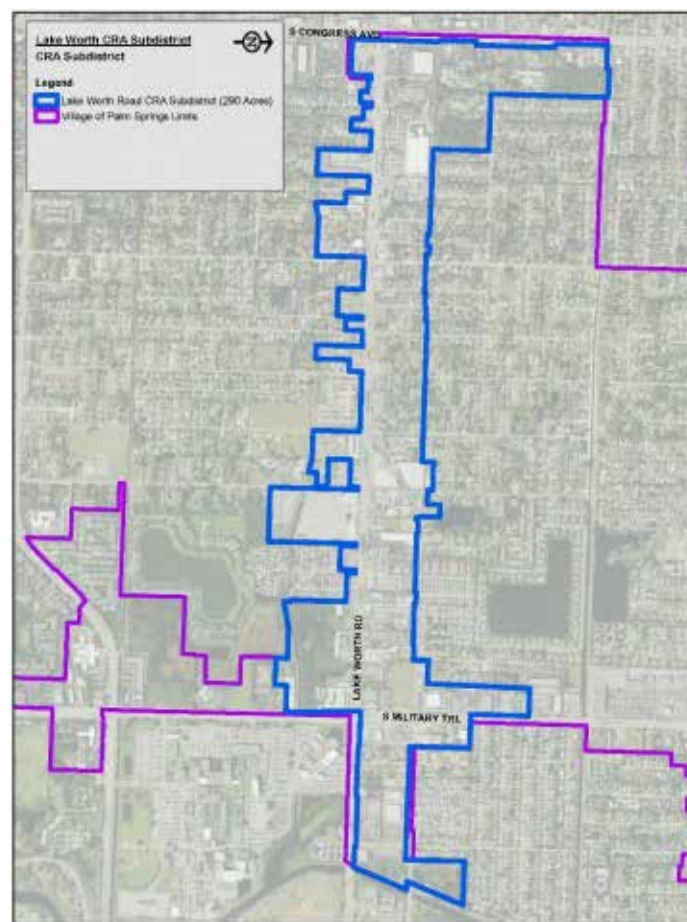
A CRA will also help the County implement its recommendations regarding the URA, stormwater management, and as articulated in the County Comprehensive Plan.

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- O. Code Enforcement Data, Village of Palm Springs (2012-2017)
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VILLAGE OF PALM SPRINGS
FINDING OF NECESSITY REPORT
LAKE WORTH ROAD CRA SUB-AREA
FINAL DRAFT, Rev. 3/26/2019



**VILLAGE OF PALM SPRINGS
FINDING OF NECESSITY
LAKE WORTH ROAD CRA SUB-AREA**

EXECUTIVE SUMMARY

Chapter 163, Part III, Florida Statutes enables local governments to establish community redevelopment agencies (CRAs) within their jurisdictions to foster and support redevelopment of targeted areas if certain conditions are found to exist. The statute requires that no fewer than two of the fifteen “blight” criteria be present to enable establishment of a CRA area. As requested by the Village Council of the Village of Palm Springs, the Treasure Coast Regional Planning Council conducted an analysis of the proposed Lake Worth Road CRA Sub-Area, which is entirely included within Palm Beach County’s long-established Urban Redevelopment Area (URA). A boundary map of the proposed CRA Sub-Area is provided in this section.

Within the CRA Sub-Area, six (6) of the fifteen statutory criteria are present and documented as the core of this Finding of Necessity Report, including:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.)
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.)

In addition, there are disproportionately high code enforcement violations, including unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

These conditions are long-standing deficiencies that have persisted since before Palm Beach County created the URA and the Village annexed this area in partnership with Palm Beach County. This area of the County has been identified since 2004 as the County’s primary location for redevelopment and infill development. The URA contains the CRA Sub-Area in its entirety. Within this area, the Palm Beach County Board of County Commissioners has continually recognized and documented the economic challenges and development obstacles that persist today. The Lake Worth Road Corridor is one of the County’s three “priority redevelopment areas,” which are identified for aggressive redevelopment strategies to overcome their persistent problems with public safety, crime, vacancies, economic deterioration, and declining conditions. Despite this County designation, little has changed in the Lake Worth Road Corridor. Infrastructure remains deficient; vacancies are high while rents and values are low; properties are deteriorating; and public safety problems persist. The Village of Palm Springs CRA will enable the Village to directly address these issues and remedy the area’s long-term deficiencies and underutilization.

A detailed analysis of the proposed CRA Sub-Area and evidence of these criteria is provided within the Finding of Necessity report along with additional data to illustrate the need for redevelopment in the Sub-Area.

FINDING

The proposed Lake Worth Road CRA Sub-Area contains six (6) criteria which constitute blight under Chapter 163, Part III (8), F.S. These include:

- *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.);*
- *Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);*
- *Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);*

- *Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and*
- *Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).*

The area is therefore eligible for CRA designation by the Village Council under Florida Law. A CRA designation will assist the Village to remedy the conditions of blight and help foster redevelopment in the CRA for the benefit of the Village and all of Palm Beach County, including surrounding unincorporated areas.

RECOMMENDATION

The Village of Palm Springs should adopt this Finding of Necessity by resolution in accordance with the provisions set forth in Chapter 163, Part III, F.S., and proceed with the establishment of a Community Redevelopment Agency (CRA), in partnership with Palm Beach County, including the Lake Worth Road CRA Sub-Area, and a tax increment financing mechanism as allowed under Florida Law. The CRA will assist the Village in accomplishing five key goals:

- I. Improving Utilities and Infrastructure Deficiencies***
- II. Expanding Job Development and Economic Growth***
- III. Enhancing Public Safety***
- IV. Increasing and Maintaining Workforce Housing***
- V. Advancing the Partnership with Palm Beach County***

SECTION 1

PURPOSE OF FINDING OF NECESSITY

Working with the Treasure Coast Regional Planning Council, the Village of Palm Springs commissioned a Finding of Necessity, as required by and in compliance with Florida Statutes, in support of the establishment of a Palm Springs CRA – Lake Worth Road CRA Sub-Area. If the Council wishes to establish a CRA and access the corresponding benefits, the adoption of this Finding of Necessity by resolution is the initial step required by Chapter 163, Part III, *Florida Statutes* (F.S.). The purpose of this study is to provide: (1) an overview of the Community Redevelopment Act; (2) overview and description of the proposed Lake Worth Road CRA Sub-Area; (3) relevant data, analysis, and evaluation in support of the Finding of Necessity; and (4) findings and recommendations for establishment of a CRA by the Village of Palm Springs.

The Community Redevelopment Act of 1969, Chapter 163, Part III, F.S., authorizes local governments to establish community redevelopment agencies 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 slum and blighted areas.

In order to establish a community redevelopment agency, a Finding of Necessity must be prepared and adopted in accordance with the requirements in Chapter 163, Part III, F.S. The precise portion of the statute that governs the standards of a statutorily compliant Finding of Necessity is provided as follows:

163.355 Finding of necessity by county or municipality. No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s. 163.340(7) or (8). The resolution must state that:

(1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and

(2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.



Code enforcement violations, abandoned structures, and poor site maintenance are common in the Lake Worth Road CRA Sub-Area, which has led to a pattern of underinvestment, lack of jobs, vandalism, criminal activity, and site deterioration.

SECTION 2

GENERAL DESCRIPTION OF PROPOSED REDEVELOPMENT AREA

The Village of Palm Springs is a full-service municipality located in central Palm Beach County (PBC), that contains approximately 4.22 square miles. The current Village Limits are generally located south of Summit Boulevard, south of 6th Avenue South to the Atlantis city limits, east of Military Trail, and west of Florida Mango Road. The Lake Worth Road CRA Sub-Area is a mixed-use district within the Village, containing a predominance of older commercial and residential structures with infrastructure constraints on development viability. The CRA Sub-Area is generally located in the southern portion of the Village Limits, located between Military Trail to the west and the eastern Village Limits to the east, centered along Lake Worth Road. Florida's Community Redevelopment Act provides for redevelopment in defined areas that suffer from blight and disinvestment.

The Village is a vibrant community with progressive leadership, strong community spirit, and a willingness to invest in itself to help maintain a healthy, vibrant community. Since the Village was chartered in 1957, Palm Springs has grown into a diverse, family-oriented community with a population of roughly 23,250 (2018 estimate). The Village provides a full range of services, hosts community events throughout the year, and acts as a partner with property owners to help facilitate continued investment and enhancement in the community.



However, not all sections of the Village maintain the same level of vibrancy and investment. The Village has identified several key commercial corridors as needing a more focused redevelopment effort due to economic conditions. One of those corridors lies along Lake Worth Road, which is an area where the Village conducted extensive annexations to help protect its existing neighborhoods and property owners, improve investment, and enhance its economic condition. Along the Lake Worth Road Corridor, the Village of Palm Springs has identified a proposed Lake Worth Road Sub-Area to be included within a CRA that extends from Military Trail at its western boundary, running east past Kirk Road, Davis Road, Gulfstream Road, and Congress Avenue to the Keller Canal to the east, and includes properties both north and south of Lake Worth Road. Highlights in the Sub-Area include:

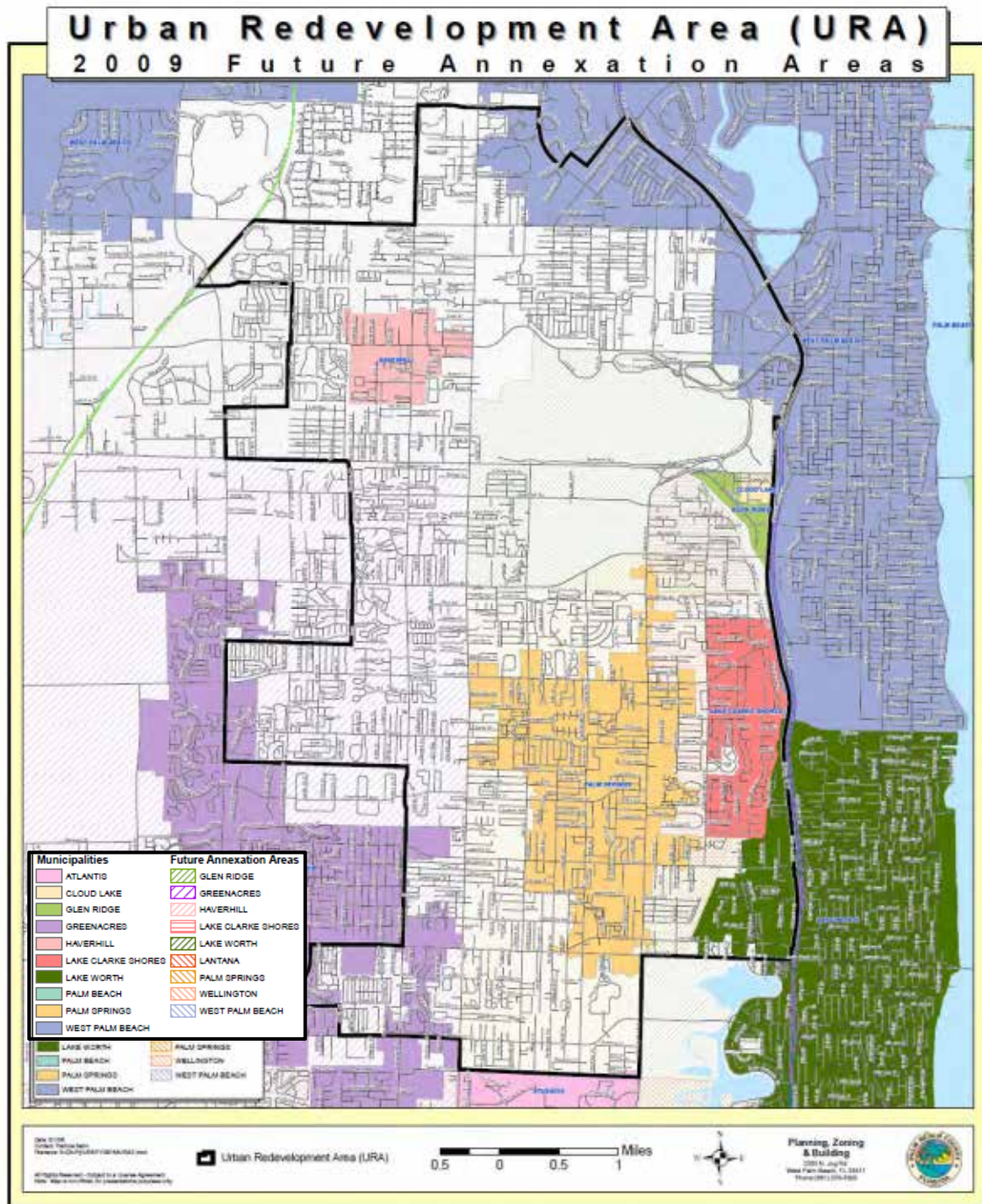
- A total of approximately 290 acres, or 10.7% of the Village of Palm Springs total land area of 2,712 acres.
- Land uses in the Lake Worth Road Sub-Area are a mix of commercial (approximately 193 acres or roughly 67%), followed by medium density residential (approximately 25 acres or roughly 9%), and low density residential (just over 17 acres or 6%). The designation of future land use categories is illustrated in the Future Land Use map provided in Section 3 of this Report.
- The Village is a full-service municipality, providing police services as well as parks and recreational facilities, utilities, a municipal library, and a full range of planning, development, building, and code enforcement services.
- The Village of Palm Springs is centrally located within Palm Beach County's URA, which has been identified as a primary location for redevelopment and infill development by the Board of County Commissioners. Dating back to 2004, the Palm Beach County Board of County Commissioners has long recognized the economic challenges and development obstacles that exist on the Lake Worth Road Corridor. With the adoption of the County's Infill and Redevelopment Study, the County identified three "priority redevelopment areas," including the Lake Worth Road Corridor, Congress Avenue Corridor, and Military Trail Corridor. The County

concluded there was a need for an aggressive redevelopment strategy to overcome the areas' persistent problems with public safety, crime, vacancies, economic deterioration, and declining conditions. The County designated the area as a URA to help advance the identification of capital improvement needs, land development conflicts, and economic revitalization. Despite this County designation, the Lake Worth Road Corridor has seen only limited investment, and many conditions remain unchanged. Infrastructure remains deficient; vacancies are high while rents and values are lower than other commercial corridors. A substantial number of properties are deteriorating; and public safety problems present a disproportionate demand on services. Over time, in partnership with Palm Beach County, the Village of Palm Springs has annexed properties in this area to help the County accomplish its goals for the area. The establishment of a CRA inclusive of the Lake Worth Road CRA Sub-Area is entirely consistent with this prior County finding and enables the Village to more directly address the long-standing redevelopment and economic challenges that have persisted in this area for decades.

The goal of the Urban Redevelopment Area is to coordinate and provide for redevelopment efforts and infrastructure improvements needed in the area. The designation of the URA and its associated policies will:

- **Provide and enhance viable redevelopment opportunities to discourage further westward expansion;**
- **Provide a variety of housing options for persons and families of all income ranges;**
- **Support existing Comprehensive Plan and Managed Growth Tier System provisions for sustainable urban development;**
- **Fully utilize and enhance existing infrastructure facilities and services; and**
- **Attract new residents, businesses and services to improve the quality of life for the current population in the URA.**

Palm Beach County's URA effort has consistently emphasized the County's desire to encourage redevelopment and infrastructure in the central portion of the County, specifically including the Village of Palm Springs. The establishment of the Palm Springs CRA – Lake Worth Road CRA Sub-Area meets the intent of the County's URA and will help the County accomplish the goals it has established for this area.



Palm Beach County's URA is illustrated on the map above. The Village of Palm Springs has executed annexations as envisioned in this County-led planning effort to help the County accomplish the goals it set forth for this area.

- The Village of Palm Springs initiated an aggressive annexation program beginning in 1998, which was implemented in coordination with Palm Beach County. Near the Lake Worth Road CRA Sub-Area, the Village annexed more than 350 properties, totaling nearly 262 acres. These parcels included a broad mix of mostly residential and commercial uses. Many of these parcels remain with limited redevelopment activity, although the Village’s active code enforcement program has required owners clean up properties, remove debris and excessive signage since their annexation. Although the appearance has improved, the level of investment has been limited.
- The Village of Palm Springs was one of seven municipalities included in the “Heart of Palm Beach County” evaluation initiated by Palm Beach County, which also emphasized infill development and redevelopment remedies for declining economic conditions. Improving community safety was the primary need identified in this study, and the establishment of redevelopment agencies was identified as one of the key strategies to help provide funding and programs to directly address this deficiency.
- The Lake Worth Road CRA Sub-Area is a highly visible, easily accessible commercial corridor in the Village and central Palm Beach County, with good east/west access to neighboring jurisdictions and the regional transportation network.
- The proposed CRA Sub-Area is predominated by a mix of older, existing commercial and residential structures, with some vacant tracts, wherein redevelopment is constrained by a lack of infrastructure, corridor deterioration, and safety concerns. The area is serviced by two



The outdated, single story retail building in the photo above is a typical representation of much of the commercial building stock within the Lake Worth Road CRA Sub-Area. The inefficiency design of the site and its small parcel size limits redevelopment potential and economic productivity.

- different sewer providers, with the Village of Palm Springs serving the north side of Lake Worth Road and Palm Beach County serving the south side, which adds additional complexities and challenges for redevelopment. Stormwater needs are especially prevalent on the north side of Lake Worth Road. Over time, culverts and drainage pipes previously present below Lake Worth Road have been eliminated, preventing discharge into drainage canals. This results in trapped stormwater, increased ponding and flooding, and reduced stormwater treatment in the area. The County prioritized the need to address stormwater deficiencies in Future Land Use Element Policy 1.2.2.1 of its Comprehensive Plan.
- Discussions with real estate professionals indicate the marketability of commercial space in the Lake Worth Road Sub-Area is difficult, with smaller, older retail spaces and Class C office spaces that perform below market conditions along comparable corridors. While retail spaces in other parts of the Village and along Lake Worth Road to the west generate rents of \$25-30/square foot, retail spaces within the Lake Worth Road CRA Sub-Area lease for as low as \$10-12/foot or remain vacant for a half-year or more. Commercial brokers cite the dilapidated conditions, lack of infrastructure, and older, inefficient buildings as factors keeping rents and investment low. Commercial brokers indicate office rates on the corridor tend to be 10-20% lower than other commercial corridors with better access and appearance. Much of the available commercial space within the district is described as “not competitive” by the real estate industry as compared to newer, modern commercial space in other locations within the Village and throughout the County.
 - When many retail spaces do become occupied, they tend to be operated by smaller, poorly financed establishments that have a high turnover rate, causing additional instability and vacancies in the market. The lack of retail

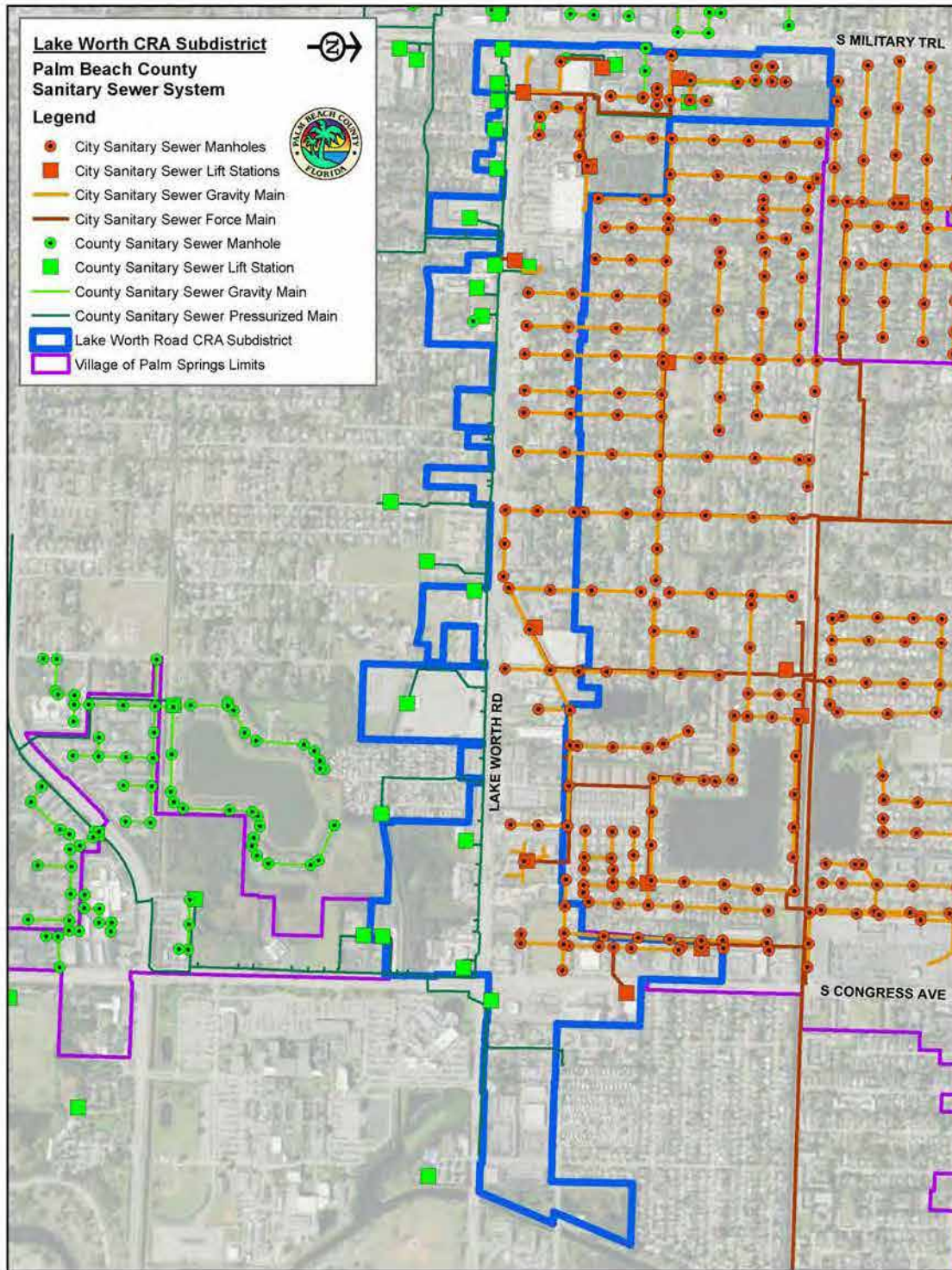


Barbed wire above chain link fencing is a common scene within the Lake Worth Road CRA Sub-Area, which sends a negative message to investors regarding community safety and security.

- concentration erodes the retail base exponentially, as realtors indicate new retail tenants seek existing established retail nodes. It is common for retail establishments to install chain link fencing with barbed wire to deter criminal activity on Lake Worth Road, which sends a negative visual signal that discourages investment in the district.
- Due to the significant safety concerns for cyclists and pedestrians along with a high accident rate, the Lake Worth Road Corridor has been identified by the Palm Beach Transportation Planning Agency (TPA) for a safety evaluation and redesign to improve conditions. Because the corridor has such a high concentration of bicycle and pedestrian accidents, the corridor has been identified by the TPA as one of the “Top Ten Hot Spots” for safety improvements. Accordingly, the TPA has commissioned a corridor study to identify multimodal improvements to improve safety and function in the area. The corridor study concluded the corridor would be safer with a lower design speed and improved multimodal features, such as narrower vehicular travel lanes, bike lanes, wider sidewalks, mid-block pedestrian crossings, and improved transit stops. The Village of Palm Springs, City of Greenacres, and TPA Board requested FDOT conduct a speed study in late 2018 to reduce the design speed of the corridor. Although FDOT’s preliminary findings do not support a reduction of design speed, FDOT is evaluating ways in which it can incorporate design alternatives to improve safety, particularly for pedestrians and cyclists, on this dangerous roadway corridor.

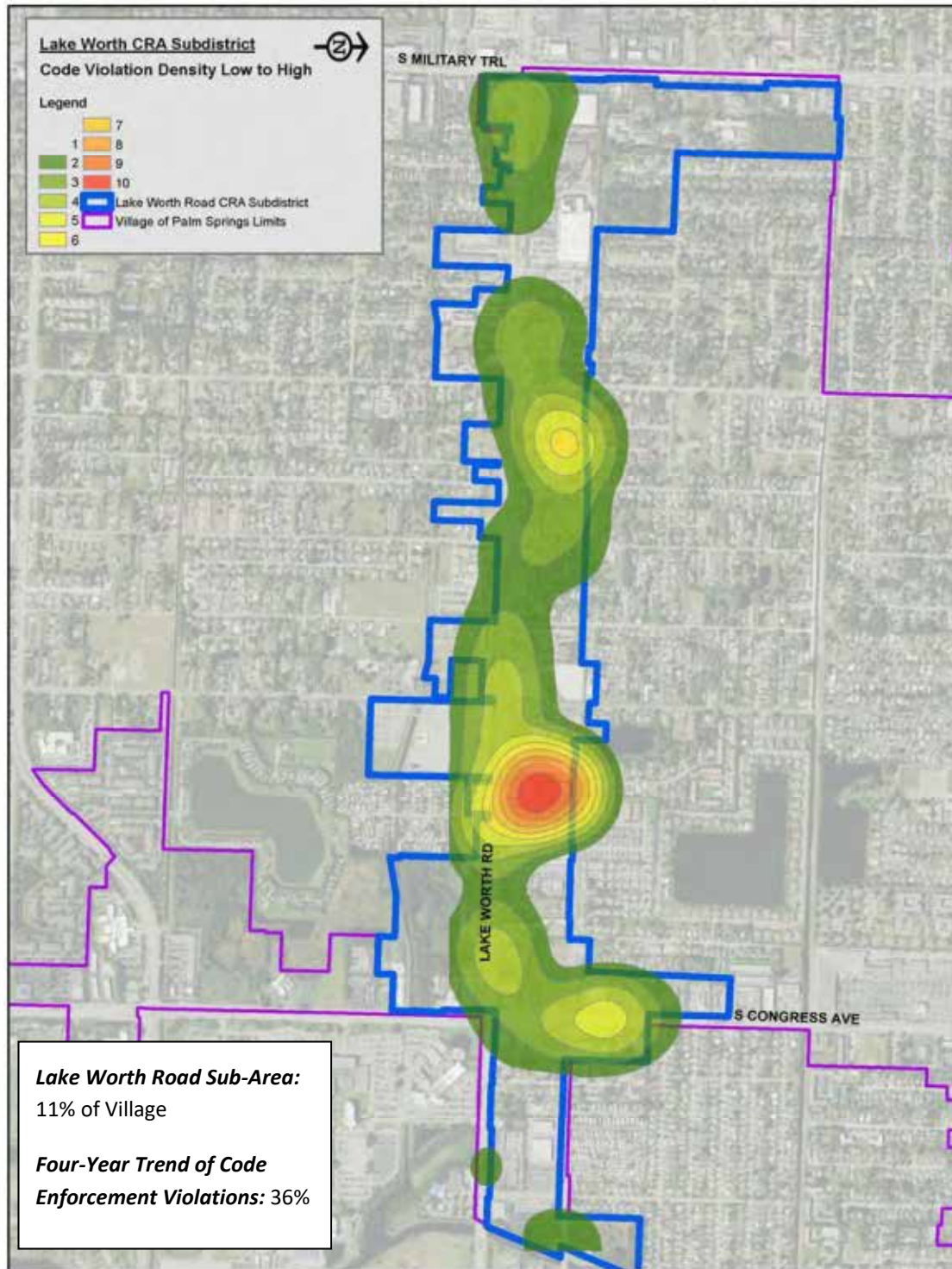


Older, tired retail spaces, such as this mostly vacant shopping center along Lake Worth Road, cannot compete with modern commercial buildings due to size, configuration, and condition. However, rents on the corridor are too low to justify private sector redevelopment, leaving sites like these underutilized for months or years. These conditions do not attract investment, but rather, they drive investment dollars to other locations, leaving these spaces in a cycle of declining economic activity. As the level of retail concentration continues to decline, retail conditions and opportunities in the the CRA Sub-Area further degrade.



As illustrated on the Sanitary Sewer Infrastructure Map, the Lake Worth Road CRA Sub-Area needs additional sanitary sewer infrastructure to unlock the redevelopment potential in the area.. The map above indicates areas receiving service from the Village and County.

- According to Palm Beach County's 2017 workforce housing analysis, 96% of the Village of Palm Springs housing stock is comprised of affordable units, providing housing for persons falling within low-income, low-to-moderate, and workforce housing incomes. According to the Housing and Transportation Index, the traditional measure of affordability recommends that housing cost represent no more than 30% of household income; however, that benchmark fails to consider transportation costs, which are typically a household's second-largest expenditure. Close access to goods and services reduces transportation costs, thereby freeing household dollars. Infilling jobs, goods and services within the Lake Worth Road Sub-Area, which will be produced through an organized redevelopment effort, will help preserve the affordability of homes in Palm Springs. Palm Beach County has begun to enhance its workforce housing program, with consideration of density bonuses and increased flexibility for financing. Improved infrastructure, mobility, and conditions for existing workforce housing in the Sub-Area will help accomplish one of the County's highest priorities -- the retention of safe, sustainable affordable housing for its residents.
- The corridor represents a significant code enforcement burden for the Village, due to property owners utilizing illegal signage and banners and outdoor displays to increase visibility, which reduces desirability for investment in the corridor. There are numerous code violations for piling of debris and garbage, abandoned vehicles, overgrown lots, illegal signage and graffiti, which harm the economic viability of the area. Village records indicate nearly 300 violations in the CRA Sub-Area in the past four (4) years, which is disproportionately high for its limited acreage. In addition, the Sub-Area has a decades-old history of vagrancy, homelessness, and prostitution activity, which generates investment in chain link fences and barbed wire instead of property improvements and job development.



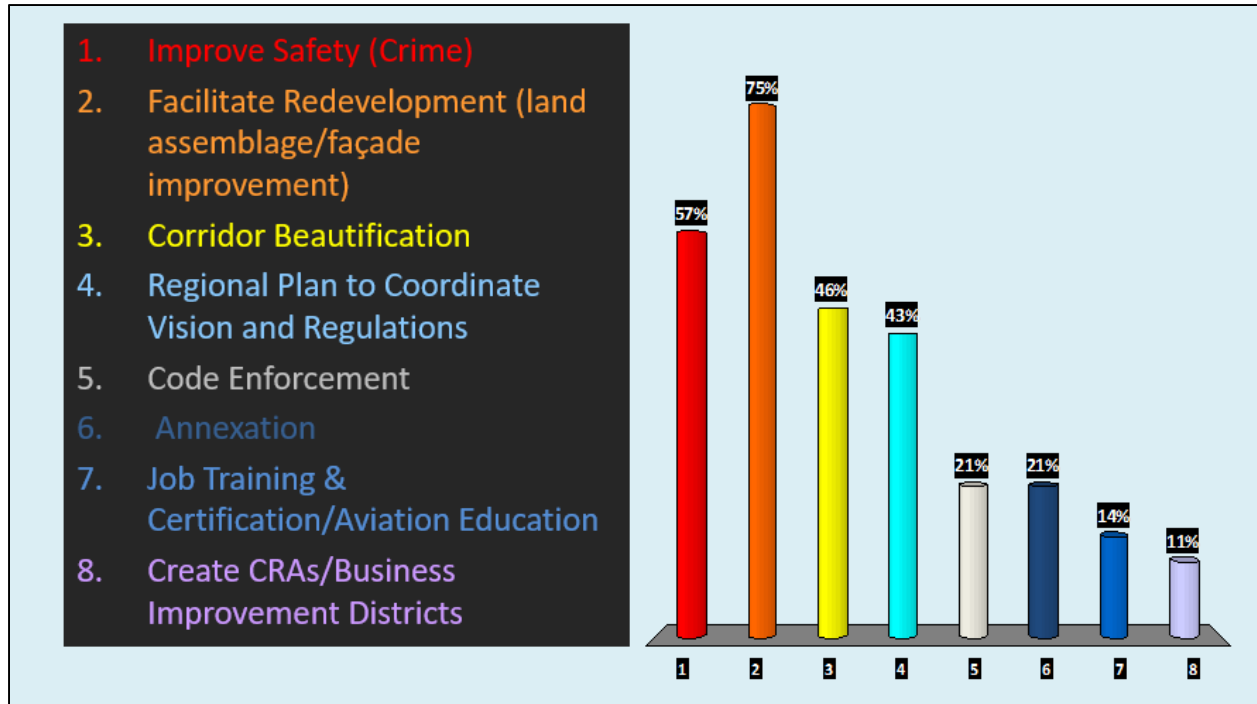
As indicated in the map above, there are a disproportionate number of code enforcement violations throughout the Lake Worth Road CRA Sub-Area. Although the area only represents 11% of the total land area of the Village, it has included 36% of total code enforcement violations over the past four years.

In June 2015, Palm Beach County concluded its “Heart of Palm Beach County” Joint City/County Economic Opportunities Analysis, which included the Village of Palm Springs as one of seven municipalities focused upon in this effort. The study was initiated by concerns regarding economic development impediments in this central area of the county. The study focused on the County’s prior establishment of the URA, noting this was an initial effort to address the deteriorating conditions and economic challenges of the area. In addition to the Village, the six other municipalities in Palm Beach County District 3 included Lake Clarke Shores, Atlantis, Boynton Beach, Greenacres, Lake Worth, and Lantana. The process included participation by the eight local governments along with economic, business, residential and institutional organizations and the Palm Beach County School District. Following several months of analysis and facilitated discussions, the study identified a significant lack of investment, declining property values, and lacking infrastructure throughout the area. The process concluded with the identification of several consensus priorities, including the facilitation of redevelopment, corridor beautification, and creation of community redevelopment agencies as key strategies to help reverse the trend of deterioration in the area.

The creation of a Village of Palm Springs CRA, in partnership with Palm Beach County, is consistent with the priorities identified in this County-led study and implements the study’s recommendations for this area of the County and will help the County implement its Comprehensive Plan.



There is a pattern of underinvestment and poor maintenance, overgrown lots, and illegal storage due to low values in the Lake Worth Road CRA Sub-Area. This negatively effects the desire of investors to improve existing businesses or create new opportunities for jobs, goods, and services.



The chart above indicates the top priority remedies to address the economic decline and stagnation in the Heart of Palm Beach County, including the Village of Palm Springs. Key remedies include facilitating redevelopment, corridor beautification, and the creation of CRAs, which are consistent with the creation of a Palm Springs CRA in the Lake Worth Road Sub-Area.

Lake Worth Road is the main commercial arterial through the proposed CRA, along with Military Trail and Congress Avenue, which collectively provides good regional access to the Sub-Area. Lake Worth Road carries an average daily traffic volume of nearly 44,500 vehicles while Military Trail carries an average of 41,000, and Congress Avenue carries an average of roughly 38,000 daily trips. These major corridors are six-lane, auto-oriented facilities, with minimal multimodal facilities and unlikely prospects for reconfiguration given the traffic volumes.

Transit service is provided by: 1) Palm-Tran's Route 2 along Congress Avenue, which is a high-ridership route running north/south from the West Palm Beach Intermodal Center to the Town Center Mall in Boca Raton; 2) Route 3, which runs from The Gardens Mall, north/south on Military Trail to the Town Center Mall in Boca Raton; and 3) Route 62, which runs primarily east/west route along Lake Worth Road, from the Mall at Wellington Green to downtown Lake Worth. While there are extensive bus stops throughout the Sub-Area, there is minimal transit infrastructure. In addition to Palm-Tran service, there are also 53 Palm Beach County School District bus stops on

Lake Worth Road, between Congress Avenue and Military Trail, as well as school “activity bus” stops. **This heavy transit and related pedestrian activity is occurring on a roadway corridor that has experienced twenty-two pedestrian fatalities in the past five years.**

The Lake Worth Road CRA Sub-Area has several infrastructure deficiencies which limit the development potential within the Sub-Area: the transportation network (e.g., deficiencies in the design of Lake Worth Road, lack of facilities for pedestrians, cyclists, and transit riders); stormwater management deficiencies, particularly on the north side of Lake Worth Road, and the need for additional sewer infrastructure. The roadway deficiencies are extreme, with a history of fatalities and long-standing safety concerns and a history of fatalities on the Lake Worth Road Corridor. The low-income, transit-dependent population, high demand for transit and even higher number of school bus stops intensifies the safety concerns in the Sub-Area. There is extensive need for redesign and reconstruction to address multimodal deficiencies, slow traffic, and introduce safer pedestrian crossings and better access management.

The second major infrastructure deficiency is related to stormwater treatment, and there is a need to extend stormwater pipes from north of Lake Worth Road to the L12 Canal, which lies south of Lake Worth Road. The reconstruction of Lake Worth Road eliminated several below-road pipes and culverts, creating ponding and flooding problems. Further, the continued resurfacing



Unkempt conditions, such as the rear of this commercial distribution facility, create unsanitary conditions for neighboring businesses and residents.

of the roadway has raised the roadway grade, causing additional off-street flooding on private properties. Stormwater treatment is especially challenging for smaller, older commercial properties with surface parking that were constructed before the implementation of modern stormwater treatment requirements. These sites tend towards extensive impervious surface

coverage, with limited land area available for on-site stormwater treatment. The high cost of underground exfiltration represents a development burden that cannot be substantiated given the lease rates within the district. Accordingly, funding towards a master stormwater treatment approach for the CRA Sub-Area, in conjunction with a well-organized redevelopment effort, would help land assemblage and redevelopment of individual parcels. This will help create efficient, affordable stormwater treatment infrastructure to support reuse or new development within the district. In the Future Land Use Element of Palm Beach County's Comprehensive Plan, Policy 1.2.2.1 indicates the County's commitment to address stormwater planning in this area; however, this commitment remains unfulfilled.

In addition, there continues to be a need for additional sanitary sewer improvements particularly south of Lake Worth Road. Given modern development expectations as articulated by the Village in its comprehensive plan, new development and redevelopment activity is permitted only when central water and wastewater systems are in place or provided concurrent with the impacts of development (Village of Palm Springs, Future Land Use Element, Policy F.4).

Further, due to groundwater concerns and the need to upgrade development viability throughout the Village, it further prohibits the installation of additional septic systems and requires all new developments to be served by the central wastewater system (Village of Palm Springs, Future Land Use Element, Policy A.6). This area is served by Palm Beach County, who has indicated it does not have funding available to improve this infrastructure. The establishment of a CRA can provide the financial tools needed to help fund sanitary sewer improvements to support redevelopment that is permittable, economically viable, and provide sufficient square footage to create marketable land development.



The Lake Worth Drive-In property, pictured above, represents a substantial infill redevelopment opportunity in the Sub-Area that could accommodate a mix of active uses to contribute employment and residential benefit.

The Village of Palm Springs has well-established residential neighborhoods that are well maintained and experiencing continued reinvestment, with average household incomes of approximately \$53,400. Within the Lake Worth Road Sub-Area, average household incomes are roughly 10% below the Village average, at \$50,300 annually. While housing stock in the Village is roughly 64% owner-occupied, in the Sub-Area, only 49% is owner-occupied. This data is reflected in the maps presented in this Section. These two statistics, lower average household incomes and higher rental units, are often correlated with conditions where residential reinvestment is limited, and site deterioration is more prevalent. This is an ongoing concern of the Village, and this portion of the Sub-Area has seen significant code enforcement activity, which is also a typical correlation. This reinforces the concerns raised regarding property value trends and redevelopment potential.

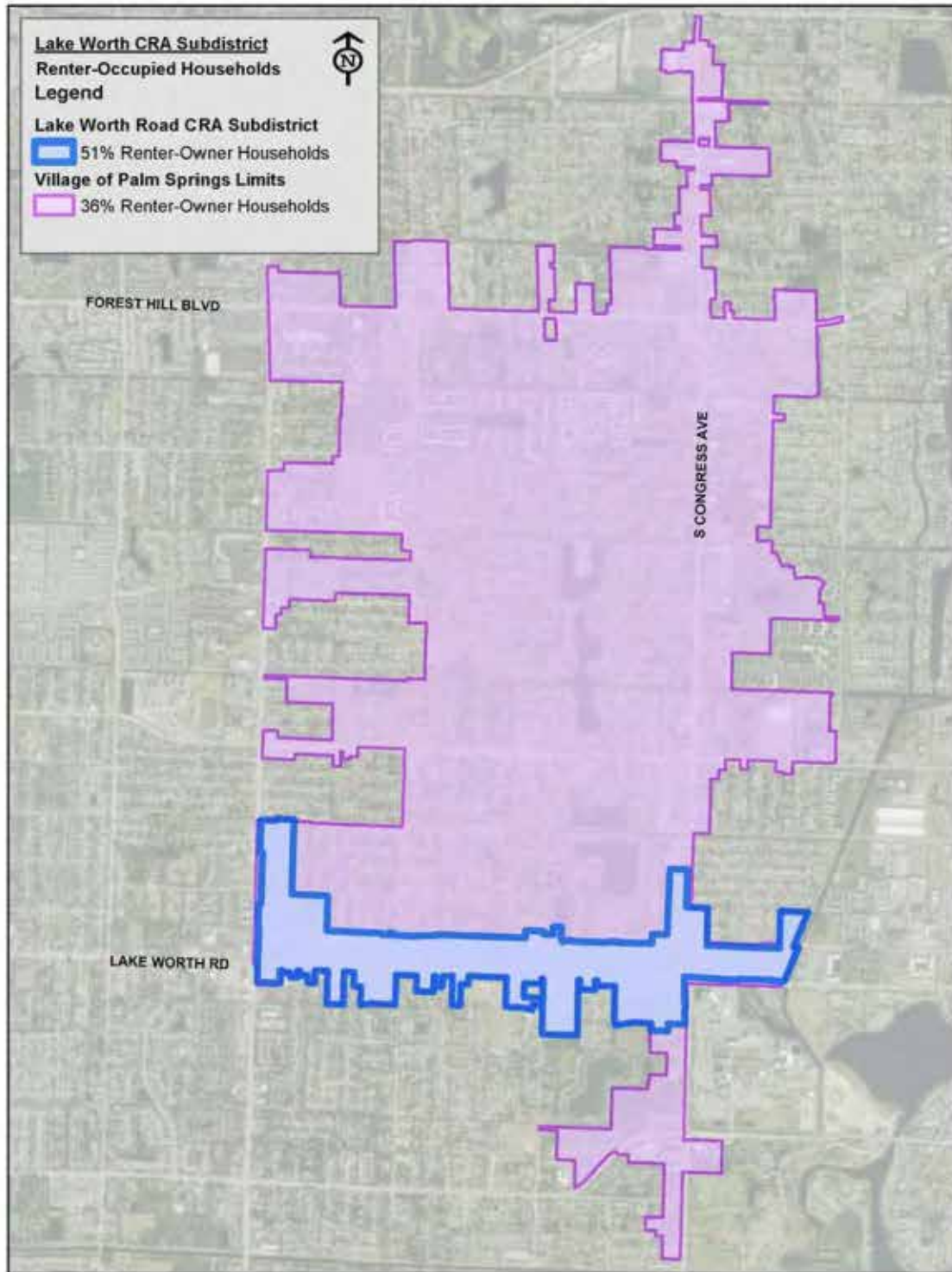


Illegal dumping is a common code violation in the CRA Sub-Area, which discourages private investment and contributes to unsanitary conditions.



There are numerous buildings in the Lake Worth Road CRA Sub-Area that create perennial code violations, with unattractive outdoor storage and piles of debris and garbage, as indicated in the picture above. This negatively affects property values, opportunities for job creation, and quality of life for residents throughout the Village and Palm Beach County. Below is a typical multi-family parcel, which located one lot off Lake Worth Road.





As indicated in the map above, nearly half the housing units in the Sub-Area are rental (51%) versus 36% Village-wide. Neighborhoods with higher percentages of rental housing tend towards decreased maintenance, which can contribute to a negative investment climate.

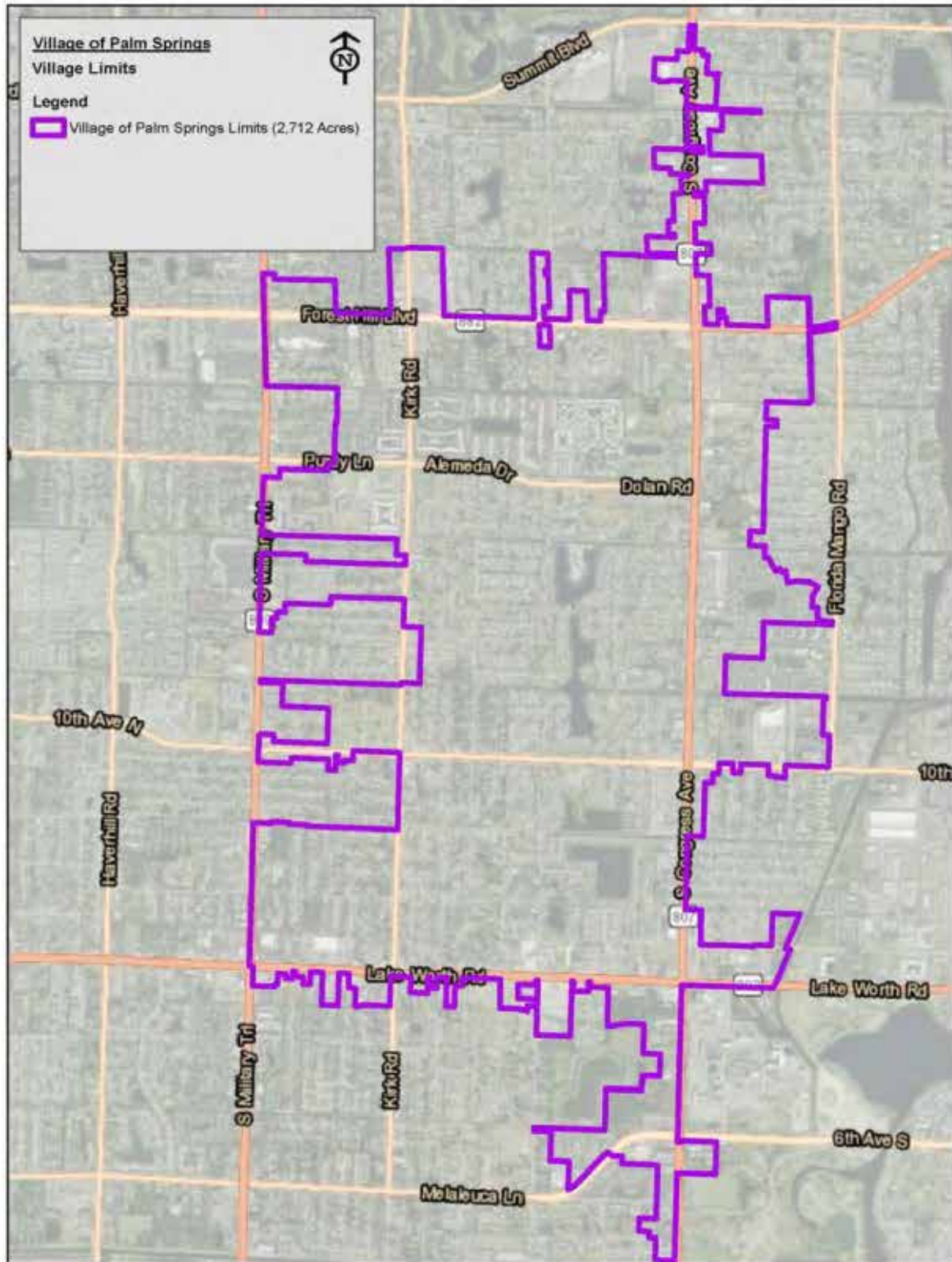
SECTION 3

PROPERTY IDENTIFICATION DOCUMENTATION FOR PROPOSED AREA FOR INCLUSION AS REQUIRED BY SECTION 163, Part III, F.S.

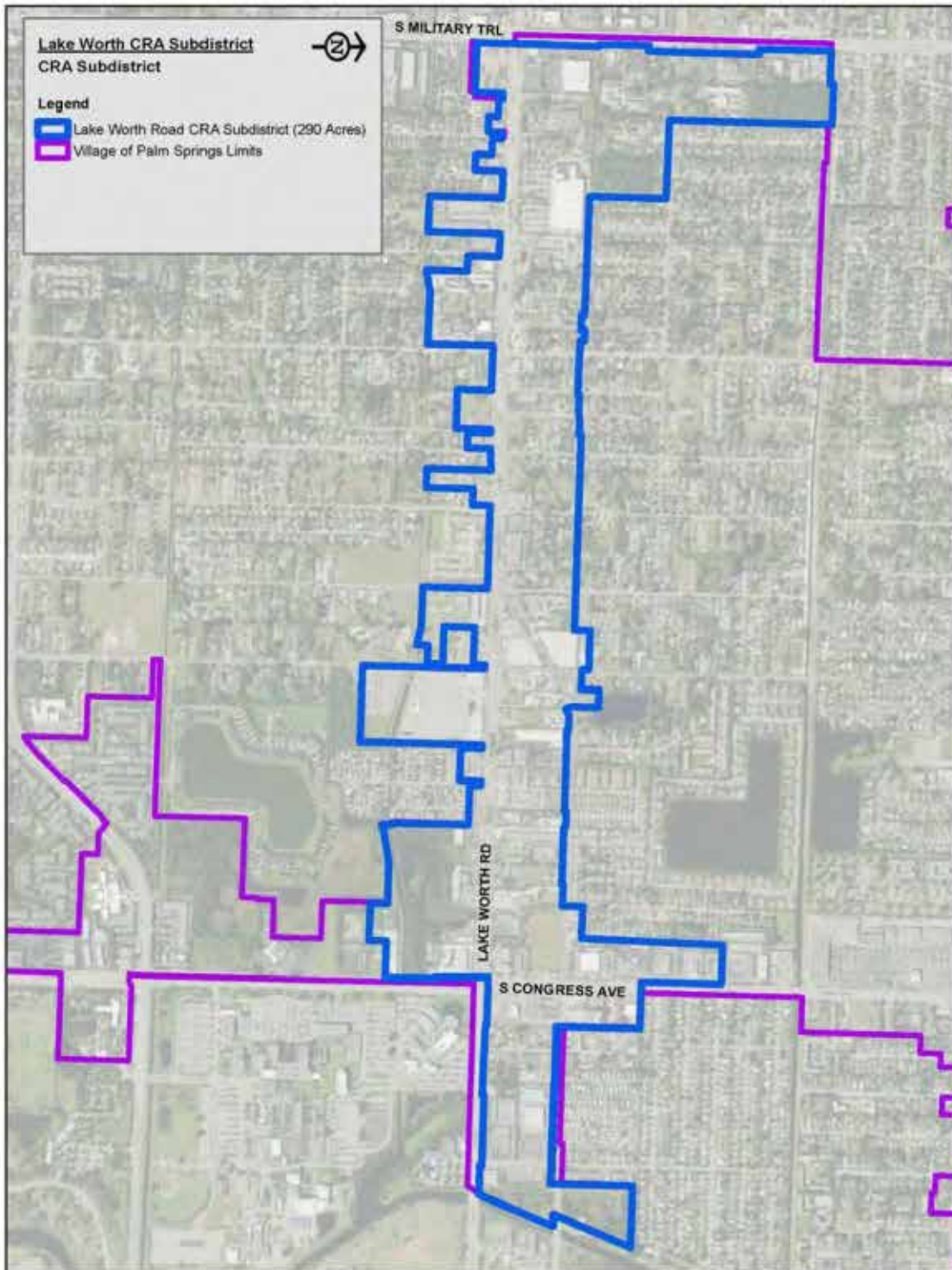
The following maps are provided as part of this Finding of Necessity:

1. Village of Palm Springs Village Limits Map
2. Boundary Map of Proposed Village of Palm Springs CRA – Lake Worth Road CRA Sub-Area
3. Future Land Use Map
4. Zoning Map

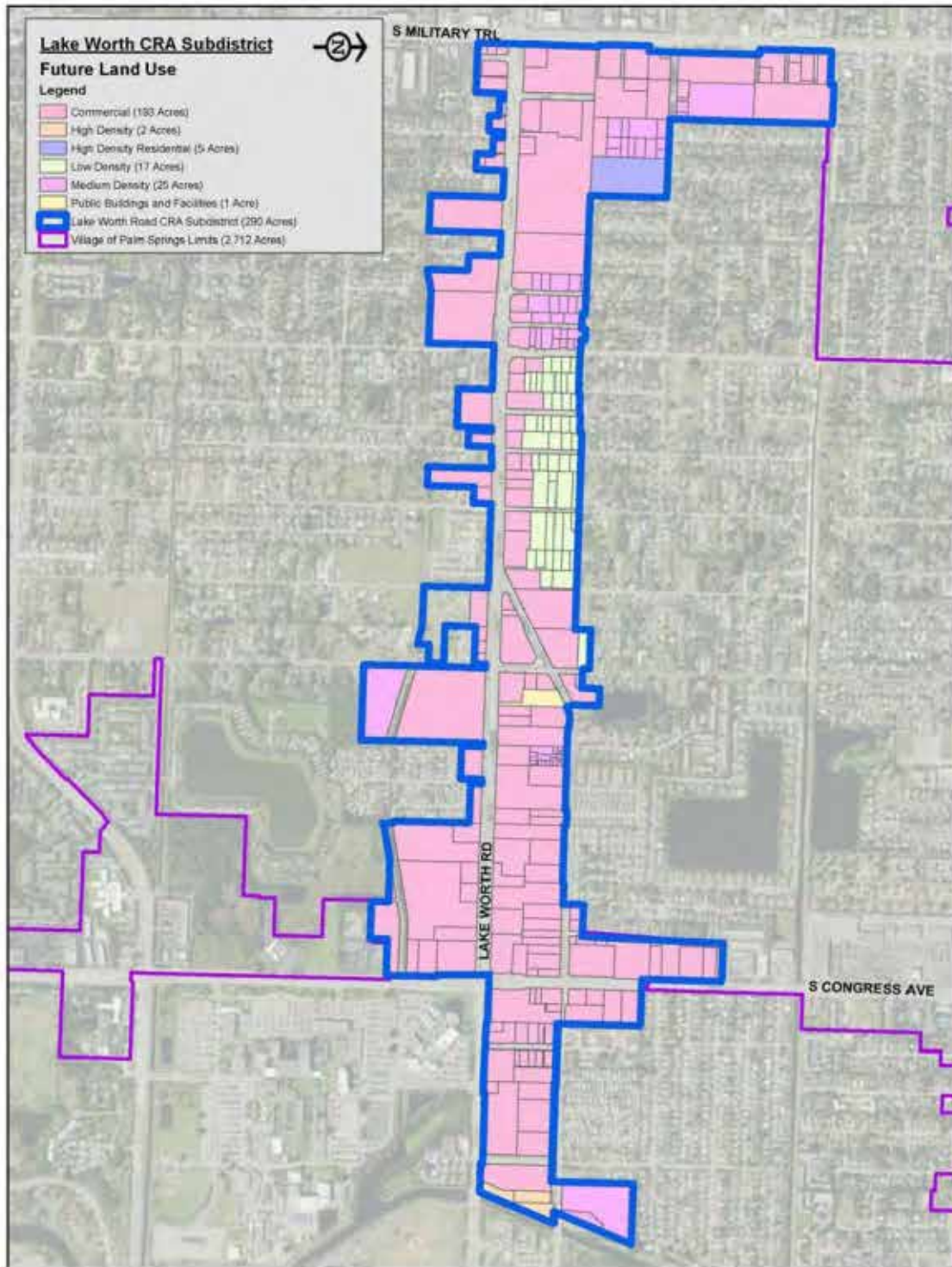
1. VILLAGE OF PALM SPRINGS VILLAGE LIMITS MAP



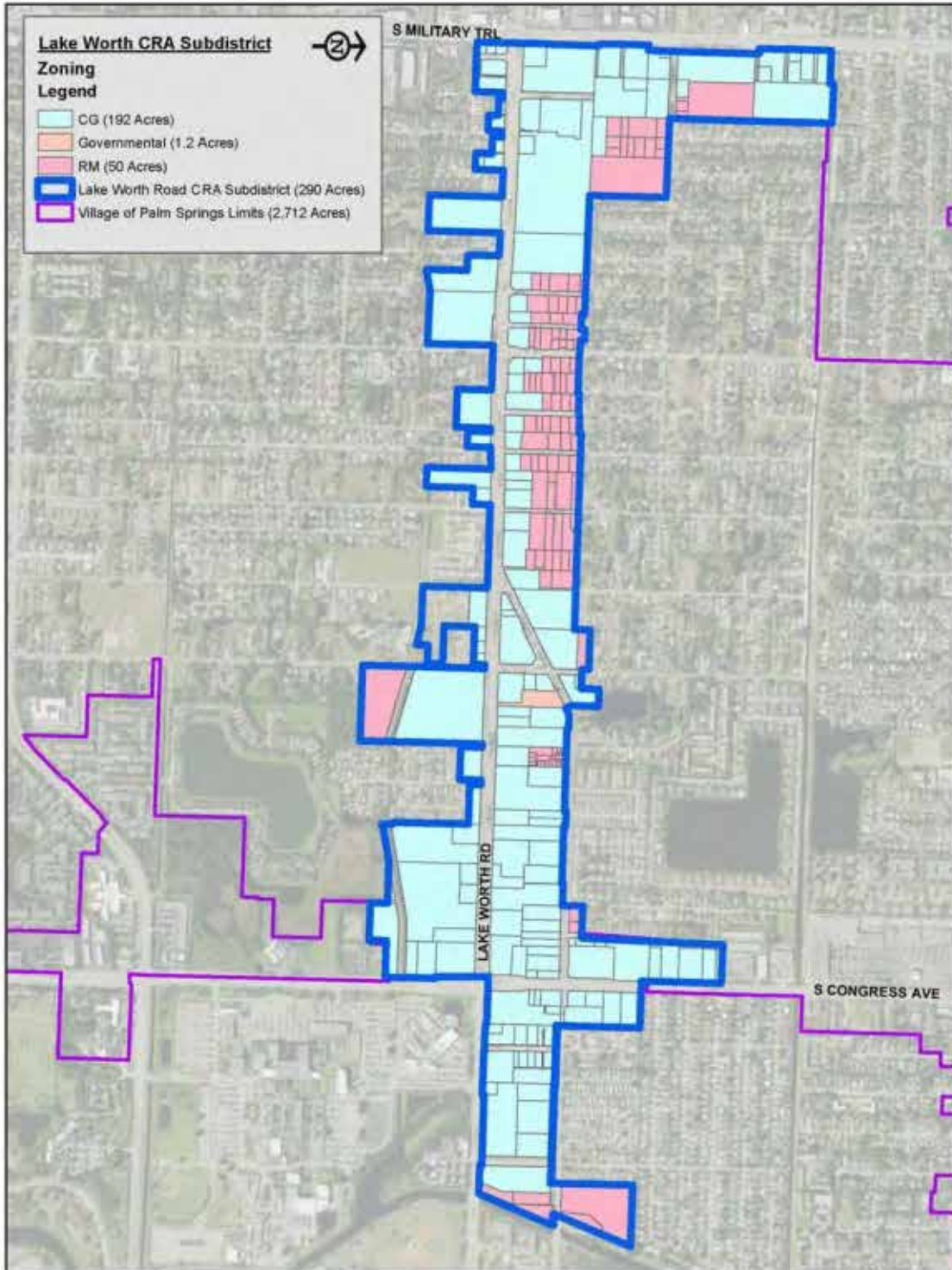
2. BOUNDARY MAP OF PROPOSED VILLAGE OF PALM SPRINGS CRA – LAKE WORTH ROAD CRA SUB-AREA



3. FUTURE LAND USE MAP



4. ZONING MAP



SECTION 4**FINDINGS AND DECLARATIONS OF NECESSITY**

The following statutory excerpt is provided as part of this Finding of Necessity for reference purposes only:

Chapter 163, Part III, Section 335, Florida Statutes

163.335 Findings and declarations of necessity.—

(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 impairs 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 their 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.

(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 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.

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

(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, endanger life or property or are leading to economic distress; 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.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination 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 5**STUDY METHODOLOGY &
APPLICABLE FINDING OF NECESSITY CRITERIA**

The methodology for data collection, evaluation and analysis was developed utilizing a breakdown of the specific criteria used to determine the existence of conditions as required in the Florida Statutes. This Finding of Necessity utilizes the requirements of the amended chapter (Sections 163.340 and 163.335) with regard to the threshold requirements that are effective December 2015. The data presented in this Finding of Necessity proves the need for the establishment of a Palm Springs CRA in the Lake Worth Road CRA Sub-Area.

Each of the statutory criteria was examined to determine the presence or absence and extent of a specific condition. For those conditions considered to be applicable to the proposed CRA area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the Finding of Necessity study ultimately focused on 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 Florida's Community Redevelopment Act requires that at least two conditions be identified and documented to exist. The following specific blight criteria apply to the proposed Lake Worth Road CRA Sub-Area:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).

In addition, there are disproportionately high code enforcement violations, including unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

INDICATOR #1

Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (§163.340(8)(a), F.S.)

The transportation network in any community is the first introduction for investors, residents, business owners, and visitors. A well-designed, appropriately amenitized transportation network creates an appeal for investment; however, inadequate transportation facilities are disincentives for investment. The proposed Sub-Area is centered around strengthening Lake Worth Road, as a better “front-door” or first impression to the Village.

Lake Worth Road is the primary east/west roadway through the Sub-Area, with Military Trail at its western edge, running east past Kirk Road, Gulfstream Road, Davis Road, and Congress Avenue, terminating at the Keller Canal. Traffic counts have increased somewhat steadily in the past five years in the immediate roadway network, with daily traffic volumes of just over 40,000 on Military Trail (six-lane divided, with a projected growth rate of 3.8%), 44,800 on Lake Worth Road (six-lane divided, with a projected growth rate of 1.42%), and 37,200 on Congress Avenue (six-lane divided, with a projected growth rate of 1.66%). Typically, a two-lane roadway can accommodate up to a daily traffic volume of 20,000; a four-lane roadway can accommodate up to

Lake Worth Road Targeted for Safety Crackdown

Posted on Aug 9, 2010 in Car Accidents

July 16, 2010 – Lake Worth, FL – Lake Worth Road, a popular route for many area residents is the target of Palm Beach County Sheriff's deputies who have dubbed it a “corridor of death.”

WPBF25 reports that the recent rise in safety awareness programs stems from the 50 crashes reported along the road from August 2008 to January 2009. Sgt. Talal Masri mentioned the “corridor of death” nickname when asked how the investigation came about.

The extreme danger for pedestrians and cyclists on the Lake Worth Road Corridor, including fatalities, have earned the corridor the title “Corridor of Death” according to Palm Beach County Sheriff's deputies. Village police data indicates there were 167 vehicle crashes in 2018 alone, with 22 fatalities since 2013. References such as these drive away business investment and jobs.

40,000, and a six-lane roadway up to 60,000. Therefore, current and projected traffic counts suggest both Lake Worth Road and Military Trail must likely be maintained as six-lane facilities with constraints on their ability to provide both vehicular capacity and safe bicycle facilities. Given traffic volumes on Congress Avenue, it could possibly be reconfigured to a four-lane facility with additional cycling and pedestrian improvements; however, the Florida Department of Transportation does not include funding for this improvement in its current budget.

Transit service is provided by: 1) Palm-Tran’s Route 2 along Congress Avenue, which is a high-ridership route running north/south from the West Palm Beach Intermodal Center to the Town Center Mall in Boca Raton; 2) Route 3, which runs from The Gardens Mall, north/south on Military Trail to the Town Center Mall in Boca Raton; and 3) Route 62, which runs primarily east/west route along Lake Worth Road, from the Mall at Wellington Green to downtown Lake Worth. While there are extensive bus stops throughout the Sub-Area, there is minimal transit infrastructure. In addition to Palm-Tran service, there are also 53 Palm Beach County School District bus stops on Lake Worth Road, between Congress Avenue and Military Trail, as well as school “activity bus” stops. While there are extensive bus stops throughout the Sub-Area, there is minimal transit infrastructure, and transit facilities are substantially lacking. There are only five transit stops where benches and shelters are provided among the thirty-one transit stops within the Sub-Area. Most stops exist with simply a bus stop sign in the pavement, with riders relegated to wait in the sun or



Transit ridership is especially high along the Lake Worth Road Corridor, with frequent jaywalking due to distance intersection spacing. Bus shelters are lacking, and riders often wait in the elements. A comprehensive redevelopment approach led by a CRA could be utilized to improve safety, function, and livability.

rain, seeking shade off-street on private property as landscaping in the public right-of-way does not exist by these stops. The transit conditions, including ridership density and transit infrastructure are illustrated in the Palm-Tran Ridership and Infrastructure Map provided in this section.

Minimal bicycle facilities are provided throughout the Sub-Area, with paved shoulders provided on Lake Worth Road and Military Trail; however, no bicycle facilities are provided on Congress Avenue or other roadway facilities within the Sub-Area.



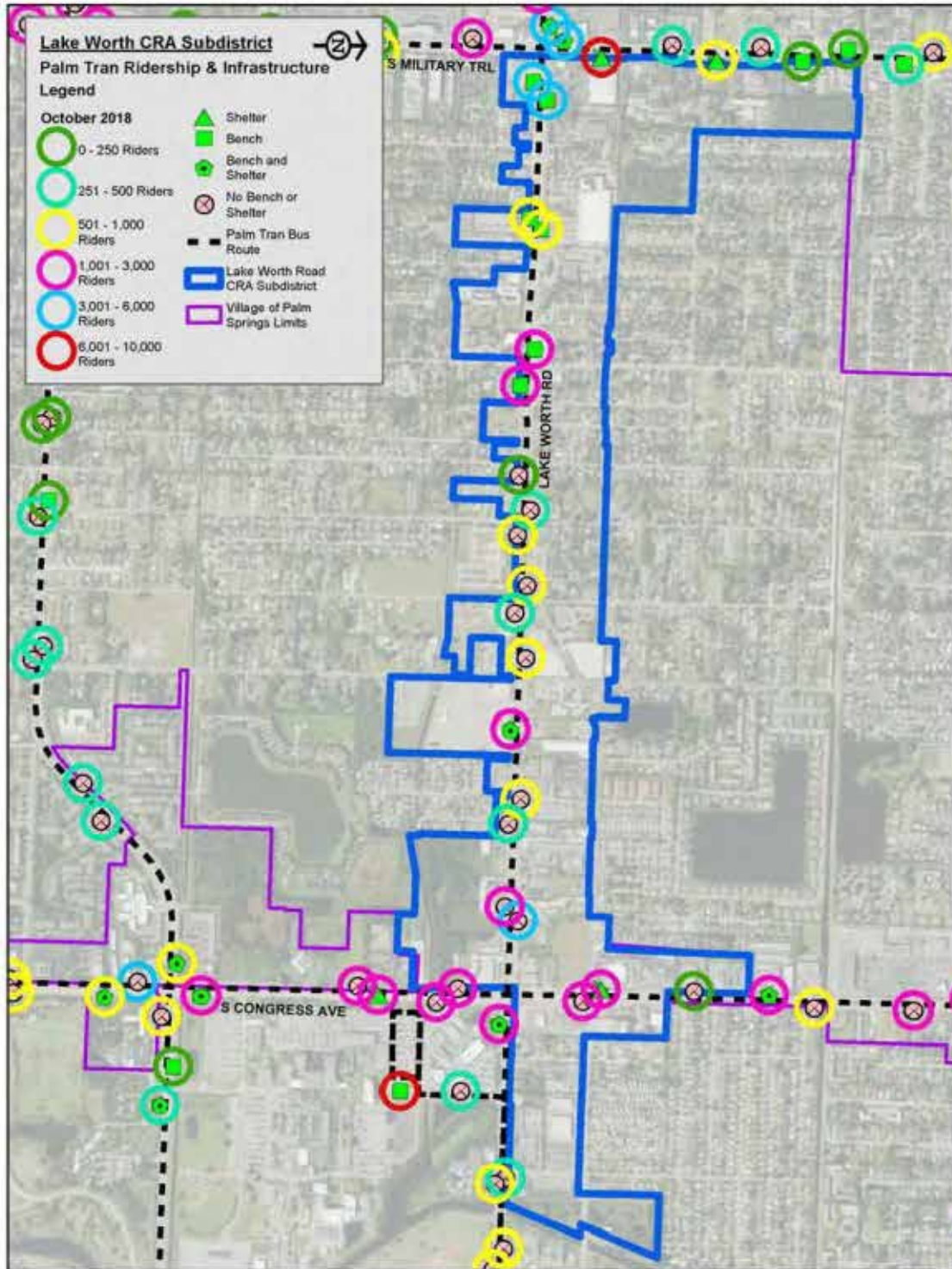
Due to the high volume of fatal accidents on the Lake Worth Road Corridor – now totaling 22 fatalities in the past five years – roadside memorials such as those pictured above are a regular component of the corridor's appearance.



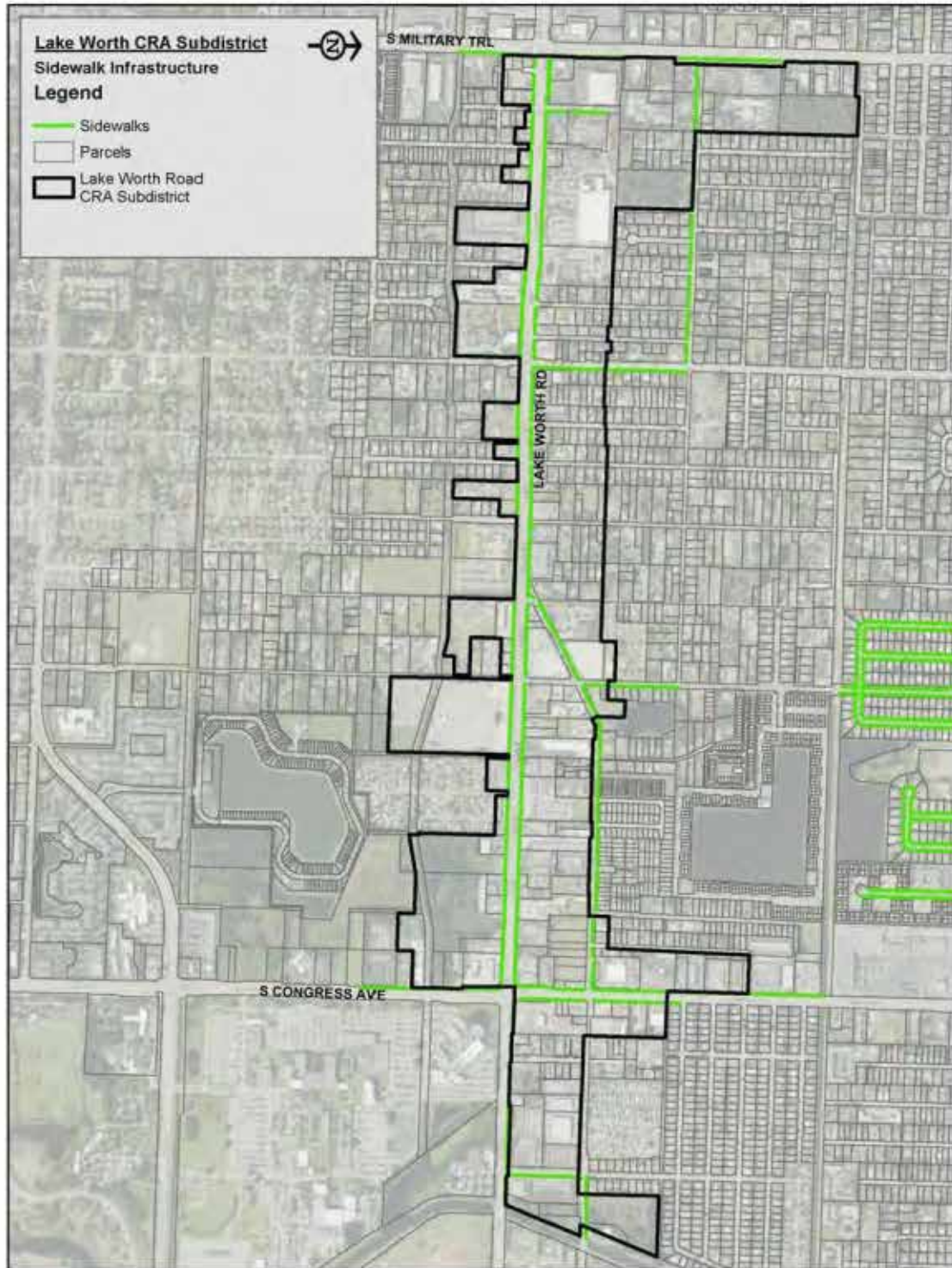
As illustrated above, **the Lake Worth Road Corridor Sub-Area was identified by the Palm Beach TPA as one of the most dangerous locations in the County for bicyclists and pedestrians.**

Above is one of the busiest stops on the corridor, with benches but no shelter for this major transfer connection. To the left is an example of a deficient transit stop on Lake Worth Road, with no shelter or seating area for the awaiting rider.





As indicated in the map above, there are three transit routes providing service to the Sub-Area, with substantial ridership. However, most of the transit stops are deficient, as eighteen (18) of the thirty-one (31) stops contain only a sign without a bench or shelter for riders to utilize. In addition, there are 53 school bus stops on the corridor as well.



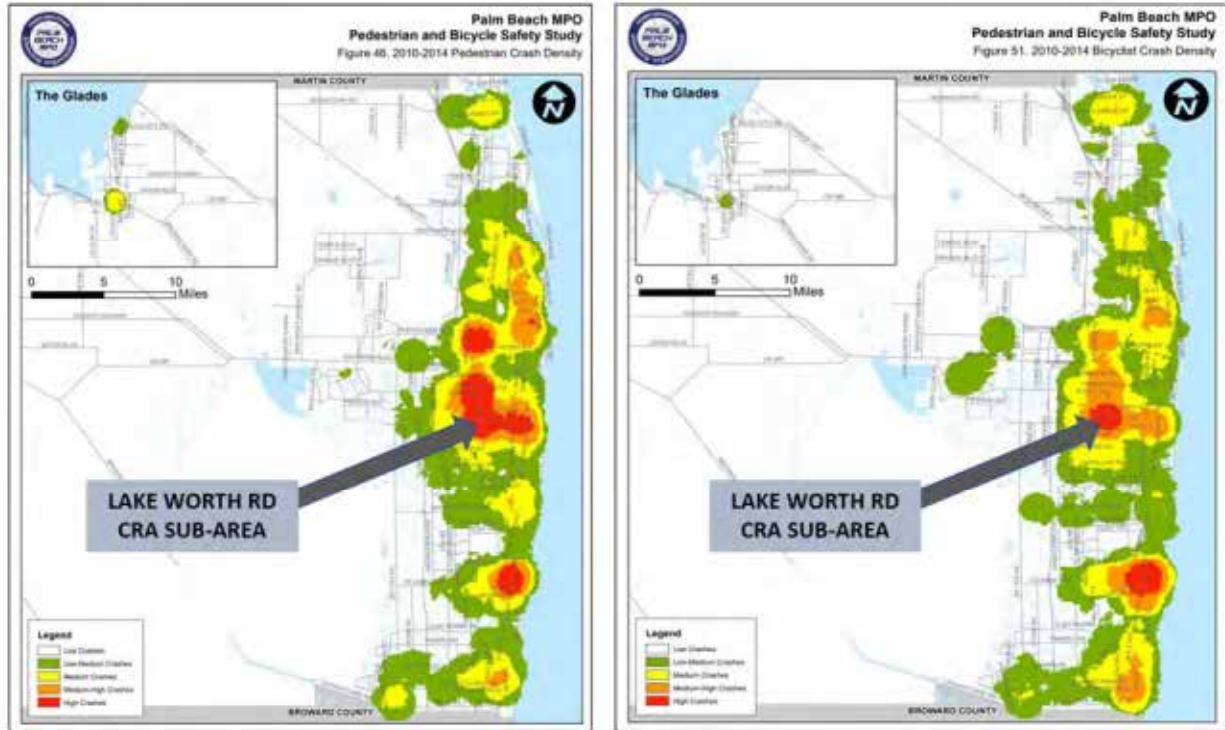
*In the map above, the green lines indicate the only locations for sidewalks in the Sub-Area - Lake Worth Road, Military Trail, and Congress Avenue and a portion of 2nd Avenue North. **The balance of the roadway network is without sidewalks to accommodate safe pedestrian activity and access to transit.***

Lake Worth Road has noted safety concerns due to its deficient design and lack of protections for non-motorized users, and the lack of safe mobility for cyclists and pedestrians within the transportation network reflects a deficiency present in the Lake Worth Road Sub-Area. In its analysis of bicycle and pedestrian safety considerations in Palm Beach County, the Palm Beach Transportation Planning Agency (TPA) conducted a longitudinal analysis of pedestrian and bicyclist crash data for a five-year timeframe to better understand safety concerns countywide.



The map above is an excerpt from the Master Comprehensive Bicycle Transportation Plan, adopted by the Palm Beach TPA, last updated in March 2011. The Plan assigns a bicycle level-of-service (LOS) to various roadway corridors in the County as an indication of their sufficiency, safety, and utility for users. While a LOS of “C” is applied to facilities with appropriate amenities, and LOS of “D” indicates additional improvements are needed. A LOS of “D” is assigned to Lake Worth Road and Military Trail and LOS “E” to Congress Avenue and Kirk Road. Davis Road is assigned a LOS of “C”.

Given the limited right-of-way available for corridor improvements, extensive coordination with private owners would be necessary to acquire easements for expanded bicycle facilities and sidewalks, which would help support safer transit access for area residents.



The maps above indicate the concentration of bicyclist and pedestrian crashes in Palm Beach County. Several areas within the Village of Palm Springs, including the Lake Worth Road Sub-Area, were identified as locations for medium-high to high crash concentration, which highlights the safety concerns presented by the deficiencies in the transportation network.

Pedestrian hit in traffic on Lake Worth Road; headed for hospital



Sonja Isgar - Palm Beach Post Staff Writer
Updated 6:52 a.m. Tuesday, April 1, 2014 Filed in Local News

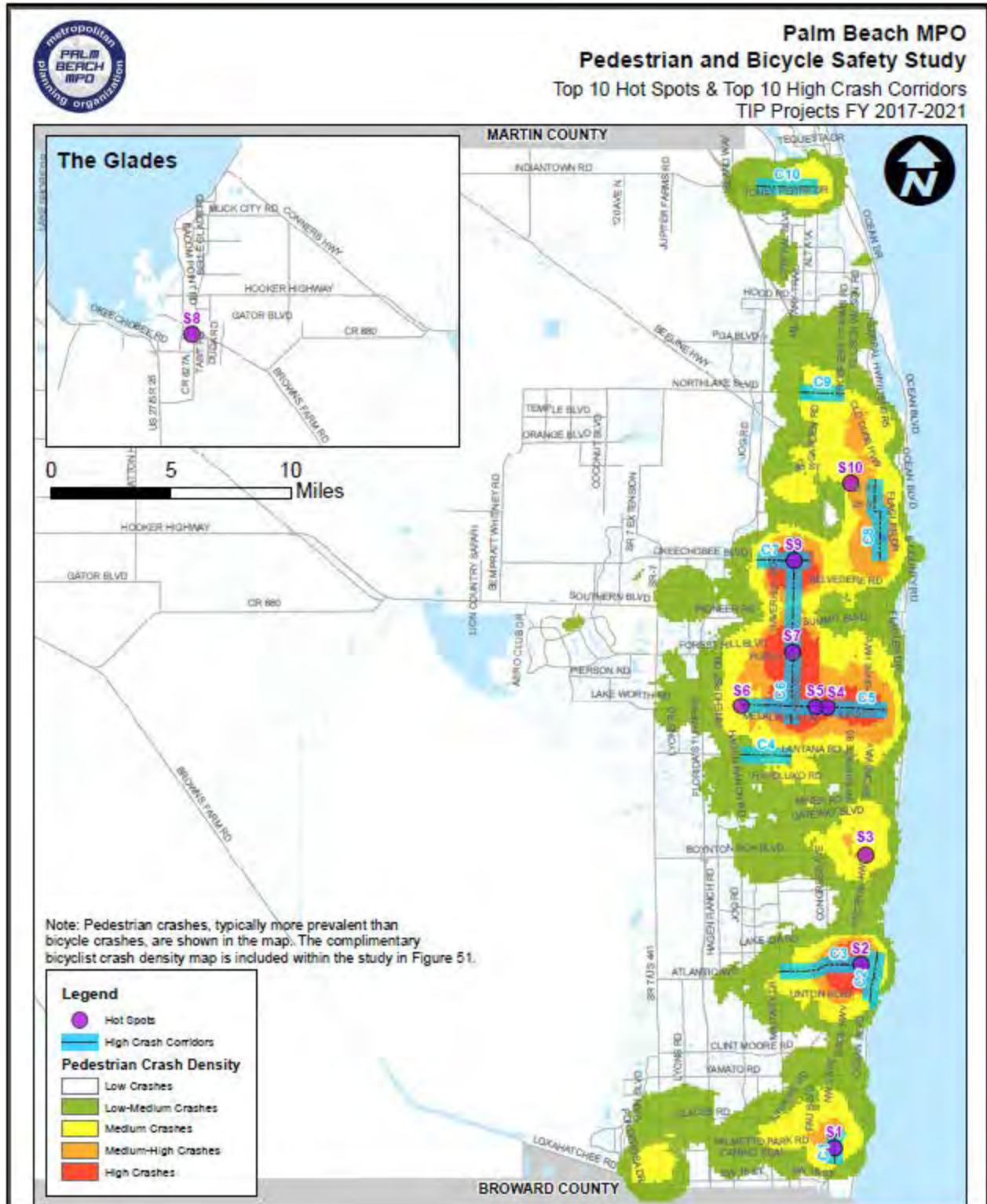
A man was hit by a car on Lake Worth Road west of Congress Avenue and is being flown to the hospital, Palm Beach County Fire Rescue spokesman Capt. Albert Borroto said.

The crash was in the eastbound lanes of Lake Worth Road at Davis Road.

Headlines such as the one to the left are unfortunately common for the Lake Worth Road Corridor, which is noted as one of the most dangerous in Palm Beach County for cyclists and pedestrians.

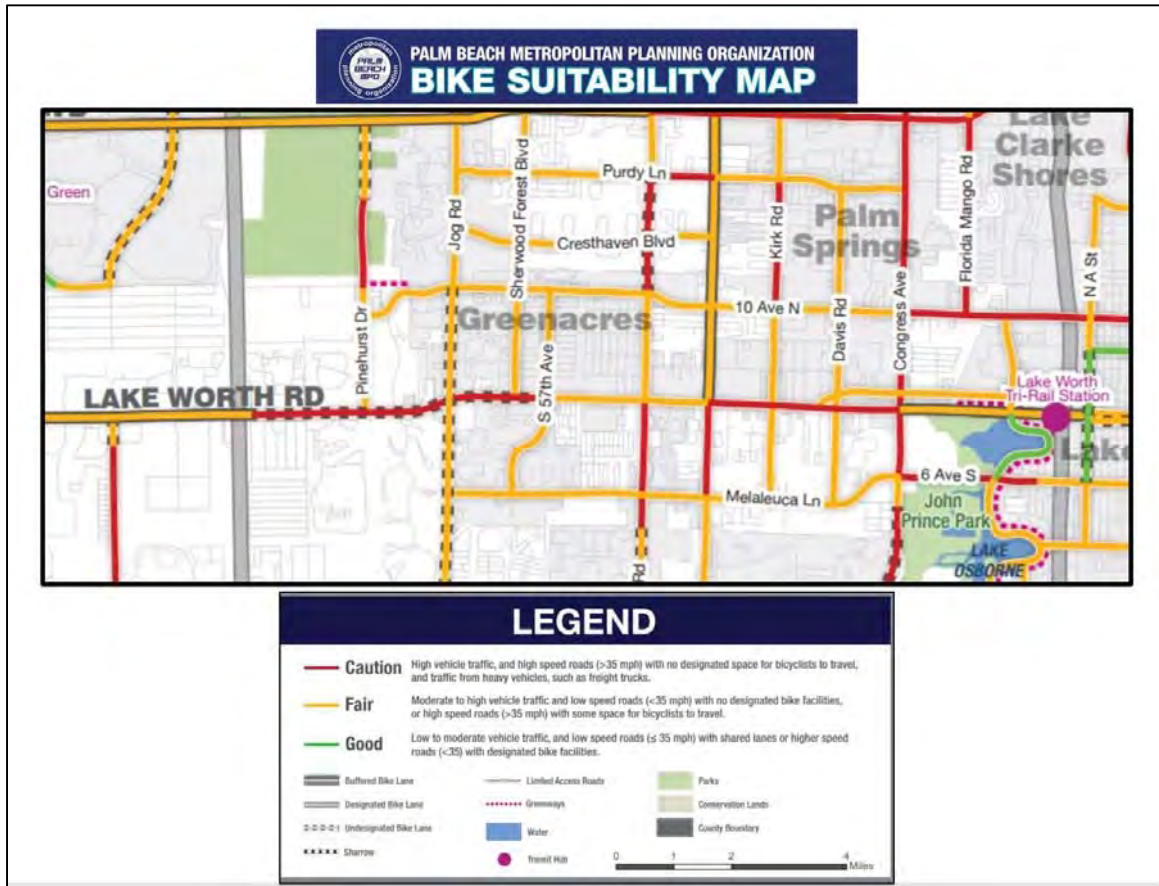
LAKE WORTH ROAD FATAL CRASHES

2013	2
2014	2
2015	8
2016	2
2017	1
2018	5
2019 TO DATE	2
TOTAL FATALITIES	22



The Palm Beach TPA's Pedestrian and Safety Study identified Lake Worth Road through the Sub-Area as one of the County's "High Crash Corridors" due to the history of accidents in the area, including fatalities. The degree of danger in the area caused FDOT to operate a Pedestrian and Bicycle Safety Enforcement Campaign as recently as 2015 and a Roadway Safety Audit in 2018 to address this detrimental condition.

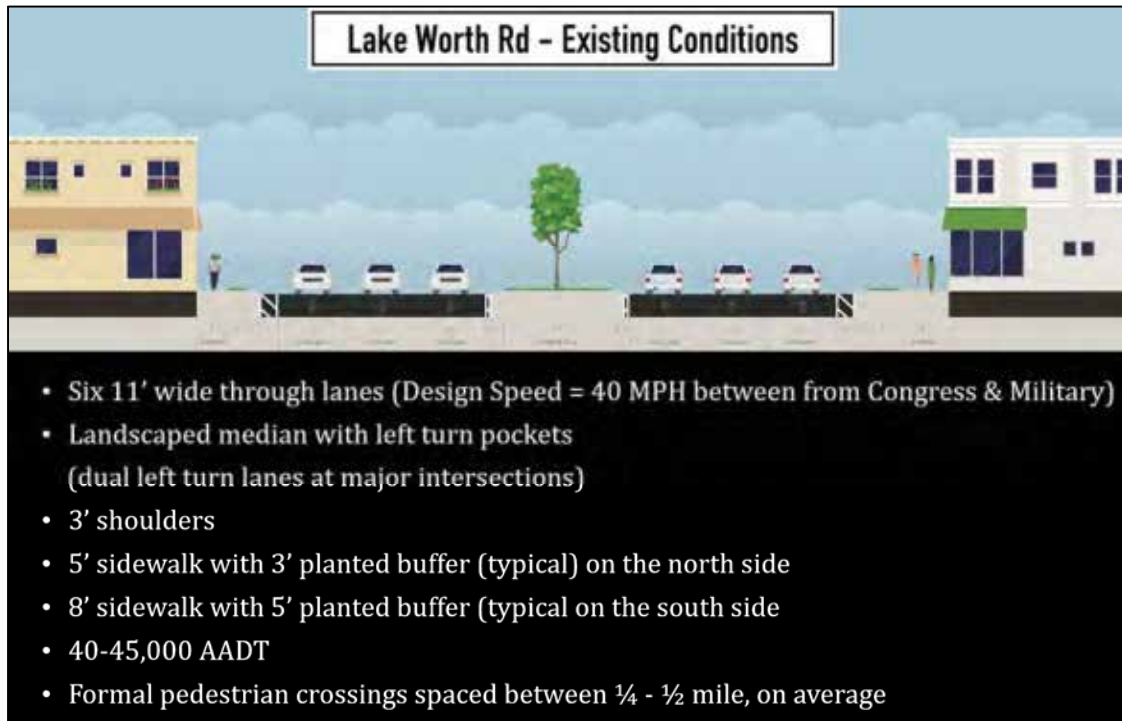
Due to the unsafe conditions and history of accidents in the area, the Palm Beach TPA has rated the roadway network in the Sub-Area in the “Caution” category, its lowest safety rating, in its bicycle suitability mapping.



As indicated in the Palm Beach TPA's bicycle suitability map, Lake Worth Road through the study area is rated “Caution” for cyclists, indicating a need for substantial improvements to safely accommodate cyclists due to its deficient infrastructure and incomplete design.

Given the long-history of severe and fatal accidents in the Sub-Area, the Palm Beach TPA commissioned a Lake Worth Road Corridor Study to evaluate the corridor’s accident history, utilization, and opportunities to improve drainage and multimodal characteristics in conjunction with a pending “Roadway Resurfacing and Rehabilitation” (RRR) Project, currently anticipated for FY 2021. To identify potential improvements, the TPA-funded effort included stakeholder discussions with the local governments, agencies, and key users to develop a conceptual improvement for the corridor. Components of the consensus plan include narrowing vehicular travel lanes, modifying the median with areas for pedestrian refuge, wide sidewalks, bike lanes,

and the introduction of pedestrian and vehicular intersection improvements. While a portion of project costs could be provided by FDOT and TPA, a future Lake Worth Road Sub-Area CRA could assist as a funding partner to help remedy the unsafe conditions on the corridor. The existing conditions and conceptual improvement are included below for illustrative purposes.

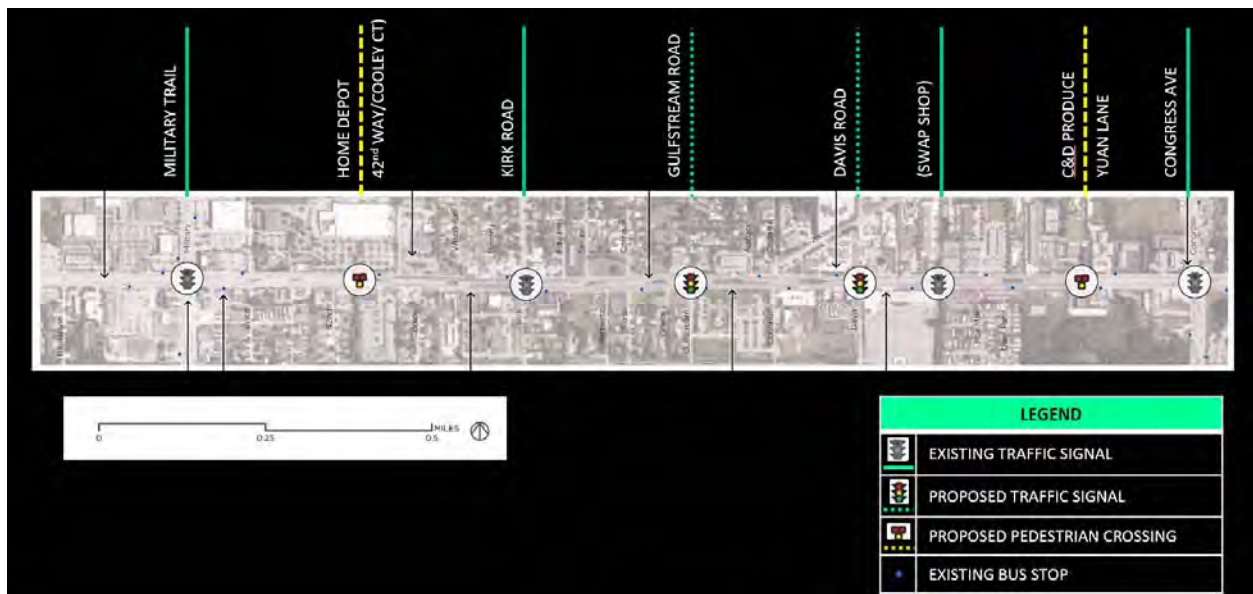


Due to a history of safety concerns surrounding the Lake Worth Road Corridor, including 22 fatalities in the past five years, the Palm Beach TPA commissioned a corridor study to evaluate conditions and develop a conceptual redesign that advances improved multimodal conditions for bicyclists, pedestrian, and transit users. The image above provides an illustrative example of the existing conditions on the corridor. Below is an image of the sterile environment for pedestrians who routinely jaywalk due to the distance between formal crosswalks, which has contributed to the unnecessary deaths of 22 people on the corridor.





To help remedy the long-standing safety conflicts on Lake Worth Road, the conceptual plan above illustrates a series of multimodal improvements to maintain vehicular capacity with improved conditions for bicyclists, pedestrian, and transit users. A redesigned corridor could accommodate wider sidewalks, protected bicycle lanes, and landscaping, which would also benefit property values and make the corridor more desirable for investment. The image below indicates suggested locations for intersection enhancements. A CRA could assist as a funding partner to help implement these modifications.





The high frequency of pedestrian fatalities on Lake Worth Road (22 deaths in the past five years) has generated a coordinated effort among municipalities and local and state agencies to improve safety conditions.

Despite these efforts, severe and fatal pedestrian accidents have continued to occur. Safety enhancements and roadway redesign, possibly funded in part by a CRA, could help mitigate this perpetually unsafe condition.

INDICATOR #1 FINDINGS

The Lake Worth Road CRA Sub-Area contains a defective transportation network that is lacking in internal circulation, public transportation infrastructure, and pedestrian and cycling infrastructure. This has caused safety concerns and a record of severe crashes and fatalities, further limiting the CRA Sub-Area's redevelopment potential. Roadway network improvements are needed to improve access, connectivity, and multimodal function. Many interior roadways lack sidewalks, bicycle infrastructure, and lighting, which exacerbates safety concerns for pedestrians and cyclists. Radical transportation improvements are needed to repair the failing transportation network to provide a setting suitable for an expanding economic climate and quality of life for residents.

INDICATOR #2**Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
(§163.340(8)(c), F.S.)**

Lot location, size and configuration affects a property's ability to support redevelopment. These are key determining factors when considering the likelihood of redevelopment. Many lots in the Lake Worth Road CRA Sub-Area are irregular in shape or size (not square or rectangular), making it difficult to meet current building, fire, land development and zoning code requirements. Many lots have irregular parcel configurations making it necessary to acquire additional lands even to accommodate a modest redevelopment plan or project. There is significant ownership fragmentation within the Lake Worth Road CRA Sub-Area as well, making property acquisition and assemblage difficult, hindering redevelopment activity.

The lack of efficiency of the lot layout within the Sub-Area also limits the economic yield of parcels and indicates the need for property assemblage and common infrastructure to enable their redevelopment. The development pattern throughout most of the proposed Lake Worth Road CRA Sub-Area is comprised of single-story commercial buildings served by surface parking lots. Due to the inefficient, disconnected lot configuration, redevelopment of these parcels will not occur without a focused effort wherein the Village can avail itself of the enhanced regulatory tools and mechanisms available through a CRA.

Due to the high degree of property fragmentation, small commercial buildings fronting Lake Worth Road are essentially trapped in their condition in the absence of property assemblage. These sites tend to be nearly impervious, with limited to no land area available for stormwater treatment. The degree of fragmentation makes redevelopment inefficient and more costly due to multiple parcels, which could be alleviated through a series of coordinated public redevelopment activities.

Smaller, inefficient parcels have created a pattern of small, poorly maintained commercial structures and inadequate parking and stormwater treatment areas. Assistance for land assembly is needed to enable sites of sufficient size to meet modern regulatory requirements.



Inefficiency, due to small lot sizes, is pictured above at the Lake Worth Road/Davis Road intersection.



There are a multitude of fragmented parcels with inefficient buildings throughout the Lake Worth Road CRA Sub-Area, such as the southwest corner of Lake Worth Road and Davis Road (pictured above) as well as the northeast corner (pictured below). These sites are too shallow to accommodate redevelopment without assemblage to allow for appropriate buffering of adjacent uses, stormwater, parking, and circulation. In this location in particular, a redevelopment agency could provide funding to realign the roadway to create rectangular lots that would better accommodate redevelopment.



North of Lake Worth Road, the diagonal trajectory of 2ND Avenue North creates triangular lots as well as a dangerous intersection. Through a redevelopment approach, this intersection could be realigned, enabling parcels to be made more efficient and rectangular.



Faulty lot configurations in the Sub-Area produce inappropriate transitions between uses, such as the separation illustrated in the image above. Below is an image of the stagnated development pattern along 2nd Avenue North, just north of Lake Worth Road.



The challenges of faulty lot configuration within the Lake Worth Road CRA Sub-Area are specifically illustrated by the block at the northwest corner of Lake Worth Road and Congress Avenue, which is illustrated by the trio of images provided in this section. This commercial block (left below), contains approximately 31 parcels, with 23 separate property owners (center below). The aerial to the right indicates the current development pattern. Property assemblage among 23 owners would be an unreasonable expectation without an organized redevelopment strategy, which could be implemented by a CRA.



Faulty lot configurations create significant challenges to both mobility and economic yield. As illustrated above, the northeast corner of Congress Avenue and Lake Worth Road, a “100% Corner” in the minds of real estate brokers, remains underutilized despite its high visibility and regional access.

The small lot sizes have created a sporadic development pattern of single-story, small footprint commercial sites surrounded by asphalt parking, with no room for stormwater treatment. Without a focused redevelopment effort to assist in infrastructure improvements and land assemblage, these parcels will remain in their current state – inefficient low-yield development along a major commercial arterial. The aerial also helps illustrate the extensive number of curb cuts generated by this faulty parcel configuration. Excessive curb cuts threaten the safety of the traveling public in all modes – vehicular, pedestrian, and cycling.



Above is an image of a site with no economic activity due to the blighted conditions present in the CRA Sub-Area.

INDICATOR #2 FINDINGS

The Lake Worth Road Sub-Area contains an extensive inventory of shallow, smaller lots that are unable to support redevelopment given stormwater treatment and parking requirements. The excessive parcel fragmentation limits building footprints to existing, small footprints that are not competitive commercial spaces given modern market expectations. This pattern produces high, persistent vacancies and low rents. The economic failures in the area prevent properties from providing needed retail and services to serve adjacent residential neighborhoods, thereby increasing their transportation costs. The high cost of retrofitting these spaces and introducing modern amenities relegates them to underperform like parcels along other older, obsolete suburban commercial corridors. The inefficiency of current land development patterns, with individual surface parking lots and stormwater treatment facilities, represent a constraint on redevelopment and projected yields in the absence of specialized redevelopment assistance typically provided by a CRA.

INDICATOR #3

Inadequate and outdated building density patterns (§163.340(8)(f), F.S.)

Development throughout significant portions of the Lake Worth Road Sub-Area consists of older, outdated, inefficient building stock with inadequate stormwater treatment and surface parking lots. Many of the shallow lots contain small building footprints with parking fronting the roadway and driveways that exit directly onto the roadway network – Lake Worth Road, Military Trail, and Congress Avenue, which are high-speed, high volume commercial arterials. The numerous curb cuts resulting from these patterns also create safety hazards for pedestrians and cyclists. Numerous existing buildings consist of small, one-story building types, wherein surface parking consumes the balance of the site. Given modern regulatory requirements for stormwater treatment, these sites are effectively locked into their existing patterns, resulting in obsolete, underperforming suburban strip retail and commercial sites that have lost their competitiveness with modern development. These sites contain minimal landscape and aesthetic treatment, further reducing their economic viability versus comparable modern development, and many are now devoid of tenants or active businesses. Surface parking lots consist of poorly maintained asphalt areas running from property line to building, with minimal areas for landscaping, buffering, or site improvements. Single-story, outdated, retail strip development, positioned within seas of deteriorating asphalt surface parking are not consistent with current redevelopment trends in other commercial districts.



The obsolescent building pictured above is abandoned and a target for graffiti. Many other parcels within the Lake Worth Road CRA Sub-Area present a drain on municipal resources for police and code enforcement.



The buildings above, located in the Lake Worth Road Sub-Area along Congress Avenue, illustrate the small, scattered pattern that makes redevelopment challenging in the district. Smaller lots with individual, small parking lots and virtually no stormwater treatment, cannot garner rents to compel private reinvestment. The small footprints and low ceiling heights leave these buildings with limited use for modern commercial users. Below is a similar site also along Lake Worth Road, that contains a small footprint retail use, surrounded by parking, that is too small to accommodate a larger footprint without land assembly. The building layout does not accommodate stormwater treatment, and without an organized redevelopment effort led by the CRA, no redevelopment would be expected to occur.





Building stock with characteristics such as those illustrated by the images above, with flat roofs, single-story, limited windows, and surrounded by asphalt parking, cannot draw market-rate rents, despite their frontage on a principal arterial. Accordingly, without substantial private incentives and rent reductions, these sites often remain vacant for six months or longer.

The Lake Worth Road Sub-Area contains numerous vacant parcels and buildings, which is a common indicator in a declining commercial district. Discussions with real estate brokers indicate many sites within the Sub-Area yield rents that are as low as \$10-12 per square foot, while retail and commercial spaces on commercial corridors with comparable traffic volumes can generate rents of up to \$20-25 per foot. These low yields, due to the older, tired building stock and lack of amenities, cannot support redevelopment by the private sector, which leaves these sites in a state of economic stagnation. Further complicating the market is the oversupply of this lower priced, vacant inventory predominately found in the Sub-Area, which further reduces its likelihood for absorption and depresses the market further. The low rents attract lower-end tenants, with high turnover, which creates additional instability in the market.



The properties pictured above and below represent prime commercial redevelopment opportunities along the Lake Worth Road Corridor.



INDICATOR #3 FINDINGS

The proposed CRA contains an extensive inventory of outdated, obsolete, inefficient suburban building types that are not competitive with comparable districts. This condition is reflected by the low rents, weak market conditions and long-term vacancies. The high cost of interior retrofitting, parking improvements, and site enhancements is not supported by projected economic returns. This results in continued vacancies, rent reductions, site deterioration, and a lack of investment in the Sub-Area.

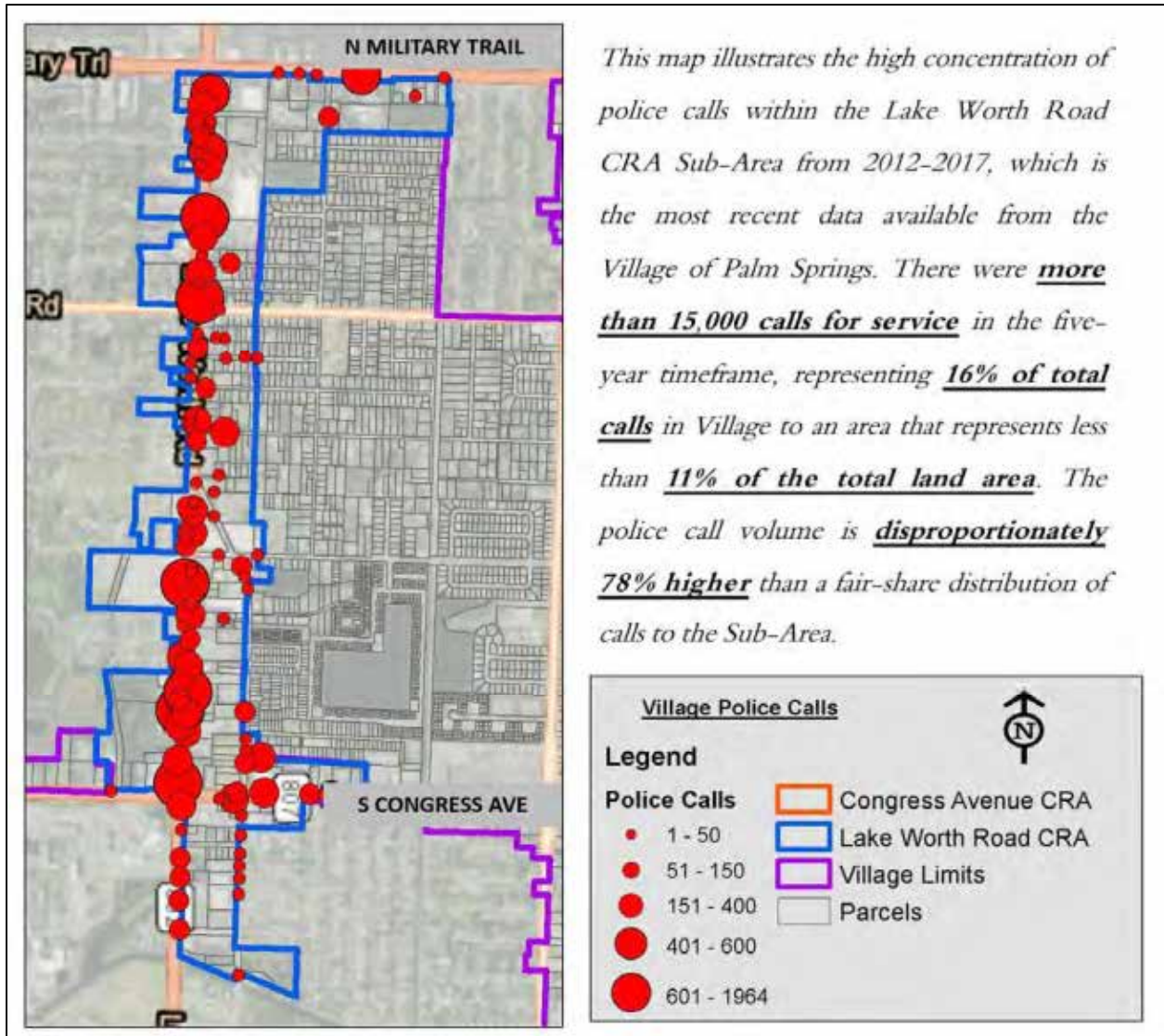
INDICATOR #4

Incidence of crime in the area higher than in the remainder of the county or municipality. (§ 163.340(8)(j), F.S.)

Police services within the Lake Worth Road Sub-Area are provided by the Village of Palm Springs. The area is populated with a substantial number of vacant and abandoned buildings, lots that become overgrown and locations for dumping and debris, and poor lighting on backstreets. The drain on municipal police services is evidenced in the Village's police data, which indicates the Village has responded to more than 15,000 incidents in the five-year timeframe from 2012-2017. While the Sub-Area represents less than 11% of the Village's total land area, the area has represented 16% of the total police call volume. Calls for service are varied, including homeless camps, vagrancy, vandalism, shoplifting, prostitution, drug-related crimes, trespassing, theft, burglary, and abandoned vehicles in addition to more serious crimes. A map indicating the distribution of calls in the Village is provided on the following page.



Vagrancy is a common occurrence in the Sub-Area, despite police efforts to stop trespassing at abandoned buildings such as this former office on Lake Worth Road.



INDICATOR #4 FINDINGS

The proposed CRA contains a disproportionately high rate of crime versus the balance of the Village as reflected in Village police data. The significant number of abandoned buildings and overgrown lots have led to high degrees of vandalism, abandoned vehicles, trespassing, and vagrancy. The disproportionately high rate of crime is paralleled by rates of fire/EMS calls and code enforcement. A CRA will help stimulate investment to improve buildings, introduce employment, enhance properties, and create a safer, more positive environment.

INDICATOR #5

Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§ 163.340(8)(k), F.S.)

Fire and emergency medical services are provided by Palm Beach County to the Village of Palm Springs. Due to the economic deterioration and safety challenges in the Lake Worth Road CRA Sub-Area, there is a long-standing trend of a highly disproportionate number of fire and emergency medical service (EMS) calls to the district. According to data from the Palm Beach County Fire Rescue, the rate of service/acreage is disproportionately high by nearly 78% versus a fair share demand for Fire/EMS in the Sub-Area versus the balance of the Village. Data indicates this trend has been persistent, and data indicating the specific percentage of Village calls to the Sub-Area from 2014-2018 is presented below.

TOTAL FIRE/EMS CALLS FOR SERVICE	
2014	19.80%
2015	19.48%
2016	17.59%
2017	18.30%
2018	19.86%
5-YEAR AVERAGE CALLS TO SUB-AREA	19%
LAND AREA (AS % OF VILLAGE)	11%
SOURCE: Palm Beach County Fire Rescue	

INDICATOR #5 FINDINGS

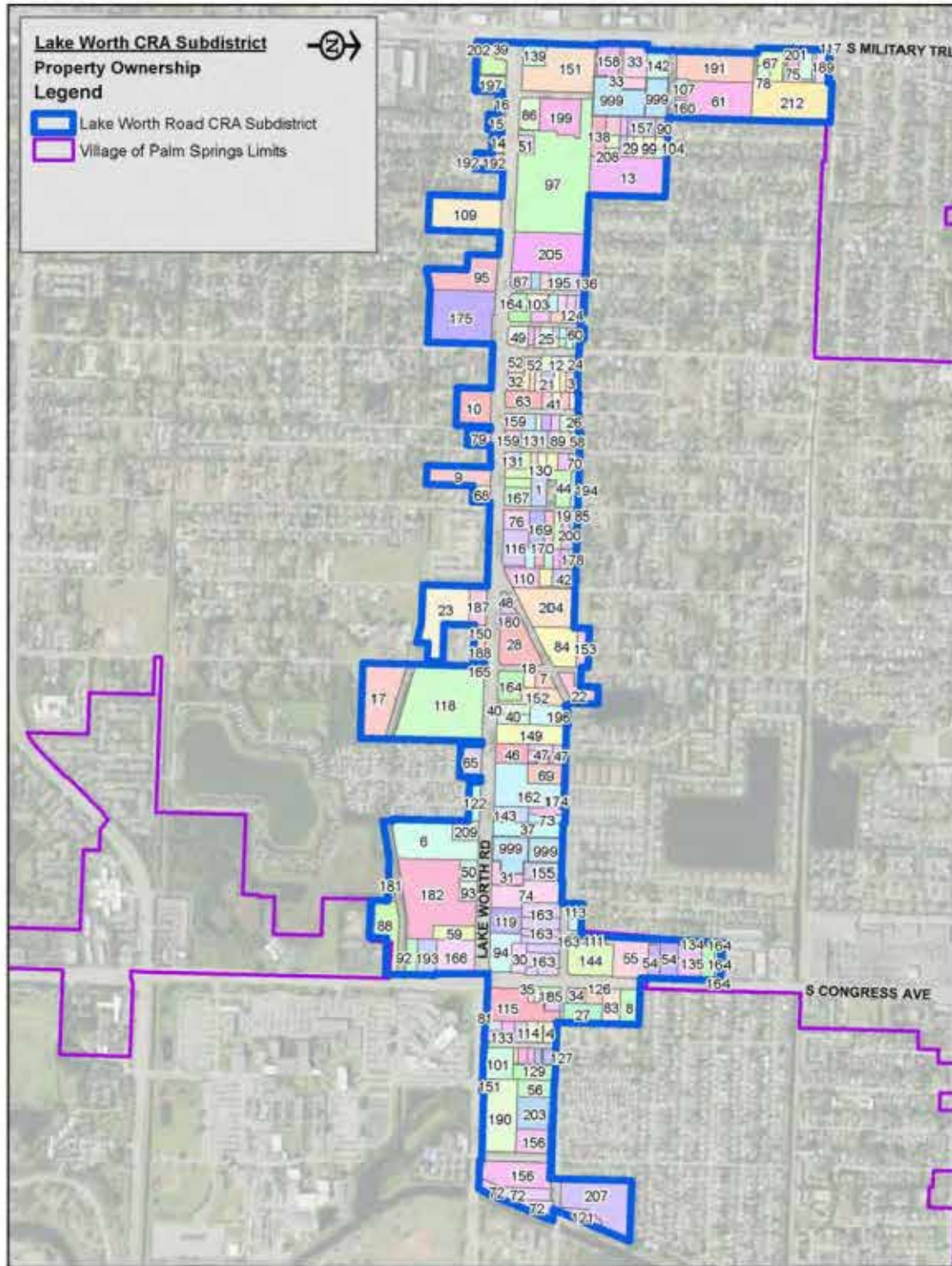
The proposed CRA contains a significant number of deteriorated buildings and structures along with a faulty transportation network that produces a high number of calls for severe and fatal accidents. The poor economic conditions have produced homeless camps, vagrancy, drug-related crimes, and instances of prostitution. These long-standing conditions have created a disproportionate demand for fire and emergency medical service calls in the area. A CRA will help improve properties, lighting, and transportation facilities and enhance opportunities for gainful employment, which will help remedy this unfortunate condition.

INDICATOR #6

Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§ 163.340(8)(m), F.S.)

The Lake Worth Road Sub-Area contains a significantly broad diversity of property ownership that creates challenges for land assembly, reducing economic viability of redevelopment. There is an extensive inventory of parcels that are too shallow to accommodate on-site stormwater treatment or additional parking, triggering the need for consolidation to enable competitive building footprints and amenities. The high degree of ownership fragmentation has stagnated redevelopment in the Sub-Area. In the absence of an organized redevelopment effort initiated by the Village, these parcels are unlikely to redevelop and will remain in a substandard condition. As illustrated in the map below and excluding approximately 47 acres of public right-of-way within the Sub-Area, there are 278 parcels among the net developable 243 acres within the Sub-Area, with an average size of 0.9 acres. More than 60% of parcels in the Sub-Area are a half-acre or less in size. These conditions are illustrated on the CRA Property Ownership Map on the following page. This excessively diverse land ownership, further challenged by a need to accommodate modern parking and stormwater facilities, creates a land development condition that is not projected to improve without significant redevelopment assistance. To accommodate redevelopment of a scale that is appropriate for the area and meet modern development standards, many parcels will require assembly to achieve suitable land area and efficient design. The current diversity of ownership will prevent that assemblage without a focused community redevelopment effort by the Village of Palm Springs.

As illustrated in the CRA Property Ownership Map, the majority of the Sub-Area is comprised of smaller lots that are individually owned, creating challenges for consolidation. This pattern is especially evident along Lake Worth Road and Congress Avenue, whereby lot sizes can only support smaller building footprints that cannot support economically viable redevelopment.



As illustrated in the map above and in the table on the following page, property ownership is highly fragmented within the Lake Worth Road Sub-Area, with 278 parcels among the 243 net developable acres, with an average parcel size of less than 0.9 acres. A significant number of sites are too small to meet modern stormwater requirements and modern building designs.

001 - 1165 N BENOIST FARMS RD 106 LLC	004 - CHAD DRAKE ENTERPRISES LP	007 - GCC ENTERPRISES OF LAKE WORTH LLC	130 - MASSON PETER P &	172 - ROTH RUDOLF
002 - 15 PROP LLC	045 - CHAMPAGNE MICHAEL R	008 - GLOBEX INVESTMENT GROUP III LLC	131 - MASSON TONDAC	173 - RUIZ VIKSY
003 - 1711 3RD AVE NORTH LLC	046 - CHESSED PROPERTIES LLC	009 - GOLDBERG SANDRA A	132 - MAY KO-LAN LEE THOMAS	174 - S PROPERTY MANAGEMENT LLC
004 - 2918 2ND AVE P S F LLC	047 - CHILDREN'S PLACE AT HOMESAFE INC	010 - GOLDEN GOOSE PROPERTIES INC	133 - MCCORMACK PETER	175 - SALVATION ARMY
005 - 2964 LLC	048 - CHILLEN MICHAEL F SR TR	011 - GUILLET THOMAS A &	134 - MCDONALDS CORP (009 0097)	176 - SANTANA SILVIA
006 - 3200 LAKE WORTH ROAD LLC	049 - CIRCLE K STORES INC	012 - HANI ENTERPRISES INC &	135 - MCDONALDS RESTAURANTS OF	177 - SCHEURING WILLIAM J
007 - 3476 SE CONDO AVE LLP	050 - CLUB LAND LLC	013 - HERNANDEZ DALIA E	136 - MENDEZ ROBERT B &	178 - SCHROEDER RONALD M &
008 - 3678 S CONGRESS AVE LLC	051 - CLUB STAIRANT NET LEASE	014 - HESS RETAIL STORES LLC	137 - ME NOLLETA JOSE H &	179 - SCHUEMACHER SAMUEL &
009 - 3810 LW LLC	052 - COLE SU LAKE WORTH FL LLC	015 - HFC FLORIDA LLC	138 - MILITARY LAKE WORTH ROAD LLC	180 - SCOTT DWIGHT &
010 - 3900 LAKE WORTH ROAD LLC	053 - COMMISE JOHN	016 - HILL JAMES C JR &	139 - MOISE MAX	181 - SEAGLIDES INV CO INC
011 - 3909 EDWARDS AVE LLC	054 - CONGRESS MEDICAL HOLDINGS LLC	017 - HOME DEPOT USA INC	140 - MORELL JOCE A DECLARATION OF TRUST	182 - SEAGLIDES INVESTMENT CO
012 - 3916 KIRK RD OIG LLC	055 - CONGRESS MEDICAL HOLDINGS INC	018 - HOSSAIN AKIM A &	141 - MOROSADORE LLC	183 - SERUBI LLC
013 - 4280 LAKE WOOD ROAD LLC	056 - CONSTANT MOTION LLC	019 - HES JESUS &	142 - MOROSADORE LLC	184 - SHAUKAT NIMRAH
014 - 4326 LAKE WORTH ROAD LLC	057 - CONSTRUCTION STAR INC	020 - INTALA SAHAWIAN &	143 - MORGAN GLOW INC	185 - SMITH JONATHAN
015 - 4360 INC	058 - CONSUME GRA JOEL A	021 - IS & RG LLC	144 - MUSAREALTY GROUP LC	186 - SOLTES MICHAEL
016 - 4388 LLC	059 - COUNTY REALTY INC	022 - JACKSON JAMES JR	145 - MYLYNABOBERT L	187 - SOWA INVESTORS LLC
017 - 650 GUYSTREAM CHARTER LLC	060 - CROZER MICHAEL &	023 - JHP TWO LLC	146 - NEMO MICHELE	188 - SOUTHERN ENGINEERING & CONSTRUCTION LLC
018 - ALEAK SOLUTION INC	061 - CSE LAKE WORTH LLC	024 - JIMENEZ LESUE A TRUST	147 - NEMOTA FRANK M	189 - SPARTAN MOTORS LLC
019 - ARBETT ENTERPRISES INC	062 - DALFINUS CHARLTON ELISIA &	025 - JOBOAN FIGNOLE P	148 - NGO BINH	190 - SROA LAKE WORTH ROAD LLC
020 - ARDEL SHANEED FADY F &	063 - DEPAUL PROPERTIES LLC	026 - JONES TIMOTHY &	149 - NORDAP INVEST INC	191 - STEARNS JAMES J TR &
021 - ABREU ROBERTO S &	064 - DIAZ LUIS R	027 - KANDATH DAVIS &	150 - NUVA GROUP LLC	192 - STEGALL BEATRICE O TRUST
022 - ADVANCED GLOBAL CONSULTING FIRM LLC	065 - DICK HERBERT WTR &	028 - KANGAS FRANCES R	151 - PAC COLLEGE PARK LLC	193 - STEPLINGER RUDOLF J &
023 - ADVANCED RV CENTERS INC	066 - DIRECT BAY LLC	029 - KB INVESTMENT PROPERTIES LLC	152 - PALM BEACH COUNTY	194 - STONE JENNIFER &
024 - ALBA ANDRE W J &	067 - DISCOUNT AUTO PARTS INC	030 - KEN NANCY PROPERTIES LLC	153 - PALM BEACH COUNTY ASSN OF THE DEAF INC	195 - SUAREZ HERBERT G
025 - ANDRUS GISELA M	068 - DOMINGUEZ ALAIN L &	031 - KENNEDY CHRISTOPHER	154 - PALM SPRINGS VILLAGE OF	196 - SWAN SISTERS LLC
026 - ANEVL SANTHONAX &	069 - E & P PROPERTY INVESTMENTS LLC	032 - KUDIESSE ELISABETH FAMILY TRUST	155 - PALM'S ASSET MANAGEMENT LLC	197 - TACOS AL CARBON INC
027 - ASHYLA PROPERTIES LLC	070 - EDDS BARRY B	033 - KUDIESSE ELISABETH FAMILY TRUST	156 - PARTNERS PREFERRED YIELD III INC	198 - TAPON IV LLC
028 - B & R ENTERPRISES INC	071 - EDWARDS CLAUDE A	034 - L & L OF PALM BEACH INC	157 - PATO BELLO APARTMENTS LLC	199 - THE PEP BOYS MANNY MOE & JACK
029 - BAKER B LEWIS TR	072 - EIR LW ROAD LLC	035 - LADY B LW WANA LLC	158 - PHARADIS INVESTMENT GROUP LLC	200 - TORRES VENCE SLAD &
030 - BALAOURAS ELEFTHERIATRUST	073 - EMANUEL BAPTIST CHURCH OF PBC INC	036 - LAKE WORTH DOWNTOWN SHOPS LLC	159 - PHILAN FOOD INC	201 - TUBBS ROBERT E &
031 - BAL JOHN C &	074 - EMJO 66 INC	037 - LAKE WORTH DRAINAGE DIST	160 - PIZARRO EOGAR	202 - TULLER PROPERTIES LLC
032 - BELLA RAZA INC	075 - ENIS INVESTMENTS LLC	038 - LAKE WORTH DRIVE IN THEATRE & SWAP SHOP	161 - PONCE DIANA M &	203 - ULTIMATE DOOR PALM BEACH INC
033 - BELLSOUTH TELECOMMUNICATIONS INC	076 - ERMAR PROPERTIES	039 - LAKE WORTH ROAD PLAZA LLC	162 - PRINCETON PROPERTIES LLC	204 - UNITED CEREBRAL PALSY ASSN OF MIAMI INC
034 - BISWALLAH ENTERPRISES INC	077 - ESPINOZA JOSEAF	040 - LAMB PHILLIP &	163 - PROLACTO MICH INC	205 - UNITED STATES POSTAL SERVICE FACILITIES
035 - BLACKHALL INC	078 - EUNICE SUSAN E	041 - LE RUN HE TR	164 - PHOMO ENTERPRISES OF PALM BEACH INC	206 - VASQUEZ LUCILO
036 - BLACKWOOD FEDORA	079 - E UNO 66 INC	042 - LOPEZ MARTIN &	165 - PURPLE HAZE INC	207 - VILLAGE OF VALOR LTD
037 - BPOR LLC	080 - E WANS CRAIG &	043 - LSF9 MASTER PARTICIPATION TRUST	166 - RACETRAC PETROLEUM INC	208 - VILLATORO JOSE A &
038 - CANO LUIS E	081 - E WANS KENNEDY	044 - LYKOSH JOSEPH M	167 - RESTORATION COMMUNITY CHURCH & BIBLE SCH	209 - VISION THE EYE CTR REALTY LLC
039 - CAR PROPERTIES LLC	082 - FERNANDEZ MARLON &	045 - MACHA PROPERTIES II LLC	168 - RIGAMATI CHRISTIE &	210 - WHILDEN ARLENE
040 - CASARRUBIAS ENRIQUE	083 - FIFTH KENDALL REALTY CORP	046 - FORDS OFF LEASE INC	169 - RILL DOUGLAS J	211 - WORD OF MOUTH TREES & LANDSCAPING INC
041 - CASTRILLON CARLOS &	084 - FORDS OFF LEASE INC	047 - MANISA FLORENA	170 - ROJAS NOEMI	212 - WPB PARTNERS LLC
042 - CERBERUS SFR HOLDINGS II LP	085 - FRANCISCO JULIO &	048 - MANISO MARIAD	171 - ROMANI JORGE RODRIGUEZ &	213 - YANG LIFEL &
043 - CH76 INVESTMENT LLC	086 - FU LONG LLC	049 - MASSIE PERRY L TR	172 - ROTH RUDOLF	214 - ZANETTI JEFFREY A
			173 - RUIZ VIKSY	215 - ZAPATA JANNETH &



Fragmented property ownership has prevented adequate transitions between like uses within the Lake Worth Road CRA Sub-Area. The aerial image illustrates the pattern along the north side of Lake Worth Road. Diverse ownership, intermittent development phasing, and disconnected parking areas lack efficiency and demand excessive curb cuts. The pattern requires drivers utilize Lake Worth Road for ingress/egress due to the lack of interconnectivity between adjacent sites, exacerbating traffic congestion and potential conflicts for the traveling public. This inefficiency further reduces potential values as shared parking becomes less likely with smaller lots. Narrow landscape strips separate surface parking lots in a haphazard pattern that is unattractive and has discouraged investment in the Sub-Area.



This aerial view of the Military Trail/Lake Worth Road intersection helps illustrate the redevelopment potential of the site. The individual shallow lots fronting Military Trail have hampered the redevelopment of the site, leaving this prime corner with strip retail uses instead of a higher yield development.

The images on the prior page illustrate the inefficiency and economic challenge created by fragmentation of ownership. In this prime location – considered a “100% corner” given the high

traffic volumes and visibility at the intersection of Military Trail and Lake Worth Road – redevelopment has been stalled by an ownership pattern that has resulted in small lots unable to support an economically viable redevelopment project. The block includes roughly eight acres of developable land with six private owners along with public right-of-way. A formal redevelopment effort that can help incentivize land assembly and address infrastructure needs would help unlock the redevelopment potential, creating jobs, revenues, and opportunities for local residents.



Lack of investment and visibility in the Lake Worth Road CRA Sub-Area leads to continued code enforcement violations for illegal dumping, storage, and site deterioration, such as the conditions pictured above.

In addition, vagrancy and homelessness is extensive in the Sub-Area, which creates a disproportionately high demand for police services.

INDICATOR #6 FINDINGS

The proposed CRA contains a significantly diverse property ownership pattern, with 278 distinct parcels among 243 developable acres in the Sub-Area, with 60% of parcels comprised of a half-acre or less. The small average size of parcels within the Sub-Area creates inefficiency and complicates redevelopment opportunities. This diversity of ownership produces a negative impact upon the ability for adequate property assemblage to enable redevelopment in compliance with modern parking, stormwater and site design criteria that is economically viable. Necessary land assemblage is unlikely to occur in the Sub-Area absent the leadership, guidance, attention, and incentives that are typically provided by a CRA.

SECTION 6**SUMMARY OF FINDINGS AND RECOMMENDATIONS**

This Finding of Necessity determines that several specific statutory conditions are present in the proposed Village of Palm Springs CRA – Lake Worth Road CRA Sub-Area, that permit Palm Beach County to allow the Village of Palm Springs to establish a CRA. These include the following key criteria, as described in Florida Statutes:

- 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.);
- Inadequate and outdated building density patterns (§163.340(8)(f), F.S.);
- Incidence of crime in the area higher than in the remainder of the county or municipality (§163.340(8)(j), F.S.);
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality (§163.340(8)(k), F.S.); and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (§163.340(8)(m), F.S.).

In addition, there are disproportionately high code enforcement violations, including unsanitary conditions (§163.340(8)(d), F.S.) and deteriorated sites and improvements (§163.340(8)(e), F.S.).

These are long-standing deficiencies, previously documented by Palm Beach County through the establishment of the County's URA, identified in the Palm Beach County Comprehensive Plan, and as presented in this Finding of Necessity with current data and analysis.

This Finding of Necessity examined the qualifying conditions evident in the proposed CRA Sub-Area and forms the basis for creation of a CRA and a CRA Redevelopment plan to establish a vision and strategies to address opportunities for public and private reinvestment, redevelopment, and overall revitalization. The presence of these statutory conditions is documented via data, photographic evidence, map documents, and interviews with real estate brokers and staff of the Village of Palm Springs, including the Police Department, Planning Department, and Administration, which are referenced herein. These conditions warrant a Village of Palm Springs/Palm Beach County partnership to remedy these long-standing deficiencies for the betterment of the Village and all of Palm Beach County. As discussed, the conditions present in the Sub-Area limit the ability for market-driven redevelopment to occur and achieve its economic potential. Therefore, it is recommended the Village of Palm Springs, in partnership with Palm Beach County, establish a CRA and tax increment financing (TIF) district to capture TIF revenue from the area, to be utilized specifically for redevelopment purposes. The establishment of a CRA will assist the Village in accomplishing five key goals:

- I. Improving Utilities and Infrastructure Deficiencies
- II. Expanding Job Development and Economic Growth
- III. Enhancing Public Safety
- IV. Increasing and Maintaining Workforce Housing
- V. Advancing the Partnership with Palm Beach County

The recommended boundaries for the proposed CRA Sub-Area are based on an evaluation of vacant lands, the mix of land use/zoning opportunities, infrastructure conditions, proximity to major roadways, and deteriorating conditions. The Village recognizes that sound infrastructure investments, access management, appropriate development codes and incentives for private investment—actions that stem from creating a CRA and adopting a CRA Redevelopment Plan—will help remedy blighting conditions in this area, provide incentives for redevelopment, improve the economic climate, and enable the Village to address the economic distress evidenced in this Finding for the benefit of residents and businesses in the Village and throughout Palm Beach County. A CRA will also help the County implement its recommendations regarding the URA and commitments regarding stormwater management as articulated in the Palm Beach County Comprehensive Plan.

RESEARCH BIBLIOGRAPHY

- A. Palm Beach County Property Appraiser’s Office
- B. Village of Palm Springs Comprehensive Plan
- C. Village of Palm Springs Zoning Regulations
- D. Chapter 163, Part III, Florida Statutes
- E. U. S. Census 2013-2017 American Community Survey
- F. Palm Beach County Comprehensive Annual Financial Report, for the year ending September 30, 2017
- G. Village of Palm Springs Comprehensive Annual Financial Report, for the year ending September 30, 2017
- H. Heart of Palm Beach County – Joint City-County Economic Opportunities Workshop Summary Report, June 24, 2015
- I. Infill and Redevelopment Study, Preliminary Report and Recommendations, Palm Beach County Board of County Commissioners, February 17, 2004
- J. Palm Beach TPA – Bicycle Suitability Map, Updated May 2017
- K. Palm Beach TPA – Bicycle and Pedestrian Safety Study, Adopted February 2017
- L. Palm Beach County Traffic Division – Historic Traffic Growth Table, Current Year – 2018 (Palm Beach County Engineering Division,
<http://www.pbcgov.com/engineering/traffic/>)
- M. Palm Beach County Housing Summit 2017: Solutions for Increasing Attainable Housing in Palm Beach County – White Paper (Palm Beach County)
- N. Palm Beach County Housing Summit Regional Subcommittee - Central Region Subcommittee: Final Report, June 14, 2018
- O. Police Call Data, Village of Palm Springs
- P. Fire and Emergency Call Data, Palm Beach County
- Q. Code Enforcement Data, Village of Palm Springs

Exhibit 4

Village of Palm Springs Additional Information Response



Village of Palm Springs

226 Cypress Lane • Palm Springs, Florida 33461-1699
561-965-4010 • www.vpsfl.org

April 26, 2019

Ms. Patricia Behn
Interim Planning Director
Palm Beach County Planning, Zoning & Building Department
2300 North Jog Road
West Palm Beach, Florida 33411

Dear Ms. Behn:

Thank you for your prompt review of the Village of Palm Springs Finding of Necessity (FON) in support of the establishment of a Community Redevelopment Agency (CRA). The Village looks forward to working collaboratively with the County to utilize the CRA to resolve the long-standing economic deficiencies within the proposed CRA Sub-Areas.


Please find below the Village's responses to your request for additional information (April 19, 2019):

- (1) Enclosed is a spreadsheet with parcel data, including the acreage for each property owner, shown on the property ownership maps. This data supports the findings of Indicator #2 (faulty lot layout in relation to size, adequacy, accessibility, or usefulness) for both of the proposed CRA Sub-Areas.
- (2) The Village will utilize the alternative definition of "blighted area," with the blight factors as noted in the Finding of Necessity. In addition, to further evidence the blighted conditions, the Village is also providing additional supporting data in the "Windshield Inventory of Substandard Buildings within the Proposed CRA," which includes photographic evidence of deteriorated or deteriorating structures and parcel data.
- (3) Enclosed is the valuation data provided by the Property Appraiser's Office and used for the TIF projections.

Should you require any additional information and/or have any questions, do not hesitate to contact my office directly.

We look forward to continuing to work with the County to achieve the common redevelopment goals that both we share for these areas.

Sincerely,


Richard J. Reade
Village Manager

c: The Honorable Mayor Mack Bernard
The Honorable Vice Mayor Dave Kerner
The Honorable Commissioner Hal Valeche
The Honorable Commissioner Greg Weiss
The Honorable Commissioner Melissa McKinlay
The Honorable Commissioner Mary Lou Berger
The Honorable Commissioner Robert Weinroth
The Honorable Palm Springs Mayor Bev Smith and The Honorable Village Council
Ms. Verdenia Baker, County Administrator
Mr. Patrick Rutter, Assistant County Administrator
Mr. Ramsey Bulkeley, Planning, Zoning and Building Director
Ms. Stephanie Gregory, Senior Planner
Mr. Glen Torcivia, Village Attorney
Ms. Kim Glas-Castro, Planning, Zoning and Building Director

**Windshield Inventory of Substandard Buildings within Proposed CRA
Village of Palm Springs**

CONGRESS AVENUE SUB-AREA

1658 Lone Pine Way

Nonconforming Residential Use

0.5337 Acre

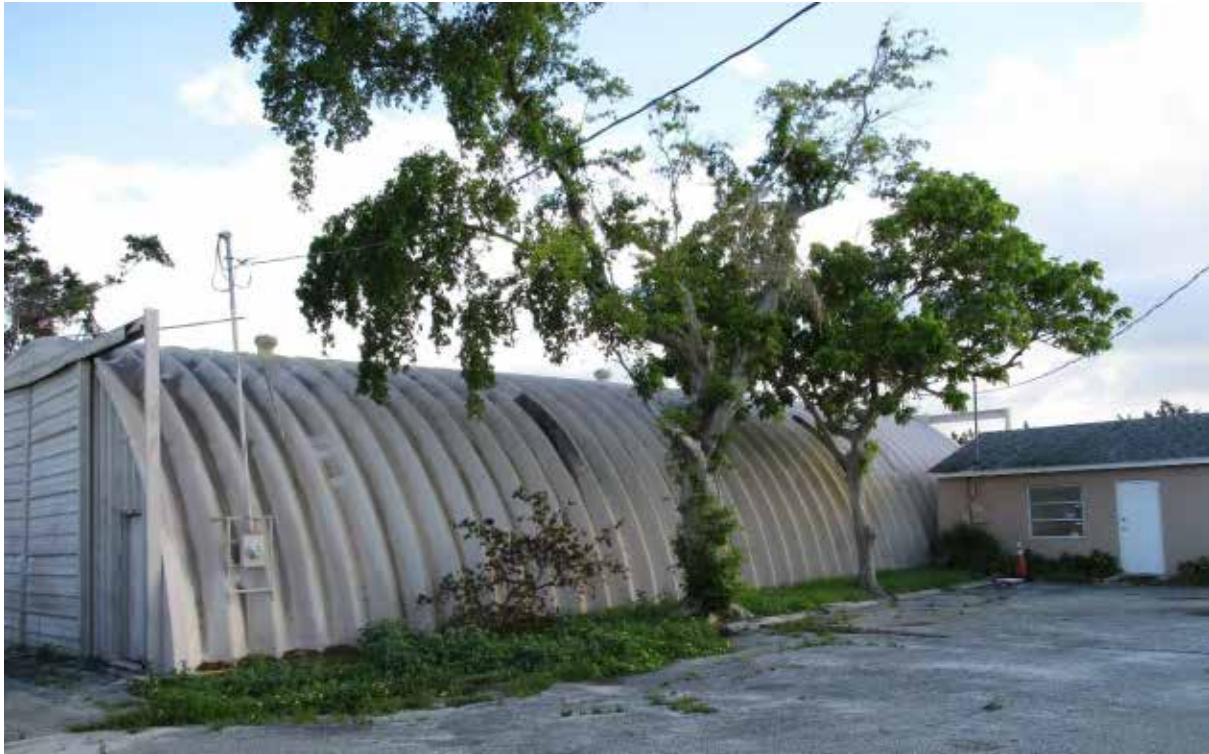
2018 Taxable Value = \$85,634



- Lack of Arterial Frontage Limits Viability of Commercial Parcel
- Antiquated Residential Units
- Illegal Storage (code violations)

1144 South Congress Avenue
Quonset Hut – Unutilized Property
0.4848 Acres

2018 Taxable Value = \$225,905



- Interior Renovations Needed for Florida Building Code compliance
- Property Served by Septic Tank – Lack of Sanitary Sewer Infrastructure in Area
- Parking Lot needs to be Resurfaced / Restriped
- Lack of Arterial Frontage limits viability of Commercial Parcel

3325 Forest Hill Boulevard

Former Cushman's

0.8062 acres

2018 Taxable Value = \$617,201



- Abandoned Building (distribution with storefront retail)
- Interior Renovations Needed for Florida Building Code compliance
- Parking Lot Used by Neighboring Medical Office – in Disrepair

3206 Forest Hill Boulevard
Paradise Mobile Home Park
3.53 acres (38 units)

2018 Taxable Value = \$1,117,643



- Antiquated Mobile Home Park (not registered with DBPR)

2720 Forest Hill Boulevard

Office Building (Vacant)

0.144 acres

2018 Taxable Value = \$360,129



- Parcel Substandard Dimensions for Commercial Parcel
- Deficient Parking for 3700 Square Foot Building

**Windshield Inventory of Substandard Buildings within Proposed CRA
Village of Palm Springs**

LAKE WORTH ROAD SUB-AREA

2964 2nd Avenue North
Former Beer Depot (Vacant)
0.1877 acres

2018 Taxable Value = \$181,612



- Parcel Substandard Dimensions for Commercial Parcel
- Interior Renovations Needed for Florida Building Code compliance
- Deficient Parking 1200 square foot Building

2918 2nd Avenue North
Former Keller Residence
0.5627 acres

2018 Taxable Value = \$205,382



- Historic Residence (1923) Converted to Apartments – Part of Commercial Parcel
(Contractor's Office / Storage Yard)

3930 Belle Vue Avenue
Chico's Towing and Auto Repair
0.372 acres

2018 Taxable Value = \$101,079



- Two Substandard Parcels (Nonconforming Dimensions for Commercial Parcel)
- Temporary Structures (metal sheds) being used for Permanent Business
- Deficient Parking / Storage Area for Customers' Vehicles

3431 and 3435 Lake Worth Road

Former Meat Market (Vacant)

0.5268 acres

2018 Taxable Value = \$311,171



- Two Substandard Parcels (Nonconforming Widths for Commercial Parcels)
- Deficient Parking / Drainage (although plenty of land area for improvements)

4326 Lake Worth Road
Accessory Structure without Principal Structure
0.2944 acres

2018 Taxable Value = \$122,715



- Substandard Parcels (Nonconforming Depth for Commercial Parcel)
- Former Garage Not Florida Building Code Compliant for Principal Use
- Vacant Property Subject of Litter/Dumping/Graffiti

4236 Lake Worth Road
Former Commercial Plaza (Vacant)
4.25 acres

2018 Taxable Value = \$2,650,000



- Building Shell Only - Interior Improvements Uncompleted (County Permit Expired) – Compliance with New Building Codes Necessary Prior to Occupancy
- Property Vacant Since Annexation and Subject of Litter/Dumping

3854 South Military Trail
Former Restaurant with Drive-Thru (Vacant)
1.2088 acres

2018 Taxable Value = \$731,344



- Sanitary Sewer Issues due to Improper Maintenance of Private Lift Station
- Inadequate Grease Trap (and maintenance) for Fast Food Restaurant
- Vacant Property Subject of Litter/Dumping

3772 South Military Trail

Former Funeral Home

0.9919 acres

2018 Taxable Value = \$40,573



- Substandard Building Finished Floor Elevation
- Drainage Issues
- Vacant Property Subject of Litter/Dumping

Exhibit 5

Correspondence



**Department of Planning,
Zoning & Building**
2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb

■
**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor

Hal R. Valache
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator
Verdenia C. Baker

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VIA REGISTERED MAIL

April 19, 2019

Richard J. Reade, Village Manager
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Re: Information Request for Proposed Community Redevelopment Agency

Dear Mr. Reade:

Thank you for providing the County advance notice and the opportunity to review the request by the Village of Palm Springs to create a Community Redevelopment Agency (CRA). County staff received the letter on March 29, 2019, and has conducted an initial review of the Finding of Necessity Report.

Pursuant to the Chapter 163.410, Florida Statutes, the County has 30 days after receipt of the request to notify the Village of any additional information Palm Beach County requires for completing the review. Additionally, the Board of County Commissioners has 120 days from the date all required information is received to make a decision.

As such, Palm Beach County requests the following information from the Village:

- (1) Provide the acreage for each property owner shown on the property ownership maps in order to provide data to support the findings of Indicator #2 (Faulty lot layout in relation to size, adequacy, accessibility, or usefulness) for both sub-areas.
- (2) In addition to the blight criteria addressed in the report, the area must have a substantial number of deteriorated or deteriorating structures. Provide documentation on how the proposed area meets the definition of "Blighted Area" which per Chapter 163.340(8), F.S., 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."

However, an alternative definition of "blighted area" is defined in Chapter 163.340(8), F.S. as "any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency



or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted."

Please let us know which definition the Village intends to use to meet the statutory requirements. In addition, please provide a "windshield inventory" with data (such as acreages) to demonstrate that the sub-areas contain a substantial number of deteriorated or deteriorating structures.

- (3) Please provide the data from the Property Appraiser's Office used to calculate the base taxable value for the TIF projections. County staff calculated a higher value than what was provided.

If you have any questions or comments, please contact Stephanie Gregory, Senior Planner, at (561) 233-5388.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patricia Behn".

Patricia Behn
Interim Planning Director

c: The Honorable Gregg Weiss, District 2 Commissioner
The Honorable Dave Kemer, District 3 Commissioner
Verdenia C. Baker, County Administrator
Patrick W. Rutter, Assistant County Administrator
Faye W. Johnson, Assistant County Administrator
Ramsay J. Bukeley, PZ&B Executive Director
Sherry Brown, PBC Director OFMB
Lisa Pontius, PBC Budget Director

Robert P. Banks, PBC Chief Land Use Co. Attorney
Kim Glas-Castro, Community Development Director
Village of Palm Springs
Stephanie Gregory, PBC Senior Planner



**Department of Planning,
Zoning & Building**

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Zoning Division 233-5200
Building Division 233-5100
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Melissa McKinlay

County Administrator

Verdenia C. Baker

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VIA REGISTERED MAIL

May 14, 2019

Richard J. Reade, Village Manager
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Re: Information Response on Proposed Community Redevelopment Agency

Dear Mr. Reade:

Pursuant to the County's request for additional information sent to the Village on April 19th, the Planning Division received the Village's response letter on April 26th. County staff conducted a review of the additional information related to the Finding of Necessity Report.

Pursuant to Chapter 163.410, Florida Statutes, the County has 30 days after receipt of additional information to notify the Village whether such additional documentation is complete. This letter serves to formally notify the Village that the County has received all required documentation and considers the additional information requested to be complete.

In addition, the Statutes provide a period of 120 days after receipt of all required documentation for a charter county to consider granting the delegation of powers to create a CRA. Thereby requiring the Board of County Commissioners to take action by September 10, 2019.

The County will contact the Village soon regarding scheduling of the BCC meeting. If you have any questions or comments, please contact Stephanie Gregory, Senior Planner, at 561-233-5388.

Sincerely,

Patricia Behn
Planning Director

c: The Honorable Gregg K. Weiss, District 2
The Honorable Vice Mayor Dave Kerner, District 3
Verdenia C. Baker, County Administrator
Faye W. Johnson, Assistant County Administrator
Patrick W. Rutter, Assistant County Administrator
Ramsay J. Bulkeley, PZ&B Executive Director

Kim Glas-Castro, Com. Dev. Dir., Village of Palm Springs
Sherry Brown, PBC OFMB Director
Lisa Pontius, PBC Budget Director
Robert P. Banks, PBC Chief Land Use Attorney
Stephanie Gregory, PBC Senior Planner

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MILLER
LAND
PLANNING, INC.

508 E. Boynton Beach Boulevard
Boynton Beach, FL 33435

Phone ■ (561)736-8838

Fax ■ (561)736-8079

Web ■ millerlandplanning.com

June 19, 2019

Palm Beach County Board of County Commissioners
c/o Mayor Mark Bernard
301 N. Olive Avenue
12th Floor
West Palm Beach, FL 33401

Re: **Support for Palm Springs Community Redevelopment Agency**

Dear Honorable Mayor and Commissioners:

Over my 25+ years of being a land planner here in Palm Beach County, I have had several opportunities to represent clients with development or more specifically, redevelopment projects along the Congress Avenue, Lake Worth Road and Military Trail corridors and some of those within the jurisdiction of the Village of Palm Springs. The Village has been aggressive in promoting redevelopment within their jurisdiction which is centrally located within the County but I'm sure they have been challenged by competitive growth into the outer parts of the County.

The approval for a Community Redevelopment Agency (CRA) for the Village of Palm Springs will be an excellent way to further promote the redevelopment of these corridors within the municipality as well as the unincorporated areas. In this section of the County and more importantly near our international airport, Congress Avenue, Lake Worth Road and Military Trail are heavily traveled roadways by residents, commuters and visitors. It is important for these areas to be considered for redevelopment and revitalization and a CRA will help that happen. I have experienced the importance and benefits of having a CRA in Boynton Beach, for which redevelopment is beginning to flourish, and I hope the same for the Village of Palm Springs.

Thank you for your consideration in this matter.

Sincerely,

MILLER LAND PLANNING, INC.

Bradley D. Miller, AICP
President

cc: Verdenia Baker, County Administrator
Kim Glas-Castro, Village of Palm Springs P & Z Director

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ERICA WHITFIELD

June 18, 2019

Palm Beach County Board of Commissioners
c/o Mayor Mack Bernard
301 N. Olive Avenue, 12th Floor
West Palm Beach, FL 33401

RE: Support for Palm Springs Community Redevelopment Agency (CRA)

Dear Honorable Mayor and Commissioners:

Please use this letter to show my support for the approval of a Community Redevelopment Agency (CRA) for the Village of Palm Springs. I believe this will be an excellent way to redevelop an area that has been forgotten for many years.

Since incorporation in 1957, Palm Springs has been at the heart of Palm Beach County. Being equidistant from the Broward and Martin County borders, it is an area that has seen major growth. However, as the county grew and development continued into western sections, Palm Springs has been neglected.

In this section of the county and more importantly near our international airport, Congress Avenue, Lake Worth Road and Military Trail are heavily travelled by residents, commuters and visitors. They are ripe for redevelopment, which will not only revitalize this area, but also create a destination location and showcase for the county itself.

Thank you for your consideration in this matter.

Sincerely,

Chuck Shaw
Board Vice Chair

CS/tb

c: Verdenia Baker, County Administrator

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JOHN K. "JACK" RICE

E-MAIL ADDRESS:
jrice@nasonyeager.com

DIRECT DIAL:
(561) 227-4560

FAX NUMBER:
(561) 982-7116

June 19, 2019

Hon. Mack Bernard
301 N. Olive Avenue, Ste. 1201
West Palm Beach, FL 33401

RE: Support for Palm Springs Community Redevelopment Agency

Dear Mayor Bernard:

Please accept this letter of support for the approval and creation of a Community Redevelopment Agency (CRA) for the Village of Palm Springs. I believe a CRA will be an excellent way to redevelop this area.

Since its incorporation in 1957, Palm Springs has been at the heart of Palm Beach County. Being equidistant from the Broward and Martin County borders, it is an area that has seen major growth. However, as the County grew and development continued into the western sections, Palm Springs has not enjoyed the same growth patterns.

In this section of the County and near our international airport, Congress Avenue, Lake Worth Road, and Military Trail are heavily travelled roadways by residents, commuters, and visitors. These areas are ripe for redevelopment, which will not only revitalize this area but be a destination location and a showcase for the County itself.

Thank you for your consideration.

Sincerely,

John "Jack" K. Rice

c: Verdenia C. Baker, County Administrator



Patrick

JUN 24 2019

June 18, 2019

Palm Beach County Board of County Commissioners
c/o Mayor Mack Bernard
201 N. Olive Avenue
12th Floor
West Palm Beach, FL 33401

RE: Support for Palm Springs Community Redevelopment Agency (CRA)

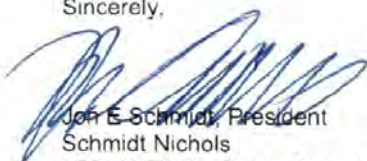
Dear Honorable Mayor and Commissioners:

The Palm Springs Village Council has declared a Finding of Necessity to establish a CRA along the Congress Avenue and Lake Worth Road corridors. A priority of the CRA is to provide incentives to private enterprise to rehabilitate and redevelop properties. Redevelopment will eliminate obsolete land uses and bring new job opportunities. New business will create a synergy along the corridor and enhance economic growth in the area.

As an active participant in the Village's land development process, we support the planned infrastructure and public safety improvements to be funded by the CRA. The surrounding area will benefit by the elimination of blighting conditions and undesirable activity. Enhancements to the CRA should have a beneficial impact and lead to increased property values, opportunities for new and existing businesses to thrive, which will benefit the community as a whole. We believe the proposed CRA will promote smart growth through infill development which will create long standing fiscally responsible redevelopment.

Please support the establishment of a CRA within Palm Springs.

Sincerely,


Jon E. Schmidt, President
Schmidt Nichols
1551 N Flagler Drive, Suite 102
West Palm Beach, FL 33401

cc: Verdenia Baker
Kim Glas-Castro

Patricia B.

June 19, 2019

Palm Beach County Board of County Commissioners
c/o Mayor Mack Bernard
301 N. Olive Avenue
12th Floor
West Palm Beach, FL 33401

JUN 27 2019

RE: Support for Palm Springs Community Redevelopment Agency (CRA)

Dear Honorable Mayor and Commissioners:

Please use this letter to show my support for approval of a Community Redevelopment Agency (CRA) for the Village of Palm Springs. I believe this will be an excellent way to redevelop an area that has been forgotten for many years.

Since incorporation in 1957, Palm Springs has been at the heart of Palm Beach County. Being equidistant from the Broward and Martin County borders, it is an area that has seen major growth. However, as the County grew and development continued into the western sections, Palm Springs became neglected.

In this section of the County and more importantly near our international airport, Congress Avenue, Lake Worth Road and Military Trail are heavily travelled roadways by both residents, commuters and visitors. They are ripe for redevelopment, which will not only revitalize this area, but be a destination location and a showcase for the County itself.

Thank you for your consideration in this matter.

Sincerely,



Douglas K. Hamann, P.E.

Eckler Engineering, Inc.
2255 Glades Road, Suite 324A
Boca Raton, FL 33431

cc: Verdenia Baker, County Administrator

"Celebrating Service to South Florida Since 1985"

4700 RIVERSIDE DRIVE, SUITE 110
CORAL SPRINGS, FL 33067

954/510-4700
FAX 954/755-2741

1 WHEREAS, the Village has proposed a joint Village/County redevelopment
2 approach with common goal-setting, project prioritization, resource allocation, and
3 implementation; and

4
5 WHEREAS, the joint Village/County redevelopment approach is consistent with
6 Florida Statutes and the Palm Beach County Charter and will help implement the
7 comprehensive plans of Palm Beach County and the Village of Palm Springs.

8
9 **NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE**
10 **TOWN OF JUNO BEACH, FLORIDA, as follows:**

11
12 **Section 1.** The community redevelopment approach as proposed by the Village
13 of Palm Springs, in partnership with Palm Beach County, could be beneficial to the
14 residents, businesses, and property owners located within the Town of Juno Beach.

15
16 **Section 2.** The Town of Juno Beach is in full support of the establishment of the
17 Village of Palm Springs CRA.

18
19 **Section 3.** The Town Clerk is requested to forward the approved and executed
20 Resolution to each of the Palm Beach County Commissioners (and copy the Palm Beach
21 County Administrator and the Village of Palm Springs Village Manager) prior to the
22 County Commission's Meeting on Tuesday, August 20, 2019.


23
24 **Section 4.** This Resolution shall become effective immediately upon adoption.

25
26 RESOLVED AND ADOPTED this 24th day of July, 2019.

27
28
29
30
31 ATTEST:

32 
33
34 Caitlin Copeland, Town Clerk

35
36 APPROVED AS TO FORM AND
37 LEGAL SUFFICIENCY:

38 
39
40 Leonard G. Rubin, Town Attorney


Jason Haselkorn, Mayor

Jim Lyons, Vice Mayor



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Mack Bernard, Mayor
Dave Kerner, Vice Mayor

Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

July 23, 2019

Richard J. Reade, Village Manager
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Re: Village of Palm Springs Proposed Community Redevelopment Agency

Dear Mr. Reade:

This letter is to confirm that the Board of County Commissioners (BCC) is scheduled to consider the Village's request for the creation of a Community Redevelopment Agency (CRA) on August 20, 2019. The meeting will begin at 9:30 AM at the Palm Beach County Robert Weisman Governmental Center, 6th floor Commission Chambers, 301 N. Olive Avenue, West Palm Beach. Due to the large number of items on the agenda, the arrangement for a time certain regarding this agenda item is not feasible.

In addition, Section 163.410, Florida Statutes provides a period of 120 days after receipt of all required documentation for a charter county to consider granting the delegation of powers to create a CRA. The County acknowledged the receipt of all required documentation and considered the additional information requested complete on May 14, 2019, thereby requiring the BCC to take action by September 10, 2019.

The County hereby requests that the Village provide the County Administrator a letter indicating that the Village Council has approved an extension of time for BCC action on the request to create the CRA. The County is proposing to have a mutually agreed upon extension to October 9, 2019. This will provide the County and the Village additional time, if necessary, before the extended October 9, 2019 deadline for BCC action.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Patricia Behn
Planning Director

cc: The Honorable Gregg K. Weiss, District 2
The Honorable Vice Mayor Dave Kerner, District 3
Verdenia C. Baker, County Administrator
Patrick W. Rutter, Assistant County Administrator
Ramsay J. Bulkeley, PZ&B Executive Director
Sherry Brown, PBC Director OFMB

Lisa Pontius, PBC Budget Director
Bob Banks, PBC Chief Land Use County Attorney
Kim Glas-Castro, Community Development Director,
Village of Palm Springs
Stephanie Gregory, PBC Senior Planner



Village of Palm Springs

226 Cypress Lane • Palm Springs, Florida 33461-1699
561-965-4010 • www.vpsfl.org

August 5, 2019

The Honorable Mayor Mack Bernard
The Honorable Vice Mayor Dave Kerner
The Honorable Commissioner Hal R. Valeche
The Honorable Commissioner Melissa McKinlay
The Honorable Commissioner Mary Lou Berger
The Honorable Commissioner Gregg Weiss
The Honorable Commissioner Robert Weinroth
Board of County Commissioners of Palm Beach County
301 North Olive Avenue
12th Floor
West Palm Beach, FL 33401

RE: Request to Approve Establishment of a Community Redevelopment Agency – Village of Palm Springs – FISCAL AND ECONOMIC IMPACT ANALYSIS

Dear Mayor Bernard and Members of the Palm Beach County Board of County Commission:

In preparation for our public hearing on August 20, 2019, in which the Village of Palm Springs will formally request the County Commission to create a Community Redevelopment Agency (CRA), the Village has engaged a third-party expert to prepare a fiscal and economic analysis to provide data demonstrating the direct and indirect impacts of a CRA to Palm Beach County.

The nationally known firm of TischlerBise has assessed the proposed economic impacts of the one-time construction of buildings, identified proposed ongoing annual spending throughout the Village by new residents, and projected additional retail spending (within the proposed CRA districts) by people other than residents. Additionally, our experts have assessed the impact of redevelopment on revenues received by Palm Beach County.

- Expected redevelopment activity would generate an estimated 8,960 construction (one-time) jobs with average annual salaries of \$47,200 (6,230 jobs within the Congress Avenue sub-area and 2,730 jobs within the Lake Worth Road sub-area).
- Growth within the CRA is projected to create 342 long-term jobs annually (242 jobs within the Congress Avenue sub-area and 100 jobs within the Lake Worth Road sub-area). Cumulatively, total retail spending is projected to support 10,263 jobs over the life of the CRA (7,270 and 2,993 jobs in the respective areas).

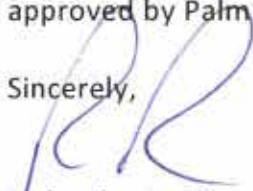
- Palm Beach County is projected to receive cumulative revenue (attributable to new development and/or population and job growth within the Village's new CRA) exceeding **\$58 million** in the proposed Congress Avenue sub-area and **\$35 million** in the proposed Lake Worth Road sub-area.

The analysis further demonstrates that for every \$1 of County ad valorem dollars that are directed to the proposed Palm Springs CRA, the County will receive more than \$2 in additional revenues that it would not likely receive without the CRA.

Enclosed is a copy of the "Fiscal and Economic Impact of a Community Redevelopment Agency in Palm Springs, FL", which includes an Executive Summary as well as the full analysis. Findings of TischlerBise assessments show that a new Palm Springs CRA will provide significant financial **benefits** to Palm Beach County's general operating budget, including:

We look forward to further discussing the real need for economic (re-)development along the Congress Avenue and Lake Worth Road corridors within Palm Springs, as well as the direct and indirect benefits that Palm Beach County would receive, if the proposed CRA were approved by Palm Beach County on Tuesday, August 20, 2019.

Sincerely,



Richard J. Reade
Village Manager

c: The Honorable Mayor Bev Smith
The Honorable Vice-Mayor Joni Brinkman
The Honorable Mayor Pro-Tem Patti Shields
The Honorable Council Member Doug Gunther
The Honorable Council Member Gary Ready
Verdenia C. Baker, County Administrator, Palm Beach County
Patrick W. Rutter, Assistant County Administrator, Palm Beach County
Ramsay Bulkeley, Executive Director, Planning, Zoning & Building, Palm Beach County
Patricia Behn, Planning Director, Palm Beach County
Glen Torcivia, Village Attorney, Village of Palm Springs
Kim Glas-Castro, Planning, Zoning & Building Director, Village of Palm Springs
Tom Lanahan, Executive Director, Treasure Coast Regional Planning Council

Fiscal and Economic Impact of a Community Redevelopment Agency in Palm Springs, FL

Submitted to:
Village of Palm Springs, FL

July 24, 2019

Prepared by:



4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
www.tischlerbise.com

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EXECUTIVE SUMMARY

The Village of Palm Springs, Florida retained TischlerBise to assess the fiscal and economic impact of establishing a Community Redevelopment Agency (“CRA”) to carry out redevelopment through the establishment of Tax Increment Financing (“TIF”) districts, as allowed under Florida law. The proposed CRA would finance and implement local economic development initiatives in two geographic sub-areas: the Lake Worth Road commercial corridor and the Congress Avenue commercial corridor.

The primary source of funding for such initiatives—which focus on financing or incentivizing the redevelopment of blighted, vacant, or underutilized lots—is the incremental increase in property tax revenue collected from the CRA areas over a 30-year time frame. Communities nationwide utilize CRAs and TIF mechanisms to make targeted investments that generate economic growth and yield fiscal benefits for the subject jurisdictions.

In this analysis, TischlerBise assessed the direct and indirect economic impacts of the one-time construction of buildings, ongoing annual spending throughout the Village of Palm Springs by new residents, and additional retail spending onsite by people other than new residents. For the fiscal impact portion, TischlerBise assessed the impact of development on revenues in Palm Beach County’s General Fund.

This report also includes a review of CRAs within Palm Beach County that exemplify the positive impacts such districts have within their communities and Countywide.

ECONOMIC IMPACT ANALYSIS

Economic Impact Analysis (“EIA”) is a process that evaluates an entity’s or industry’s effect on the economy of a defined geographic location. An EIA identifies direct impacts—that is, those resulting from one-time investments in activities such as renovation, demolition, or construction—as well as ongoing spending by residents and nonresidents resulting from redevelopment.

For the purposes of this study, TischlerBise analyzed both the one-time, or construction, economic impacts and the ongoing, or long-term, economic impacts of the increased development expected to result from the CRA subareas. The one-time economic impacts reflect the direct and multiplier effects of the one-time investment to develop blighted and underutilized land in the CRA subareas. Ongoing economic impacts reflect the recurring annual economic activity generated through consumer spending by new residents living in onsite housing units as well as consumer spending by nonresidents at onsite retailers.

Growth within the CRA subareas and within the Village of Palm Springs itself has historically lagged behind that of the County. This analysis assumes that the creation of a CRA would lead to an increase in development, population, and employment growth rates. The study period is from 2019-2049. To project residential development within the study period’s 30-year timeframe, TischlerBise utilized historical permit data, data regarding pipeline developments within the CRA subareas, case-study analyses of Florida CRAs, and input from the staff from the Village of Palm Springs. The creation of a Palm Springs CRA is expected to result in an average annual increase of 25 housing units in each CRA subarea from 2019-2049. Note that this results in the cumulative addition of 750 residential units in both CRA subareas over a 30-year timeframe—the fact that both CRA subareas are expected to produce the same total number of new residential units is coincidental.

Figures 1 and 2 depict the cumulative impact the CRAs will have on housing, population, and development within the Congress Avenue and Lake Worth Road subareas, respectively.

FIGURE 1: CONGRESS AVENUE SUBAREA

	30-Year Cumulative Development
Multi-Family	334
Single Family	416
TOTAL HOUSING UNITS	750
POPULATION	1,856
Retail SF	174,650
Office SF	988,232
Industrial SF	1,153,478
Institutional SF	585,184
TOTAL NONRESIDENTIAL SF	2,901,544

Source: TischlerBise

FIGURE 2: LAKE WORTH ROAD SUBAREA

	30-Year Cumulative Development
Multi-Family	391
Single Family	359
TOTAL HOUSING UNITS	750
POPULATION	1,849
Retail SF	343,081
Office SF	361,309
Industrial SF	297,143
Institutional SF	41,560
TOTAL NONRESIDENTIAL SF	1,043,093

Source: TischlerBise

Congress Avenue Subarea

The two components of economic impacts are the one-time impacts due to construction, and the ongoing spending that occurs as a result of the development. The one-time economic impacts of construction spending associated with the creation of the Congress Avenue CRA Subarea and the longer term, ongoing economic impacts of the associated new development are shown in Figures 3 and 4 below, respectively.

FIGURE 3: ONE-TIME ECONOMIC IMPACTS (CONSTRUCTION PHASE)

Category	Cumulative	Average Annual
Total Direct Effect Jobs	4,390	146
Total Indirect and Induced Effect Jobs	1,840	61
TOTAL TEMPORARY JOBS CREATED	6,230	208
TOTAL TEMPORARY ECONOMIC OUTPUT (\$)	\$979,877,000	\$32,662,567

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

The one-time construction phase would create 6,230 total temporary jobs over the 30-year analysis period, or 208 temporary jobs annually. The ongoing employment impacts of the proposed Congress Avenue CRA would create 7,270 total jobs over the 30-year analysis period, or 242 permanent jobs annually over the study period.

FIGURE 4: CONGRESS AVENUE ONGOING ECONOMIC IMPACTS (LONG-TERM)

Category	Cumulative	Average Annual
Direct Effect Jobs	4,740	158
Indirect and Induced Effect Jobs	2,530	84
TOTAL LONG-TERM JOBS CREATED	7,270	242
Direct Effect Labor Income	\$220,158,561	\$7,338,619
Indirect and Induced Effect Labor Income	\$116,012,380	\$3,867,079
TOTAL LABOR INCOME	\$336,170,941	\$11,205,698
Direct Effect Output	\$677,170,000	\$22,572,333
Indirect and Induced Effect Output	\$391,172,000	\$13,039,067
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$1,068,342,000	\$35,611,400

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Lake Worth Drive Subarea

The one-time economic impacts of construction spending associated with the establishment of the Lake Worth Drive CRA Subarea and the longer term ongoing economic impacts of the associated new development are shown in Figures 5 and 6 below, respectively.

TABLE 5: LAKE WORTH ROAD ONE-TIME ECONOMIC IMPACTS (CONSTRUCTION PHASE)

Category	Cumulative	Average Annual
Total Direct Effect Jobs	1,920	64
Total Indirect and Induced Effect Jobs	810	27
TOTAL TEMPORARY JOBS CREATED	2,730	91
TOTAL TEMPORARY ECONOMIC OUTPUT (\$)	\$414,903,000	\$13,830,100

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

The one-time construction phase would create 2,730 total temporary jobs over the 30-year analysis period, or 91 temporary jobs annually. The ongoing employment impacts of the proposed Lake Worth Road CRA would create 2,993 total jobs over the 30-year analysis period, or 100 permanent jobs annually over the study period.

TABLE 6: LAKE WORTH ROAD ON-GOING ECONOMIC IMPACTS (LONG TERM)

Category	Cumulative	Average Annual
Direct Effect Jobs	2,003	67
Indirect and Induced Effect Jobs	990	33
TOTAL LONG-TERM JOBS CREATED	2,993	100
Direct Effect Labor Income	\$85,456,560	\$2,848,552
Indirect and Induced Effect Labor Income	\$45,650,925	\$1,521,698
TOTAL LABOR INCOME	\$131,107,485	\$4,370,249
Direct Effect Output	\$257,294,000	\$8,576,467
Indirect and Induced Effect Output	\$155,411,000	\$5,180,367
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$412,705,000	\$13,756,833

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FISCAL IMPACT ANALYSIS

The fiscal impact analysis prepared focuses on revenue that will accrue to the Palm Beach County government as a result of approving the CRA. This includes:

- Foregone property tax that results from the establishment of each CRA subarea
- Direct Countywide revenue generated by development within each CRA subarea
- One-time Countywide revenue generated during the construction phase
- Countywide revenue generated by the indirect and induced employment associated with development activity within each CRA

MAJOR FINDINGS

There are several major findings from the economic and fiscal impact analysis, which are discussed in turn.

Economic Impact

- Businesses within the Congress Avenue CRA subarea currently employ 1,655 workers. The economic impact of land and blighted property development will **deliver 6,230 construction/one-time jobs**, with average annual salaries of \$47,200.
- The ongoing economic impact within the Congress Avenue CRA subarea includes the creation of an additional **7,270 permanent FTEs**, with average annual salaries of \$46,238.
- Businesses within the Lake Worth Road CRA subarea currently employ 1,184 workers. The economic impact of land and blighted property development will **deliver 2,730 construction/one-time jobs**, with average annual salaries of \$47,000.
- The ongoing economic impact within the Lake Worth Road CRA includes the creation of an additional **2,993 permanent FTEs** with average annual salaries of \$43,809.
- Over a 30-year timeframe, **the Congress Avenue subarea will inject over \$2 billion into Palm Beach County's economy** through combined one-time and ongoing economic output.
- Over a 30-year timeframe, **the Lake Worth Road subarea will inject nearly \$830 million into Palm Beach County's economy** through combined one-time and ongoing economic output.

Fiscal Impact

- **The current amount of assessed value and property tax generated by the two proposed CRA's is de minimis.** For example, the proposed Lake Worth Road CRA has an estimated existing assessed value of \$165.6 million and generates approximately \$792,000 in property tax to the County. To put this in perspective, **this represents less than a tenth of one percent of the total County property tax revenue** – essentially the equivalent of a rounding error in the County's property tax calculations. The proposed Congress Avenue CRA would generate even less property tax to the County, which we estimate to be \$622,000.
- The revenue projections in this analysis for Palm Beach County can be considered conservative. One of the challenges associated with this analysis is that without the establishment of a CRA, there has yet to be CRA-specific land use plans and implementation strategies developed for each area. Once approval is received for the establishment of CRA's, the next steps would be to conduct market analyses and formulate recommended land use plans and implementation steps. These studies would identify required intervention strategies such as required infrastructure investments, incentives and regulatory changes that would help to “force” the market, resulting in greater development than what is projected here. Because the Village must also contribute its share of the incremental tax revenue gained in the TIF Districts to the CRA fund, the Village is highly incentivized to craft a strategic plan will maximize the economic and fiscal impact of TIF-funded interventions.
- The County retains property tax revenue above the Village rate of 3.5 mils; the projected increase in taxable value resulting from development within the proposed CRAs is projected to bring \$10.1 million (Congress Avenue) and \$5.9 million (Lake Worth Road) directly to the County. Because the Village must also contribute its share of the incremental tax revenue gained in the TIF Districts to the CRA fund, the Village is highly incentivized to craft a strategic plan that will maximize the economic and fiscal impact of TIF-funded interventions.
- For the proposed Congress Avenue CRA, leveraging \$27.7 million in County property tax **would generate \$58.7 million in revenue.** In other words, **for every \$1 of incremental property tax the County pledges to the CRA, it would receive \$2.12** in additional revenue that likely would not accrue without the establishment of the CRA.
- For the proposed Lake Worth Road CRA, leveraging \$16.1 million in County property tax **would generate \$35.1 million in revenue.** In other words, **for every \$1 of incremental property tax the County pledges to the CRA, it would receive \$2.18** in additional revenue that likely would not accrue without the establishment of the CRA.

- In addition to positive economic and fiscal activity within the CRA, the County would also see an increase in its assessable base outside the CRAs. The estimated increase in **assessed value is \$85.9 million** from indirect and induced economic activity resulting from the Lake Worth Road CRA and **\$219 million** from indirect and induced economic activity resulting from the Congress Avenue CRA. Further, the taxable value of property in the **areas adjacent to the proposed CRAs will also likely see positive increases as a result of positive economic activity** that would occur, resulting in even greater property tax to Palm Beach County.

BACKGROUND

The Village of Palm Springs, Florida, has retained TischlerBise to assess the fiscal and economic impact of establishing a Community Redevelopment Agency (“CRA”) to carry out redevelopment projects through Tax Increment Financing (“TIF”), as allowed under Florida law. The proposed CRA would finance or otherwise incentivize the redevelopment of blighted, vacant, or underutilized land in two geographic sub-areas: the Congress Avenue commercial corridor and the Lake Worth Drive commercial corridor.

The primary source of funding for such redevelopment initiatives is the incremental increase in property tax revenue collected from the CRA areas over a 30-year time frame. Communities nationwide utilize CRAs and TIF mechanisms to make targeted investments that generate economic growth and yield fiscal benefits for the subject jurisdictions.

The geographic subareas proposed for inclusion in the Village’s CRA are commercial corridors characterized by primarily low-density, automobile-oriented development patterns dominated by commercial and residential properties.

Per the Village of Palm Springs Resolution 2019-09, both the Lake Worth Road subarea and the Congress Avenue subarea exhibit blighted conditions including deteriorated and outdated building density patterns, inadequate public infrastructure, high crime and vacancy rates, and a disproportionate share of fire and medical emergency calls. In March 2019, The Village of Palm Springs submitted a Finding of Necessity to Palm Beach County, resolving that the conditions in these subareas warrant the creation of a CRA and requested the County’s approval.

TischlerBise’s analysis of the fiscal and economic impacts of redevelopment within the Lake Worth Road and Congress Avenue subareas over the next 30 years will help inform Palm Beach County’s decision to approve the creation of the CRA.

TischlerBise is a fiscal, economic, and planning firm specializing in fiscal/economic impact analysis, impact fees, infrastructure financing studies, cost allocation plans, user fees, utility rate studies, and related revenue strategies. We have provided consulting services nationally for over 40 years.

ECONOMIC IMPACT ANALYSIS

Economic Impact Analysis (“EIA”) is a process that evaluates an entity’s or industry’s effect on the economy of a defined geographic location. It identifies direct impacts—that is, those resulting from one-time investments in activities such as renovation, demolition, or construction—as well as ongoing spending by residents and nonresidents resulting from redevelopment. An EIA also evaluates the “spin-off” or “multiplier” effects that direct spending has in terms of jobs, labor income, and total economic output or activity. These are referred to as indirect and induced effects. Specifically, indirect effects are when the suppliers of goods and services in the subject location use the income received as a result of new development to buy goods and services from other local companies. The induced effect is when households use the additional household income resulting from the development to buy goods and services, thereby creating further economic benefits.

For the purposes of this study, TischlerBise analyzed both the one-time (or construction) economic impacts and the ongoing, longer term, economic impacts of the increased development expected to result from the CRA subareas. The one-time economic impacts reflect the direct and multiplier effects of the one-time investment to develop blighted and underutilized land in the CRA sub-areas. Ongoing economic impacts reflect the recurring annual economic activity generated through consumer spending by new residents living in onsite housing units as well as consumer spending by nonresidents at onsite retailers.

This EIA uses IMPLAN¹ to project potential economic impacts. IMPLAN is an input-output model, which tracks the interdependence among various producing and consuming sectors of an economy. TischlerBise purchased data for the Village of Palm Springs (model year 2016) through MIG IMPLAN specifically for this assignment.

¹ IMPLAN, Minnesota Implan Group (MIG), Copyright 2013.

REGION OF STUDY

The Village of Palm Springs, FL is located in Palm Beach County in the northern portion of the Greater Miami metropolitan area, six miles southwest of West Palm Beach. The two subareas that will comprise the proposed CRA are located on the Village's periphery. The Lake Worth Road subarea is located in the Village's southern end, while the Congress Avenue subarea is located in the Village's northeastern corner. In order to demonstrate the impacts of potential redevelopment within the corridors throughout the larger community and inform Palm Beach County's decision regarding CRA approval, the region of analysis for this study is Palm Beach County.

SUMMARY OF DEVELOPMENT SCENARIOS

Growth within the CRA subareas and within the Village of Palm Springs itself has historically lagged behind that of the county. This analysis assumes that the creation of a CRA would lead to an increase in development, population, and employment growth rates. The study period is 2019-2049.

To project residential development within the study period's 30-year timeframe, TischlerBise utilized historical permit data, data regarding pipeline developments within the CRA subareas, a case-study analysis of Florida CRAs, and input from the staff from the Village of Palm Springs. The creation of a Palm Springs CRA is expected to result in an average annual increase of 25 housing units in each CRA subarea from 2019-2049.

Estimates of current population and jobs located within the two CRA subareas were obtained through ESRI Business Analyst. In order to project future population growth over the next 30 years, TischlerBise converted housing units to persons by multiplying housing units by the average number of Persons per Housing Unit (PPHU). PPHU in the Village of Palm Springs is 2.47, and this analysis assumes that this figure applies to the CRA subareas as well, and that it will remain constant throughout the study period. Projected housing development is split between multifamily and single-family typologies according to the current composition of the housing stock in the Village of Palm Springs.

In order to project employment, TischlerBise assumed that the current ratio of jobs to residents in the CRA subareas would remain constant (2.55 jobs/resident in the Congress Avenue subarea; 1.08 jobs/resident in the Lake Worth Road subarea). Employment was then split between retail, office, industrial and institutional land uses according to the current shares found in the CRA subareas.

TischlerBise converted employment to nonresidential floor space using the average number of square feet per employee by land use—these ratios are calculated by the Institute of Transportation Engineers (ITE) and released annually. For each land use, TischlerBise multiplied the number of projected jobs by the average number of square feet per employee utilizing ITE 2018 ratios. This analysis assumes that those ratios remain constant throughout the study period.

Full scenario projections are summarized in the Figures 7 and 8.

FIGURE 7: CONGRESS AVENUE SUBAREA - GROWTH & DEVELOPMENT PROJECTIONS

		Point in Time					Cumulative Change Over Time	
Congress Ave CRA Sub-Area		Base Year 2019	5 2024	10 2029	20 2039	30 2049	5-Year Change	30-Year Change
Residential Projections								
Population	2.47 Persons per Housing Unit	654	964	1,273	1,892	2,510	309	1,856
Housing Units	25 units per year straightline	264	389	514	764	1,014	125	750
Multifamily Units	44% of Units	118	173	229	340	451	56	334
Single-Family Units	56% of Units	147	216	286	424	563	69	416
Year-over-Year Growth in Occupied Units			22	22	22	22	108	645
Multifamily Units	86% Occupied		10	10	10	10	48	287
Single-Family Units	86% Occupied		12	12	12	12	60	358
Nonresidential Projections								
Employment	2.55 Jobs per Resident	1,671	2,461	3,251	4,831	6,411	790	4,740
Retail Jobs	8% of Area Employment	137	202	266	396	526	65	389
Office Jobs	53% of Area Employment	879	1,294	1,709	2,540	3,371	415	2,493
Industrial Jobs	22% of Area Employment	370	545	720	1,071	1,421	175	1,051
Institutional Jobs	17% of Area Employment	285	420	555	824	1,094	135	809
Nonresidential Development		928,275	1,367,230	1,806,185	2,684,095	3,562,005	438,955	2,633,730
Retail SF	427 SF per Employee	58,479	86,132	113,784	169,090	224,396	27,653	165,917
Office SF	337 SF per Employee	296,063	436,062	576,062	856,061	1,136,060	140,000	839,997
Industrial SF	1,076 SF per Employee	398,420	586,821	775,223	1,152,025	1,528,828	188,401	1,130,408
Institutional SF	615 SF per Employee	175,314	258,215	341,116	506,919	672,721	82,901	497,407
Year-over-Year Growth in Total Space			96,718	96,718	96,718	96,718	483,591	2,901,544
Retail SF	95% Occupied		5,822	5,822	5,822	5,822	29,108	174,650
Office SF	85% Occupied		32,941	32,941	32,941	32,941	164,705	988,232
Industrial SF	98% Occupied		38,449	38,449	38,449	38,449	192,246	1,153,478
Institutional SF	85% Occupied		19,506	19,506	19,506	19,506	97,531	585,184

FIGURE 8: LAKE WORTH DRIVE SUBAREA – GROWTH & DEVELOPMENT PROJECTIONS

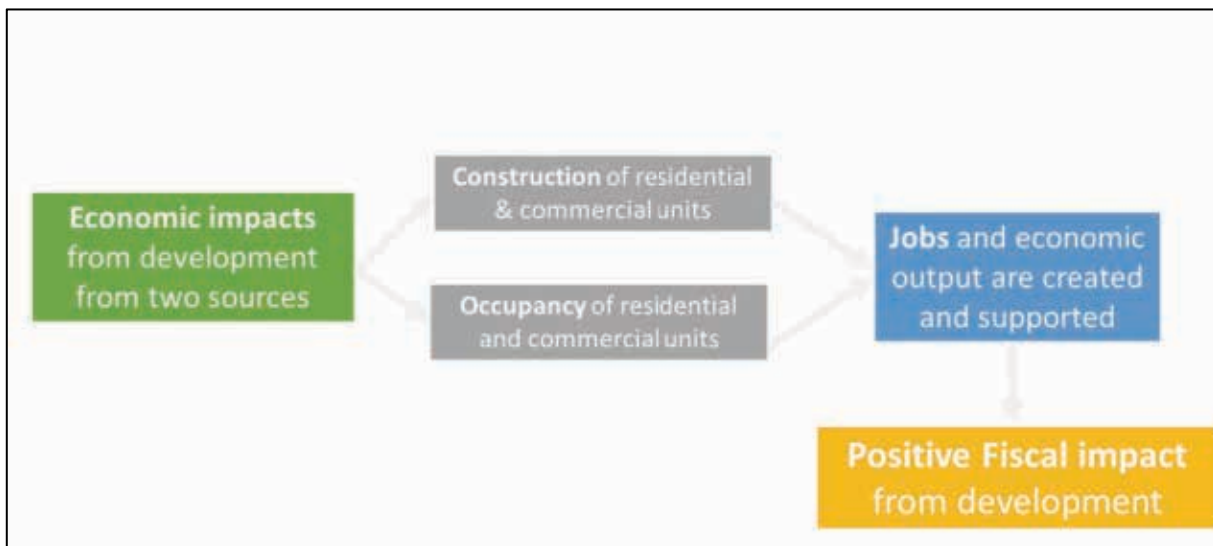
		Point in Time					Cumulative Change Over Time	
Lake Worth CRA Sub-Area		Base Year 2019	5 2024	10 2029	20 2039	30 2049	5-Year Change	30-Year Change
Residential Projections								
Population	2.47 Persons per Housing Unit	1,691	1,996	2,305	2,923	3,540	305	1,849
Housing Units	25 new units per year straightline	683	808	933	1,183	1,433	125	750
Multifamily Units	52% of Units	356	421	486	616	746	65	391
Single-Family Units	48% of Units	327	387	447	567	687	60	359
Year-over-Year Growth in Occupied Units			22	22	22	22	108	430
Multifamily Units	86% Occupied		11	11	11	11	56	336
Single-Family Units	86% Occupied		10	10	10	10	52	309
Nonresidential Projections								
Employment	1.08 Jobs per Resident	1,831	2,162	2,497	3,165	3,834	331	2,003
Retail Jobs	38% of Area Employment	698	824	952	1,206	1,461	126	763
Office Jobs	46% of Area Employment	833	984	1,136	1,440	1,745	151	911
Industrial Jobs	14% of Area Employment	247	292	337	428	518	45	271
Institutional Jobs	3% of Area Employment	53	62	72	91	110	9	57
Nonresidential Development		877,469	1,035,979	1,196,190	1,516,612	1,837,034	158,510	959,566
Retail SF	427 SF per Employee	298,042	351,881	406,299	515,133	623,968	53,840	325,927
Office SF	337 SF per Employee	280,837	331,569	382,845	485,398	587,950	50,732	307,113
Industrial SF	1,076 SF per Employee	266,287	314,390	363,009	460,248	557,487	48,103	291,201
Institutional SF	615 SF per Employee	32,303	38,139	44,037	55,833	67,629	5,835	35,326
Year-over-Year Growth in Total Space			34,831	34,831	34,831	34,831	172,308	1,043,093
Retail SF	95% Occupied		11,456	11,456	11,456	11,456	56,673	343,081
Office SF	85% Occupied		12,065	12,065	12,065	12,065	59,685	361,309
Industrial SF	98% Occupied		9,922	9,922	9,922	9,922	49,085	297,143
Institutional SF	85% Occupied		1,388	1,388	1,388	1,388	6,865	41,560

METHODOLOGY

To assess the economic impact of the growth projected to result from the CRA under the previously described development scenario, TischlerBise generated construction cost and spending assumptions based on nationwide data, local precedents, and industry standards. These assumptions are used as inputs to the IMPLAN model. The outputs of the IMPLAN model are the number of jobs as well as the amount of economic output created and supported by one-time (construction) and ongoing economic impacts of the CRA investments.

Figure 9 conveys the conceptual approach underlying the EIA methodology:

FIGURE 9: ECONOMIC IMPACT ANALYSIS CONCEPTUAL APPROACH



This report first presents the CRA's one-time economic impact (per each subarea) and then presents the CRA's on-going, longer term, impact per each subarea. For both one-time and ongoing economic impacts, the report first presents how TischlerBise calculated the inputs utilized in the IMPLAN modeling process.

One-Time Economic Impact

The redevelopment of vacant lots within the CRA subareas will result in one-time economic impacts; impacts that can be considered as resulting from construction spending. The creation of temporary construction jobs and the associated temporary increase in household income are considered one-time economic impacts, for example.

INPUTS

To determine total construction-related spending for future development in the corridors, TischlerBise calculated development costs per square foot for residential and commercial uses. These cost estimates, shown in Figure 10, reflect nationwide construction cost averages (shown in to 2019 dollars). In order to calculate construction spending, development costs per square foot were applied to projected future development. Costs were then assigned to a specific construction type for modeling in IMPLAN. A summary of construction costs by IMPLAN sector for each scenario are displayed in Figures 10 and 11. Construction spending served as the input entered into IMPLAN to determine the direct, indirect, and induced economic impacts of each redevelopment scenario.

FIGURE 10: CONGRESS AVENUE SUBAREA - CONSTRUCTION SPENDING BY LAND USE

Use	Projected Development (SF)	Cost PSF	Total Construction Spending	IMPLAN Code	IMPLAN Descriptor
Single Family	624,555	\$140	\$87,437,722	59	Construction of new singly family residential structures
Multifamily	500,445	\$160	\$80,071,174	60	Construction new multifamily residential structures
Retail	174,650	\$195	\$34,056,722	57	Construction of new commercial structures, including farm structures
Office	988,232	\$260	\$256,940,407	57	Construction of new commercial structures, including farm structures
Industrial	1,153,478	\$75	\$86,510,838	57	Construction of new commercial structures, including farm structures
Institutional	585,184	\$255	\$149,222,009	55	Construction of new educational and vocational structures
			\$694,238,873		

Source: Marshall Valuation

FIGURE 11: LAKE WORTH ROAD SUBAREA - CONSTRUCTION SPENDING BY LAND USE

Use	Projected Development (SF)	Cost PSF	Total Construction Spending	IMPLAN Code	IMPLAN Descriptor
Single Family	463,634	\$140	\$64,908,713	59	Construction of new singly family residential structures
Multifamily	503,866	\$160	\$80,618,614	60	Construction new multifamily residential structures
Retail	343,081	\$195	\$66,900,713	57	Construction of new commercial structures, including farm structures
Office	361,309	\$260	\$93,940,332	57	Construction of new commercial structures, including farm structures
Industrial	297,143	\$75	\$22,285,755	57	Construction of new commercial structures, including farm structures
Institutional	41,560	\$255	\$10,597,747	55	Construction of new educational and vocational structures
			\$339,251,873		

Source: Marshall Valuation

Based on IMPLAN inputs derived through the methodology described above, TischlerBise estimated the one-time direct and multiplier impacts on employment, economic output (i.e., spending), and personal income attributable to new development within the CRA subareas. The results of this analysis are shown in Figures 12 and 13. It is important to note that IMPLAN expresses employment in “job years.” This assumes that all investment occurs during a single year. Actual employment associated with construction or its spinoff effect would occur throughout the 30-year study period. Average annual employment resulting from construction expenditure would therefore be 208 jobs per year in the Congress Avenue subarea and 91 jobs per year in the Lake Worth Road Subarea.

FIGURE 12: CONGRESS AVENUE SUBAREA – ONE-TIME (CONSTRUCTION) ECONOMIC IMPACT

Economic Output, Dollars (\$)	
Direct	\$694,239,000
Multiplier	\$285,638,000
Total	\$979,877,000
Employment, Full-Time Equivalents	
Direct	4,390
Multiplier	1,840
Total	6,230
Total Annual Wages/Income of Construction Workers	\$206,987,000
Average Annual Wages/Income of Construction Workers	\$47,200
Total Annual Wages/Income of All Workers	\$291,786,000
Average Annual Wages/Income of All Workers	\$46,800

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FIGURE 13: LAKE WORTH ROAD SUBAREA – ONE-TIME (CONSTRUCTION) ECONOMIC IMPACT

Economic Output, Dollars (\$)	
Direct	\$290,743,000
Multiplier	\$124,161,000
Total	\$414,903,000
Employment, Full-Time Equivalents	
Direct	1,920
Multiplier	810
Total	2,730
Total Annual Wages/Income of Construction Workers	\$90,207,000
Average Annual Wages/Income of Construction Workers	\$47,000
Total Annual Wages/Income of All Workers	\$127,155,000
Average Annual Wages/Income of All Workers	\$46,600

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Ongoing Economic Impact

Ongoing economic impact can broadly be categorized as the result of onsite **resident spending** and **non-resident spending**. For the purposes of this analysis, the term onsite refers to the CRA subareas. This section of the report details how onsite spending was calculated for input into the IMPLAN model, including a discussion on the economic impact of that spending as derived from the model's output.

RESIDENT SPENDING – METHODOLOGY & INPUTS

To determine the economic impact of resident spending, it is first necessary to determine the average annual income of future onsite residents. According to estimates of median household income prepared by ESRI Business Analyst, the median household income of the Lake Worth Road subarea is \$39,149 and the median household income of the Congress Avenue subarea is \$48,990.

Having estimated the average household income of households living in the new multifamily units, the Consumer Expenditure Survey ("CES") from the Bureau of Labor Statistics provides a breakdown of household spending patterns by income level. This analysis utilizes the 2016 Consumer Expenditure Survey, which is the most recent CES available at the time this report was written and presents spending in 2019 dollars. Households earning between \$43,238 and \$54,046 (\$40,000 to \$49,999 in 2016 Dollars) spend roughly \$47,724 annually. Not all of this spending, however, is relevant. College tuition, for instance, is a non-relevant household expenditure. By excluding non-relevant spending, it is possible to calculate annual onsite consumer spending per resident household. A comprehensive inventory of all relevant spending categories is included in the Appendix.

Furthermore, this analysis assumes that only 80 percent of resident spending occurs within the Region of Analysis (the County) in order to conservatively estimate captured household spending. We consider the remainder to have "leaked" to other jurisdictions.

Figures 14 and 15 show relevant captured spending for the CRA subareas on a per household basis.

FIGURE 14: CONGRESS AVENUE SUBAREA – CAPTURED RESIDENT HOUSEHOLD SPENDING

IMPLAN Code	Descriptor	Spending per Household	Leakage	Captured Household Spending
396	Retail - Motor vehicle and parts dealer	\$3,384	80%	\$2,707
397	Retail - Furniture and home furnishing stores	\$453	80%	\$363
398	Retail - Electronics and appliance stores	\$1,435	80%	\$1,148
399	Retail - Building material and garden equipment and supplies stores	\$15	80%	\$12
400	Retail - Food and beverage stores	\$4,119	80%	\$3,295
401	Retail - Health and personal care stores	\$1,160	80%	\$928
402	Retail - Gasoline stores	\$1,885	80%	\$1,508
403	Retail - Clothing and clothing accessories stores	\$1,529	80%	\$1,223
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$910	80%	\$728
405	Retail - General merchandise stores	\$1,428	80%	\$1,143
406	Retail - Miscellaneous store retailers	\$1,504	80%	\$1,203
407	Retail - Nonstore retailers	\$42	80%	\$34
412	Transit and ground passenger transportation	\$105	80%	\$84
414	Scenic and sightseeing transportation and support activities for transportation	\$5	80%	\$4
442	Automotive equipment rental and leasing	\$32	80%	\$26
474	Other education services	\$11	80%	\$9
488	Performing arts companies	\$24	80%	\$19
492	Independent artists, writers, and performers	\$10	80%	\$8
493	Museums, historical sites, zoos, and parks	\$16	80%	\$13
494	Amusement parks & arcades	\$16	80%	\$13
496	Other amusement and recreation industries	\$187	80%	\$149
501	Full-service restaurants	\$1,103	80%	\$883
502	Limited-service restaurants	\$1,125	80%	\$900
503	All other food and drinking places	\$193	80%	\$155
504	Automotive repair and maintenance, except car washes	\$783	80%	\$626
512	Other personal services	\$26	80%	\$21
TOTAL		\$21,498		\$17,198

FIGURE 15: LAKE WORTH ROAD SUBAREA – CAPTURED RESIDENT HOUSEHOLD SPENDING

IMPLAN Code	Descriptor	Spending per Household	Leakage	Captured Household Spending
396	Retail - Motor vehicle and parts dealer	\$3,339	80%	\$2,672
397	Retail - Furniture and home furnishing stores	\$503	80%	\$402
398	Retail - Electronics and appliance stores	\$1,382	80%	\$1,106
399	Retail - Building material and garden equipment and supplies stores	\$13	80%	\$11
400	Retail - Food and beverage stores	\$3,445	80%	\$2,756
401	Retail - Health and personal care stores	\$1,209	80%	\$967
402	Retail - Gasoline stores	\$1,635	80%	\$1,308
403	Retail - Clothing and clothing accessories stores	\$1,419	80%	\$1,135
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$916	80%	\$732
405	Retail - General merchandise stores	\$1,208	80%	\$967
406	Retail - Miscellaneous store retailers	\$1,248	80%	\$999
407	Retail - Nonstore retailers	\$52	80%	\$42
412	Transit and ground passenger transportation	\$82	80%	\$66
414	Scenic and sightseeing transportation and support activities for transportat	\$14	80%	\$11
442	Automotive equipment rental and leasing	\$53	80%	\$42
474	Other education services	\$4	80%	\$3
488	Performing arts companies	\$34	80%	\$27
492	Independent artists, writers, and performers	\$3	80%	\$2
493	Museums, historical sites, zoos, and parks	\$13	80%	\$10
494	Amusement parks & arcades	\$13	80%	\$10
496	Other amusement and recreation industries	\$176	80%	\$140
501	Full-service restaurants	\$955	80%	\$764
502	Limited-service restaurants	\$997	80%	\$798
503	All other food and drinking places	\$147	80%	\$117
504	Automotive repair and maintenance, except car washes	\$686	80%	\$549
512	Other personal services	\$26	80%	\$21
TOTAL		\$19,572		\$15,658

Consumer spending per household is then multiplied by the number of additional households to calculate total residential spending within each CRA subarea. According to 2017 American Community Survey estimates, the Village-wide residential occupancy rate is 86 percent. If the new residential development achieves this level of occupancy, 645 of the 750 new residential units located within each CRA subarea will be occupied.

Based on this level of occupancy and average retail expenditures for likely households, relevant resident spending totals approximately \$11M in the Congress Avenue subarea and just over \$10M in the Lake Worth Road subarea, as depicted in Figures 16 and 17 below.

FIGURE 16: CONGRESS AVENUE - RESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Spending per Household	Total Housing Units	Occupied Housing Units	Total Spending
396	Retail - Motor vehicle and parts dealer	\$3,384	750	645	\$1,745,916
397	Retail - Furniture and home furnishing stores	\$453	750	645	\$233,988
398	Retail - Electronics and appliance stores	\$1,435	750	645	\$740,556
399	Retail - Building material and garden equipment and supplies stores	\$15	750	645	\$7,524
400	Retail - Food and beverage stores	\$4,119	750	645	\$2,125,274
401	Retail - Health and personal care stores	\$1,160	750	645	\$598,610
402	Retail - Gasoline stores	\$1,885	750	645	\$972,686
403	Retail - Clothing and clothing accessories stores	\$1,529	750	645	\$788,814
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$910	750	645	\$469,432
405	Retail - General merchandise stores	\$1,428	750	645	\$736,958
406	Retail - Miscellaneous store retailers	\$1,504	750	645	\$775,862
407	Retail - Nonstore retailers	\$42	750	645	\$21,625
412	Transit and ground passenger transportation	\$105	750	645	\$54,315
414	Scenic and sightseeing transportation and support activities for transportation	\$5	750	645	\$2,549
442	Automotive equipment rental and leasing	\$32	750	645	\$16,571
474	Other education services	\$11	750	645	\$5,672
488	Performing arts companies	\$24	750	645	\$12,170
492	Independent artists, writers, and performers	\$10	750	645	\$5,042
493	Museums, historical sites, zoos, and parks	\$16	750	645	\$8,138
494	Amusement parks & arcades	\$16	750	645	\$8,138
496	Other amusement and recreation industries	\$187	750	645	\$96,359
501	Full-service restaurants	\$1,103	750	645	\$569,216
502	Limited-service restaurants	\$1,125	750	645	\$580,388
503	All other food and drinking places	\$193	750	645	\$99,762
504	Automotive repair and maintenance, except car washes	\$783	750	645	\$404,051
512	Other personal services	\$26	750	645	\$13,409
TOTAL		\$21,498	750	645	\$11,093,026

FIGURE 17: LAKE WORTH ROAD SUBAREA – RESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Captured Household Spending	Total Housing Units	Occupied Housing Units	Total Spending
396	Retail - Motor vehicle and parts dealer	\$2,672	750	645	\$1,723,137
397	Retail - Furniture and home furnishing stores	\$402	750	645	\$259,500
398	Retail - Electronics and appliance stores	\$1,106	750	645	\$713,298
399	Retail - Building material and garden equipment and supplies stores	\$11	750	645	\$6,922
400	Retail - Food and beverage stores	\$2,756	750	645	\$1,777,865
401	Retail - Health and personal care stores	\$967	750	645	\$623,894
402	Retail - Gasoline stores	\$1,308	750	645	\$843,586
403	Retail - Clothing and clothing accessories stores	\$1,135	750	645	\$732,089
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$732	750	645	\$472,460
405	Retail - General merchandise stores	\$967	750	645	\$623,542
406	Retail - Miscellaneous store retailers	\$999	750	645	\$644,074
407	Retail - Nonstore retailers	\$42	750	645	\$26,985
412	Transit and ground passenger transportation	\$66	750	645	\$42,407
414	Scenic and sightseeing transportation and support activities for transportat	\$11	750	645	\$6,994
442	Automotive equipment rental and leasing	\$42	750	645	\$27,236
474	Other education services	\$3	750	645	\$2,120
488	Performing arts companies	\$27	750	645	\$17,586
492	Independent artists, writers, and performers	\$2	750	645	\$1,316
493	Museums, historical sites, zoos, and parks	\$10	750	645	\$6,509
494	Amusement parks & arcades	\$10	750	645	\$6,509
496	Other amusement and recreation industries	\$140	750	645	\$90,615
501	Full-service restaurants	\$764	750	645	\$493,020
502	Limited-service restaurants	\$798	750	645	\$514,449
503	All other food and drinking places	\$117	750	645	\$75,633
504	Automotive repair and maintenance, except car washes	\$549	750	645	\$354,103
512	Other personal services	\$21	750	645	\$13,498
TOTAL		\$15,658	750	645	\$10,099,346

NONRESIDENT SPENDING – METHODOLOGY & INPUTS

Projected retail development will fulfill the everyday shopping and service needs of residents living in the newly developed residences; however, retail sales onsite are expected to exceed sales to new residents. Assuming a stabilized occupancy rate of 95 percent for new retail space and sales averaging \$350 per square foot, the projected retail development will result in \$58M in retail sales within the Congress Avenue subarea and \$120M in the Lake Worth Road subarea.

FIGURE 18: TOTAL ONSITE SPENDING PER SUBAREA

Sub-Area	Commercial SF	Occupancy Rate	Occupied Retail SF	Sales PSF	Total Onsite Consumer Spending
Congress Ave.	174,650	95%	165,917	\$350	\$58,071,077
Lake Worth Rd.	361,137	95%	343,081	\$350	\$120,078,203

Source: CBRE; TischlerBise

The portion of total onsite spending that new residents support must be subtracted from total onsite retail sales in order to measure the economic impact of nonresident retail spending. Yet, only a portion of resident spending shown in Figures 16 and 17 will occur onsite given the envisioned character of retail development. Onsite retail will provide space for clothing & apparel stores, restaurants, health and personal care stores, and general merchandise stores, among an array of other types of retail, but will not include gas stations, car repair shops, or other less vibrant types of retail. Figures 19 and 20 provide a summary of the resident spending categories that are expected to support onsite retail offerings, as well as projected totals of onsite spending by residents. In order to conservatively estimate nonresident spending onsite, we assume that all of the County's captured resident spending in the relevant categories will occur onsite.

FIGURE 19: CONGRESS AVENUE SUBAREA - TOTAL ONSITE RESIDENT SPENDING

IMPLAN Code	Descriptor	Resident Spending	Within CRA?	Spending in CRA
396	Retail - Motor vehicle and parts dealer	\$1,745,916	No	\$0
397	Retail - Furniture and home furnishing stores	\$233,988	Yes	\$233,988
398	Retail - Electronics and appliance stores	\$740,556	Yes	\$740,556
399	Retail - Building material and garden equipment and supplies stores	\$7,524	No	\$0
400	Retail - Food and beverage stores	\$2,125,274	Yes	\$2,125,274
401	Retail - Health and personal care stores	\$598,610	Yes	\$598,610
402	Retail - Gasoline stores	\$972,686	No	\$0
403	Retail - Clothing and clothing accessories stores	\$788,814	Yes	\$788,814
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$469,432	Yes	\$469,432
405	Retail - General merchandise stores	\$736,958	Yes	\$736,958
406	Retail - Miscellaneous store retailers	\$775,862	Yes	\$775,862
407	Retail - Nonstore retailers	\$21,625	No	\$0
412	Transit and ground passenger transportation	\$54,315	No	\$0
414	Scenic and sightseeing transportation and support activities for transpo	\$2,549	No	\$0
442	Automotive equipment rental and leasing	\$16,571	No	\$0
474	Other education services	\$5,672	No	\$0
488	Performing arts companies	\$12,170	No	\$0
492	Independent artists, writers, and performers	\$5,042	No	\$0
493	Museums, historical sites, zoos, and parks	\$8,138	No	\$0
494	Amusement parks & arcades	\$8,138	No	\$0
496	Other amusement and recreation industries	\$96,359	No	\$0
501	Full-service restaurants	\$569,216	Yes	\$569,216
502	Limited-service restaurants	\$580,388	Yes	\$580,388
503	All other food and drinking places	\$99,762	Yes	\$99,762
504	Automotive repair and maintenance, except car washes	\$404,051	No	\$0
512	Other personal services	\$13,409	No	\$0
TOTAL		\$11,093,026		\$7,718,860

FIGURE 20: LAKE WORTH ROAD SUBAREA - TOTAL ONSITE RESIDENT SPENDING

IMPLAN Code	Descriptor	Resident Spending	Within CRA?	Spending in CRA
396	Retail - Motor vehicle and parts dealer	\$1,723,137	No	\$0
397	Retail - Furniture and home furnishing stores	\$259,500	Yes	\$259,500
398	Retail - Electronics and appliance stores	\$713,298	Yes	\$713,298
399	Retail - Building material and garden equipment and supplies stores	\$6,922	No	\$0
400	Retail - Food and beverage stores	\$1,777,865	Yes	\$1,777,865
401	Retail - Health and personal care stores	\$623,894	Yes	\$623,894
402	Retail - Gasoline stores	\$843,586	No	\$0
403	Retail - Clothing and clothing accessories stores	\$732,089	Yes	\$732,089
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$472,460	Yes	\$472,460
405	Retail - General merchandise stores	\$623,542	Yes	\$623,542
406	Retail - Miscellaneous store retailers	\$644,074	Yes	\$644,074
407	Retail - Nonstore retailers	\$26,985	No	\$0
412	Transit and ground passenger transportation	\$42,407	No	\$0
414	Scenic and sightseeing transportation and support activities for transporta	\$6,994	No	\$0
442	Automotive equipment rental and leasing	\$27,236	No	\$0
474	Other education services	\$2,120	No	\$0
488	Performing arts companies	\$17,586	No	\$0
492	Independent artists, writers, and performers	\$1,316	No	\$0
493	Museums, historical sites, zoos, and parks	\$6,509	No	\$0
494	Amusement parks & arcades	\$6,509	No	\$0
496	Other amusement and recreation industries	\$90,615	No	\$0
501	Full-service restaurants	\$493,020	Yes	\$493,020
502	Limited-service restaurants	\$514,449	Yes	\$514,449
503	All other food and drinking places	\$75,633	Yes	\$75,633
504	Automotive repair and maintenance, except car washes	\$354,103	No	\$0
512	Other personal services	\$13,498	No	\$0
TOTAL		\$10,099,346		\$6,929,823

Onsite resident spending is subtracted from the calculated total for onsite sales in order to estimate onsite nonresident spending. As shown in Figure 21, nonresident spending within the Congress Avenue and Lake Worth Road subareas is expected to be \$50M and \$113M, respectively.

FIGURE 21: ONSITE NONRESIDENT SPENDING

Sub-Area	Total Onsite Consumer Spending	Onsite Resident Consumer Spending	Onsite Nonresident Consumer Spending
Congress Ave.	\$58,071,077	\$7,718,860	\$50,352,217
Lake Worth Rd.	\$120,078,203	\$6,929,823	\$113,148,379

To model the economic impact of this spending, the onsite nonresident spending total displayed in Figure 21 is broken down and assigned to IMPLAN sectors. Thus, nonresident spending is split between the same sectors identified for onsite resident spending. For modeling purposes, it is assumed that each sector receives an equal share of nonresident spending. Figure 22 shows the breakdown of onsite nonresident spending by retail sector for both subareas.

FIGURE 22: ONSITE NONRESIDENT SPENDING BY RETAIL TYPE

IMPLAN Code	Descriptor	Nonresident Retail Spending Onsite	
		Congress Avenue Subarea	Lake Worth Road Subarea
397	Retail - Furniture and home furnishing stores	\$4,577,474	\$10,286,216
398	Retail - Electronics and appliance stores	\$4,577,474	\$10,286,216
400	Retail - Food and beverage stores	\$4,577,474	\$10,286,216
401	Retail - Health and personal care stores	\$4,577,474	\$10,286,216
403	Retail - Clothing and clothing accessories stores	\$4,577,474	\$10,286,216
404	Retail - Sporting goods, hobby, musical instrument, and book stores	\$4,577,474	\$10,286,216
405	Retail - General merchandise stores	\$4,577,474	\$10,286,216
406	Retail - Miscellaneous store retailers	\$4,577,474	\$10,286,216
501	Full-service restaurants	\$4,577,474	\$10,286,216
502	Limited-service restaurants	\$4,577,474	\$10,286,216
503	All other food and drinking places	\$4,577,474	\$10,286,216

OUTPUTS

Having derived IMPLAN inputs through the methodology described above, TischlerBise estimated the ongoing direct and multiplier impacts on employment, economic output (i.e., spending), and personal income attributable to resident and nonresident spending resulting from new development. The results of this analysis are shown in Figures 23 and 24.

FIGURE 23: CONGRESS AVENUE SUBAREA – ONGOING ECONOMIC IMPACT

Category	Cumulative	Average Annual
Direct Effect Jobs	4,740	158
Indirect and Induced Effect Jobs	2,530	84
TOTAL LONG-TERM JOBS CREATED	7,270	242
Direct Effect Labor Income	\$220,158,561	\$7,338,619
Indirect and Induced Effect Labor Income	\$116,012,380	\$3,867,079
TOTAL LABOR INCOME	\$336,170,941	\$11,205,698
Direct Effect Output	\$677,170,000	\$22,572,333
Indirect and Induced Effect Output	\$391,172,000	\$13,039,067
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$1,068,342,000	\$35,611,400

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

FIGURE 24: LAKE WORTH ROAD SUBAREA – ONGOING ECONOMIC IMPACT

Category	Cumulative	Average Annual
Direct Effect Jobs	2,003	67
Indirect and Induced Effect Jobs	990	33
TOTAL LONG-TERM JOBS CREATED	2,993	100
Direct Effect Labor Income	\$85,456,560	\$2,848,552
Indirect and Induced Effect Labor Income	\$45,650,925	\$1,521,698
TOTAL LABOR INCOME	\$131,107,485	\$4,370,249
Direct Effect Output	\$257,294,000	\$8,576,467
Indirect and Induced Effect Output	\$155,411,000	\$5,180,367
TOTAL LONG-TERM ECONOMIC IMPACT (Output \$)	\$412,705,000	\$13,756,833

Source: IMPLAN; TischlerBise

Note: Any discrepancies in total impact are due to rounding.

Additional spending associated with new development within the Congress Avenue and Lake Worth subareas yields a total ongoing economic impact of just over \$1 billion and approximately \$500M respectively. Total retail spending – including both resident spending and nonresident spending – supports approximately 7,270 jobs and 2,993 jobs, within the Congress Avenue and Lake Worth subareas, respectively. This includes jobs from the direct and indirect impacts of spending.

FISCAL IMPACT ANALYSIS

Cumulative revenue that accrues to the County from the proposed CRAs are shown in the following two figures. Cumulative revenue over the 30-year analysis period is shown three ways. First, there is cumulative revenue that accrues from development that is projected to occur with the CRA. Second, there is revenue that accrues from the one-time construction phase occurring for each year. Finally, there is the revenue that accrues from the ongoing indirect and induced employment resulting from the CRA that will occur throughout the County. As Figure 25 illustrates, cumulative net County revenue totals almost \$35.1 million for the proposed Lake Worth Road CRA once the property tax to TIF (\$16.1 million) is subtracted (total County revenue is \$51.2 million). Development activity within the proposed CRA generates \$14.4 million in cumulative net revenue to Palm Beach County (total County revenue is \$30.5 million). The one-time construction phase activity generates \$6.5 million in cumulative revenue to Palm Beach County. The indirect and induced activity generates \$14.2 million in cumulative revenue.

FIGURE 25: CUMULATIVE PALM BEACH COUNTY REVENUE – LAKE WORTH ROAD**30-Year Cumulative Revenue to Palm Beach County****Village of Palm Springs - Proposed Lake Worth Road CRA Proposal**

Category	Lake Worth Road CRA	Lake Worth Road One-Time	Lake Worth Road CRA Spinoff	TOTAL
Palm Beach County Property Taxes to CRA	(\$16,148,423)	\$0	\$0	(\$16,148,423)
Palm Beach County Property Taxes	\$5,912,630	\$1,053,417	\$6,370,493	\$13,336,539
Franchise Fee	\$1,066,193	\$48,833	\$273,652	\$1,388,678
Utility Service Tax	\$1,288,077	\$58,995	\$330,601	\$1,677,673
Local Option Gas Tax	\$3,962,430	\$226,558	\$2,060,340	\$6,249,328
Tourist Development Tax	\$0	\$0	\$0	\$0
Communication Services Tax	\$667,523	\$30,573	\$171,328	\$869,425
Developer Contribution & Impact Fees	\$795,023	\$384,340	\$71,629	\$1,250,991
Building Permits	\$32,588	\$770	\$8,350	\$41,708
Other Licenses, Permits & Other Taxes	\$318,320	\$14,579	\$81,701	\$414,601
State Shared Revenues	\$334,382	\$0	\$0	\$334,382
State Grants	\$0	\$0	\$0	\$0
One-Half Cent Sales Tax	\$8,826,099	\$4,500,508	\$3,254,647	\$16,581,255
Other Local Government Revenues	\$59,488	\$0	\$0	\$59,488
Federal Grants	\$0	\$0	\$0	\$0
Constitutional Gas Tax	\$1,413,596	\$80,824	\$735,026	\$2,229,446
Other Intergovernmental Revenues	\$1,651,746	\$0	\$0	\$1,651,746
Water and Wastewater	\$0	\$0	\$0	\$0
Airport	\$0	\$0	\$0	\$0
Sheriff	\$2,210,032	\$101,222	\$567,233	\$2,878,487
Fire Rescue	\$1,080,433	\$49,485	\$277,307	\$1,407,224
Parks and Recreation	\$389,272	\$0	\$0	\$389,272
Palm Tran	\$254,606	\$0	\$0	\$254,606
Other Charges for Service	\$0	\$0	\$0	\$0
Interdepartmental	\$272,082	\$0	\$0	\$272,082
Interest	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
Interfund Transfers	\$0	\$0	\$0	\$0
Debt Proceeds	\$0	\$0	\$0	\$0
Statutory Reserves	\$0	\$0	\$0	\$0
Balance Brought Forward	\$0	\$0	\$0	\$0
TOTAL	\$14,386,095	\$6,550,105	\$14,202,306	\$35,138,506

*One-time revenue refers to the construction phase

As Figure 26 illustrates, cumulative net County revenue totals \$58.7 million for the proposed Congress Avenue CRA once the property tax to TIF (\$27.7 million) is subtracted (total County revenue is approximately \$86.4 million). Development activity within the proposed CRA generates \$12.8 million in cumulative net revenue to Palm Beach County (total County revenue is \$40.6 million). The one-time construction phase activity generates \$8.1 million in cumulative revenue to Palm Beach County. The indirect and induced activity generates \$37.7 million in cumulative revenue.

FIGURE 26 CUMULATIVE PALM BEACH COUNTY REVENUE - CONGRESS AVENUE

30-Year Cumulative Revenue to Palm Beach County
Village of Palm Springs - Proposed Congress Avenue CRA Proposal

Category	Congress Avenue CRA	Congress Avenue One-Time*	Congress Avenue Spinoff	TOTAL
Palm Beach County Property Taxes to CRA	(\$27,747,239)	\$0	\$0	(\$27,747,239)
Palm Beach County Property Taxes	\$10,159,453	\$2,406,201	\$16,234,637	\$28,800,291
Franchise Fee	\$1,828,988	\$111,493	\$697,299	\$2,637,780
Utility Service Tax	\$2,209,615	\$134,695	\$842,413	\$3,186,724
Local Option Gas Tax	\$7,851,350	\$517,390	\$5,335,121	\$13,703,861
Tourist Development Tax	\$0	\$0	\$0	\$0
Communication Services Tax	\$1,145,095	\$69,804	\$436,566	\$1,651,464
Developer Contribution & Impact Fees	\$902,643	\$877,083	\$1,310,019	\$3,089,745
Building Permits	\$55,809	\$1,759	\$21,278	\$78,846
Other Licenses, Permits & Other Taxes	\$546,059	\$33,287	\$208,184	\$787,530
State Shared Revenues	\$336,182	\$0	\$0	\$336,182
State Grants	\$0	\$0	\$0	\$0
One-Half Cent Sales Tax	\$4,500,508	\$3,471,194	\$8,570,958	\$16,542,660
Other Local Government Revenues	\$59,808	\$0	\$0	\$59,808
Federal Grants	\$0	\$0	\$0	\$0
Constitutional Gas Tax	\$2,800,967	\$184,579	\$1,903,303	\$4,888,849
Other Intergovernmental Revenues	\$1,660,640	\$0	\$0	\$1,660,640
Water and Wastewater	\$0	\$0	\$0	\$0
Airport	\$0	\$0	\$0	\$0
Sheriff	\$3,791,173	\$231,105	\$1,445,380	\$5,467,658
Fire Rescue	\$1,853,415	\$112,982	\$706,612	\$2,673,009
Parks and Recreation	\$391,368	\$0	\$0	\$391,368
Palm Tran	\$255,977	\$0	\$0	\$255,977
Other Charges for Service	\$0	\$0	\$0	\$0
Interdepartmental	\$273,547	\$0	\$0	\$273,547
Interest	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0
Interfund Transfers	\$0	\$0	\$0	\$0
Debt Proceeds	\$0	\$0	\$0	\$0
Statutory Reserves	\$0	\$0	\$0	\$0
Balance Brought Forward	\$0	\$0	\$0	\$0
TOTAL	\$12,875,360	\$8,151,573	\$37,711,770	\$58,738,702

*One-time revenue refers to the construction phase

As the figures above indicate, the half-cent sales tax is the largest growth-related revenue generated by the proposed CRAs. Other significant revenue sources that would accrue to the County include property tax, local option gas tax, impact fees, constitutional gas tax, various charges for service, franchise fees and utility service taxes.

Annual revenue attributable to new development is projected using the methodologies described below. It is important to note that this fiscal impact analysis utilizes a “snapshot” approach, based on current Fiscal Year revenue and rates. **Therefore, there is no assumption made about how property tax rates or other rates change over time. If property tax rates were to change, the amount of Palm Beach County property tax that would accrue to the proposed CRA’s in Palm Springs would be “capped” at the Village’s millage rate**

Per Capita (population)

If a revenue source is assumed to be allocated on a per capita basis, that budget item is divided by the base year County population to arrive at the current level-of-service factor. Examples include state shared revenue, other local government revenue, parks and recreation charges for service, other intergovernmental revenue, and other charges for service.

Per Capita and Employee (Population and Jobs)

Some revenues use both a *per capita and employee (job)* approach. If a cost or revenue is assumed to be allocated on a *per capita and job* basis, it is divided by the population and job estimate to determine the current level-of-service factor. Examples include franchise fees, communication services tax and utility service fees, which will increase with overall growth in the county, represented by population and jobs as a proxy for that activity. Other examples are other licenses and permits and sheriff/fire charges for service.

Custom/Marginal

A marginal cost approach identifies factors that will be impacted by demographic or land use changes and allocates the changes on a marginal basis. In these instances, the projection factor is calculated using specific factors. This includes the increase in cumulative assessed value which is multiplied by the tax rate to determine the marginal increase in property tax revenue. A similar example is the sales tax, which is calculated using the projected increase in taxable sales multiplied by the half cent sales tax rate. Similar calculations are applied to determine increases in impact fees.

Fixed

Revenue factors that are directly attributable to new development are included in the fiscal impact analysis. Some revenues are not expected to be impacted by demographic changes and are fixed in the analysis. Examples include grants, tourist development tax, interest, miscellaneous revenue, interfund transfers, water and sewer overhead charges.

Figure 27 below summarizes the current fiscal year revenue and the revenue projection methodologies as discussed above. It is important to note that the property tax rate of 1.2815 for new development within the proposed CRAs is the difference between the proposed TIF millage cap of 3.5 and the General Fund property tax rate of 4.7815.

FIGURE 27: SUMMARY OF CURRENT FISCAL YEAR REVENUE AND PROJECTION FACTORS

Revenue Category	Revenue Name	Base Year Budget Amount	Project Using Which Demand Base?	LOS Std \$ per Demand Unit
Property Tax	Current Property Taxes	\$1,261,488,908	CUMUL AV	\$4.7815
Licenses and Permits	Franchise Fee	\$37,000,000	POP AND JOBS	\$17.89
	Utility Service Tax	\$44,700,000	POP AND JOBS	\$21.61
	Local Option Gas Tax	\$54,150,000	TOTAL TRIPS	\$31.17
	Tourist Development Tax	\$53,490,268	FIXED	\$0.00
	Communication Services Tax	\$23,165,000	POP AND JOBS	\$11.20
	Developer Contribution & Impact Fees	\$42,528,878	FIXED	\$0.00
	Building Permits	\$17,500,000	POP AND JOBS	\$8.46
	Other Licenses, Permits & Other Taxes	\$11,046,643	POP AND JOBS	\$5.34
Intergovernmental Revenues	State Shared Revenues	\$33,500,000	COUNTYWIDE POPULATION	\$23.37
	State Grants	\$56,354,781	FIXED	\$0.00
	One-Half Cent Sales Tax	\$94,100,000	TAXABLE SALES	\$0.005
	Other Local Government Revenues	\$2,979,906	COUNTYWIDE POPULATION	\$2.08
	Federal Grants	\$100,787,369	FIXED	\$0.00
	Constitutional Gas Tax	\$19,318,000	TOTAL TRIPS	\$11.12
	Other Intergovernmental Revenues	\$82,740,001	COUNTYWIDE POPULATION	\$57.72
Charges for Services	Water and Wastewater	\$201,180,000	FIXED	\$0.00
	Airport	\$80,386,475	FIXED	\$0.00
	Sheriff	\$76,694,536	POP AND JOBS	\$37.08
	Fire Rescue	\$37,494,155	POP AND JOBS	\$18.13
	Parks and Recreation	\$19,499,580	COUNTYWIDE POPULATION	\$13.60
	Palm Tran	\$12,753,830	COUNTYWIDE POPULATION	\$8.90
	Interdepartmental	\$164,497,697	FIXED	\$0.00
	Other Charges for Service	\$27,258,472	COUNTYWIDE POPULATION	\$19.02
Interest	Interest	\$24,839,213	FIXED	\$0.00
Miscellaneous	Miscellaneous	\$69,188,502	FIXED	\$0.00
Interfund Transfers	Interfund Transfers	\$550,752,225	FIXED	\$0.00
Debt Proceeds	Debt Proceeds	\$4,907,596	FIXED	\$0.00
Statutory Reserves	Statutory Reserves	(\$100,512,728)	FIXED	\$0.00
Balance Brough Forward	Balance Brought Forward	\$1,687,977,077	FIXED	\$0.00

Figure 28 below shows the increase in overall assessed value accruing from development activity within the proposed Lake Worth Road CRA. As the table illustrates, assessed value is projected to increase from \$165.6 million to \$463.6 million, an increase of \$297.9 million over the 30-year period. The amount of property tax Palm Beach County would relinquish to the TIF district is estimated to be \$16.1 million. However, due to the proposed millage cap of 3.5, Palm Beach County would realize an increase of property tax estimated at \$5.9 million.

FIGURE 28: CUMULATIVE PALM BEACH COUNTY PROPERTY TAX REVENUE – LAKE WORTH ROAD

POTENTIAL TAXABLE VALUES AND ASSOCIATED TIF PROJECTIONS VILLAGE OF PALM SPRINGS - LAKE WORTH ROAD CRA			
BASE TAXABLE VALUE (FIRST CERTIFIED TAX ROLL 2019):*		\$165,637,969	
BASE YEAR PROPERTY TAX (COUNTY):		\$791,998	
Fiscal Year	Projected Assessed Value	Annual County CRA Contribution (3.5 mils)	Annual County Property Tax Upon CRA Creation (1.2815 mils)
FY2020	\$175,258,377	\$33,671	\$12,329
FY2021	\$185,201,419	\$68,472	\$25,071
FY2022	\$195,144,460	\$103,273	\$37,813
FY2023	\$205,087,501	\$138,073	\$50,555
FY2024	\$215,030,543	\$172,874	\$63,297
FY2025	\$224,973,584	\$207,675	\$76,039
FY2026	\$234,916,625	\$242,475	\$88,781
FY2027	\$244,859,666	\$277,276	\$101,523
FY2028	\$254,802,708	\$312,077	\$114,265
FY2029	\$264,745,749	\$346,877	\$127,007
FY2030	\$274,688,790	\$381,678	\$139,749
FY2031	\$284,631,832	\$416,479	\$152,491
FY2032	\$294,574,873	\$451,279	\$165,233
FY2033	\$304,517,914	\$486,080	\$177,975
FY2034	\$314,460,955	\$520,880	\$190,717
FY2035	\$324,403,997	\$555,681	\$203,459
FY2036	\$334,347,038	\$590,482	\$216,201
FY2037	\$344,290,079	\$625,282	\$228,943
FY2038	\$354,233,120	\$660,083	\$241,685
FY2039	\$364,176,162	\$694,884	\$254,427
FY2040	\$374,119,203	\$729,684	\$267,169
FY2041	\$384,062,244	\$764,485	\$279,911
FY2042	\$394,005,286	\$799,286	\$292,653
FY2043	\$403,948,327	\$834,086	\$305,395
FY2044	\$413,891,368	\$868,887	\$318,137
FY2045	\$423,834,409	\$903,688	\$330,879
FY2046	\$433,777,451	\$938,488	\$343,621
FY2047	\$443,720,492	\$973,289	\$356,363
FY2048	\$453,663,533	\$1,008,089	\$369,105
FY2049	\$463,606,575	\$1,042,890	\$381,847
\$297,968,606		\$16,148,423	\$5,912,630

*Provided by the Village of Palm Springs

Figure 29 below shows the increase in overall assessed value accruing from development activity within the proposed Congress Avenue CRA. As the table illustrates, assessed value is projected to increase from \$130.2 million to \$641.7 million, an increase of \$511.4 million over the 30-year period. The amount of property tax Palm Beach County would relinquish to the TIF district is estimated to be \$27.7 million. However, due to the proposed millage cap of 3.5, Palm Beach County would realize an increase of property tax estimated at \$10.1 million over a 30-year period.

FIGURE 29: CUMULATIVE PALM BEACH COUNTY PROPERTY TAX REVENUE - CONGRESS AVENUE

POTENTIAL TAXABLE VALUES AND ASSOCIATED TIF PROJECTIONS VILLAGE OF PALM SPRINGS - CONGRESS AVENUE CRA			
BASE TAXABLE VALUE (FIRST CERTIFIED TAX ROLL 2019):*			\$130,263,010
BASE YEAR PROPERTY TAX (COUNTY):			\$622,853
Fiscal Year	Projected Assessed Value	Annual County CRA Contribution (3.5 mils)	Annual County Property Tax Upon CRA Creation (1.2815 mils)
FY2020	\$147,312,005	\$59,671	\$21,848
FY2021	\$164,360,999	\$119,343	\$43,697
FY2022	\$181,409,994	\$179,014	\$65,545
FY2023	\$198,458,988	\$238,686	\$87,393
FY2024	\$215,507,983	\$298,357	\$109,241
FY2025	\$232,556,978	\$358,029	\$131,090
FY2026	\$249,605,972	\$417,700	\$152,938
FY2027	\$266,654,967	\$477,372	\$174,786
FY2028	\$283,703,962	\$537,043	\$196,635
FY2029	\$300,752,956	\$596,715	\$218,483
FY2030	\$317,801,951	\$656,386	\$240,331
FY2031	\$334,850,945	\$716,058	\$262,179
FY2032	\$351,899,940	\$775,729	\$284,028
FY2033	\$368,948,935	\$835,401	\$305,876
FY2034	\$385,997,929	\$895,072	\$327,724
FY2035	\$403,046,924	\$954,744	\$349,573
FY2036	\$420,095,919	\$1,014,415	\$371,421
FY2037	\$437,144,913	\$1,074,087	\$393,269
FY2038	\$454,193,908	\$1,133,758	\$415,117
FY2039	\$471,242,902	\$1,193,430	\$436,966
FY2040	\$488,291,897	\$1,253,101	\$458,814
FY2041	\$505,340,892	\$1,312,773	\$480,662
FY2042	\$522,389,886	\$1,372,444	\$502,511
FY2043	\$539,438,881	\$1,432,116	\$524,359
FY2044	\$556,487,876	\$1,491,787	\$546,207
FY2045	\$573,536,870	\$1,551,459	\$568,055
FY2046	\$590,585,865	\$1,611,130	\$589,904
FY2047	\$607,634,859	\$1,670,801	\$611,752
FY2048	\$624,683,854	\$1,730,473	\$633,600
FY2049	\$641,732,849	\$1,790,144	\$655,449
\$511,469,839		\$27,747,239	\$10,159,453

*Provided by the Village of Palm Springs

Assumptions for assessed value are shown below in Figure 30. For residential development, TischlerBise sampled data from Zillow, specific to the Village of Palm Springs. For nonresidential land uses, TischlerBise developed data from the Marshall & Swift Valuation Service.

FIGURE 30: ASSESSED VALUE ASSUMPTIONS

<i>Residential:*</i>	Avg \$/Unit
MULTIFAMILY UNITS	\$145,000
SINGLE-FAMILY UNITS	\$165,000
<i>Nonresidential:**</i>	Avg \$/SF
RETAIL SF	\$195
OFFICE SF	\$260
INDUSTRIAL SF	\$75
INSTITUTIONAL SF	\$255
NONRESIDENTIAL TYPE 5 SF	\$0

*Residential values based on survey of Zillow property records in the Village of Palm Springs

**Nonresidential values developed using Marshall & Swift Valuation Service

As Figure 31 below indicates, not only will the County accrue property tax from the direct economic activity within the proposed CRAs, as discussed above, but also the County will see an increase in assessable base outside the CRAs. The estimated increase in assessed value is \$85.9 million from indirect and induced economic activity resulting from the Lake Worth Road CRA and \$219 million from indirect and induced economic activity resulting from the Congress Avenue CRA. The associated increase in property tax revenues of \$6.3 million and \$16.2 million in the Lake Worth Road and Congress Avenue subareas, respectively, will accrue directly to the County; no portion of this additional property tax revenue needs to be contributed to the CRA fund, as it occurs outside the TIF-Districts.

FIGURE 31: COUNTY PROPERTY TAX BASE INCREASE FROM INDIRECT/INDUCED ACTIVITY

	Assessed Value	Cumulative Property Tax
Lake Worth Road CRA	\$85,956,190	\$6,370,493
Congress Avenue CRA	\$219,051,745	\$16,234,637

CRA CASE STUDIES

Palm Beach County currently contains 22 CRAs. As depicted in Figure 32 below, these CRAs have all successfully increased property values. The overall CRA tax base increase over the base year is 578%.

FIGURE 32: PALM BEACH COUNTY CRAS

CRA	Base Year Value	New Tax Increment	Tax Base Increase
Belle Glade	\$14,849,115	\$8,145,760	55%
Boca Raton	\$73,763,740	\$1,628,926,637	2208%
Boynton Beach-1983	\$309,821,849	\$1,158,390,873	374%
Delray Beach	\$245,631,067	\$2,191,766,710	892%
Jupiter	\$167,553,151	\$327,398,567	195%
Lake Clarke Shores-2017	\$24,686,639	\$4,248,763	17%
Lake Park	\$56,070,754	\$93,614,401	167%
Lake Worth	\$174,564,277	\$345,258,195	198%
Riviera Beach	\$132,767,499	\$694,282,757	523%
West Palm Beach	\$251,511,950	\$2,891,307,228	1150%
Northwood/Pleasant City	\$86,933,276	\$338,507,128	389%
Westgate	\$190,169,267	\$315,700,883	166%
Belle Glade	\$14,849,115	\$8,133,663	55%
Boca Raton	\$73,763,740	\$1,628,901,637	2208%
Boynton Beach-1983	\$309,821,849	\$1,158,390,873	374%
Delray Beach	\$245,631,067	\$2,189,813,853	892%
Jupiter	\$167,553,151	\$327,398,567	195%
Lake Clarke Shores-2017	\$24,686,639	\$4,248,763	17%
Lake Park	\$56,070,754	\$93,573,533	167%
Lake Worth	\$174,564,277	\$345,258,195	198%
Riviera Beach	\$132,767,499	\$694,123,084	523%
West Palm Beach	\$251,511,950	\$2,890,702,852	1149%
Northwood/Pleasant City	\$86,933,276	\$338,371,130	389%
Westgate	\$190,169,267	\$315,700,883	166%
TOTAL	\$3,456,645,168	\$19,992,164,935	578%

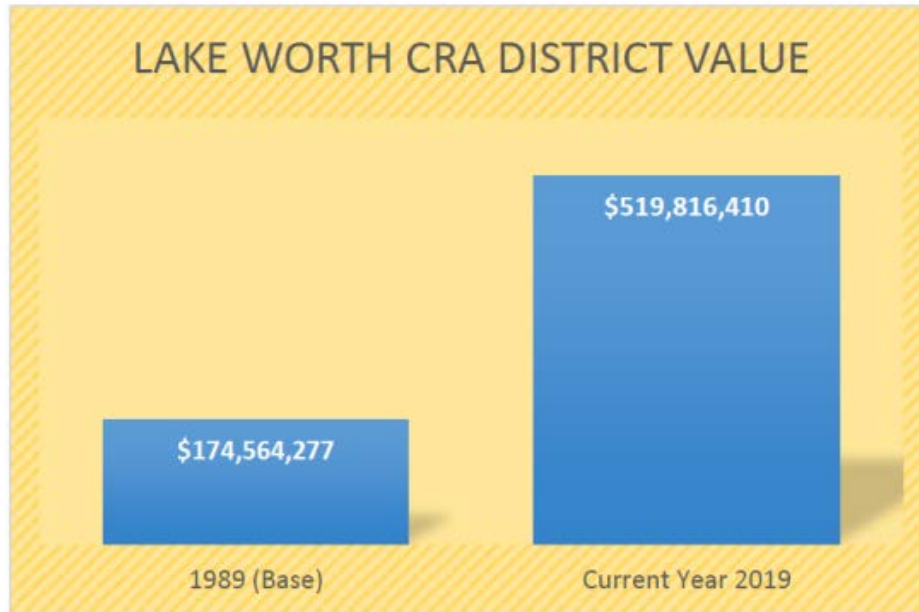
Although the primary revenue source for CRAs is the incremental increase in property tax values, CRAs successfully leverage these dollars to secure investment from private and other public sources that would not have occurred but for the CRA's programs and incentives.

This section of the report summarizes the positive economic, fiscal, and social impacts that three relevant CRAs have had in their communities and Countywide: Lake Worth CRA; West Palm Beach CRA; and Delray CRA.

LAKE WORTH CRA

The City of Lake Worth created the Lake Worth CRA in 1989. As indicated in Figure 33 taxable values have increased by nearly 200% within the Lake Worth CRA districts since its formation. This increase is shown in total dollar amounts in the figure below.

FIGURE 33: LAKE WORTH CRA TAXABLE VALUE INCREASE



Although the primary revenue source for CRAs is the incremental increase in property tax values, CRAs successfully leverage these dollars to secure investment from private and other public sources that would not have occurred but for the CRA's programs and incentives.

The Lake Worth CRA has successfully attracted \$32.3M in grants from federal, state, and philanthropic organization to the CRA within a ten-year timeframe (2008-2017). Figure 34 displays this grant income by donor/agency, use, and amount.

FIGURE 34: LAKE WORTH CRA GRANT INCOME

Grant Income Received 2008-2017

YEAR	SPONSOR/AGENCY	REASON	GRANT AMOUNT
2008	Palm Beach County	Business Grants	\$ 40,000
2008	Misc. Donations	Business Grants	7,000
2008-2009	Brownfield EPA	Assessments	200,000
2010	Palm Beach County	10th Avenue North Streetscape	250,000
2010	Holiday Event	Donations	1,215
2010	NSP2	National Stabilization Program	23,237,500
	Program Income Earned from NSP2 Grant		6,236,586
2014	Cultural Facilities Grant	Film Series in the Park	1,600
2013	Trust for Public Land	Greenspace/Parks	60,000
2014	Kaboom	Park Equipment	15,000
2014	Park Donations	Greenspace/Parks	3,544
2015	Blum Foundation	Greenspace/Parks	10,000
2015-2016	Cultural Facilities Grant	Hatch 1121 - Cultural Facility	150,000
2016	MPO	5th Avenue Bikeway	750,000
2015-2016	Neighborworks	Lighting; Marketing; Micro-Loan	500,000
2015-2017	Neighborhood Lending Partners	Small Business Loan Program	450,000
2016	Community Foundation - Partnership with Cultural Council	Cultural Planning	164,000
2016	Solid Waste Authority	Hatch 1121 - Cultural Facility	72,700
2016	Siemens	Residential Rehab	50,000
2017	National Trust Preservation Fund	1000 Lake Avenue Financial Analysis	2,000
2017	Solid Waste Authority	Trash Receptacles	48,650
2017	Florida Department of Cultural Affairs	Special Event Funding	14,500
2017	Neighborworks/Robert Woods Johnson Foundation	Signage/Striping - 5th Avenue	5,000
2017	Division of Historical Resources	1000 Lake Avenue Plans	25,000
2017	Lake Worth Town and Country Garden Club	Landscaping	500
Total Amount Rewarded			\$ 32,294,795

Selected Accomplishments Utilizing Non-TIF Revenue

Lake Worth CRA has completed a wide range of projects using leveraged funding. Select examples include:

- Invested **\$23.2M** of NSP2 **grant-funding** in the development of **affordable housing** from 2013-2017.
 - 155 housing units
 - 11 land-banked properties for future development
 - West Village (8 artists live-work units & 2,000 sf of commercial space)
- Invested **\$121,350** of grant funding from the Solid Waste Authority in public goods and services including 44 garbage and recycling cans, and site improvements at public properties from 2016-2017.
- In 2017 obtained a **\$4M line of credit** from PNC Bank for the strategic acquisition of blighted lots for **commercial development**.

Sample Investments Made Utilizing TIF-Revenue

Lake Worth CRA demonstrates that CRAs utilize the TIF revenue for activities that would otherwise need to be funded by the County or City's General or Capital Funds, as well as for transformative development that would not occur but for the CRA's incentive programs. Examples include:

- **The Lake Worth CRA Public Infrastructure Grant Program:** Incentivizes large-scale development while directly investing in public infrastructure by offering a \$100,000 grant to developers investing in at least \$2M of new construction, for use exclusively towards upgrading or installing shared public amenities (i.e. sidewalks, utility upgrades, etc.) (est. 2017)
 - Awarded in 2017 to a project that will develop 14 units of mixed-use luxury condominiums on a once vacant parcel.
- **Development Incentives – Publix (Grocery Store):** Downtown Lake Worth was considered a **food desert**, until CRA attracted a Publix with a **\$500,000 TIF incentive** that was used for infrastructure improvements needed to support the store. This \$500K investment resulted in Publix investing \$12M to develop a 28,000 sf store that created **100 new jobs** in the Lake Worth CRA.

WEST PALM BEACH CRA

The West Palm Beach CRA was formed in 1984. Like the proposed Palm Springs CRA, it contains two subareas; these comprise 1,399 acres. Over the last 10 Fiscal Years, the CRA has incentivized or otherwise encouraged new development with a taxable value of approximately \$624.4M. as depicted in the figure below.

FIGURE 35: TAXABLE VALUE OF NEW CONSTRUCTION 2010-2019

Fiscal Year	New Construction Taxable Value
2019	\$61,075,063
2018	\$24,883,233
2017	\$40,918,850
2016	\$12,293,630
2015	\$32,717,487
2014	\$6,898,894
2013	\$9,562,092
2012	\$6,858,071
2011	\$16,372,691
2010	\$412,821,554
TOTAL	\$624,401,565

Source: West Palm Beach CRA

Notable Accomplishments in FY 2018/2019

The West Palm Beach CRA also demonstrates that CRAs utilize the TIF revenue for activities that would otherwise need to be funded from the County or City's General or Capital Funds, as well as for social programs with wide-ranging community benefits.

- In 2018, the CRA contracted with local non-profit to employ individuals at-risk of experiencing homelessness in public infrastructure maintenance jobs (including sidewalk cleaning, maintenance reporting, etc.), contributing to City efforts to reduce homelessness. From FY2018-FY2019, the City's homeless population has experienced a **14% decline**.
- Directly invested **\$9.2M** in public infrastructure improvement projects.
- Underwrote the issuance of **\$42M** in bonds by pledging 80-100% of the TIF-revenue generated within an area targeted by the City for redevelopment (CityPlace) towards debt payments. **Bonds will fund public amenities including streetscape improvements and common-area landscaping and lighting within a sub-district of the CRA.**

DELRAY CRA

The City of Delray Beach established a CRA in 1985—it was re-established in 2015 and covers approximately 1,900 acres. During its first 30-year phase, the Delray CRA invested \$205.5M in projects that had direct, Citywide benefits.²

Select Examples of Redevelopment Success

- **Atlantic Grove:** previously blighted lot; CRA incentivized a mixed-use development produced 69 construction jobs, and 66 on-going (long-term jobs).
- **City Walk:** A luxury 40-unit mixed-use building that generated 344 jobs during construction and 51 on-going jobs.
- **Sea-Gate Hotel and Spa:** 154-room full service resort that has generated 140 on-going jobs.
- **Hyatt Place:** 134-room hotel with 87 permanent on-site, on-going, jobs.

Other Accomplishments

- **Business Development:** Delray Beach Named #5 Best Small City to Start a Small Business by Verizon Business in 2018
- **Housing:** Strategic acquisition and disposition of blighted lots lead to the development of 30 workforce homes and 84 affordable multifamily units in FY2018.
- **Public Services:** Through its Clean and Safe Program, the CRA contributes approximately \$1.8M annually to police services in the downtown area.
- **Tax Revenue:** The taxable value for Delray Beach outside of the CRA area increased by 124% from 2000-2015, and the value for the area inside the CRA increased by 312%.

² Delray CRA; Munilytics 2016.

APPENDIX

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Food at home	\$4,376.76	\$3,952.29		
Cereals and bakery products	\$566.87	\$563.28	400	Retail - Food and beverage stores
Meats, poultry, fish, and eggs	\$962.01	\$835.73	400	Retail - Food and beverage stores
Dairy products	\$442.94	\$415.22	400	Retail - Food and beverage stores
Fruits and vegetables	\$846.28	\$760.45	400	Retail - Food and beverage stores
Other food at home	\$1,558.66	\$1,377.61		
Sugar and sweets	\$159.83	\$151.08	400	Retail - Food and beverage stores
Fats and oils	\$120.40	\$111.43	400	Retail - Food and beverage stores
Miscellaneous foods	\$793.83	\$708.10	400	Retail - Food and beverage stores
Nonalcoholic beverages	\$425.06	\$376.78	400	Retail - Food and beverage stores
Food prepared by consumer unit on out-of-town trips	\$59.55	\$30.21	Exclude	
Food away from home	\$3,409.41	\$2,563.40		
Full-service restaurants	\$1,499.06	\$1,103.13	501	Full-service restaurants
Limited-service restaurants	\$1,289.26	\$1,124.78	502	Limited-service restaurants
Vending machines and mobile vendors	\$51.15	\$41.91	407	Retail - Nonstore retailers
Employer and school cafeterias	\$97.37	\$47.92	Exclude	
Food or board at school	\$31.76	\$8.77	Exclude	
Catered affairs	\$35.07	\$29.79	503	All other food and drinking places
Food on out-of-town trips	\$315.35	\$152.39	Exclude	
School lunches	\$53.73	\$28.62	Exclude	
Meals as pay	\$36.67	\$26.08	Exclude	
Alcoholic beverages	\$523.09	\$346.21		
At home	\$288.77	\$196.67	400	Retail - Food and beverage stores
Away from home	\$234.32	\$149.55	503	All other food and drinking places
Housing	\$20,414.38	\$16,835.32		
Shelter	\$12,028.77	\$9,764.26		
Owned dwellings	\$6,804.99	\$4,326.64		
Mortgage interest and charges	\$3,123.31	\$1,679.76	Exclude	
Property taxes	\$2,128.71	\$1,420.31	Exclude	
Maintenance, repairs, insurance, other expenses	\$1,552.98	\$1,226.56	Exclude	
Homeowners insurance	\$463.46	\$361.55	Exclude	
Ground rent	\$58.07	\$51.13	Exclude	
Maintenance and repair services	\$836.64	\$658.40	Exclude	
Maintenance and repair commodities	\$108.05	\$105.27	405	Retail - General merchandise stores
Property management and security	\$86.76	\$50.21	Exclude	
Rented dwellings	\$4,361.24	\$5,143.86	Exclude	
Rented dwellings	\$4,170.62	\$4,965.40	Exclude	
Rent as pay	\$102.03	\$71.85	Exclude	
Maintenance, insurance and other expenses	\$88.58	\$106.61	Exclude	
Tenant's insurance	\$23.88	\$27.32	Exclude	
Maintenance and repair services	\$45.57	\$55.85	Exclude	
Maintenance and repair commodities	\$19.13	\$23.45	Exclude	
Other lodging	\$5,060.82	\$4,216.57	Exclude	
Owned vacation homes	\$288.03	\$71.00	Exclude	
Housing while attending school	\$60.75	\$19.33	Exclude	
Management and upkeep services for security	\$513.76	\$203.44	Exclude	

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Utilities	\$4,198.28	\$3,922.81	Exclude	
Household operations	\$1,495.87	\$987.76	Exclude	
Housekeeping supplies	\$713.94	\$645.42	405	Retail - General merchandise stores
Household furnishings and equipment	\$1,977.53	\$1,515.07		
Household textiles	\$106.44	\$91.72	397	Retail - Furniture and home furnishing stores
Furniture	\$497.01	\$361.75	397	Retail - Furniture and home furnishing stores
Floor coverings	\$21.95	\$14.58	399	Retail - Building material and garden equipment and supplies stores
Major appliances	\$305.74	\$259.00	398	Retail - Electronics and appliance stores
Small appliances, miscellaneous housewares	\$133.12	\$110.49	398	Retail - Electronics and appliance stores
Miscellaneous household equipment	\$913.26	\$677.52	405	Retail - General merchandise stores
Apparel	\$1,948.61	\$1,528.71	403	Retail - Clothing and clothing accessories stores
Transportation	\$9,781.84	\$8,370.29		
Vehicle purchases (net outlay)	\$3,928.04	\$3,351.32	396	Retail - Motor vehicle and parts dealer
Gasoline and motor oil	\$2,063.40	\$1,969.44		
Gasoline	\$1,889.55	\$1,848.20	402	Retail - Gasoline stores
Diesel fuel	\$43.48	\$22.18	402	Retail - Gasoline stores
Gasoline on out-of-town trips	\$115.50	\$83.55	Exclude	
Motor oil	\$13.71	\$14.67	402	Retail - Gasoline stores
Motor oil on out-of-town trips	\$1.17	\$0.84	Exclude	
Other Vehicle Expenses	\$3,117.24	\$2,685.54		
Vehicle finance charges	\$244.04	\$190.67	Exclude	
Maintenance and repair	\$917.76	\$783.04	504	Automotive repair and maintenance, except car washes
Vehicle insurance	\$1,242.13	\$1,229.05	Exclude	
Vehicle rental, leases, and other charges	\$713.30	\$482.78		
Leased and rented vehicles	\$434.22	\$279.66		
Rented vehicles	\$69.54	\$31.15		
Auto/truck rental	\$45.41	\$21.55	442	Automotive equipment rental and leasing
Auto/truck rental, out-of-town trips	\$22.88	\$6.01	Exclude	
Motorcycle rental	\$0.67	\$1.90	442	Automotive equipment rental and leasing
Motorcycle rental, out-of-town trips	\$0.16	\$1.69	Exclude	
Aircraft rental	\$0.40	b/	442	Automotive equipment rental and leasing
Aircraft rental, out-of-town trips	\$0.01	b/	Exclude	
Leased vehicles	\$364.69	\$248.51	Exclude	
Vehicle registration state	\$103.18	\$86.75	Exclude	
Vehicle registration local	\$9.17	\$7.59	Exclude	
Drivers' license	\$10.32	\$10.24	Exclude	
Vehicle inspection	\$12.23	\$12.74	Exclude	
Parking fees	\$57.93	\$25.99	512	Other personal services
Tolls or electronic toll passes	\$45.01	\$26.25	Exclude	
Tolls on out-of-town trips	\$5.46	\$4.02	Exclude	
Towing charges	\$6.49	\$4.94	414	Scenic and sightseeing transportation and support activities for transportation
Automobile service clubs and GPS services	\$29.30	\$24.61	Exclude	
Public and other transportation	\$673.17	\$363.98		
Airline fares	\$436.18	\$219.52	Exclude	
Intercity bus fares	\$11.24	\$9.27	Exclude	
Intercity mass transit fares	\$88.65	\$76.95	412	Transit and ground passenger transportation
Local transportation on out-of-town trips	\$16.01	\$10.49	Exclude	
Taxi fares and limousine services on trips	\$9.40	\$6.16	Exclude	
Taxi fares and limousine services	\$30.33	\$28.31	412	Transit and ground passenger transportation
Intercity train fares	\$15.44	\$8.16	Exclude	
Ship fares	\$64.00	\$4.72	Exclude	
School bus	\$1.91	\$0.40	Exclude	

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Health care	\$4,985.01	\$4,249.34		
Health insurance	\$3,415.86	\$2,956.95	Exclude	
Medical services	\$906.13	\$708.68	Exclude	
Drugs	\$500.13	\$476.59	401	Retail - Health and personal care stores
Medical supplies	\$162.90	\$107.12	401	Retail - Health and personal care stores
Entertainment	\$3,148.53	\$2,138.47		
Fees and admissions	\$736.18	\$328.38		
Recreation expenses, out-of-town trips	\$23.98	\$12.05	Exclude	
Social, recreation, health club membership	\$193.36	\$86.33	496	Other amusement and recreation industries
Fees for participant sports	\$97.67	\$49.09	496	Other amusement and recreation industries
Participant sports, out-of-town trips	\$21.34	\$8.09	Exclude	
Play, theater, opera, concert	\$59.80	\$23.59	488	Performing arts companies
Movies, parks, museums	\$68.41	\$47.31		
Movies	\$22.80	\$15.77	496	Other amusement and recreation industries
Parks	\$22.80	\$15.77	494	Amusement parks & arcades
Museums	\$22.80	\$15.77	493	Museums, historical sites, zoos, and parks
Movie, other admissions, out-of-town trips	\$58.60	\$28.12	Exclude	
Admission to sports events	\$53.97	\$18.27	Exclude	
Admission to sports events, out-of-town trips	\$19.52	\$9.37	Exclude	
Fees for recreational lessons	\$115.56	\$34.11	496	Other amusement and recreation industries
Other entertainment services, out-of-town trips	\$23.98	\$12.05	Exclude	
Audio and visual equipment and services	\$1,172.82	\$1,063.59	398	Retail - Electronics and appliance stores
Pets, toys, hobbies, and playground equipment	\$800.41	\$553.48	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Other entertainment supplies, quipment, and services	\$439.11	\$193.01		
Unmotored recreational vehicles	\$64.12	\$0.49	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Motorized recreational vehicles	\$101.85	\$32.23	396	Retail - Motor vehicle and parts dealers
Rental of recreational vehicles	\$22.60	\$8.66	442	Automotive equipment rental and leasing
Outboard motors	\$5.21	b/	396	Retail - Motor vehicle and parts dealers
Docking and landing fees	\$8.18	\$1.44	496	Other amusement and recreation industries
Sports, recreation and exercise equipment	\$164.04	\$90.69	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Photographic equipment, supplies, and services	\$43.79	\$29.68	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Fireworks	\$3.53	\$3.74	406	Retail - Miscellaneous store retailers
Souvenirs	\$1.12	b/	406	Retail - Miscellaneous store retailers
Visual goods	\$0.41	\$0.22	406	Retail - Miscellaneous store retailers
Pinball, electronic video games	\$2.57	\$2.10	398	Retail - Electronics and appliance stores
Live entertainment for catered affairs	\$8.44	\$9.77	492	Independent artists, writers, and performers
Rental of party supplies for catered affairs	\$13.23	\$14.00	503	All other food and drinking places
Personal care products & services	\$763.91	\$576.39	401	Retail - Health and personal care stores
Personal care products	\$407.33	\$318.76	Exclude	
Personal care services	\$356.58	\$257.63	Exclude	
Reading	\$127.44	\$113.50	404	Retail - Sporting goods, hobby, musical instrument, and book stores

Expenditure	All consumer units	\$43,238 to \$54,046	IMPLAN Code	IMPLAN Sector
Education	\$1,436.24	\$522.67		
College tuition	\$889.81	\$254.93	Exclude	
Elementary and high school tuition	\$170.03	\$29.30	Exclude	
Vocational and technical school tuition	\$10.81	\$3.10	Exclude	
Finance, late, interest charges for student loans	\$154.70	\$101.11	Exclude	
Test preparation, tutoring services	\$18.87	\$10.99	474	Other education services
Other schools tuition	\$10.16	\$1.32	Exclude	
Other school expenses including rentals	\$47.65	\$26.16	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for college	\$55.07	\$34.62	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for elementary, high school	\$19.46	\$16.50	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for vocational and technical schools	\$1.39	\$0.24	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for day care, nursery	\$0.63	\$0.19	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School books, supplies, equipment for other schools	\$1.11	\$0.64	404	Retail - Sporting goods, hobby, musical instrument, and book stores
School supplies, etc. - unspecified*	\$56.54	\$43.56	404	Retail - Sporting goods, hobby, musical instrument, and book stores
Tobacco products	\$364.51	\$401.08	406	Miscellaneous store retailers
Miscellaneous	\$1,037.16	\$1,098.57	406	Miscellaneous store retailers
Cash Contributions	\$2,249.27	\$1,351.77	Exclude	
Personal Insurance	\$7,383.75	\$3,675.50	Exclude	
Overall Total Expenditure	\$61,949.94	\$47,723.50		

Note: a/ indicates the value is too small to display; b/ indicates no data were reported

Source: Bureau of Labor Statistic; TischlerBise