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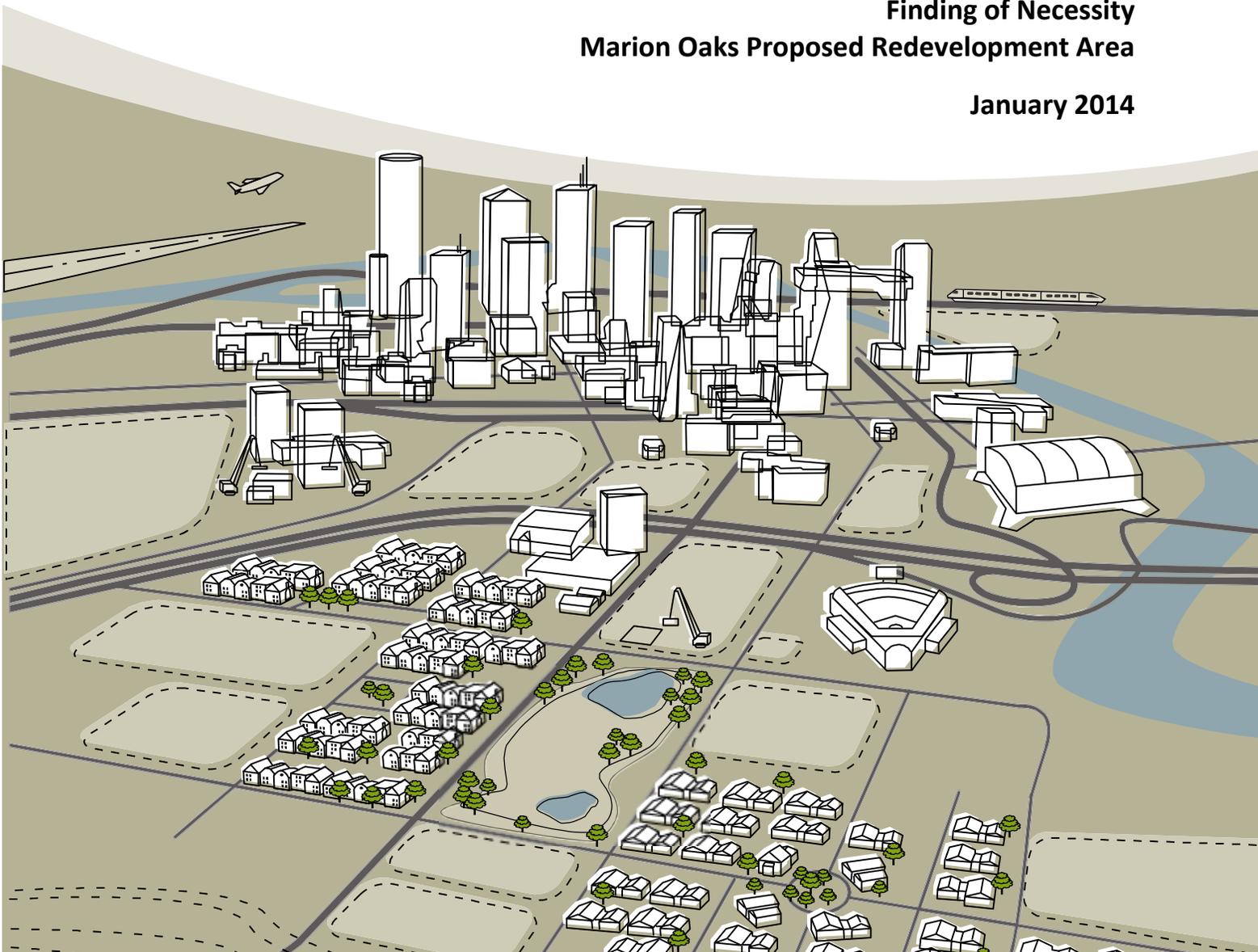
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Marion County, Florida

Finding of Necessity Marion Oaks Proposed Redevelopment Area

January 2014



STRATEGISTS ■ ECONOMISTS ■ PLANNERS ■ ADVISORS

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Overview and Purpose

The initiative to create a CRA and redevelopment plan for the Marion Oaks area arises from the need to stimulate reinvestment in the area and identify new funding sources which would improve existing conditions and generate additional improvement activity. A key concern of the area is the domination of a single usage that isolates the neighborhood and deters further growth. A redevelopment initiative to identify new market potential for the area and the supporting upgrades and additions to the infrastructure, commercial and/or office uses, industrial uses, and overall physical environment is a necessary component to the broader goal of attracting investment.

The Marion Oaks area is located to the south of the city of Ocala and is part of the Ocala Metropolitan Statistical Area which is coextensive with Marion County. Marion Oaks shares much of its border with State owned conservation areas such as the Cross Florida Greenway and the Ross Prairie State Forest. The area is mostly single family residential with very few other land uses represented. The lack of diversity in land use isolates the area and makes it difficult for residents to access basic daily needs such as restaurants, grocery stores, and other conveniences and services.

Geographically, Marion Oaks is somewhat isolated from the more urban developed areas of the County. The Marjorie Harris Carr Cross Florida Greenway is a protected green belt corridor, one mile (1.6 km) wide in most places which borders Marion Oaks to the north. Ross Prairie State Forest is a 3,527-acre tract of public conservation land that was acquired in 1995 through the Conservation and Recreation Lands (CARL) program utilizing funding from the Preservation 2000 Act. The forest borders the northeast section of the CRA boundary.

The remote location of the Marion Oaks development has limited the market potential of commercial uses. Winn-Dixie is the only supermarket within the CRA boundary. There are three other places that sell food products and they are all near the intersection of Marion Oaks Boulevard and SW 135th Street. The other stores are Kwik King Food Store located in the BP gas station, Eddy's Fresh Fish, and Pop's Produce. Near the same intersection there is a Walgreens and a Bank of America, so a few other uses are beginning to appear in the Study Area. There are three schools in the area including Horizon Academy at Marion Oaks (grades 5-8), Sunrise Elementary (grades K-4), and Marion Oaks Elementary School (grades K-5). There is also the Marion Oaks Community Center inside the Study Area at the corner of Marion Oaks Lane and Marion Oaks Boulevard which has a library, lighted outdoor sport courts, a 450 seat auditorium, and meeting room. There are also two 18-hole golf courses which are privately run but open to the public.

The purpose of this analysis is to support the link between the statutory definition of a "blighted area" and the Marion Oaks proposed redevelopment area under examination. If the determination of such conditions of blight can be established based on the statutory definitions set forth in Section 163, Part III, Florida Statutes (F.S.), the "Redevelopment Act," a Community Redevelopment Agency (CRA) can be created in conjunction with preparation and adoption of a redevelopment plan. Analysis of data and documentation of the Marion Oaks Study Area within this report is evaluated based on the provisions established in Florida's Redevelopment Act, Section 163, Part III, Florida Statutes (F.S.).

Introduction

Before identifying prospective private sector interest in the area, current blighting influences should be addressed to begin rebuilding the infrastructure necessary to support and attract investment. Deteriorating conditions of structures, utilities, and general physical environment undermine economic development efforts and impede the improvement of the area. Symptomatic of the deterioration is indicated by the significant decrease in ad valorem tax revenues.

Identifying resources to remove blighting influences is essential to remain competitive in the economic marketplace. An initial step is creating the CRA with community approved boundaries. A *Finding of Necessity* (FON) assists in identifying a proposed redevelopment area. A subsequent community redevelopment plan will specify the desired improvement projects and implementation steps to execute them. The CRA will be funded in most part by increment revenues designated specifically to the Study Area. These monies will be contributed to a Trust Fund for redevelopment efforts pursuant to the County's Marion Oaks CRA Development Initiative, and further, the capital improvement and job creation program.

Marion County Growth Services data, county maps, Study Area specific maps, and government maintained statistics have been examined in conjunction with Real Estate Research Consultants' staff interpretations of county supplied data in assessing the Study Area.

Community Redevelopment Act of 1969: Objectives and Purpose

Overall, the purpose of the Redevelopment Act of 1969 is to provide a legal process for local governments to assemble community redevelopment agencies to combat deteriorating conditions specific to an area and rehabilitate the physical, social, and economic atmosphere through financing and regulatory tools provided in the statutes. Each area is different and requires a different analytical approach to prove the deteriorating conditions there. The referenced Florida Statutes addresses the definition of slum and blight conditions, the ill effects such conditions inflict on communities, and the creation of CRA as an implementing force through which to maintain economic stability.

Section 163.335(1), F.S. ...*Slum and blighted areas 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.*

Section 163.335(2), F.S. ...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.

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Section 163.335(3), F.S. ... 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.

Section 163.335(5), F.S. ...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 therefore 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.

Section 163.335(6), F.S. ...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 conditions is a proper matter of state policy and state concern is for a valid and desirable purpose.

According to Chapter 163.356 of the Redevelopment Act, a FON analysis focuses on a determination of blight and/or slum conditions in an area which may “constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state,” and negatively burden a community’s traffic system, utilities, ad valorem revenues, property values, and social fabric which would otherwise contribute positively to the economic

stability of the community. As a simultaneous operation in conjunction with the finding of such a blighted area, the need for a CRA is established.

The CRA will possess the authority to govern the course of action concerning the redevelopment and rehabilitation of the Study Area, and further, in the corporate limits of Marion County in the case that the governing body of the County has acceded in the community redevelopment plan set forth by the County.

Declarations and Process

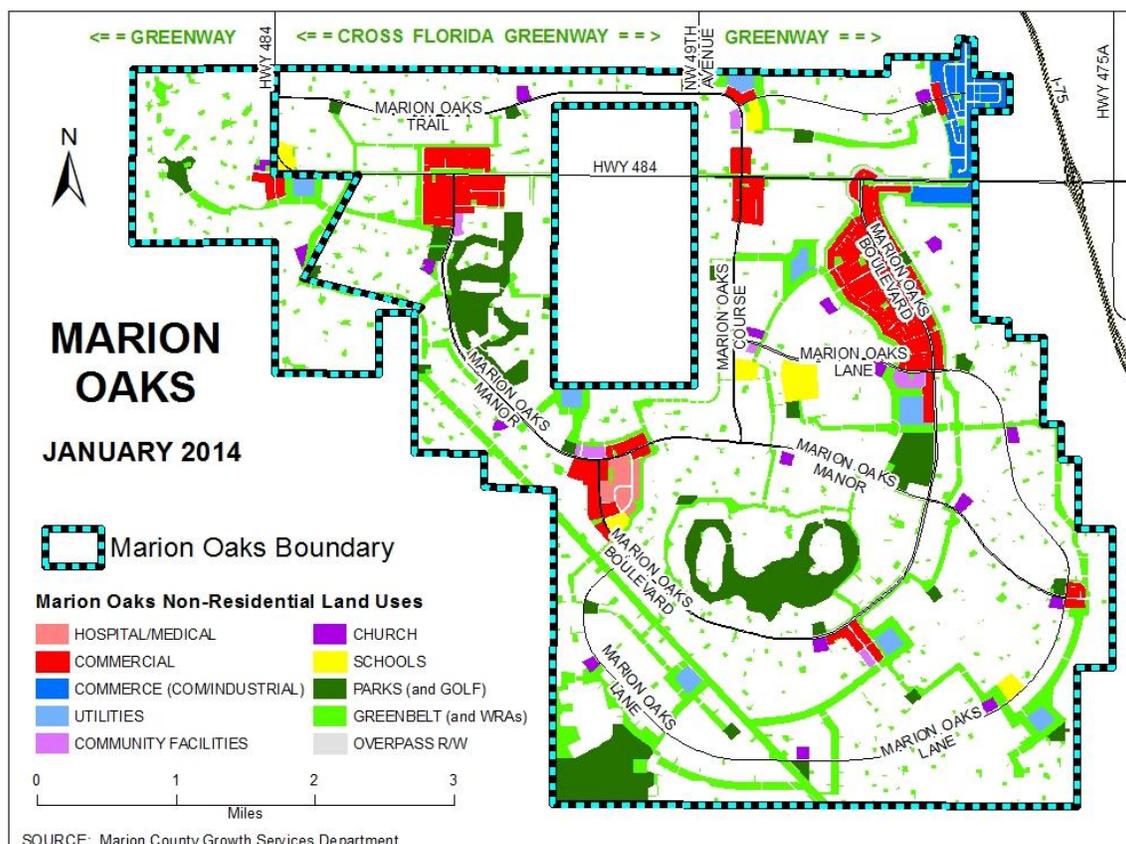
The initial step in pursuing the creation of a CRA and redevelopment area is documenting the existing conditions. This analysis of the Marion Oaks Study Area summarizes the extent and effects of blight which lead to the deterioration of economic, social, and physical components of the Study Area. This analysis documenting the extent of blight, represented through the physical conditions, economic instability, and conclusionary analysis in support of that documentation is referred to herein as the "Report." Real Estate Research Consultant's staff, along with Marion County staff, have analyzed government maintained statistics and reports and the physical condition of the area, resulting in the documentation and analysis of the blighting conditions of the Study Area contained within this Report.

Historical Perspective and Integrity of the Study Area

Located in North Central Florida along Interstate-75, Marion County spans 1,584 square miles and includes the second largest national forest in Florida, Ocala National Forest. Geographically, Marion County is the fifth largest County in Florida. Between 2000 and 2010, Marion County experienced a 28% increase in population and has an overall population of over 335,125 according to the US Census Bureau 2012 data.

Marion Oaks is an unincorporated, deed restricted community with a current population of approximately 18,068. The area was built by the Deltona Corporation, a private development company, as a planned community over forty years ago in 1972, at a time when similar communities were being established throughout Florida. Initial marketing focused on northern out-of-state buyers seeking retirement or vacation homes, as well as those desiring to relocate to a "new community." The overall development includes a Master Plan for residential neighborhoods, commercial areas, a hospital-medical node, community facilities (parks, schools, and utilities), golf courses, and a series of open space greenbelts to accommodate future sidewalks/trails to provide interconnectivity to the different areas. The Marion Oaks non-residential land use map below illustrates the existing greenbelts. The developer initially managed the community restrictions, but allowed a dispersed development pattern creating enforcement difficulties. The developer subsequently relinquished management of the restrictions to a voluntary owners' association. While the community boasts no association fees, as participation in the owners' association is voluntary; the resulting lack of resources has contributed to the management difficulties. Road maintenance is handled by the County's Municipal Services Taxing Unit (MSTU) and the golf courses are privately owned and maintained.

Marion Oaks Non-Residential Land Use Map



As currently drawn, the Study Area encompasses about 23,915 acres, and includes a variety of land uses. Residential property comprises the majority of land with 12,123 acres, of which only 2,143 acres are improved. According to 2012 property tax records, the proposed redevelopment area includes a total of 31,632 parcels, which account for a taxable value of \$748,223,501. The Study Area is part of the larger Ocala Metropolitan Statistical Area (MSA) which is coextensive with Marion County.

In addressing the issues associated with the proposed Marion Oaks CRA boundary, Marion County has indicated an interest in creating a CRA to provide focus on public utilities in the area. The CRA would provide opportunities to encourage new capital investments in the residential, commercial, and industrial development areas. The goal would be to encourage job-generating investments, pursuant to the redevelopment initiative.

According to the Local Area Unemployment Statistics the annual average for 2012 for Marion County hosts a labor force of 133,573 individuals, of which, 120,277 are supported by employment. Unemployed individuals totaled 13,296 and the unemployment rate of the County annually in 2012 was 10.0%. Generally since the 4th quarter of 2011, unemployment rates have been improving and for August of 2013 were down to 7.9%. At the same time the unemployment rate has been declining, the labor force has actually been growing. This is actually a sign of strength in the employment market in Marion County. However, prior to the recession, unemployment rates were around 3 to 4%, so there is still room for improvement before a full recovery is made.

Findings of Necessity

This Finding of Necessity (FON) is intended to be adopted by the Marion County Board of Commissioners to support the need for creation of a CRA as well as designating the Marion Oaks Study Area's proposed boundary. The FON, as set forth in Section 163.355 of the Florida Statutes, is a tool for assessing an area on the blighting influences and how these conditions affect the area's economic viability relative to Marion County as a whole. Two explicit pathways exist for verifying the existence of blight under Chapter 163, sufficient to warrant the full application of redevelopment powers conveyed by such a designation.

- "Alternative One" involves the layering of two tests. As the legislation follows, test one must be satisfied before the criteria for test two can be analyzed. The first test is broadly conditional and requires a study area to contain a "substantial number of deteriorated or deteriorating structures, in which conditions indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property." Structures as stated includes infrastructure, which the term itself encompasses "the system of public works of a country, state, or region; the resources (as personnel, buildings, or equipment) required for an activity (Merriam-Webster, 2012).

Upon satisfying the first test, the applicant may proceed to fulfill the second test, which is criteria specific. The second test states the area must be one 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 proportionally 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.

- “Alternative Two” involves a specific agreement among parties subject to a prospective trust fund agreement. If an agreement exists, the jurisdiction seeking to designate a redevelopment area need pass a less rigorous test. This test relates to specific criteria, similar to the first alternative, and must conclude affirmatively. Under the Redevelopment Act, a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.40(8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted.

The focus of this report remains within the requirements of the alternative one, including the first and second tests. The documentation of Study Area conditions within this report execute the first test and second test of alternative one in that order, following the process set forth within Chapter 163 of the Florida Statutes.

Existing Land Use Characteristics

This section of the report details the land composition and characteristics associated with parcels within the proposed Redevelopment Area.

Area Composition

As currently drawn, the Marion Oaks Proposed Redevelopment Area depicted on the following page encompasses 31,632 parcels, and just under 24,000 acres of real property in Marion County. In terms of number of parcels, the current land use distribution is approximately 68 percent vacant residential and 23 percent single family residence, helping to make residential the dominant land use with almost 94 percent of the parcels. Improved mobile homes, vacant commercial, and right of way parcels each share between 2 and 3 percent of the total parcel count.

There are a total of 22,340 vacant parcels (residential, commercial, institutional), or about 71 percent, which encompass slightly over 9,658 acres. The 2012 Tax Roll reported these vacant parcels to represent \$107,034,096 in taxable value. The majority of the taxable contributing values in the Study Area stem primarily from residential properties, nearly three quarters of the total taxable value in the area, while commercial uses are the next greatest contributors. Refer to the tables below for detailed land use distribution.

In terms of the acreage distribution from the greatest to least, the current land use is approximately 37 percent vacant residential, 20 percent agricultural (including grazing land), 9 percent single family residence, 4 percent improved mobile homes, and 3 percent vacant commercial. Golf courses and right of way uses make up close to 2.5 percent each of total acreage distribution. The second table in the series includes all other uses and the corresponding percentage of acreage distribution in the Study Area. Any uses not listed in this table are not seen within the boundaries of the Study Area.

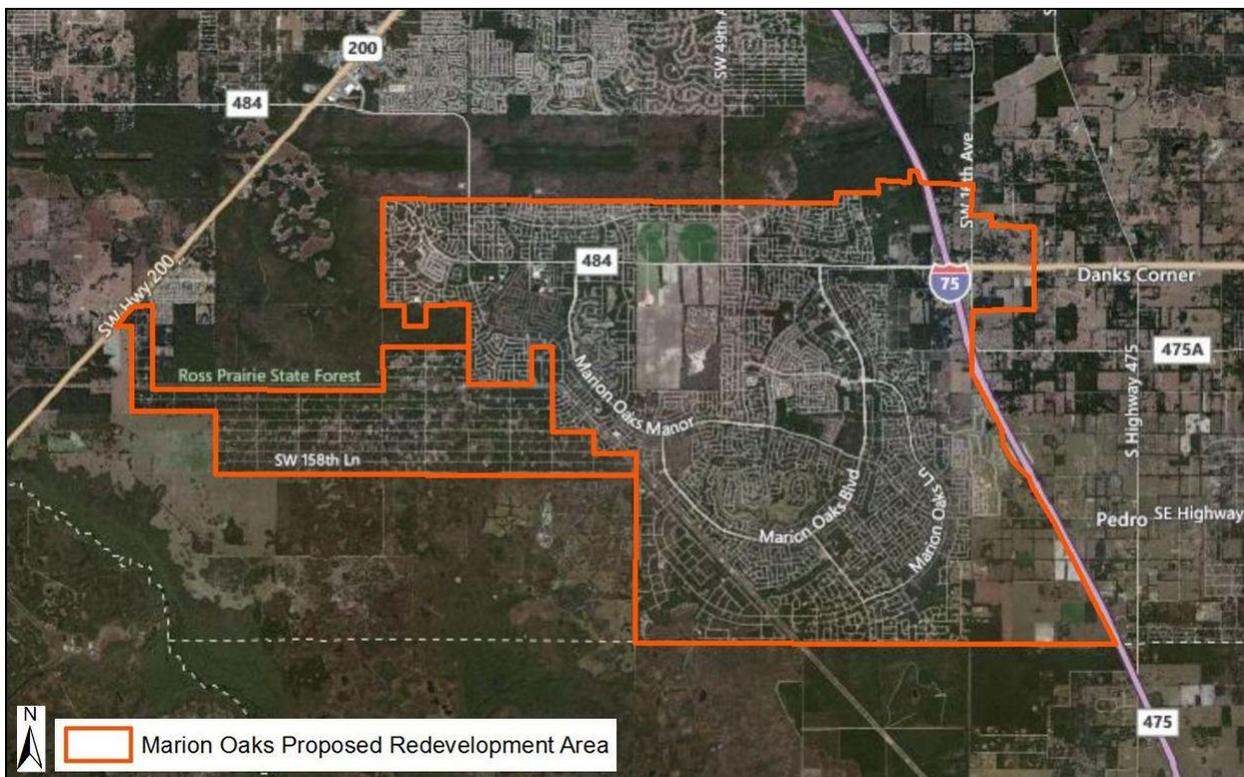
The area is predominantly characterized by residential parcels, 29,684 parcels in total (vacant and improved, mobile home, multi-family) which encompass roughly 12,123 acres. The 8,128 improved residential parcels, or approximately 26 percent of all land uses, comprise about 3,209 acres. The 2012 tax roll reported these residential parcels contributed \$563,780,256 in taxable

value. There are no existing multi-family residential units consisting of more than 10 units, condominiums, and hotel/motel units. There is a large portion of mobile homes in the area, accounting for 675 parcels and about 1,000 acres, or about 2 percent of total parcels, and represents a total taxable value of \$22,142,122.

In determining whether the Study Area should be designated as a CRA, the following points should be considered:

- Unkempt vacant lots, particularly residential, are scattered throughout the Study Area. Dumping and trash in combination with overgrown weeds can easily lead to a higher risk of fire hazard, as well as attracting vermin which create other health risks. Vacant land (residential, commercial, industrial, and institutional) by number of parcels and acreage comprises about 71 percent and 48 percent of the area, respectively.

Marion Oaks Proposed Redevelopment Boundary



Marion County Department of Growth Services, Real Estate Research Consultants, Inc.
Note: Study Area Boundary for Illustrative Purposes Only

Study Area Land Use Distribution by Parcel, Acreage, and Total Tax Value, 2012

Property Code	Description	# Parcels	Acreage	Total Tax Value
00	Vacant Residential	21556	8914	\$86,604,284
01	Single Family Residence	7389	2143	\$537,218,657
02	Improved Mobile Home	675	999	\$22,142,122
03	Multi-Family 10 or More Units	0	0	\$0
04	Condominium	0	0	\$0
08	Multi-Family less than 10 units	64	67	\$4,419,477
10	Vacant Commercial	780	726	\$20,418,912
11	Retail Sales	5	8	\$3,511,618
16	Shopping Center	16	52	\$12,730,383
17	Office Building	6	14	\$1,284,107
19	Professional Building	4	4	\$1,829,343
21	Eating Establishment	3	5	\$2,338,657
22	Restaurant/Fast Food	4	4	\$1,846,195
23	Financial	1	1	\$465,603
26	Gas Station	1	9	\$318,536
27	Vehicle Sales and Repair	4	3	\$731,613
34	Recreation Complex	2	27	\$346,696
35	Tourist Attraction	1	13	\$2,749,749
36	Camps/Campgrounds	1	34	\$1,409,931
38	Golf Course/Driving Range	4	581	\$2,794,130
39	Hotel/Motel	3	7	\$6,097,166
48	Warehouse/Distribution	1	0.3	\$33,744
49	Storage/Junk Yard	2	11	\$1,213,180
51-53	Cropland	11	769	\$1,025,450
56-58	Timber	46	586	\$271,027
62-65	Grazing Land	60	2888	\$4,148,389
69	Miscellaneous Agriculture	4	427	\$1,600,574
70	Vacant Institutional	4	18	\$10,900
71	Church	19	82	\$6,562,372
77	Club/Lodge/Union Hall	2	6	\$1,232,967
82	Parks/Recreation Area	2	25	\$59,119
83	School	6	82	\$17,039,721
86	County Property	49	212	\$2,493,072
87	State Property	4	20	\$68,888
89	Municipal Property	4	4	\$276,406
91	Utilities	30	241	\$890,531
94	Right-of-Way	824	554	\$99,708
96	Waste Lands	4	5	\$232
99	Acreage/Non Classified	41	761	\$1,210,619
Total		31,632	23,915	\$748,223,501

Marion County Property Appraiser, Real Estate Research Consultants, Inc.

Land Use Summary in Marion Oaks Study Area by Percentage of Totals

	Description	% of Total Parcels	% of Total Acreage	% of Total Tax Value
00	Vacant Residential	68.15%	37.27%	11.57%
01	Single Family Residence	23.36%	8.96%	71.80%
02	Improved Mobile Home	2.13%	4.18%	2.96%
03	Multi-Family 10 or More Units	0.00%	0.00%	0.00%
04	Condominium	0.00%	0.00%	0.00%
08	Multi-Family less than 10 units	0.20%	0.28%	0.59%
10	Vacant Commercial	2.47%	3.04%	2.73%
11	Retail Sales	0.02%	0.03%	0.47%
16	Shopping Center	0.05%	0.22%	1.70%
17	Office Building	0.02%	0.06%	0.17%
19	Professional Building	0.01%	0.02%	0.24%
21	Eating Establishment	0.01%	0.02%	0.31%
22	Restaurant/Fast Food	0.01%	0.02%	0.25%
23	Financial	0.00%	0.00%	0.06%
26	Gas Station	0.00%	0.04%	0.04%
27	Vehicle Sales and Repair	0.01%	0.01%	0.10%
34	Recreation Complex	0.01%	0.11%	0.05%
35	Tourist Attraction	0.00%	0.05%	0.37%
36	Camps/Campgrounds	0.00%	0.14%	0.19%
38	Golf Course/Driving Range	0.01%	2.43%	0.37%
39	Hotel/Motel	0.01%	0.03%	0.81%
48	Warehouse/Distribution	0.00%	0.00%	0.00%
49	Storage/Junk Yard	0.01%	0.05%	0.16%
51-53	Cropland	0.03%	3.22%	0.14%
56-58	Timber	0.15%	2.45%	0.04%
62-65	Grazing Land	0.19%	12.08%	0.55%
69	Miscellaneous Agriculture	0.01%	1.79%	0.21%
70	Vacant Institutional	0.01%	0.08%	0.00%
71	Church	0.06%	0.34%	0.88%
77	Club/Lodge/Union Hall	0.01%	0.03%	0.16%
82	Parks/Recreation Area	0.01%	0.10%	0.01%
83	School	0.02%	0.34%	2.28%
86	County Property	0.15%	0.89%	0.33%
87	State Property	0.01%	0.08%	0.01%
89	Municipal Property	0.01%	0.02%	0.04%
91	Utilities	0.09%	1.01%	0.12%
94	Right-of-Way	2.60%	2.32%	0.01%
96	Waste Lands	0.01%	0.02%	0.00%
99	Acreage/Non Classified	0.13%	3.18%	0.16%

Marion County Property Appraiser, Real Estate Research Consultants, Inc.

Visual Character, Existing Buildings, and Site Conditions Analysis

This section of the report provides an assessment of characteristics of the land and built properties within the Study Area. This section documents conditions through location specific photographs verifying a “substantial number of deteriorated, or deteriorating structures.” With reference to blight criteria, it addresses the following:

- Building Conditions and Photographic Documentation
- Transportation, Road, and Traffic Conditions
- Stormwater and Utility Infrastructure

Building Conditions and Structure Documentation

For the purposes of this Report, a *dilapidated* structure is defined as one which is not safe for occupation. Dilapidated structures exhibit roof holes and leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment. A *deteriorated* property is defined as one which has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; a lack of swale maintenance; cracked sidewalks and walkways, and broken fences.

Dilapidated and deteriorated residential structures were identified through a site inspection of the Study Area conducted on November 8, 2011 and December 17, 2013. The parameters of the survey were based on the definition of a “blighted area” pursuant to Chapter 163.340, F.S. Through windshield survey, residential areas were viewed for structural deficiencies, landscaping and upkeep of property. A number of commercial structures did exhibit qualities of dilapidation including more than half of the windows boarded up, eroding exterior paint, and property abandonment. In addition, the commercial structures documented can be classified as deteriorated properties due to the general neglect from property owners and exhibiting a need of maintenance to prevent hazardous conditions.

Factors of deterioration evident include trash in yards, deteriorating roads and sidewalks, poor housing conditions, broken/boarded up windows, vacancies, and neglect of landscape. Condition of the buildings and landscape maintenance were two of the main factors considered when examining residential properties. A common attribute of many of the residential, industrial, and commercial properties is unkempt landscape on properties and rights-of-way. A visual analysis of the Study Area indicated a significant amount of residential properties can be classified as dilapidated or deteriorated.

The following field photographs taken by RERC staff on November 8, 2011 and December 17, 2013, contribute to the significant number of deteriorated structures in the Study Area:

The photos below show the extent of damage to three structures from vacancy. Building front visibility has been covered by overgrown vegetation. The structures, all single family homes, are significantly covered by the overgrown vegetation and the yards have been completely overtaken by the overgrowth. According to the definition of a deteriorated property, these structures exhibit overgrown grass, and are in need of maintenance to prevent hazardous conditions.



The property below looks to have been left unfinished after beginning construction. The yard is wildly overgrown and the concrete block work stands in the middle. This site is a potential danger to any children who may play in the area and injure themselves on the unfinished product, thus creating a liability in the neighborhood.



The Study Area foreclosures make up a significant percentage of the amount seen in the County. The following table shows that the Marion Oaks Study Area accounts for between 9.5% and 13.3% of the foreclosures in the County over the past three years, a percentage roughly proportionate to its 12% of parcels. In the case of foreclosures, the entire State of Florida was negatively impacted during the housing market collapse, so it is no surprise that both Marion County and the Study Area saw a high number of foreclosures during the same timeframe.

Mortgage Registrations for Abandoned Vacant Properties

Fiscal Year (October 1-September 30)	Marion Oaks Study Area	Marion County	% of Foreclosures in Study Area
2011	242	1,819	13.3%
2012	267	2,459	10.9%
2013	229	2,407	9.5%

Marion County Department of Growth Services

This home was a common site in 2007 to 2011 after the housing market collapse. The sign in the front yard reads “Bank Owned” and there are notices posted in the window. For a bank owned property, this home is actually being kept in good shape. However, obviously vacant homes can attract vagrants and decrease values of all other homes in the neighborhood.



It should be noted that the County employs eleven code inspectors, two of which are specifically assigned to the Marion Oaks and Florida Highlands area. Either the two employees working code enforcement requests are unable to adequately patrol the proposed redevelopment area or a code violation has been issued that the property owner disregards.

The following house has mold and mildew growing on it and the bushes need to be trimmed. This can be classified as a deteriorating property in need of maintenance.



The below photo shows a house exhibiting signs of deterioration including a worn roof, discolored paint, and overgrown grass. The house also has trash and other debris lying around the property.



The following houses are prime examples of Marion County code violations that are not being taken care of appropriately. The picture on the left shows a driveway being used as an automobile work station. The picture on the right shows debris from a basketball hoop in the front lawn of a resident.



The commercial structures are in no better shape than the residences. Below shows a rundown retailer that may or may not be operational. There is no signage in place to identify the business. The overhang is bent and looks unstable. The fence around the property is an eyesore to anyone passing by and the parking lot needs some upkeep.



The primary grocery store in Marion Oaks is the Winn-Dixie at 184 Marion Oaks Boulevard near the County Highway 484. The store is situated in a strip commercial center that contains most of the commercial development within the community. Even in this main commercial center, there are currently two vacant storefronts, one of which is pictured below.



The photo below shows the property in the northeast corner of Marion Oaks Lane and Marion Oaks Boulevard. The sign for the church is posted over an existing dilapidated sign, adding to the look of deterioration. The address on the mailbox is no longer legible and the grass is overgrown. This shows that even the institutional buildings in the area have evidence of deterioration.



Transportation, Road, and Traffic Conditions

With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. Sidewalks within the Marion Oaks community are limited, and none are located within the Florida Highlands community, requiring children to walk and gather for school buses along the existing streets, without separation from traffic. The greenbelt trail system planned within Marion Oaks became disjointed and unsuitable for use due to the scattered development pattern and poor management and coordination by the original developer. Furthermore, other improvements, such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading. The absence of pedestrian transportation infrastructure is evidence of an inadequate transportation system in the Study Area. The following figure illustrates the lack of pedestrian sidewalks in the Ocala Sun RV Resort residential located off of Highway 484. Even if there were sidewalks, this RV resort is very much isolated from everything else in the community so it is definitely not a walkable development.

Ocala Sun RV Resort, 2559 SW Hwy 484



Google Maps, Real Estate Research Consultants, Inc.

Examination of the residential neighborhoods reveals the deteriorating conditions of many driveways in front of residential units. Paved driveways exhibit broken and cracked pavement, while others are either unpaved or covered in gravel and vegetation. The overall transportation conditions outlined in this report contribute to the disinvestment of properties along the roads in residential areas and are in need of repair or replacement to prevent hazardous conditions.

The following photographs demonstrate the roadway and pavement conditions which contribute to the predominance of defective parking facilities and roadways:

The photograph below exhibits deteriorating infrastructure/pavement. This photograph was taken at SW 48 Avenue and SW 134 Loop. It appears that patchwork on potholes has been done in the past, but now even that fix has started deteriorating. There is no curb and gutter to handle stormwater drainage on this street.



The following pictures show the original, dated drainage system for the neighborhood. The system consists of exposed pipe and concrete, creating potential hazards and maintenance issues. These utility items in the ground make it difficult to mow and dangerous for children to play. Upgrading and correcting the system modernizes the system and makes it more aesthetically pleasing, as well as makes it safer, easier to maintain, and better equipped to handle storms with large amounts of rain. Curb and gutter systems are essentially preferred by the County, as they allow for improved stormwater treatment, retention, and springs protection.



Much of the existing stormwater infrastructure is not being kept in good condition as evidenced by the following photo. The weeds are overgrown creating an eyesore and preventing effective drainage. Also, without curb and gutter to assist drainage, puddles of water are accumulating on the road. This standing water could serve as a breeding ground for mosquitoes and can cause further deterioration of the roadway.



The following photographs show that there are several instances of roads to nowhere in the Study Area. Poor street layout makes neighborhoods difficult to navigate and unfriendly to visitors and businesses. No sidewalks, gutters, curbs, or stormwater infrastructure are present. Unsightly fencing creates a “keep out” message instead of promoting a welcoming neighborhood.



Most of the community neighborhoods in the Study Area lack individual identities, discouraging community support and “pride of place” by residents as well as further community investment. A unique road layout requires specialized road identification for emergency and other delivery services; increased and improved neighborhood identities are needed to build community interest and “pride of place” and encouraging further community investment. The Study Area lacks efficient wayfinding and neighborhood designations. More easily identifiable neighborhood designations and attractive wayfinding signage may help with navigation, as well as help add an element of identity for the neighbors that occupy the homes within Marion Oaks.



These photographs are just two examples of the road conditions present in the Study Area. There is a persistent problem with large potholes forming in the middle of the streets, clearly due to deterioration and neglect of pavement surface.



This photograph below shows another road to nowhere with severe cracking in need of repair or replacement.



The infrastructure upon which the long-term social and economic well being depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical, and social distress. The conditions and circumstances are leading to economic distress which, in their current condition, is certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

There is evidence of “a substantial number of deteriorated, or deteriorating structures, in which conditions... are leading to economic distress or endanger life or property.” The first test of alternative one has been satisfied and permits a transition to a discussion of the second test. Test two of alternative one is to prove two or more of the factors delineated in Section 163.340(8) paragraphs (a) through (n) of the Florida Statutes exists within the Study Area. The following sections address test two of alternative one.

Reported Investment and Disinvestment Activity

Approximately 31,632 properties comprised the Study Area (improved and unimproved) in 2012. The total tax base in the Study Area as of the 2012 certified tax roll was about \$747,494,078.

Marion County experienced a decline in taxable values over the past several years, probably in large part due to the economic recession and housing market collapse. The aggregate taxable values of Marion County saw a depreciation over a five year period beginning in 2008 of \$288,242,5321, or an aggregate decrease of approximately 1.5 percent. The Study Area shows an appreciation of aggregate taxable value from 2008 to 2012 equaling \$35,653,834, and at an average annual increase of one percent. This rate of growth is below the approximately 6 percent increase predicted by experts for the time between the end of 2012 and the end of 2013, but on par or better with trends seen during the recession and immediate recovery. Data is available in the following table. These “conditions, as indicated by government maintained statistics, are leading to economic distress” which hinders recovery from present levels of economic and social well being.

Aggregate Taxable Values, 2008 to 2012

Year	Marion Oaks Study Area			Marion County		
	Total Tax Value	% Annual Change	Total # Parcels	Total Tax Value	% Annual Change	Total # Parcels
2012	\$747,494,078	0.34%	31,632	\$18,921,621,842	26.70%	264,403
2011	\$744,949,934	3.02%	31,610	\$14,934,717,793	-8.01%	265,231
2010	\$723,093,487	1.54%	30,623	\$16,235,048,796	-3.94%	263,897
2009	\$712,133,707	0.04%	30,528	\$16,900,545,060	-12.02%	263,832
2008	\$711,840,244	-	30,524	\$19,209,864,163	-	262,460

Marion County Property Appraiser, Real Estate Research Consultants, Inc.

There are a total of 21,222 vacant residential parcels with an aggregate taxable value of approximately \$86,604,842 in 2012. Vacant commercial land accounts for 780 parcels, which represent an aggregate taxable value of \$20,418,912. Combined, vacant residential, commercial, and industrial properties equate to approximately 71 percent of all the properties within the Study Area.

In determining whether the Study Area should be designated as a CRA, the following points should be considered:

- Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2008 the aggregate taxable value of Study Area properties was \$711,840,244 and in 2012 it was \$747,494,078, an increase of \$35,653,834, or less than 5 percent, in taxable value over a period of five years.
- A probable reason for the increase in assessed value during the recessionary years in the Study Area is due to the large number of Homestead properties that are subject to Amendment 10 - Save Our Homes. Even though the market value for nearly all homes was reduced during the housing market collapse, it is probable that the assessed value had still not reached the market value, and therefore continued to increase despite the grim economic circumstances.
- When looking at the values on a tax value per parcel basis, in 2012 Marion Oaks Study Area had an average of \$23,631. The County had an average of \$71,564 tax value per parcel, a value three times the average of the Study Area.
- The economic recession and housing market collapse occurred in the past 5 years, causing home value growth to stop or decrease. Generally since 2010 these values have been on the rise as the market stabilizes. In 2012, Marion County saw a 26.7 percent positive change in aggregate taxable value, a tremendous jump after years of decreases. The Study Area has had a very slow recovery and has not had the large jump in values recently like the County.

Crime

According to data from the Marion County Sheriff's Office, the Study Area had 6,262 crimes and Marion County had 79,341 crimes reported in FY 2013. Crime was disproportionately represented in the Marion Oaks area when compared to the County as a whole. Nearly 8% of the calls to the Sheriff's Office in Marion County came from the Study Area. The Study Area population makes up only 5.4% of the County, so again we see a disproportionate amount of crime occurring and services being expended to the Marion Oaks area.

Stormwater, Wastewater, and Potable Water

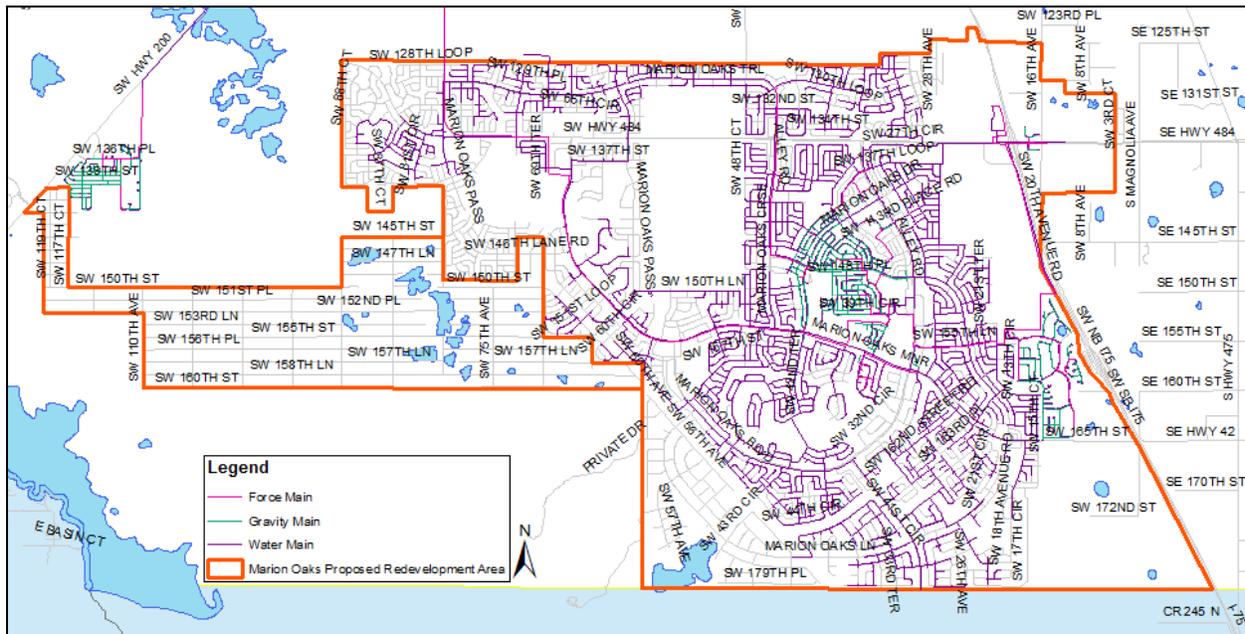
An adequate stormwater system in the Study Area is lacking, and what systems are in place are typically designed to antiquated standards, not compliant with current standards. Some attempted stormwater retrofits by the original developer of Marion Oaks are inadequate or incomplete, requiring further remedial action or corrections to complete work that was begun and left unfinished. Further, recent changes to the Federal Flood Insurance Rate Maps, National Flood Insurance Program, and the State's Basin Management Action Plan Program create deficiency implications and increased cost burdens (e.g., flood insurance) due to the inadequate stormwater systems. Main arterial roads are the only roads with stormwater infrastructure, generally consisting of curb inlets which feed the larger collection system. Collector roads, especially in residential areas, did not exhibit sufficient systems to prevent flooding in the event of heavy precipitation. Water is forced to flow through front yards and along the sides of road pavement, which erodes the pavement causing premature cracks and issues of ponding.

This photo represents the conditions in most of Marion Oaks. There is an inlet to collect stormwater, but no curbs or gutters to enhance the system.



The County's Engineering Staff has provided information and maps of existing water and sewer utilities within the Study Area boundary. The figure below shows Marion County water and sewer utilities serving the Study Area. According to County staff (Marion County Utilities and Growth Services), there is a mixture of individual septic systems and wells currently in use. If a lot that contains a built structure does not have Marion County Utilities in front of it, the lot is serviced by either a septic system, well system, or both. There are no private utility companies providing service in the Study Area.

Marion County Water and Sewer Utilities within Marion Oaks Study Area



Marion County Engineering Department, Real Estate Research Consultants, Inc.

The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health. As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties. Efforts to attract commercial development to the area are impeded by septic and well systems. Further, implementation of the State's Basin Management Action Plan Program and increased springs protection needs are anticipated to require higher cost of installation and maintenance for enhanced septic systems for all types of uses, which will increase costs and further impede and discourage community investment.

Septic systems are not precluded in county regulations, and are allowable for new residential properties under county code requirements. The requirement to utilize the centralized water and sewer system are regulated by density. Properties under five acres are not required to hookup to county utilities. Properties over five acres are required to utilize county water and sewer utilities. According to County Engineering staff gravity mains are in place to serve much of the Study Area's domestic properties, although affordability has prevented residents from connecting to such county utilities.

Like central wastewater systems, central water systems are preferred in areas with major development because of the implied health risks. The current pattern of development relies upon well water, although capacity from two county wells and distribution lines exist and could serve the Study Area. Because of concerns about contamination, well supplied water is no longer deemed acceptable except as a temporary measure.

Controlled water supplies are a major concern in the development of public policy, and the use of wells as a source of potable water is discouraged because of the implied health hazards.

When treated water is accessible from a public utility, it is encouraged to be used. As with septic systems, the current regulations would not permit the widespread use of wells as a means of providing water. Given the current number of residential units and the relatively small number of commercial structures, wells have not yet been a source of problems.

The past experience with these types of water supplies, however, should not be confused with a heightened interest in removing the area's dependence on well water. The prospect of numerous wells located near numerous septic systems, considering the interest in redevelopment, is a major potential health concern. Organic nitrates come from wastewater from septic tanks and municipal wastewater application sites, which can penetrate the drinking water sources and cause purification costs to increase, affecting utility prices.

Code Violations

Code violation data is evidence of health and safety issues which create unsafe conditions and may contribute to risk of loss and injury from electrical hazards, fire, and unsafe structures. In addition, evidence of unsanitary conditions, and health issues related to structure materials, hazardous material contamination, presence of vermin, and poor light and ventilation may be obtained. Data was obtained from Marion County Planning Department. The majority of occurrences upon visual inspection of the Study Area as well as upon review of the data received from the County includes junk, trash, litter, overgrown vegetation, right of way violations, and abandoned vacant property. There were also a high number of animal related violations such as an aggressive or abandoned animal. As of FY 2009, the data for animal related violations is no longer tracked by the Code Enforcement Department.

Code violations were examined for the County as a whole compared to the Study Area. For the fiscal year of October 2012 through September 2013 (FY 2013), there were 648 code violations within the Study Area compared to 7,945 in Marion County. Over the past five years, code violations addressed within the Study Area accounted for about 8.2% of all recorded code violations within Marion County. Since only about 5.4% of the County population lives in the Study Area, to have 8% of the code violations is disproportionate and shows that the area has more code issues than the average for the County. For every one acre in the Study Area, there were approximately 0.14 code violations per acre, or one code violation per 7.0 acres. In Marion County as a whole, there were 0.04 code violations per acre, or one code violation per 23.1 acres. This is a much higher rate of violations within the proposed Marion Oaks CRA boundary than in the County. The ratio of violations was also higher in the Study Area when measured by population. In the Study Area there were 3.6 violations per 100 people compared to 2.4 violations per 100 people in the County.

It should be noted the County employs eleven code inspectors whom respond to service calls at any one time, two specifically for the Marion Oaks and Florida Highlands areas. Based on the photographs in this report, there are many obvious code violations that are either never recorded or never addressed by the homeowner. Marion Oaks is a deed restricted community which means they follow the Marion County guidelines for property appearance and maintenance. There is not a homeowners' association that exists to fine neighbors for dangerous or unsightly appearances of their home. Marion County Code Enforcement Officers may be called by neighbors to report violations; however, it is clear that many violations go completely unnoticed or unreported. Though Code Enforcement Officials patrol neighborhoods as best they can, many cases are unable to receive attention in a timely manner and constitute an economic and social liability, with the potential to substantially impair sound growth.

Additional Indicators of Deterioration and Blight

These photographs document additional indicators of deterioration and blight that don't necessarily have to do with residential or commercial structures. The first set of pictures below shows poorly maintained grass and overgrown brush. Since Marion Oaks is very rural with thousands of vacant parcels, these pictures are representatives of very common sites within the community.



The photograph to the right documents the remains of some sort of crate. This is an example of the type of junk and litter found throughout the Study Area that creates a visual eyesore.



The photograph to the right was taken at SW County Highway 484 and 80th Avenue Road. There are no curbs, gutters, or stormwater infrastructure present. There is also a yard sign, which is a code violation, that is offering a three bedroom, two bathroom property with a den for \$36,000 cash.



Conclusions/Summary

This FON Report assesses conditions of blight in the Marion Oaks Study Area to determine if the formation of a CRA is justified to protect the public health, safety, morals, and welfare.

Providing the basis for creating a CRA, in accordance with Chapter 163.355, Florida Statutes require a detailed examination of existing land use characteristics and other indicators. Working with Marion County Planning and Growth Management staff, RERC prepared this report, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and **finds the Marion Oaks Study Area does meet the requirements necessary to support creation of a CRA. In the context of assessing substantial deterioration under the Redevelopment Act, we believe the term “structure” reasonably includes not only the buildings in the designated area but the infrastructure built or constructed previously and now incapable of supporting any substantial development.**

Assessment of “Substantial Deterioration”

The Redevelopment Act provides little specific criteria or guidance in Section 163.340(8), F.S. regarding the definition or attributes of deteriorating structures other than that implied. Florida Statutes focus on a series of indicators which in the aggregate are assumed to lead to economic, physical, or social distress. The representative examples of residential and commercial structures speak to the context of the Study Area and are functionally deteriorated and rendered functionally and physically obsolete in their current condition.

The infrastructure upon which the long-term economic stability of the Study Area depends is generally deficient, absent, or deteriorated beyond a level which justifies repair or maintenance. The *overall* conditions in the Study Area are such that they combine to create a context of functional and physical deterioration which is conducive to economic, physical and social distress. The conditions and circumstances documented in this Report and readily observable in the Study Area evidence a “substantial number of deteriorated, or deteriorating structures” leading to economic distress which, in their current condition, are certainly capable of endangering life and property if not substantially modified, retrofitted, repaired, rebuilt, or redeveloped entirely.

Blight Factors Present in the Study Area

Of the fourteen conditions indicative of blight listed in the Redevelopment Act, this analysis indicates at least six such conditions exist in the Study Area. The conditions outlined in this report are hindering the immediate and longer term social, economic, and physical development of the Study Area. This finding is based upon a determination in which the following criteria of blight are met, applicable to the Study Area.

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

- *With the exception of a few limited areas, curbs, gutters, sidewalks, and bike lanes are generally absent throughout the Study Area. With the absence of sidewalks, pedestrian crossings, and bike lanes, the environment is not conducive for walking, jogging, or bicycling (page 16).*

- *Improvements such as street light fixtures, pavement markings, and pedestrian signs generally are missing or are in need of repairs/upgrading (page 16). Photographic evidence of deficient transportation infrastructure in need of repair, upgrade, and maintenance to conform to current code regulations is evident on pages 17-21.*
- *The primary concern is deterioration in context and setting which will discourage long-term economic stability and lead to a reduction in useful life more rapidly than would be the case in a stable residential and commercial environment.*
- *Without curb and gutter to assist drainage, puddles of water often accumulate on the road and do not even dry up after a sunny day. This standing water could serve as a breeding ground for mosquitoes and can cause further deterioration of the roadway (page 18).*
- *The street names, layout, and signage also discourage visitors by making the community difficult to navigate. Streets are almost all numbered instead of named and are not on any form of easily understandable grid system. This confusing naming, layout, and signage is not conducive to encouraging new development, and especially discourages any development that is commercial in nature (pages 19-20).*

Aggregate assessed values for 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 (“blight”) (Section 163.340(8) b, F.S.)

- *Aggregate assessed values of real property in the area for ad valorem purposes have failed to show any appreciable increase over the five years prior to the finding of such conditions in this report. In 2008 the aggregate taxable value of Study Area properties was \$711,840,244 and in 2012 it was \$747,494,078, an increase of \$35,653,834, or less than 5 percent, in taxable value over a period of five years.*
- *A probable reason for the increase in assessed value during the recessionary years in the Study Area is due to the large number of Homestead properties that are subject to Amendment 10 - Save Our Homes. Even though the market value for nearly all homes was reduced during the housing market collapse, it is probable that the assessed value had still not reached the market value, and therefore continued to increase despite the grim economic circumstances.*
- *When looking at the values on a tax value per parcel basis, in 2012 Marion Oaks Study Area had an average of \$23,631. The County had an average of \$71,564 tax value per parcel, a value three times the average of the Study Area.*
- *The economic recession and housing market collapse occurred in the past 5 years, causing home value growth to stop or decrease. Generally since 2010 these values have been on the rise as the market stabilizes. In 2012, Marion County saw a 26.7 percent positive change in aggregate taxable value, a tremendous jump after years of decreases. The Study Area has had a very slow recovery and has not had the large jump in values recently like the County (page 22).*

Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8) d, F.S.)

- *An adequate stormwater system in the Study Area is lacking. Main arterial roads are the only roads with stormwater infrastructure, generally consisting of curb inlets which feed the larger collection system. Collector roads, especially in residential areas, do not*

exhibit curbs, gutters, or inlet systems to prevent flooding in the event of heavy precipitation (page 23).

- *The cumulative effect of septic disposal of wastewater is considered undesirable under current standards. It is estimated by the Environmental Protection Agency (EPA) that 10 to 20 percent of systems malfunction each year, causing pollution to the environment and creating a risk to public health (pages 24-25).*
- *Controlled water supplies are a major concern in the development of public policy, and the use of wells as a source of potable water is discouraged because of the implied health hazards (page 25).*

Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality (“blight”) (Section 163.340(8) i, F.S.)

- *Unkempt vacant lots, particularly residential, are scattered throughout the Study Area. Dumping and trash in combination with overgrown weeds can easily lead to a higher risk of fire hazard, as well as attracting vermin which create other health risks. Vacant land (residential, commercial, industrial, and institutional) by number of parcels and acreage comprises about 71 percent and 48 percent of the area, respectively.*
- *As a matter of practicality, individual septic systems, while undesirable for single family homes, are especially unsuitable for servicing commercial properties. Efforts to attract commercial development to the area are impeded by septic and well systems. The current arrangement has effectively forced aged commercial properties to develop individually with their own septic systems. Contemporary commercial development would not support this approach or practice. In effect, the absence of central wastewater service creates physical conditions which render the majority of the area’s commercial properties functionally deteriorated.*

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

- *According to the data, the Study Area has a crime rate of 34.66 crimes per 100 persons. Marion County as a whole has a crime rate of 23.68 crimes per 100 persons. Crime was disproportionately represented in the Marion Oaks area when compared to the County as a whole (page 23).*

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 (“blight”) (Section 163.340(8) l, F.S.)

- *Over the past five years, code violations addressed within the Study Area account for about 8.2 percent of all recorded code violations within Marion County. For every one acre in the Study Area, there were approximately 0.14 code violations per acre, or one code violation per 7.0 acres. In Marion County, there were 0.04 code violations per acre, or one code violation per 23.1 acres. This is a much higher rate of violations seen within the proposed Marion Oaks CRA boundary than in the County (pages 25-26).*

- *Marion Oaks is a deed restricted community which means they follow the Marion County guidelines for property appearance and maintenance. Though Code Enforcement Officials try to patrol neighborhoods, many cases are unable to receive attention in a timely manner and constitute an economic and social liability, with the potential to substantially impair sound growth (page 26).*

When compared to Marion County as a whole, conditions of the Study Area are indicative of blight as documented in this report. This review provides documentation of blight in the area, and through the Redevelopment Act, the area qualifies for assistance in redevelopment efforts and financing by becoming designated as a Community Redevelopment Area. Government maintained statistics coupled with staff field observation and documentation of the blighted conditions indicate the current conditions of the Study Area “are leading to economic distress or endanger life or property,” according to the Redevelopment Act. The current conditions of the area impede the immediate and long-term physical, economic, and social development.

The information summarized in this report justifies Marion County in acknowledging the described conditions and adopting the requisite resolution declaring the need for the rehabilitation, redevelopment, and conservation of the Study Area in the interest of public health, safety, morals, and welfare.