



The Holistic Planning Group

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FROM: Rachel Bach, AICP
THROUGH: Keri-Lyn Coleman, Planning and Visioning Subcommittee Chair
TO: Naranja Lakes CRA Board of Directors
SUBJECT: Recommendation for NLCRA FY 09/10 Program Strategy and Implementation Plan
DATE: October 26, 2009

RECOMMENDATION

The Naranja Lakes CRA Planning and Visioning Subcommittee recommends the Board take the following actions:

1. Motion to approve the FY 09/10 Program Strategy as presented; and
2. Motion to target resources and programming to the Seapines and Waterside Neighborhoods.

BACKGROUND

On October 19, 2009, the NLCRA Planning and Visioning Subcommittee (minutes attached) met to discuss and make recommendations on a Program Strategy for Fiscal Year 2009/10. Attached for the Boards consideration is the recommended FY 08/09 Program Strategy. Initial consensus of the Subcommittee was that conditions of “slum and blight” still exist in the Community Redevelopment Area and in order to have a more visible impact the Board should adopt a targeted approach to redevelopment. Given the continued downward trends in the Seapines and Waterside neighborhoods and the significant CRA investment in the Mandarin Lakes project, which is adjacent to these neighborhoods, the committee agreed that this should be the primary area of focus this Fiscal Year. The committee also discussed building a multi-year implementation plan to address longer term issues and solutions in these neighborhoods.

After the Subcommittee met, Staff was asked to compile some data relative to the Seapines and Waterside Neighborhoods. Below is some comparative information regarding these areas:

CRIME AND CODE VIOLATIONS	Total Cases NLCRA	1 Square Mile	Waterside	Seapines	Total Waterside and Seapines
Robbery	43	11	3	6	9
Burglary (Res)	123	58	26	7	33
Burglary (Veh)	71	33	13	0	13
Motor Vehicle Theft	59	19	8	0	8
Burglary – general	63	27	12	0	12

Total Crime*	359	148	62	13	75
Current Active Code Violations	57	32	8	12	20

Source: Miami Dade County, <http://gisims2.miamidade.gov/MyNeighborhood>, maps and reports.

*Crime statistics are from 01/01/2009 to 09/01/2009

According to the above crime statistics, approximately 43% of the non-commercial burglaries, robberies and theft occur within a 1 square mile area around the Seapines and Waterside neighborhoods. Furthermore, 21% of the total reported cases of these crimes in the Naranja Lakes CRA occurred within these neighborhoods. Active code violations in Seapines and Waterside accounted for 35% of all active code violations within the Naranja Lakes CRA. However, this is due in large part to the recent code sweep conducted by Miami Dade County in September 2009.

2009 PROPERTY SALES INFORMATION	Waterside	Seapines
Property Sales	11	10
Foreclosures	3	6
Tax Deed Sale	2	2
Avg. Sales Price 1/1	-----	\$23,920.00
Avg. Sales Price 2+	\$34,150.00	\$44,225.00
Avg. Tax Deed	\$19,600.00	\$14,500.00

Source: Miami Dade County Property Appraisers Office

Above is basis property sales data for 2009 in both Seapines and Waterside. As illustrated, average sales price tended to be higher in Seapines than Waterside, however there were more foreclosures in Seapines. A review of the property sales transactions showed that no purchases were owner occupied and instead purchased by investors. Further analysis of sales data and lis pendens (those properties approaching foreclosure) would need to be done for these neighborhoods and the CRA as a whole to understand further these sales trends and how they fall in line with the CRA and rest of the County.