Memorandum

MIAMI-DADE COUNTY

Date: February 08, 2005

CEER
Agenda Item No. 4(G)

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Accepting the Finding of Necessity Study for the West Perrine Area and Approving the Preparation of a Community Redevelopment Plan

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RECOMMENDATION

It is recommended that the Board of County Commissioners accept the Finding of Necessity study, to declare an area in West Perrine, represented by a portion of Sections 31, 32 and 33, Township 55 South, Range 40 East and Sections 5 and 6, Township 56 South, Range 40 East, Miami-Dade County, Florida, as a Community Redevelopment Area pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the Redevelopment Area, and is generally bounded on the North by SW 168th Street, bounded on the East and the Southeast by State Road 5 (US-1), and bounded on the West and Southwest by the State Road 821 (the Homestead Extension of Florida's Turnpike),

It is also recommended that the Board direct the County Manager to competitively select a consultant in accordance with provisions of Administrative Order 3-38 and from a pre-qualified Community Redevelopment Consulting (CRC) pool, to prepare a Community Redevelopment Plan for the geographic area of Miami-Dade County, Florida known as the West Perrine Community Redevelopment Area; and approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, may be expended for the preparation of the redevelopment plan. Such Redevelopment Plan must examine alternate funding mechanisms, in addition to tax-increment financing, as a vehicle to fund the redevelopment.

BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently contained in Part III of Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designed as community development areas, within which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum and blighted areas through the use of creative financing mechanisms. The Act also authorizes the County to delegate redevelopment powers at the discretion of the County, after a finding has been made determining that slum or blight exists within a defined area:

In order to implement the Act, the County must adopt a resolution finding that:

1. One or more slum or blighted areas exists within the proposed Redevelopment Area; and

2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the redevelopment area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

On July 27, 2004, the Board of County Commissioners directed the County Manager (Resolution No. R-646-04) to prepare a Finding of Necessity study for the West Perrine area as required by the Community Redevelopment Act of 1969. On November 3, 2004 Miami-Dade County Procurement Department issued a contract to Curtis & Kimball to prepare the aforementioned study. The study was submitted to OCED in December 2004.

The study (see Exhibit A) examined conditions in the proposed Redevelopment Area and concluded that slum and blight, as defined in the Act, exist. Miami-Dade County staff has reviewed the report and submitted it to the Tax Increment Financing and Coordination Committee for further review.

For the purpose of this Finding of Necessity, it has been demonstrated in the proposed Redevelopment Area that there exists slum and blight in the form of the following factors:

- Predominance of inadequate street layout, parking facilities, roadways, bridges or public transportation facilities
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary and unsafe conditions
- Deterioration of site or other improvements

The County may not proceed with the redevelopment of the proposed West Perrine Community Redevelopment Area, until the Board adopts the Finding of Necessity and approves a Community Redevelopment Plan.

The Tax Increment Financing Coordinating Committee has reviewed the Finding of Necessity report and recommends its acceptance by the Board.

Tony E. Crapp, Sr.

Assistant County Manager

Attachment

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: March 1, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No.

3-1-05

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS THE WEST PERRINE AREA AND DESCRIBED AS A PORTION OF MIAMI-DADE COUNTY, FLORIDA, FOR A PORTION OF SECTIONS 31, 32 AND 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST AND SECTIONS 5 AND 6, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA GENERALLY BOUNDED ON THE NORTH BY SW 168TH STREET, BOUNDED ON THE EAST AND SOUTHEAST BY STATE ROAD 5 (US-1), AND BOUNDED ON THE WEST AND SOUTHWEST BY THE STATE ROAD 821, (THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE), TO BE A SLUM OR BLIGHTED AREA; DECLARING REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR COMBINATION THEREOF, OF AREA TO BE NECESSARY IN INTEREST OF PUBLIC HEALTH, SAFETY, MORALS OR WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; DIRECTING THE COUNTY MANAGER TO COMPETITIVELY SELECT A CONSULTANT IN ACCORDANCE WITH PROVISIONS OF ADMINISTRATIVE ORDER 3-38, TO PREPARE A COMMUNITY REDEVELOPMENT PLAN FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA; APPROVE MONIES IN THE COUNTY'S UNINCORPORATED MUNICIPAL SERVICE AREA NON-DEPARTMENTAL ALLOCATION FOR MANAGEMENT CONSULTING SERVICES FUND BE EXPENDED FOR THE PREPARATION OF THE REDEVELOPMENT PLAN; DESIGNATING SUCH PLAN, EXAMINE ALTERNATE FUNDING MECHANISMS IN ADDITION TO TAX INCREMENT FINANCING AS A VEHICLE TO FUND THE REDEVELOPMENT

WHEREAS, pursuant to Chapter 163, Florida Statutes, a finding of necessity study must

be prepared in order to initiate the redevelopment process for the areas bounded on the North by SW 168th Street, bounded on the East and Southeast by State Road 5 (US-1), and bounded on the West and Southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike), (the "Redevelopment Area"); and

WHEREAS, this Board desires to authorize the County Manager to select a consultant to prepare a Finding of Necessity and Finding of Need for Creation of a Community Redevelopment Area study, for the West Perrine community in accordance with the provisions of the Act; and

WHEREAS, this Board desires to provide a mechanism for reimbursement of such expenses for the study from monies on deposit in the community redevelopment trust fund pertaining to the West Perrine Community Redevelopment Area (the "Fund"), if available

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters; and

WHEREAS, on May 11, 2004 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-646-04 which resolution directed the County Manager to prepare a finding of necessity study for the West Perrine area, such geographic area being more particularly described in the attached Exhibit A and incorporated herein by this reference (the West Perrine Community Redevelopment Area"); and

WHEREAS, Miami-Dade County, Florida (the "County") retained Curtis & Kimball. to prepare a finding of necessity study with respect to the West Perrine Community Redevelopment Area, which finding of necessity for the West Perrine Community Redevelopment Area, dated December 2004, is attached as Exhibit A to this resolution and is incorporated herein by this reference (the "Finding of Necessity Report"); and

WHEREAS, the Board considered the Finding of Necessity Report concerning the existence of slum or blighted areas within the West Perrine Community Redevelopment Area; and

WHEREAS, the Board hereby concurs with the Finding of Necessity Report and finds that one or more slum or blighted areas, as defined in Section 163.340, Florida Statutes, exist in the West Perrine Community Redevelopment Area; and

WHEREAS, the Board hereby finds that the rehabilitation, conservation, or redevelopment, or a combination thereof, of said slum or blighted area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the West Perrine Community Redevelopment Area of the County; and

WHEREAS, the Board hereby finds that said slum or blighted area is appropriate for redevelopment; and

WHEREAS, the Board hereby finds that there is a need for a Community Redevelopment Plan for the West Perrine Community Redevelopment Area to carry out the community redevelopment purposes of the Act, and

WHEREAS, the Board desires to authorize the County Manager to select a consultant to prepare a Community Redevelopment Plan for the West Perrine Community Redevelopment Area (the "Plan") in accordance with provisions of the Act, such Plan to examine alternate funding mechanisms, in addition to tax-increment financing, to fund the redevelopment, and

WHEREAS, the Board desires to approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, be expended for preparation of the redevelopment plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as part of this resolution.

Section 2. As evidenced by the findings contained in Exhibit A, and as defined in Section 163.340, Florida Statutes, a blighted or slum area exists in the West Perrine Community Redevelopment Area, which geographic area is described for a portion of Sections 31, 32 and 33, Township 55 South, Range 40 East and Sections 5 and 6, Township 56 South, Range 40 East,

Miami-Dade County, Florida, generally bounded on the North by SW 168th Street, bounded on the East and Southeast by State Road 5 (US-1), and bounded on the West and Southwest by the State Road 821 (the Homestead Extension of Florida's Turnpike), and is specifically described in Exhibit A attached hereto.

Section 3. The rehabilitation, conservation or redevelopment, or a combination thereof, of the West Perrine Community Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the West Perrine Community Redevelopment Area and of the County, said finding of necessity being made within the meaning of the Act.

Section 4. The West Perrine Community Redevelopment Area is hereby found and declared to be a slum or blighted areas as defined in Section 163.340, Florida Statutes.

Section 5. The Board hereby finds that there is a need for the preparation of a community redevelopment plan to carry out the community redevelopment purposes of the Act in the West Perrine Community Redevelopment Area.

Section 6. The Board authorizes the County Manager to competitively select a consultant to prepare a community redevelopment plan for the West Perrine Community Redevelopment Area (the Plan), in accordance with the provisions of the Act. Such Plan examine alternate funding mechanisms, in addition to tax-increment financing, to fund the redevelopment.

Section 7. The Board approve monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, be expended for preparation of the redevelopment plan.

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:

Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto
Dr. Barbara Carey-Shuler
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of March, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency._____

By:_____
Deputy Clerk

Finding of Necessity Study
West Perrine Proposed CRA

Prepared for Miami-Dade County
by
The Curtis & Kimball Company
In association with
Mark Alvarez
Cathy Sweetapple & Associates
Miami Economic Associates

January 20, 2005

10

Executive Summary

This Finding of Necessity (FON) report seeks to establish slum and blight determinants in the West Perrine area in order to support the formation of a Community Redevelopment Area (CRA) and its Community Redevelopment Agency. The FON is an assessment of the area that provides the evidence of blight and the need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The area was found to exhibit sufficient blight to recommend the formation of a CRA.

The West Perrine Area is an approximately 1,050-acre area of land generally north of the crossing of the Florida Turnpike and US-1, west of South Dixie Highway, south of SW 168th Street, and east of the Florida Turnpike and SW 107th Avenue as shown in **Figure ES1, Location Map**.

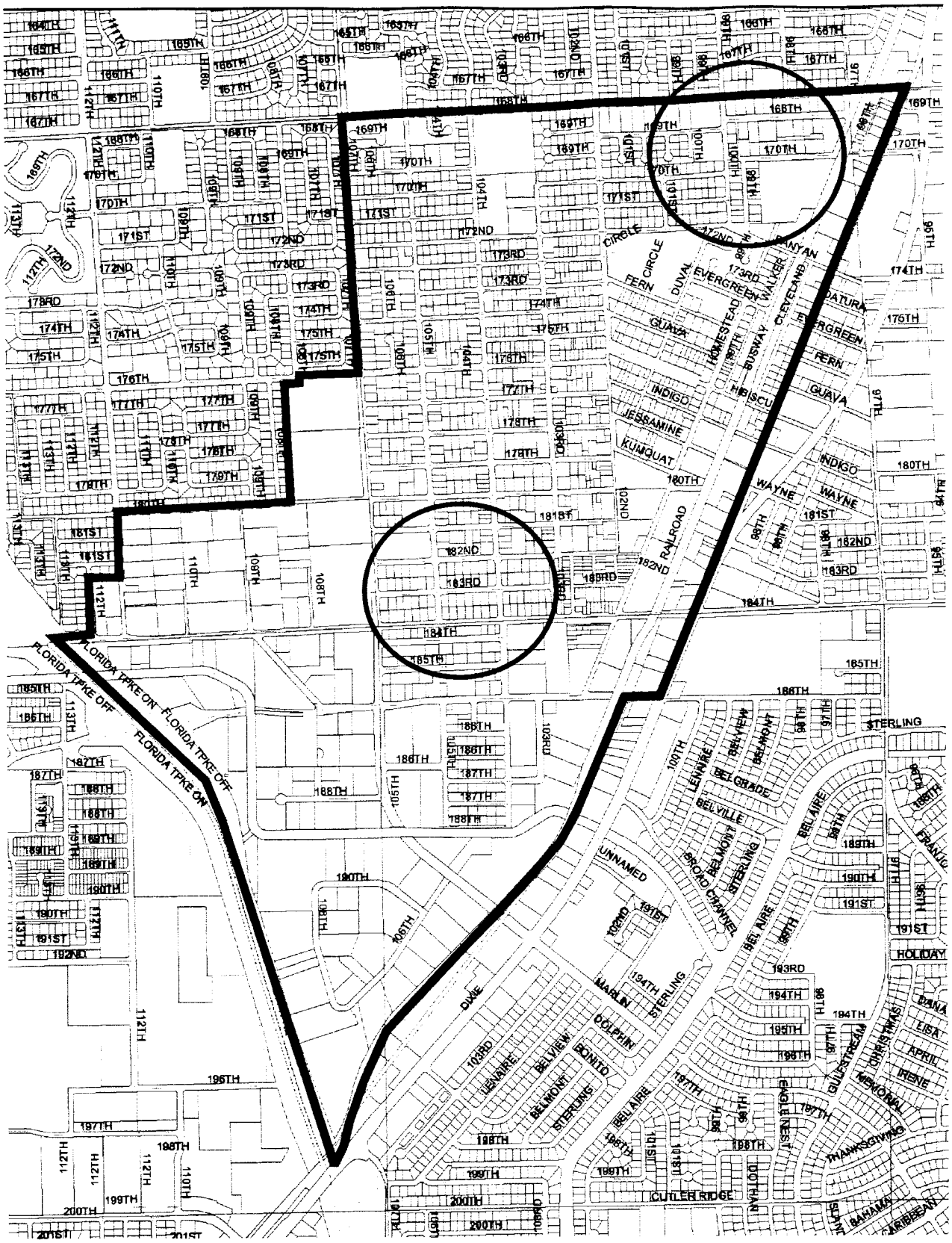
The West Perrine Area was analyzed as per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes. A FON for the area was determined primarily on the presence of blight in the study area. Blight is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property. In addition, the area must have two of various contributing factors as set forth in Sec. 163.355 F.S. The primary factors present in the West Perrine area are:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements; and,
- Lack of affordable housing.

Predominance Of Defective Or Inadequate Street Layout, Parking Facilities, Roadways, Bridges, Or Public Transportation Facilities

The geography and layout of the transportation facilities have each had their own effect upon the area. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the western side of the study area. Access into and out of West Perrine from the west can only occur at three locations using the turnpike interchanges or the turnpike underpass built into the system. In addition, although South Dixie Highway provides numerous opportunities via signalized intersections to access the commercial properties located immediately adjacent to the US-1 corridor the commercial properties immediately to the west which abut the Busway, suffer from poor access, visibility and connectivity. These collective features create a negative image at the gateway to the West Perrine are, making it difficult to attract investment along the corridor which can then be extended into the neighborhood.

For the neighborhoods located within the CRA study area between SW 107 Avenue and US-1, development patterns have not achieved the same density, urban form or commitment to infrastructure compared with the adjacent neighborhoods to the north and the west. Street widths vary, often not even achieving the minimum minor street design standards that would be



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Property boundary

Area of Incompatible Land Uses

Figure ES 1
Location Map
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Es1 Location Map

Source: The Curtis and Kimball Company

required today for local street access to residential property. Sidewalks are intermittent, and are mainly found adjacent to recent development sites. Development is impeded in these areas.

Faulty Lot Layout In Relation To Size, Adequacy, Accessibility, Or Usefulness

Faulty lot layout is present where numerous access roadways have been created parallel to the Busway in an attempt to serve adjacent properties. Multiple roadway corridors have been created diminishing the usefulness of the area to develop and create a sustainable community.

Unsanitary or unsafe conditions

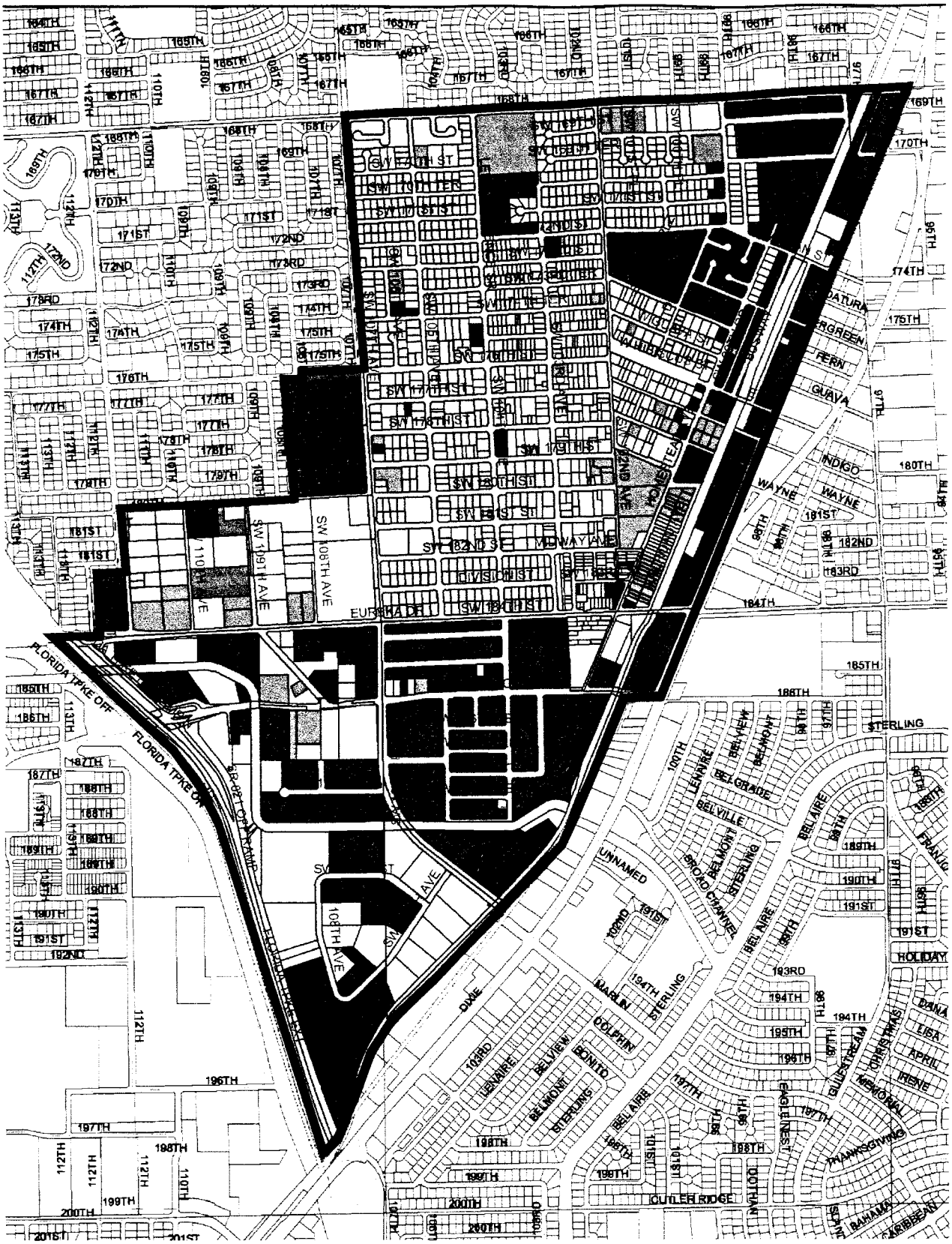
Vacant lots attract dumping, and long-term trash problems. In addition, the overgrowth of grasses can create a fire hazard, as well as attract vermin that create other health risks. Finally, they may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled. The West Perrine neighborhood and the Agricultural Transitional Sub-Area both exhibit strong patterns of vacancy. The South Commercial / Industrial Sub-Area is also characterized by large lot vacant lands, although it is not as significant a problem since this is a largely industrial and commercial area. In total, 23% of the parcels in the West Perrine Area are vacant land, and their volume is a significant contributing factor to blight. **Figure ES2, Existing Land Use Map** illustrates the breadth of the vacant parcels.

The presence of incompatible uses that conflict with existing and future land use patterns and reduce the usefulness of the land, and which impede additional investment in the area are present in two areas of West Perrine (see **Figure ES1, Location Map**). In the northeast corner of the area single-family residential uses are in close proximity and adjacent to industrial uses which are located just north of S.W. 172nd Street and east of S.W. 97th Avenue. The types of industrial uses located there are visually blighting, cause significant noise, and are associated with the use of noxious and potentially hazardous materials in open areas. These uses, even if walled, should not be in close proximity to residential areas. The location of these uses at this location seriously devalues the area and may even cause health associated risks.

The second area of incompatible land use is a three-block section of the area running along the north side of Eureka Drive from S.W. 103rd Avenue to S.W. 107th Avenue. Similar to the northeast area, these residences are significantly devalued in terms of their livability and ability to attract investment by their location across the street from industrial uses. The types of industrial uses at this close proximity to residences burden the residents and the properties with a diminished quality of life, and devalue the potential of the properties for residential investment.

Deterioration Of Site Or Other Improvements

The West Perrine Area exhibits a high level of deterioration of the housing inventory. Approximately 12% of the individually owned houses in the area exhibit seriously dilapidated and deteriorating conditions, including structures that are not sound or safe for occupation and those that show obvious evidence of long-term neglect, postponed maintenance, and a general lack of investment in the upkeep of the property. This high level of deterioration is significant and considered a contributing factor the blighting.



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- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL, EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT (GOVERNMENT OWNED)
- VACANT, PROTECTED PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS

Figure ES 2
Existing Land Use Map
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Es2 Land Use Map

Source: Miami-Dade Planning and Zoning, The Curtis and Kimball Company

There are a significant amount of obsolete units with respect to their size in the study area. Obsolete units were defined as single-family homes with less than 800 s.f., and multi-family units of less than 500 s.f. Fifteen percent (15%) of the single family housing inventory in West Perrine is undersized and obsolete with respect to their viability on today's market to attract new long-term buyers that will invest in the structure, and keep it from deteriorating. About 3% of the multi-family housing is similarly obsolete.

Lack of Affordable Housing

West Perrine is an area in which there is a shortage of housing affordable to residents of low or moderate income. There is a need for re-development of affordable housing in the interest of public health, safety and welfare of area residents. The proportions of both owner and renter households by income range that were cost-burdened, i.e., paying more than 30 percent of income for shelter, were generally consistent with those countywide. This was likely a function of the low rate structure for rental units and the low median value of owned units. The fact that the area contained a significant number of County-owned units and/or privately-owned Section 8 units may have also contributed to maintaining moderate level of cost-burdened households. These factors may have also been the reason for the fact that the area had a lower percentage of overcrowded units than the County as a whole. Yet, it is important to note in Census Block Group 83.03.3 overcrowded units are 70 percent higher than the County average indicating a shortage of housing affordable to these residents.

The economic conditions of the residents of the area also indicate the level of economic distress present. Workforce participation of area residents over the age of 16 was below that of the county in general. In addition, the median household income in the area is $29,915, which is less than 85% of the countywide median income. Miami-Dade County, with its median income of $35,955, is ranked as one of the poorest major metropolitan areas nationwide. This places the residents of the West Perrine area among the poorest in a poor area. More than 35% of the households in the proposed CRA are considered to be living in poverty. As a result, the economic situation of the residents is considered to be severely disadvantaged and contributes strongly to the economic distress of the area that reinforce the visual surveys of the area. The physical aspect of the neighborhood reflected in the number of code violations impedes economic development and investment in the area.

The West Perrine area exhibits sufficient factors to be designated an area of blight, and as a result, is recommended to be designated a CRA. The condition of numerous structures within its boundaries, the disjointed patterns caused by inadequate land use planning and zoning, the large amount of vacant parcels, the inadequacy of the transportation infrastructure and the socio-economic characteristics of the residents all contribute to this recommendation.

The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to encourage much needed economic development to the area.

Table of Contents

ITEMS **PAGE**

Executive Summary ES1
Introduction 1
Location 1
- Finding of Necessity 1
- Slum Determinants 1
- Blight Determinants 4

Existing Land Use Characteristics 5
- Area Composition 5
- Site and Structure Deterioration 9
- Property Violations 15
- Obsolete Uses 17
- Incompatible Uses 18
- Defective Land Regulation & Platting 20
- Vacant Lots 20
- Size of Lots and Assemblage Potential 23
- Conditions that Endanger Life and Property 23

Economic Conditions 27
- Housing Characteristics 27
- Demographic Characteristics 29
- Real Estate Values 30
- Crime 31

Transportation 33
- Access and Connectivity 33
- Street Layout and Roadway Widths Adjacent to the CRA 36
- Street Layout and Roadway Widths Within the CRA 36
- Pedestrian and Public Transportation Facilities 37
- Evaluation of Traffic Demand and Traffic Problems Pursuant to Chapter 163.335(1) .. 37

Conclusion 48
Appendix 50

Introduction

Location

This Perrine Area Finding of Necessity report provides a summary assessment of the approximately 1,050-acre area of land generally north of the crossing of the Florida Turnpike and US-1, west of South Dixie Highway, south of SW 168th Street, and east of the Florida Turnpike and SW 107th Avenue as shown in **Figure 1, Location Map**. Within this area, 131 acres of right-of-way and 894.32 acres of real property are encompassed. Borders generally occur at the centerline of the right-of-ways, except for the Florida Turnpike where the border is at the east edge. The entire area is within the jurisdiction of Miami-Dade County, and there are no lands included that are within a municipal jurisdiction. **Figure 2, Study Area Aerial** shows the boundaries and context of the study area.

Finding of Necessity

This report is intended to be adopted by Miami-Dade County, and used as evidence in the formation of the Community Redevelopment Area (CRA) and its Community Redevelopment Agency by making a legislative finding of the area 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 area; and

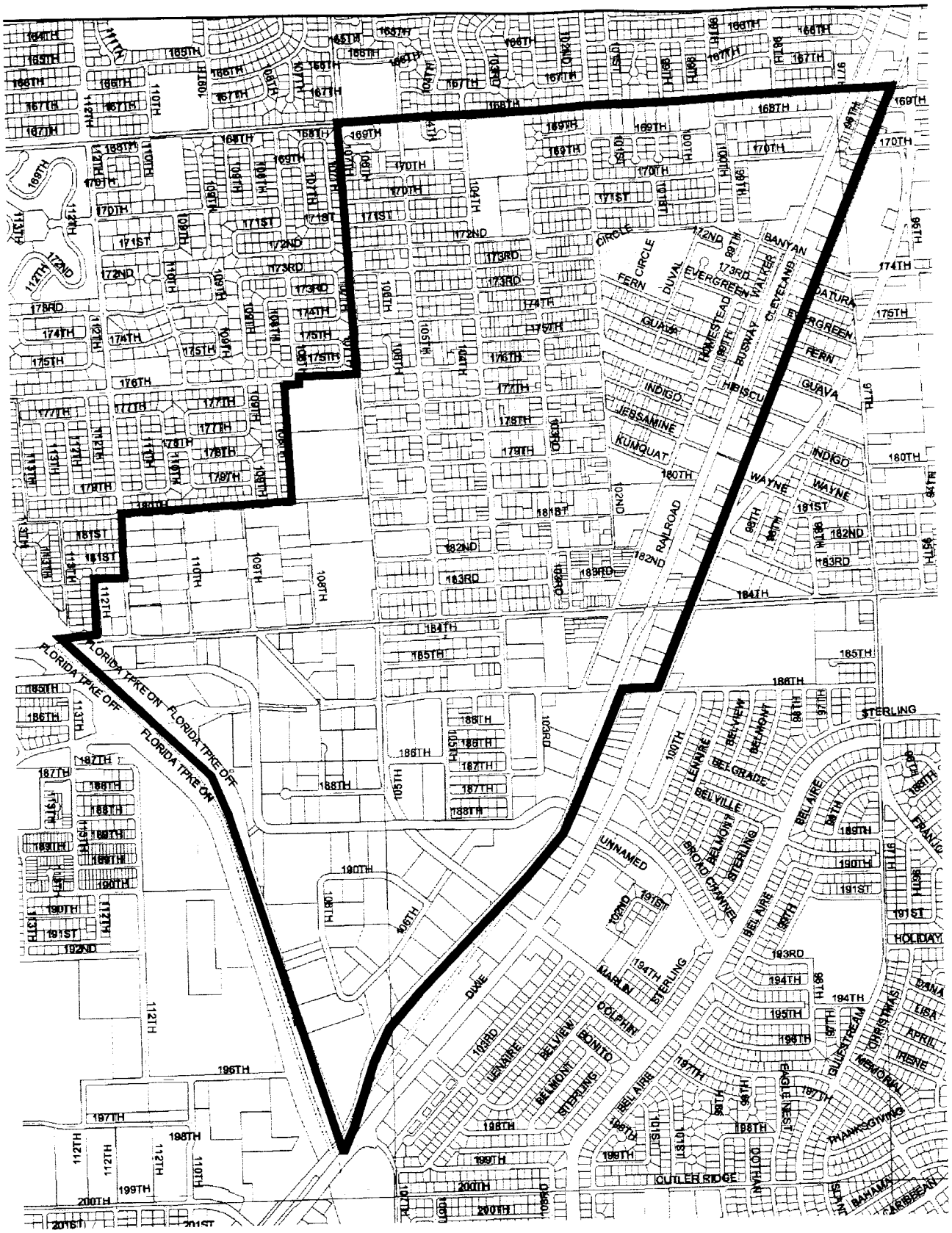
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals,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

The finding of necessity (FON), as set forth in Sec. 163.355 F.S., is an assessment of the area that provides the evidence of blight and need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The report relies upon a variety of empirical observations of all the parcels within the West Perrine study area in determining the existence of slum or blighted conditions as defined by the definitions and criteria outlined in Sec. 163.340 F.S.

Slum Determinants

A slum area is defined as having physical or economic conditions that are conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements that are impaired by reason of:

- Dilapidation
- Deterioration
- Age of structures, or
- Obsolescence.



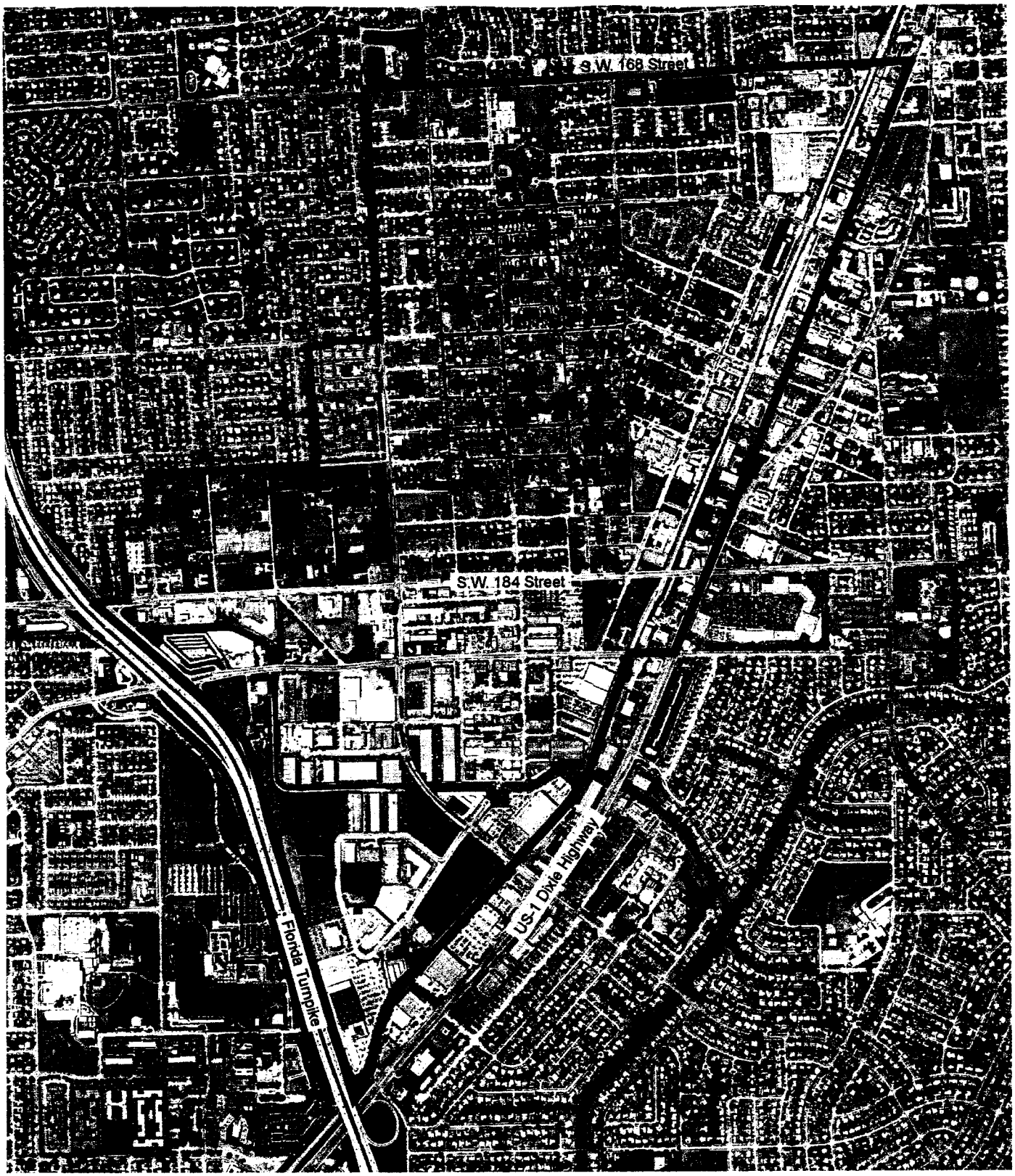
Legend

Property boundary

Figure 1
Location Map
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-17\Graphics\ Location Map



Legend

Property boundary

Figure 2
Study Area Aerial
West Perrine CRA

FILENAME: W:\2004-17\Graphics\Aerial Map

Source: The Curtis and Kimball Company

In addition, the area must exhibit at least one of the following conditions:

- Inadequate provision for ventilation, light, air, sanitation, or open space;
- High population density and overcrowding compared to surrounding areas in the County, as evidenced by government-maintained statistics;
- Conditions that endanger life or property by fire or other causes.

Blight Determinants

A blighted area is defined as an area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions are leading to economic distress or endanger life and property

In addition, the area must have two or more of the following factors present:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- Assessed real property values do not show any appreciable increase over 5 years prior;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdate building density patterns;
- Falling lease rates compared to the remainder of the County;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Residential and commercial vacancy rates higher than the remainder of the County;
- Incidence of crime higher than the remainder of the County;
- Fire and emergency medical service calls to the area predominantly higher than the remainder of the County;
- A greater number of violations to the Florida Building code in the area than the remainder of the County;
- Diversity of ownership or defective or unusual conditions of title that prevent free alienability of the land;
- Governmentally –owned property with adverse environmental conditions by a public or private entity.

Existing Land Use Characteristics

The Existing Land Use Characteristics section of this report, provides an assessment of all characteristics of the land and built properties according to the criteria listed above. With reference to slum and blight criteria it addresses the following:

- Area Composition
- Site and Structure Deterioration
- Property Violations
- Obsolete Uses
- Incompatible Use
- Defective Land Regulation & Platting
- Vacant Lots
- Size of lots and Assemblage Potential
- Conditions that endanger life and property by danger of fire

Area Composition

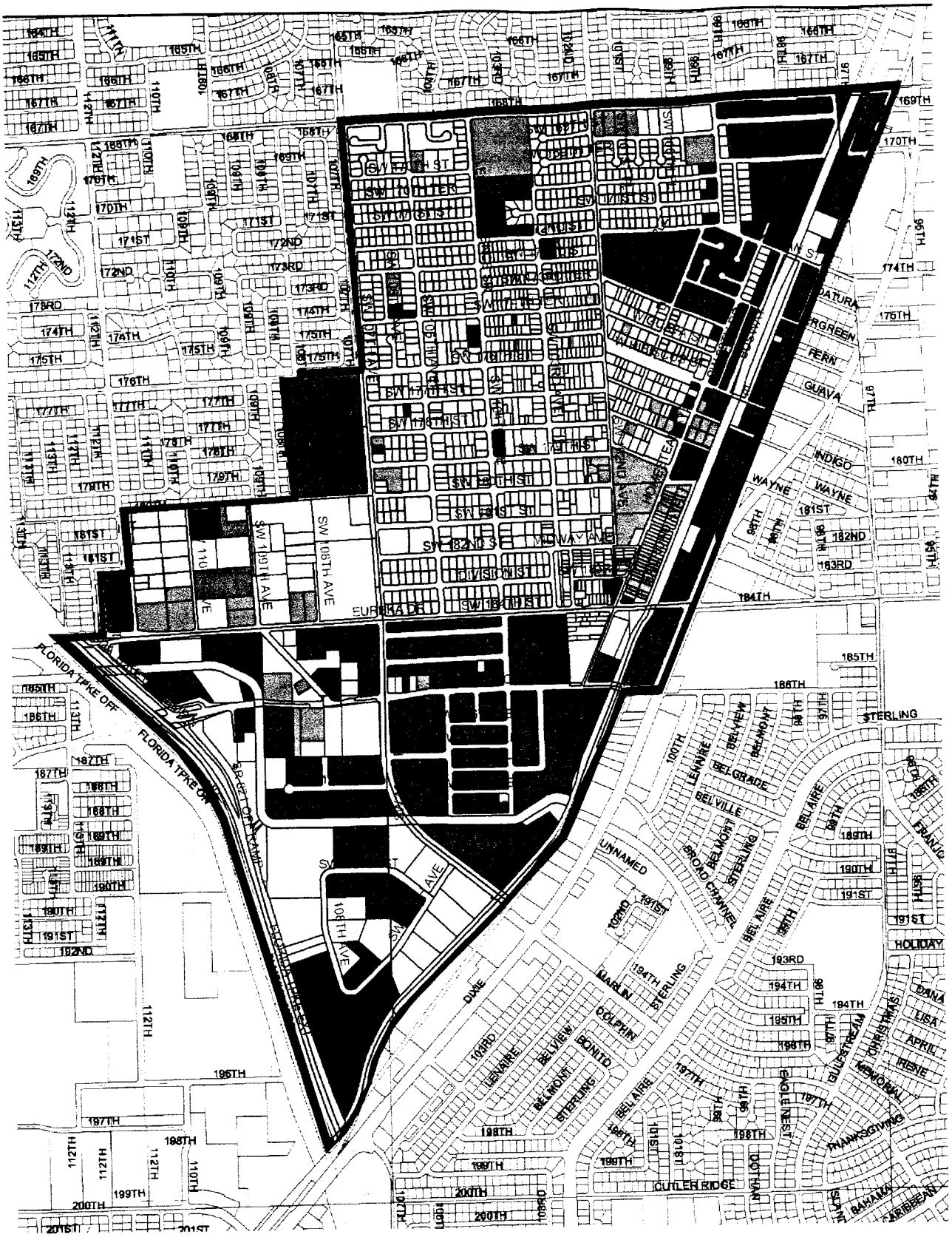
The bounded area described and depicted above includes approximately 894.32 total acres of land, of which approximately 131 acres are right-of-way, and 894.32 acres are real property. The 894.32 acres comprise 1,830 parcels in total, which are categorized and summarized by general land use in **Table 1, Area Land Use Composition** and are shown in **Figure 3, Existing Land Use Map**.

TABLE 1

AREA LAND USE COMPOSITION

General Land Use	Acreage	Percent	Number of Parcels	Average Lot Size (acre)	Building Floor Area	Number of Buildings
Residential Total	239.20	27%	1,408	0.23	1,795,970	1,047
Commercial Total	111.05	12%	100	1.11	1,106,116	100
Hotel Total	0.00	0%	0	n.a.	0	0
Office Total	17.41	2%	12	1.45	153,804	12
Institutional Total	105.94	12%	64	1.66	640,197	61
Industrial Total	97.84	11%	104	0.94	2,022,885	104
Agricultural Total	0.45	0%	1	0.45	1,788	1
Recreational	0.00	0%	0	n.a.	0	0
Conservation	0.00	0%	0	n.a.	0	0
Utilities	13.84	2%	4	3.46	32,482	4
Transportation	2.66	0%	4	0.66	0	0
Vacant	292.59	33%	477	0.61	1,362	1
Government	4.36	0%	1	4.36	29,399	1
Other	8.97	1%	15	0.60	1,323	2
TOTAL	894.32	100%	1,830	0.49	5,785,326	1,333

Source: Miami-Dade County Property Appraiser



Legend

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
- COMMERCIAL, SHOPPING CENTERS, STADIUMS
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL, EXTRACTION
- INDUSTRIAL
- AIRPORTS, PORTS
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAYS R/W
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- WATER CONSERVATION AREAS
- VACANT (GOVERNMENT OWNED)
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS

Figure 3
Existing Land Use Map
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Land Use Map

Source: Miami-Dade Planning and Zoning, The Curtis and Kimball Company

The area is best described as comprising four distinct sub-areas.

1. West Perrine Neighborhood
   The sub-area is north of Eureka Drive (SW 184th Street), west of the Busway, east of SW 107th Avenue and extends to the proposed CRA boundary at Richmond Drive (SW 168th Street). This area bounds a complete functional community of 1,365 residences, comprised of 711 single family residences, 165 duplex dwellings (330 units), and approximately 324 residences in larger multifamily residential structures. A school is on the north edge, with numerous religious institutions scattered throughout, and a large health care center in the southeast corner. The neighborhood's commerce clusters on both sides of Homestead Avenue, just west of the new Busway. The northeast corner is comprised of business and industrial uses that are not a functional part of community, and that have negative impacts discussed in the Defective Land Regulation section.

2. Agricultural Transitional Sub-Area
   This is the land west of SW 107th Avenue, and north of Eureka Drive (SW 184th Street), extending north and west to the boundaries. It is comprised of two commercial uses, four institutional uses, and 10 residential structures, one radio tower, and the rest of the land is vacant or agricultural land. North of SW 180th Street are the South Point Apartments and the Captiva Club, with an estimated 357 dwelling units. The salient feature of the area is that of land that is designated and poised for transition, possibly for more residential development south of SW 108th Street.

3. Dixie Highway Commercial Strip
   This is the land along the eastern edge of the area, bounded by South Dixie Highway (US-1) on one side, and the South Dade Busway Extension of the other. It does not function as much as a part of the West Perrine neighborhood as it does its primary purpose as an arterial commercial strip meeting regional needs.

4. South Commercial / Industrial Area
   This is the entire area bounded by Eureka Drive (SW 184th Street) on the north, the South Dade Busway Extension on the east, and The Florida Turnpike on the west. The area is characterized by light industrial uses, warehouse uses, and large-scale, regional retail establishments.

The zoning of the CRA area generally fits the existing land uses, with the exception that there are many lands zoned for development that are currently vacant. The zoning is summarized in **Table 2, Area Zoning Composition**.

TABLE 2 AREA ZONING COMPOSITION						
Zone		**Number of Parcels**		**Acres**		**Average Lot Size**
Single Family Residential	100, 101, 102, 103, 500	119	9%	101.16	24%	0.85
Town House	2800	0	0%	0.00	0%	n.a.
Duplex Residential	5700	1,116	88%	261.67	61%	0.23
Multi-Family : 4 Units	3100	14	1%	9.58	2%	0.68
Multi-Family : 10 - 21 DU/Ac	3700	4	0%	26.08	6%	6.52
Multi-Family : 22 - 37 DU/Ac	3800	11	1%	24.79	6%	2.25
Bungalow Courts	5100	9	1%	2.75	1%	0.31
Hotel & Motel	5000	0	0%	0.00	0%	n.a.
Total Residential		1,273	100%	426.03	100%	0.33
Neighborhood Commercial	6100	6	4%	2.33	2%	0.39
Arterial Commercial	6200	21	16%	53.54	41%	2.55
Central Commercial	6400	41	30%	41.23	31%	1.01
Liberal Commercial	6600	67	50%	33.99	26%	0.51
Semi-Professional Office	6900	0	0%	0.00	0%	n.a.
Total Commercial		135	100%	131.09	100%	0.97
Light Manufacturing - Industrial	7100	335	89%	201.05	84%	0.60
Heavy Manufacturing - Industrial	7300	27	7%	13.59	6%	0.50
Restricted Industrial	7700	13	3%	23.64	10%	1.82
Total Industrial		375	100%	238.28	100%	0.64
Agricultural	9000	39	100%	90.18	100%	2.31
Planned Area Development	9400	0	n.a.	0.00	n.a.	n.a.
Other Zoned Land		0	n.a.	0.00	n.a.	n.a.
Land Not Classified, or Interim Zoned		8	100%	8.74	100%	1.09
Total		1,830	100%	894.32	100%	0.49
Source: Miami-Dade Property Appraiser						

Site and Structure Deterioration

All of the sites within the area were surveyed to determine their physical conditions from the vantage point of closest available public access. The value and quality of life of the residential neighborhoods are particularly vulnerable to the presence of dilapidated buildings, deteriorating structures, and properties that are not maintained. Neglected properties of these types are not only indicators of disinvestment in the neighborhoods, but they also have a causal role in propagating continued disinvestment in the neighborhood. For the purposes of this Finding of Necessity, lots occupied by habitable structures in the residential neighborhoods are classified in one of three ways:

1. Dilapidated – For the purposes of this Finding of Necessity, a dilapidated structure is defined as one that is not sound or not safe for occupation. Dilapidated conditions include any of the following:
    - un-repaired roof damage or roof covered by plastic;
    - bowed walls, un-aligned windows, doors, or other element that demonstrate sagging structures;
    - all windows and doors boarded up;
    - structurally damaged features such as porches, entryways, etc.;
    - significant peeling and loss of exterior paint or other finish combined with readily apparent rot or dry rot on wood walls and support features, and corrosion of metal features;
    - fire damage and/or;
    - the conditions cited above in addition to apparent abandonment.

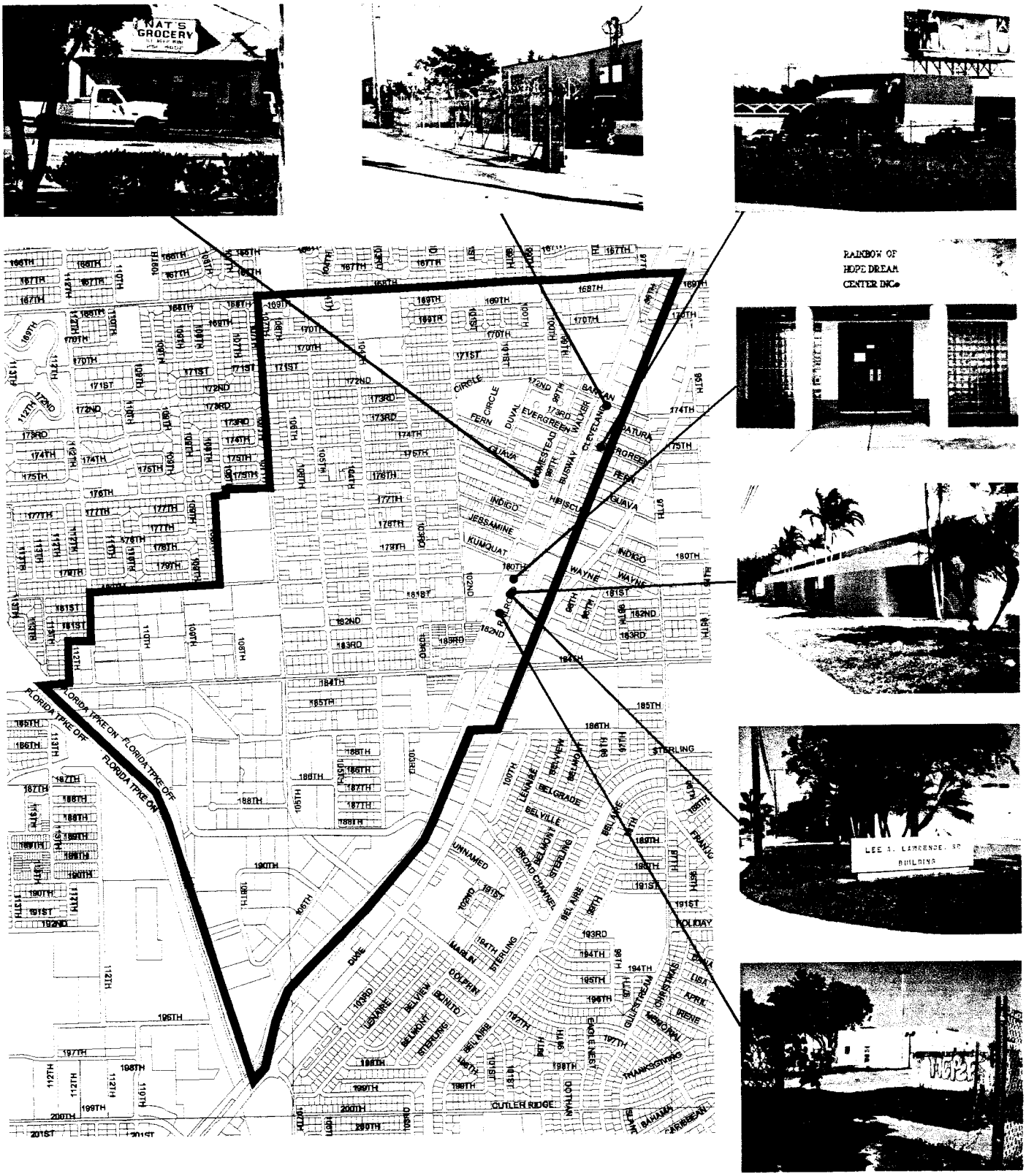
2. Deteriorated – For the purposes of this Finding of Necessity, a deteriorated structure is defined as one that shows obvious evidence of long-term neglect, postponed maintenance, and a general lack of investment in the upkeep of the property. Deteriorated conditions are found when any two of the following conditions are noted:
    - one or two boarded windows, fastened in a manner and at a time of year that they are apparently not for storm protection;
    - damaged and un-repaired roof trim and gutters;
    - worn roofing materials, and/or a few damaged or missing tiles, or asphaultic seams that are dry and cracked from age;
    - weathered or peeling paint or other non-structural exterior finish
    - extremely unkept or overgrown landscape areas;
    - minor damage to walls or wall openings that have been poorly repaired with improper materials, and poor finishing.
    - In addition, if other conditions are in good condition, but the house has been abandoned and all openings boarded up, and it is not for sale (indicated by a sign) then it is also considered to be contributing as a deteriorating structure.

3. Good – For the purposes of this Finding of Necessity, a structure in good conditions is defined as one that shows obvious evidence of continuous and on-going maintenance. Some defects may be noticeable, but to the extent that they are not predominant, they are not accompanied by other defects, and that they

are offset by other signs of maintenance and improvement, they do not affect the consideration of the structure as being in good condition.

Vacant lots are not considered in this part of the analysis and are discussed separately in a following section.

Commercial Areas are surveyed according to the same criteria; however, some consideration is given to the type of use. The industrial areas are not subject to the same criteria. Industrial buildings, structures, and land are often found in conditions that may be viewed as deteriorating; however, it is often related to the "messiness" of the business in its daily operation, to some extent the competitive position of the industry, and often to the business priorities of the management. Industrial area physical conditions as they relate to devaluing adjacent residential or commercial areas are more properly considered as use conflicts and defective land use controls. Examples of the types of commercial uses existing on the site and their physical conditions are shown on the photographs on **Figure 4, Commercial and Institutional Site Photographs**.



Legend

Property boundary

Figure 4
Commercial and Institutional Site Photographs
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Commercial Site Photographs

Source: The Curtis and Kimball Company

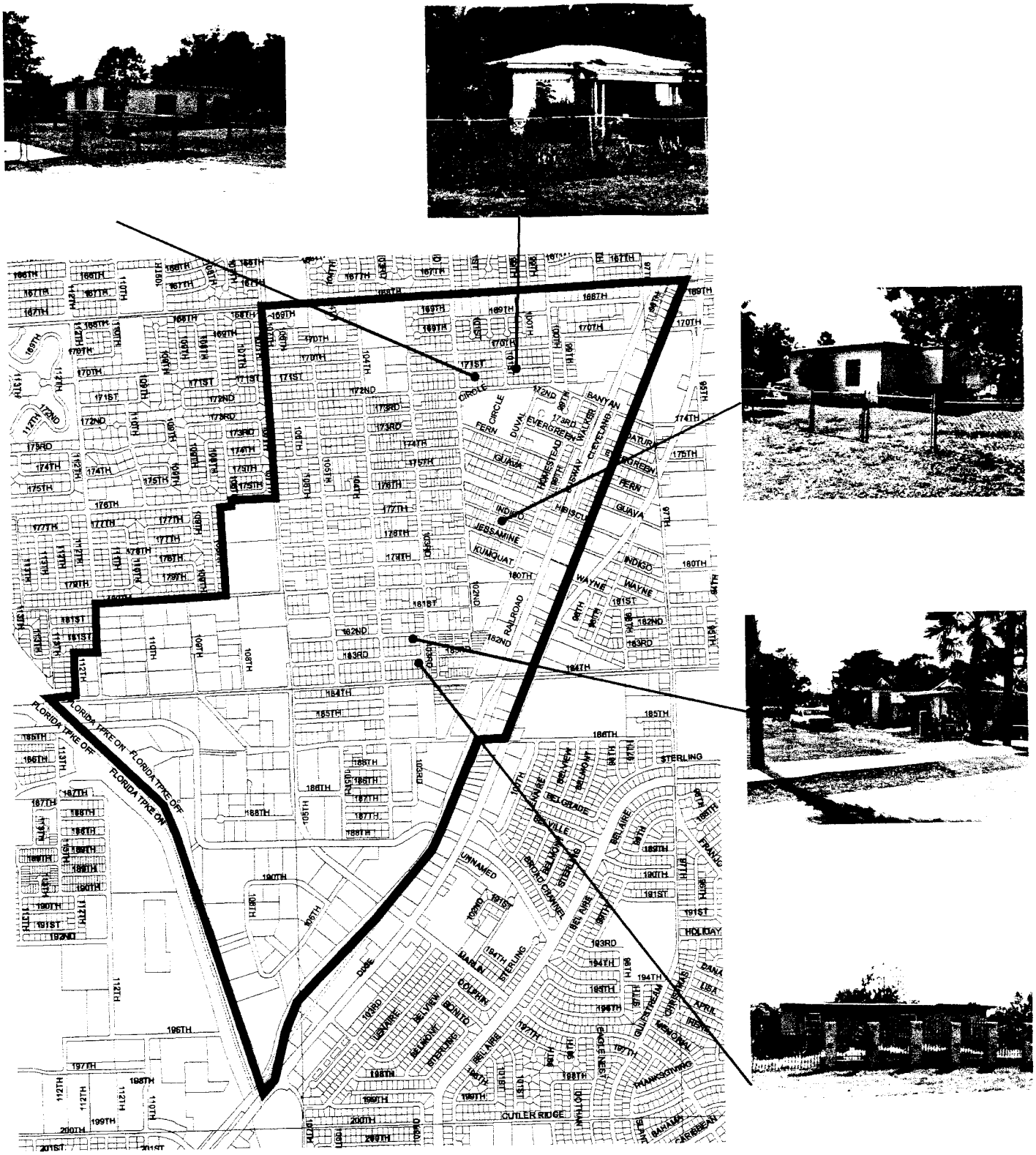
The results of the survey for site conditions in the West Perrine Area are summarized in **Table 3, Site Conditions**.

TABLE 3 SITE CONDITIONS					
Type of Structure / Use	**Number of Parcels**	**Number of Dwelling Units** (est.)	**Deteriorated**	**Dilapidated**	**Percent Deteriorated or Dilapidated**
Single Family Residential (inc. townhouse, mobile home, cluster home)	715	715	77	10	12%
Duplex Residential	165	330	13	1	8%
Multi-Family	26	385	1	0	4%
Total Residential Surveyed	906	1430	91	11	11%
Commercial	100	n.a.	3	0	3%
Office	12	n.a.	0	0	0%
Institutional	64	n.a.	0	0	0%
Industrial	104	n.a.	not surveyed	not surveyed	
Total	1186	1430	94	11	9%
Source: Miami-Dade County Property Appraiser					

In summary, 91 of the 899 residential buildings are showing signs of deterioration, and 11 are dilapidated. Together, the deteriorating and dilapidated buildings are 11% of the stock of residential structures in this area. On a typical block of 16 to 20 lots, this would mean that two buildings are deteriorated or dilapidated. Examples of the quality and condition of the residential properties in the area are shown in **Figures 5A and 5B, Residential Site Photographs**.

The total count of 1,725 residential units includes the Captiva Club, and South Pointe Apartments, which are large multifamily developments under single ownership, west of SW 107th Avenue, and not indicative of conditions in the West Perrine Neighborhood. In addition, the total count includes the Perrine Gardens and Rainbow developments, both owned by the Miami-Dade Housing Agency, and not indicative of conditions in the rest of the neighborhood. If these four developments are excluded from consideration, 1,060 dwelling units remain. That would mean that there are 123 out of 1,060 units are in deteriorating and dilapidated buildings, or approximately 12% of the housing inventory in this area.

All of the sites within the area were surveyed from the vantage point of closest available public access generally from the public rights-of-way. The survey is visual and does not fully evaluate structural conditions, or unseen conditions that affect the safety and well-being of occupants or the public. This level of deterioration is significant and considered a contributing factor to blighting the West Perrine Neighborhood.



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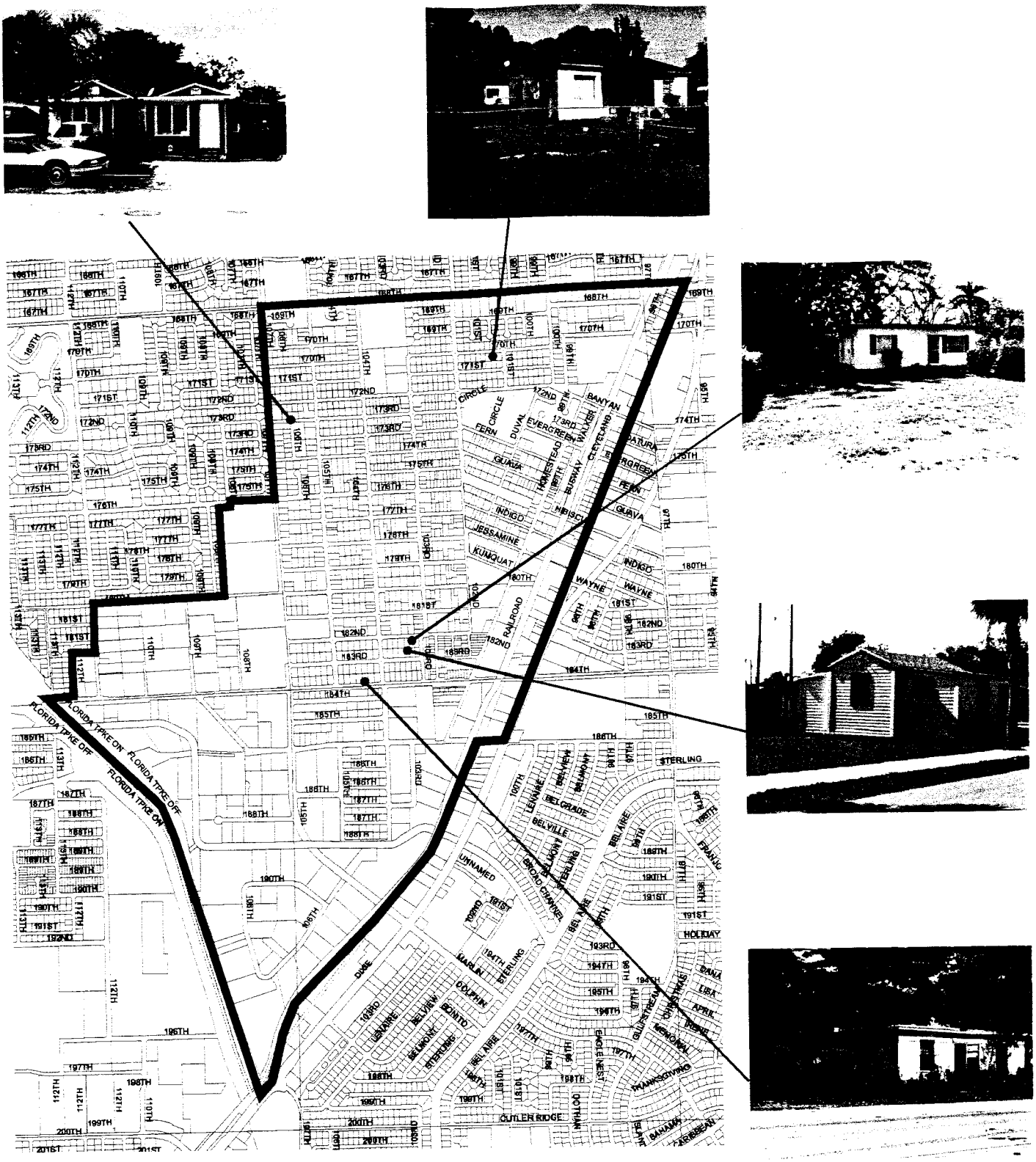
Property boundary

Figure 5A
Housing Characteristics Photographs
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-17\Graphics\Housing Characteristics Photographs2



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Property boundary

Figure 5B
Housing Characteristics Photographs
West Perrine CRA

FILENAME: W:\2004-17\Graphics\Housing Characteristics Photographs

Source: The Curtis and Kimball Company

Property Violations

To further support the visual survey, data was gathered from Miami-Dade County with respect to code violations. **Table 4, Open Code Violations**, lists the open code violation cases and **Figure 6, Open Code Violations** shows the extent of the code violations throughout the study area. Details of the open code violations are contained in **Appendix A**.

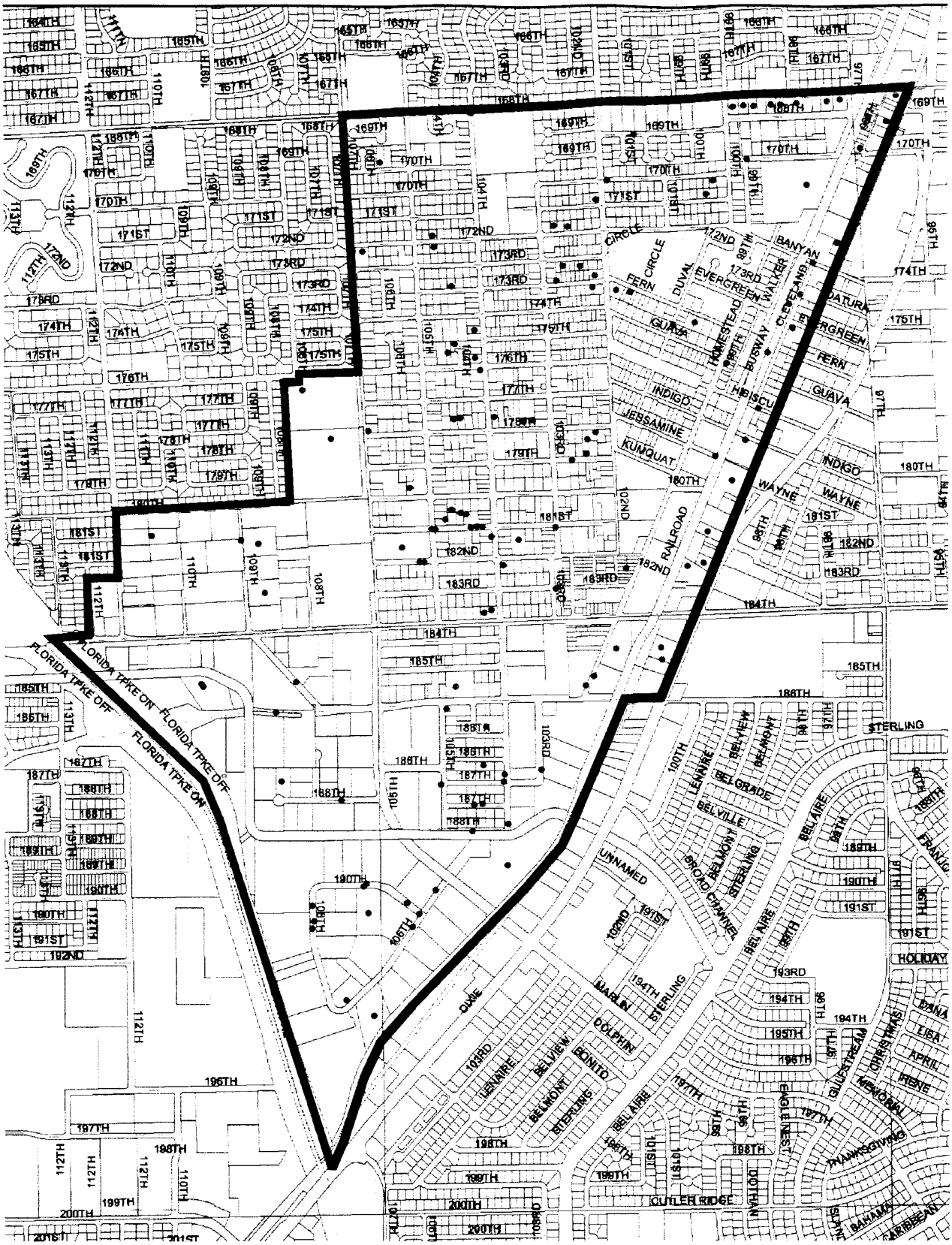
TABLE 4

OPEN CODE VIOLATIONS

Junk Yard Violation	3
Junk / Trash / Overgrowth on Unimproved Property	54
Minimum housing maintenance	3
Other	3
Parking premises violation	36
ROW / Private property/Abandoned property/Vehicle	41
Setback Violations	1
Signs on the ROW	10
Structure Maintenance - Upkeep	1
Unauthorized use - Residential / Business	6
Unusual use of property	2
Grafitti	1
Resolution Violations	1
Animals - Code Violations	2
Boat Storage	1
Business Premise Maintenance	1
Commercial Vehicle - Unauthorized	1
Lack of required permit	5
Obstructing enforcement	1
Outside business uses - unpermitted	2
Outside overnight storage	1
Unauthorized use - Industrial	1
Illegal excavation	1
Right-Of-Way maintenance	1

Source: Miami-Dade County Planning; The Curtis & Kimball Company

Code violation data can contain evidence of: additional defects not evidenced in exterior surveys, health and safety issues that 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. The area suffers from a trash in the right-of-way and abandoned vehicle problem that contributes to the blighting of the area.



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Property boundary

Open code violations

Figure 6
Code Violations
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Code Violation Map

Source: The Curtis and Kimball Company

Obsolete Uses

A predominance of obsolete uses and structures is a contributing condition toward economic distress and blight in an area. Obsolete uses may be within sound structures that are neither deteriorating nor dilapidated (although a lack of maintenance usually is found in obsolete uses); however due to physical conditions of the building or site, and the evolution of residential and commercial market needs, the use is no longer economically viable for use or reuse in the current and future market conditions because trends have changes sine structure was built. These conditions may include: size of the building's floor area, size of the building's footprint, internal layout of the structure, placement of structure on its lot, size and location of doors and window openings.

Small Residential Units

In the proposed West Perrine CRA, obsolescence as a contributing factor towards blight is found as it relates to the size of the existing stock of homes. It was noted that the physical size of some homes in the area is very small, and in some instances occupants have located on their yards or porches, furnishings and possessions that may typically be contained within the interior of the home.

In addition to noting these conditions in the field, verification was performed by use of the Property Appraiser data. While homes and apartments may be habitable at smaller sizes, they are not considered viable in today's market where there is a large County-wide inventory of affordable housing at more appropriate sizes. These structures, while they may be sound and well-maintained, detract from the area's overall market appeal for home ownership and re-investment. For the purposes of this analysis, the criteria for obsolete residential units are:

- 800 s.f. for single-family homes and townhouses
- 500 s.f. for all multi-family units, including duplexes

The results are summarized in **Table 5, Obsolete Residential Units**.

TABLE 5

OBSOLETE RESIDENTIAL UNITS

Type of Residence	Number of Parcels	Number of Dwelling Units	Under 800 s.f.	Under 500 s.f.	Percent Obsolete Units
Single Family Residential	715	715	109		15%
Duplex Residential	165	330		13	4%
Multi-Family	26	385		13	3%
Total	906	1,430	109	26	15%

Source: Miami-Dade County Property Appraiser

Fifteen percent (15%) of the single family housing inventory in West Perrine is undersized (below 800 s.f.), and obsolete with respect to their viability on today's market to attract new long-term buyers that will invest in the structure, and keep it from deteriorating. About 3% of all, of the multi-family inventory is similarly obsolete, being below 500 s.f.

Single-family home inventory can be the most important housing component of neighborhood stabilization and revitalization through home ownership; however, with 15% considered obsolete, this is another contributing factor to blight conditions in this area.

Incompatible Uses

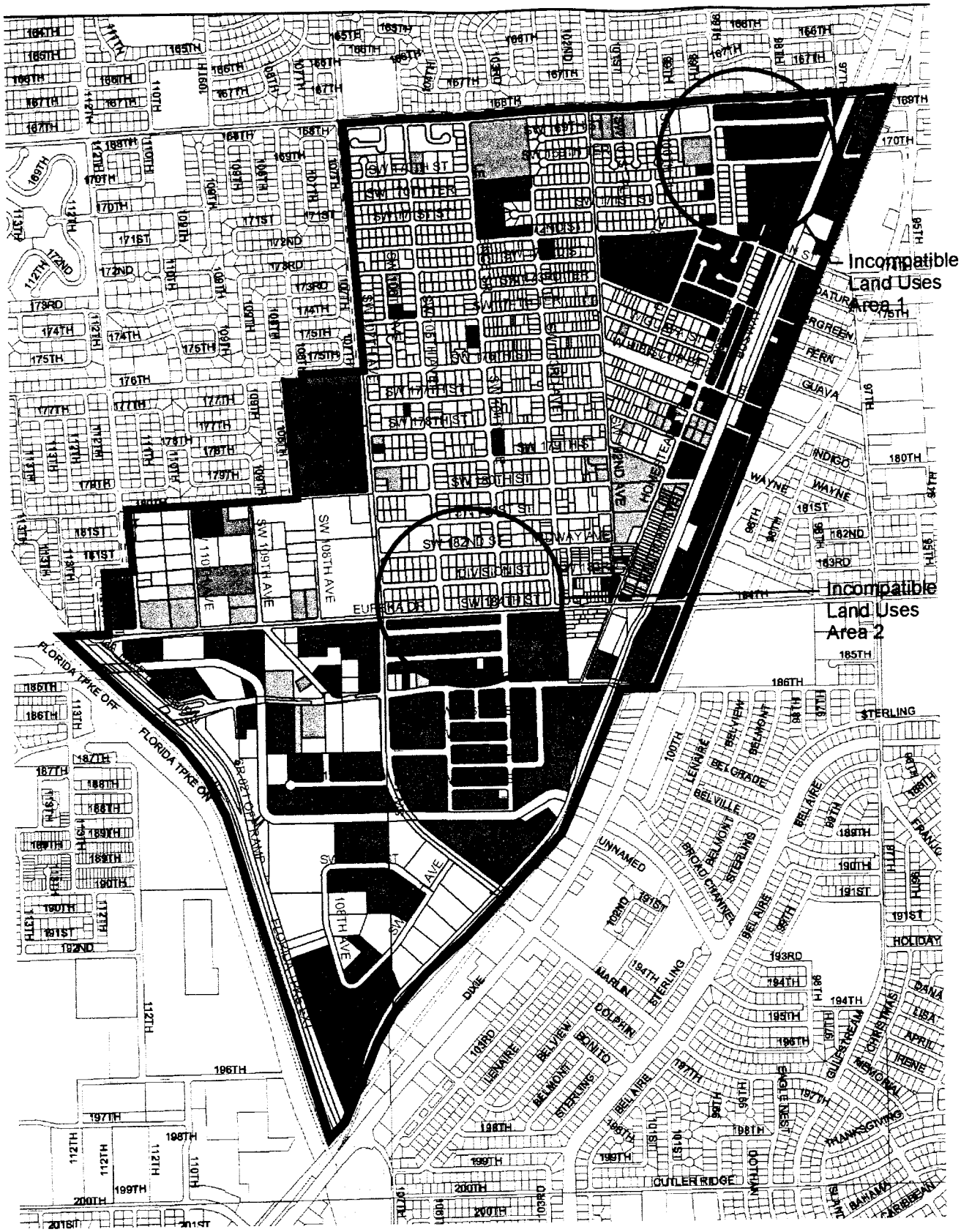
Incompatible uses within close proximity, like obsolete uses may be in sound structures; however, the existence or operation of an incompatible use diminishes the value of the other, and in more severe case may negatively impact public health, safety, and welfare. Proper use of zoning ordinances, and a properly planned geographic lay of zoning districts generally precludes most nuisance, safety, and health issues associated with incompatible uses; however, unanticipated incompatibilities that diminish value and cause economic distress still occur.

Upon surveying the use of these properties and considering the impact on each other, there are two significant area of conflict among incompatible uses. These areas are shown in **Figure 7, Incompatible Uses**, and are discussed below.

1. The northeast corner of the area has single-family residential uses in close proximity and adjacent to industrial uses. This industrial area mixed with commercial uses, are located just north of SW 172nd Street and east of SW 97th Avenue, up to SW 168th Street on the north, and the South Dade Busway Extension on the east. In this area are located a significant number of facilities for long-term, open auto storage, auto dismantling and salvage operations, and boat building. These types of uses, are visually blighting, cause significant noise, and are associated with the use of noxious and potential hazardous materials in open areas. These uses, even if walled, should not be in close proximity to places where people live. The location of these uses at this location seriously devalues the area and may even cause health associated risks. These incompatible uses are a significant contributing factor to blight in the area.

2. The residential south edge of the West Perrine Neighborhood Sub-area is also impacted by the presence, visibility, and noise of the industrial uses directly across Eureka Drive (SW 184th Street). This is a three-block section of the area running along the north side of Eureka Drive from SW 103rd Avenue to SW 107th Avenue. In similar fasion the the northeast area discussed above, these residences are significantly devalued in terms of their livability and ability to attract investment by their location across the street from industrial uses. The uses on the south side of Eureka Drive also include automotive-related businesses, as well as boat-building-related industry, and even an aluminum recycling processing facility. These are all uses that at this close proximity to residences, burden the residents and the properties with a diminished quality of life, and devaluing the potential of the properties for residential investment.

In summary, there are two areas of serious, incompatible use conflicts that are contributing factors to causing blight in this area.



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- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- HIGH-DENSITY MULTI-FAMILY
- TRANSIENT-RESIDENTIAL (HOTEL, MOTEL)
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- WATER CONSERVATION AREAS
- VACANT (GOVERNMENT OWNED)
- VACANT, PROTECTED, PRIVATELY OWNED
- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS

Figure 7
Incompatible Land Uses
West Perrine CRA

FILENAME: W:\2004-17\Graphics\ Land Use Map

Source: Miami-Dade Planning and Zoning, The Curtis and Kimball Company

Defective Land Regulation & Platting

Defective land regulation includes conditions that inhibit development and economic viability of the properties relating to:

- the zoning district within which a property is assigned;
- the pattern of zoning within the area and its surroundings; or
- platting that is defective in terms of the size, orientation, shape, or proximity to access of lots.

There are two instances of defective land regulation, and they are both related to the incompatibilities discussed above. These areas are also zoned for "Industrial – Light Manufacturing" (zone # 7100). This zoning lay, with such close proximity of these industrial uses to residences, is defective. In both cases, it is a significant contributing factor to blight in this area.

Vacant Lots

Vacant lots, by similar mechanisms as deteriorated and dilapidated structures, devalue an area, When vacant lots predominate in an area, they become a contributing factor towards blight. In addition, vacant lots attract dumping, and long-term trash problems. The dumping and trash, in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, a predominant pattern of vacancy may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled.

The pattern of vacancy is as important as the amount of land that is vacant. A large tract of vacant land do not demonstrate blight as much as the same amount of vacant land distributed over many smaller lots, especially if these lots are widely dispersed in a neighborhood. While a significant proportion of vacant lots, on one hand provides a more suitable "clean slate" for development, it is also prima facie evidence of an area that for various reasons is economically disadvantaged in comparison to the surrounding area.

West Perrine has a very strong pattern of vacant lands in three of its sub-districts. The distribution of the vacant lands is discussed below and can be seen in **Figure 3, Existing Land Use**.

1. In the West Perrine Neighborhood there is a strong pattern of widely dispersed vacant lots distributed throughout the neighborhood. Almost every block, especially south of SW 170th Street has at least one vacant lot. Their area in total is large and their number of lots is large. The large number of vacant lots is exacerbated by the a consistent pattern of overgrown lots with dumping having occurred on almost every one. The dumping consists of junked automobiles, boat hulls, furniture, and general trash.

2. In the Agricultural Transitional Sub-Area, there is also a strong pattern of vacancy; however, consistent with the character of the area, all of the vacant lands are large. Many are fenced, and dumping, although evident, is not as significant a problem as in the West Perrine Neighborhood east of SW 107th Avenue.

3. The South Commercial / Industrial Sub-Area is also characterized by large lot vacant lands. Many are fenced, and while dumping seems prevalent, it is not as significant a problem since this is a largely industrial and commercial area.

Photographs showing examples of the character of the vacant lands in the study area are included in **Figure 8, Vacant Land Photographs**.

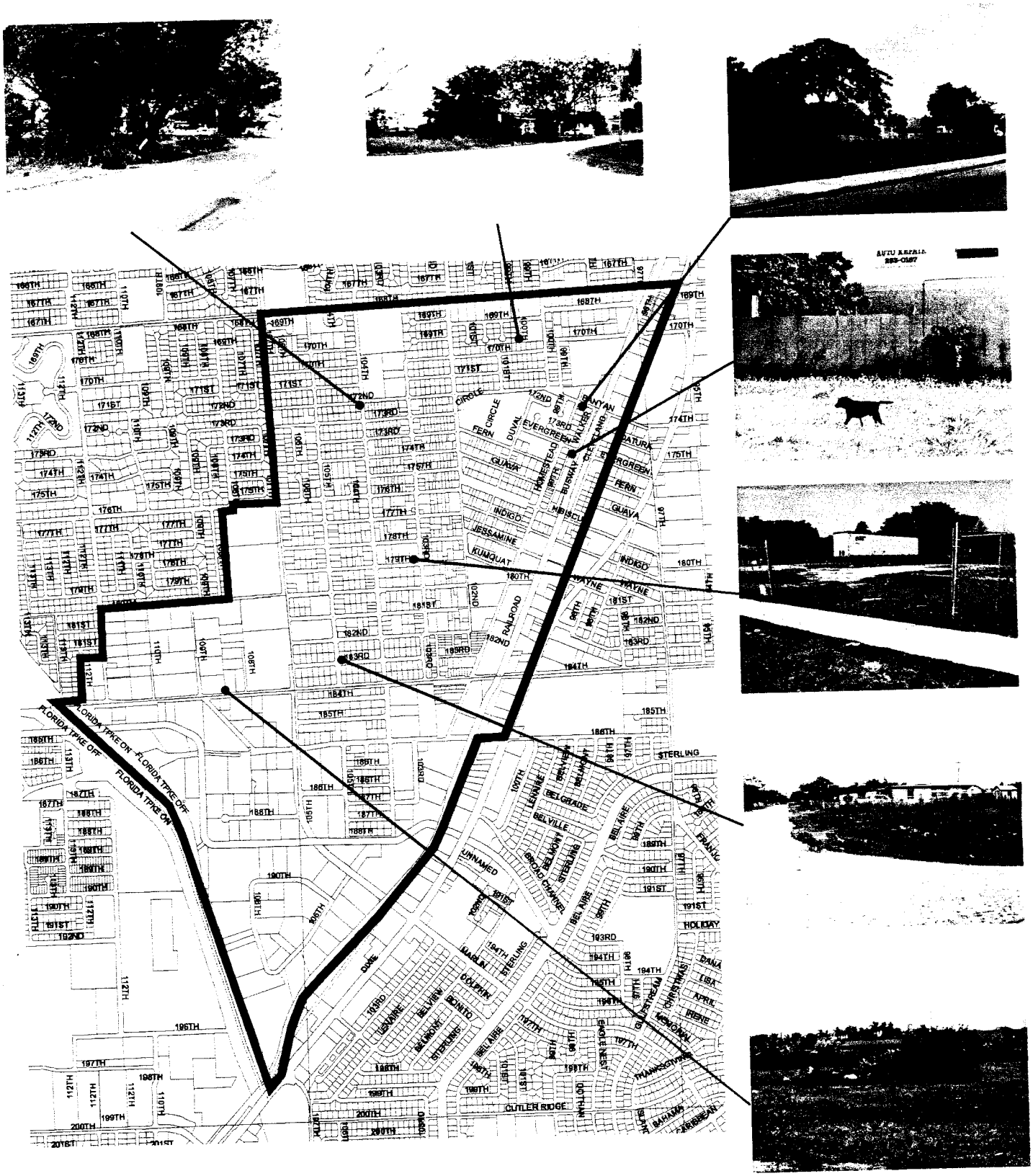
TABLE 6

VACANCIES

Type of Use Zoned For	Number of Parcels	Number of Acres	Vacant Number of Parcels	Vacant Acres	Percent Vacant (Parcels / Area)
Single Family Residential	119	101.16	12	27.20	10% / 27%
Town House	0	0.00	0	0.00	n.a.
Duplex Residential	1,116	261.67	279	63.39	25% / 24%
Multi-Family : 4 Units	14	9.58	4	0.82	29% / 9%
Multi-Family : 10 - 21 DU/Ac	4	26.08	0	0.00	0% / 0%
Multi-Family : 22 - 37 DU/Ac	11	24.79	8	1.47	73% / 6%
Bungalow Courts	9	2.75	3	1.64	33% / 60%
Hotel & Motel	0	0.00	0	0.00	n.a.
Total Residential	1,273	426.03	306	94.51	24% / 22%
Neighborhood Commercial	6	2.33	1	0.24	17% / 11%
Arterial Commercial	21	53.54	6	14.11	29% / 26%
Central Commercial	41	41.23	21	23.71	51% / 58%
Liberal Commercial	67	33.99	22	10.17	33% / 30%
Semi-Professional Office	0	0.00	0	0.00	n.a.
Total Commercial	135	131.09	50	48.23	37% / 37%
Light Manufacturing - Industrial	335	201.05	41	35.56	12% / 18%
Heavy Manufacturing - Industrial	27	13.59	7	2.27	26% / 17%
Restricted Industrial	13	23.64	8	9.84	62% / 42%
Total Industrial	375	238.28	56	47.67	15% / 20%
Agricultural	39	90.18	14	32.86	36% / 36%
Planned Area Development	0	0.00	0	0.00	n.a.
Other Zoned Land	0	0.00	0	0.00	n.a.
Land Not Classified, or Interim Zoned	8	8.74	2	0.00	25% / 0%
Total	1,830	894.32	428	223.27	23% / 25%

Source: Miami-Dade County Property Appraiser

The total rate of vacant parcels by lot, and their cumulative impact on the amount of land that is vacant is summarized in **Table 6, Vacancies**.



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Property boundary

Figure 8
Vacant Lot Photographs
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-17\Graphics\Vacant Lot Photographs

There is a very significant pattern of vacancies in the proposed West Perrine CRA, with the strongest contribution to blight occurring in the West Perrine Neighborhood Sub-area, where 24% of residential lots are vacant, overgrown, and have trash, abandoned automobiles, boat hulls, furniture, and trash upon them. In total, they make up 22% of the residential land. The South Commercial / Industrial Sub-area to the south, and the Agricultural Transition Sub-area to the west have even higher proportions of vacant land (37% and 36% respectively); however their contribution to blight is less severe. Overall, widespread and large amounts of vacant lands are a contributing factor to blight conditions in the proposed West Perrine CRA.

Size of Lots and Assemblage Potential

As shown in Table 1, the area is comprised of 1,830 properties that are in various ownerships, several of which are owned by Miami-Dade County. Given this, and that the average lot size for the whole area is only 0.49 acres creates a situation that is challenging for redevelopment, unless many of the lots are assembled by investors. This evidence suggests that the size of the lots in conjunction with the ownership pattern present an impediment to redevelopment, and as such it is a factor in causing blight to this area.

Conditions that Endanger Life and Property

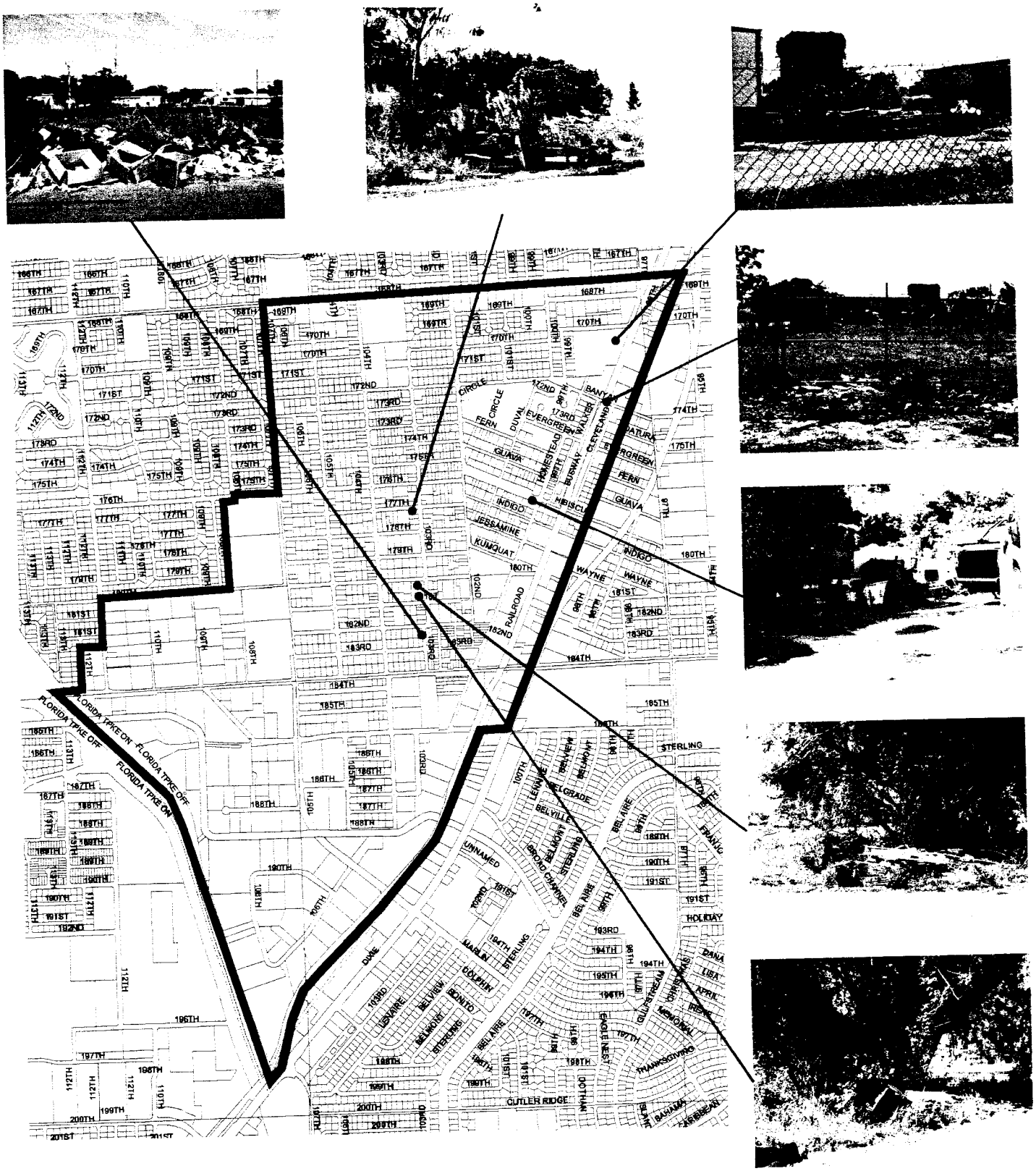
Trash

Vacant lots diminish a community's value because they attract dumping, and are usually overgrown. The dumping and trash, in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, vacancies under these conditions may contribute to higher crime due to their provision of large spaces that are hidden from view and not easily patrolled by police. Examples of the trash and dumping that vacant lots attract are illustrated in **Figures 9A and 9B, Trash Site Photographs**.

There are 309 vacant residential parcels out of 1,273 according to Property Appraiser data that are within the West Perrine Area. Based on the physical conditions survey, approximately 2/3 of these have some amount of trash, and dumping upon them. As this can compromise general public health, safety, and endanger adjacent properties by fire or propagation of insects, these conditions are a contributing factor to blight.

Flood Zones

The majority of the West Perrine area is in flood zone X, or flood zone X-500. These areas are not considered flood zones and structures within them are not generally at risk. However, at the southern end of the area, there are two pockets where the flood zones are AE or AH, both of which are considered flood zones. Structures in these areas may be at risk for flooding. Development may be more expensive in those areas as well and as a result, those areas may receive less development. The general area of each flood zone is shown in **Figure 10, Flood Zones**.



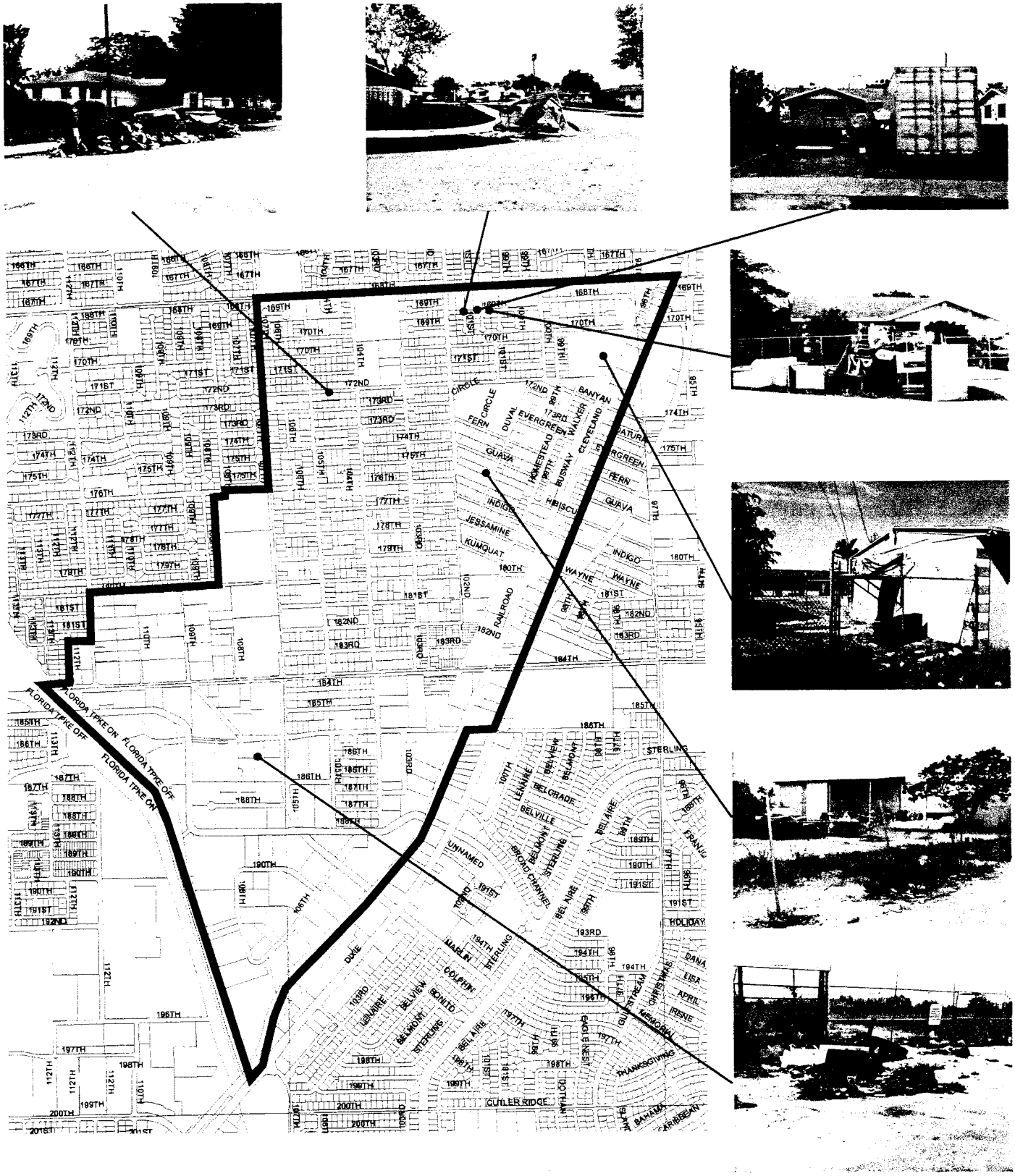
Legend

Property boundary

Figure 9A
Trash Site Photographs
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-17\Graphics\Trash Site Photographs



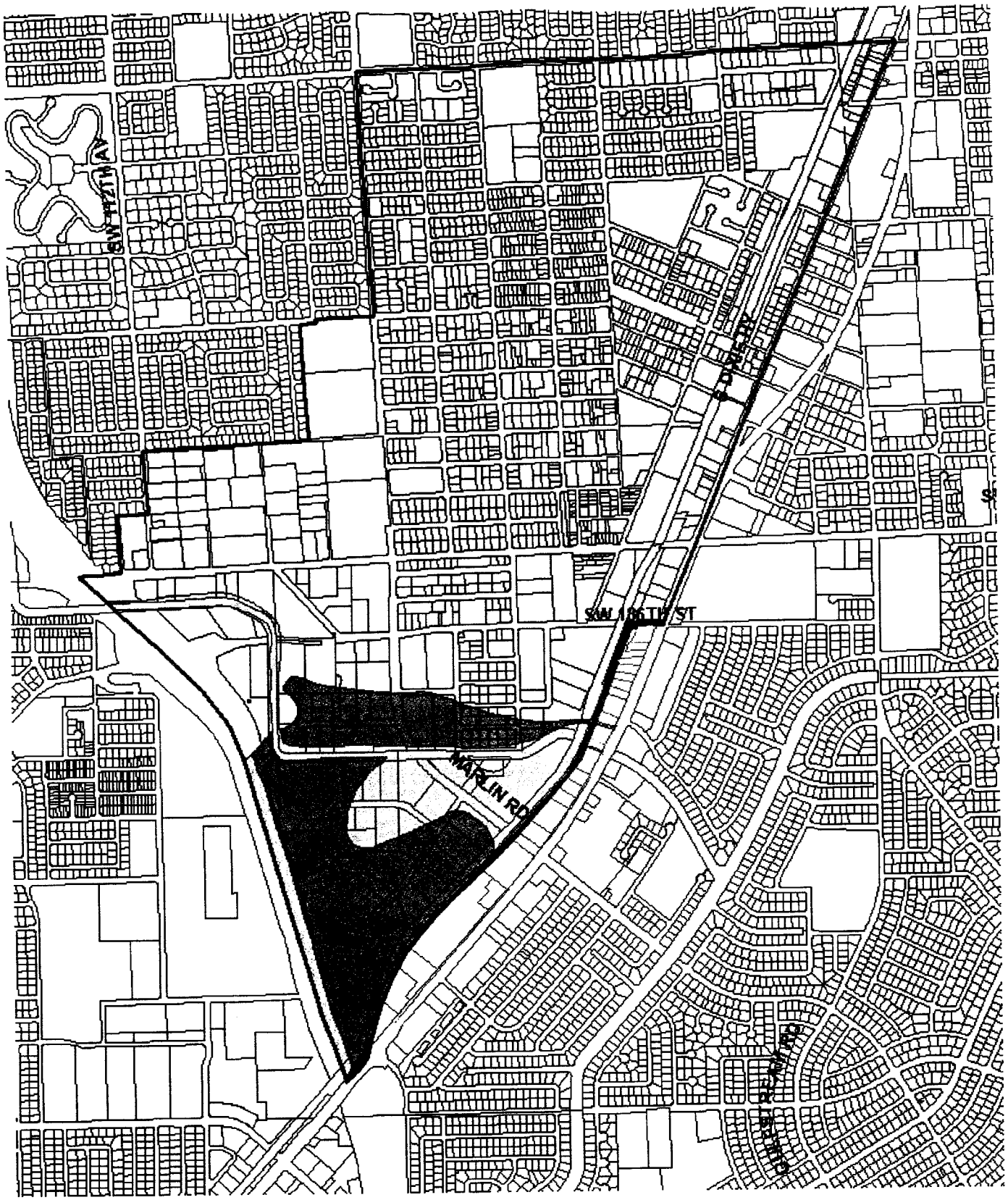
Legend

Property boundary

Figure 9B
Trash Site Photographs
West Perrine CRA

FILENAME: W:\2004-17\Graphics\Trash Site Photographs2

Source: The Curtis and Kimball Company



Legend

- Property Boundary
- AE (Flood Zone)
- AH (Flood Zone
- X (Not Flood Zone)
- X-500 (Not Flood Zone)

Figure 10
Flood Zone Map
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-17\Graphics\ Flood Zone Map

Economic Conditions

The economic conditions of the residents of the West Perrine area are factors that contribute to economic distress. The housing and the demographic characteristics of the area are indicators of these conditions.

Housing Characteristics

Table 7, Housing Characteristics - 2000 provides data relating to the economic housing conditions within the proposed West Perrine CRA. For contextual purposes, the same data are provided for Miami-Dade County as a whole.

TABLE 7

HOUSING CHARACTERISTICS - 2000

	Miami-Dade County	Census Block Group 83.03.1	Census Block Group 83.03.2	Census Block Group 83.03.3	Census Block Group 83.03.4	Census Block Group 83.03.5	Census Block Group 102.06.1	Total Study Area
Housing Units	852,278	212	413	461	559	729	0	2,374
Units Occupied	91.1%	100.0%	93.7%	91.1%	97.0%	95.5%	N/A	95.1%
Occupied Units by Tenure								
Owner-occupied	57.8%	84.9%	14.5%	47.8%	62.4%	79.1%	N/A	58.6%
Renter-occupied	42.2%	15.1%	85.5%	52.2%	37.6%	20.9%	N/A	41.4%
Overcrowded Units	20.0%	11.3%	14.7%	34.8%	20.1%	15.8%	N/A	19.8%
Incomplete Units								
Lacking full plumbing	1.1%	0.0%	0.7%	5.4%	0.0%	0.0%	N/A	1.2%
Lacking full kitchens	1.3%	0.0%	3.1%	5.4%	2.0%	0.0%	N/A	2.2%
Units by Type								
1,detached	42.7%	88.7%	26.6%	69.6%	69.6%	66.9%	N/A	63.0%
1,attached	9.9%	0.0%	15.7%	0.0%	0.0%	2.0%	N/A	3.3%
2	2.6%	0.0%	40.9%	22.3%	22.3%	0.0%	N/A	16.7%
3 to 10	9.0%	11.3%	13.8%	2.8%	2.8%	10.3%	N/A	7.8%
10 to 19	6.4%	0.0%	0.0%	2.8%	2.8%	13.8%	N/A	5.4%
20 to 49	8.6%	0.0%	0.0%	0.0%	0.0%	7.0%	N/A	2.1%
50 or more	18.8%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	0.0%
Mobile Home	1.8%	0.0%	2.9%	2.4%	2.4%	0.0%	N/A	1.5%

Source: U.S. Census, 2000; Miami Economic Associates, Inc.

At the time of the 2000 Census, the Census Block Groups that include the proposed CRA contained a total of 2,374 housing units, 95.1 percent of which were occupied.[1] Consistent with the fact the proposed CRA is located in the eastern portion of the County, over 75 percent of the housing units were constructed prior to 1980. Reflecting the area's suburban character, 83

[1] Census Block Groups 83.03.4 and 83.03.5 contain some areas extraneous to the proposed West Perrine CRA. Based on field surveys of these areas, it is believed that their inclusion causes the area to appear better off economically than it in fact is.

percent were single-family detached, single-family attached and duplex units. On countywide basis, such units constitute less than 55 percent of the housing stock.

In evaluating whether the study area should be designated a CRA, the following points should be considered:

- Miami-Dade County's rate of home ownership of 57.8 percent was considerably lower than the rate throughout the State of Florida or nationally, 70 percent and 65 percent, respectively. On an overall basis within the proposed CRA, the rate of homeownership was consistent with the County level. It exceeded the County level in 4 of the 5 Census Blocks Groups that include the proposed CRA's residential areas. However, the rate of homeownership in Census Block Group 83.03.2 was exceptionally low, 14.5 percent.

- The median unit rental rate within the proposed CRA was under $500 per month, with over 80 percent of rental units leasing for less than $700 per month. On a countywide basis, only 58.6 percent of rental units leased for under $700 per month. The median value of owner-occupied housing was also low relative to the countywide standard, with the median unit being valued for less than $100,000.

- The proportions of both owner and renter households by income range that were cost-burdened, i.e., paying more than 30 percent of income for shelter, were generally consistent with those countywide. This was likely a function of the low rate structure for rental units and the low median value of owned units discussed in the preceding paragraph. The fact that the area contained a significant number of County-owned units and/or privately-owned Section 8 units may have also been a contributing factor. These factors may have also been the reason for the fact that the area had a lower percentage of overcrowded units than the County as a whole. Yet, it is important to note in Census Block Group 83.03.3 overcrowded units are 70% higher than the County average.

Demographic Characteristics

Table 8 provides demographic data from the 2000 Census depicting the economic status of the residents of the proposed West Perrine Corridor CRA[1]. For contextual purposes the same data are provided for Miami-Dade County in its entirety.

TABLE 8

SOCIO-ECONOMIC CHARACTERISTICS - 2000

	Miami-Dade County	Census Block Group 83.03.1	Census Block Group 83.03.2	Census Block Group 83.03.3	Census Block Group 83.03.4	Census Block Group 83.03.5	Census Block Group 102.06.1	Total Study Area
Population	2,253,362	689	1,365	1,317	1,802	2,503	0	7,676
Households	777,378	192	403	389	512	707	N/A	2,203
Retirement Age Households	21.9%	27.6%	13.6%	25.7%	11.1%	21.8%	N/A	19.0%
Households w/Children	34.6%	37.5%	49.9%	38.3%	43.5%	51.3%	N/A	45.7%
In Labor Force (Persons 16 & Over)	57.5%	47.6%	53.6%	54.3%	56.1%	57.1%	N/A	55.0%
Employed (Persons 16 & over)	92.2%	92.7%	78.6%	89.3%	90.9%	91.1%	N/A	89.1%
Median Household Income	$35,966	$31,923	$10,856	$16,827	$30,658	$46,898	N/A	$29,915
Household Income								
Less than $10,000	16.5%	13.0%	45.4%	40.4%	19.5%	13.6%	N/A	25.5%
$10,000 - 19,999	14.6%	27.1%	24.8%	10.0%	7.4%	10.9%	N/A	13.9%
$20,000 - $34,999	20.1%	10.9%	13.6%	25.4%	24.4%	13.9%	N/A	18.1%
$35,000 - 49,999	15.7%	8.3%	8.2%	3.3%	21.5%	18.4%	N/A	13.7%
$50,000 and over	33.1%	40.7%	8.0%	20.9%	27.2%	43.2%	N/A	28.9%
Households in Poverty Status	18.1%	15.6%	69.7%	55.8%	28.5%	15.3%	N/A	35.5%

Source: U.S. Census, 2000; Miami Economic Associates, Inc.

At the time of the 2000 Census, the Census Block Groups that include the proposed CRA had a total population of 7,676 people, who comprised 2,203 households. Nineteen percent of these households were headed by people of retirement age, i.e. 65 years of age of older, as compared to 21.9 percent of households countywide. Conversely, 45.7 percent of households included children under the age of 18 as compared to 34.6 percent countywide.

Evidence of the economic distress experienced by the residents of the proposed West Perrine CRA is highlighted by the following statistics:

- Workforce participation of area residents over the age of 16 was below that countywide despite the fact that the area had a lower of percentage of retirement age households than the County as a whole. Further, less than 90 percent of those participating were employed including less than 80 percent of the workforce members residing in Census Block Group 83.03.2 were employed.

[2] Census Block Groups 83.03.4 and 83.03.5 contain some areas extraneous to the proposed West Perrine CRA. Based on field surveys of these areas, it is believed that their inclusion causes the area to appear better off economically than it in fact is.

- Median household income was $29,915, less than 85 percent of the amount countywide. The figure would have been lower if the extraneous areas referenced in footnote 1 were excluded. To place this in further prospective, Miami-Dade County with its median income of $35,955 ranked as one of the poorest major metropolitan areas (those with populations exceeding 1 million people) nationwide.

- As a result of the fact that the households residing in Census Block Groups 83.03.2 had median incomes only 30 to 50 percent the countywide level, in excess of 35 percent of the households in the proposed CRA were considered living in poverty. This was almost twice the proportion countywide. The proportion of households living in poverty would have been even higher if the extraneous areas referenced on footnote were excluded.

The fact that the proposed West Perrine CRA is economically disadvantaged is evidenced by the fact that area contains offices of the County's Community Action Agency, the State's Department of Children and Family Services and WIC. It also contains several County-owned housing complexes including Richmond Homes, Perrine Gardens and Perrine Rainbow.

Real Estate Values

The table below provides the taxable value of real property in proposed West Perrine CRA for each year during the period from 1999 though 2004. The same information is provided for Miami-Dade County as a whole.

TABLE 9
REAL ESTATE VALUES

	Miami-Dade County		Proposed West Perrine CRA	
Year	Taxable Value	Annual Change	Taxable Value	Annual Change
1999	83,140,168,023		185,643,976	
2000	87,576,077,697	5.30%	188,956,886	1.80%
2001	96,677,276,665	10.40%	202,721,222	7.30%
2002	105,774,511,014	9.40%	208,511,543	2.90%
2003	119,950,471,382	13.40%	237,817,125	14.10%
2004	137,529,891,792	14.70%	281,851,980	18.50%
Average Annual Change		10.60%		8.90%

Source: Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

As shown in the table, the taxable value of property in the proposed CRA increased from approximately $185.6 million in 1999 to $281.85 million in 2004, at which time in accounted for two-tenths of 1 percent of the County tax roll. The following points are noted with respect to the table:

- From 1999 to 2004, the taxable value of property countywide increased at an average annual rate of 10.6 percent, with increases exceeding 10 percent occurring in 3 of the 4 more recent years due to new construction and

strongly appreciating existing property. During the same period, the taxable value of the property within the proposed CRA increased by 8.9 percent.

- In 4 of the 5 years analyzed, taxable values in the proposed CRA grew more slowly than those countywide. In the two most recent years, it grew more quickly largely as commercial development along S.W. 184th Street and south of that roadway.

- The taxable value of property within the proposed CRA reflects the following:

  The presence of numerous vacant residential lots throughout the area.

  The fact that the U.S. 1 frontage is substantially occupied by low value uses such as auto repair shops as well as boat and used car dealerships.

  The fact that the retail commercial uses north of S.W. 184th Street and west of U.S. 1 are occupied by "mom and pop" business. No national or regional retailers are present in the delineated area.

  The fact many of the key commercial parcels along Homestead Avenue, a major business street within the area, are occupied by governmental offices and not-for-profits that are located in the area to serve its low income population. The County-owned housing unites also are not taxed.

  There is not significant private office space within the area.

  The relatively older age of the housing stock.

Crime

High crime rates demonstrate a lack of respect for the law and public safety and are a detriment to economic development in an area. Information on two levels of crime was provided by the County Police Department.

Table 10 – Incidence of Crime, shows the number of Part 1 and Part 2 crimes reported in the grids that contain the proposed West Perrine CRA for each year during the period from 1997 through 2003. Part 1 crimes include the major categories of violent crime including murder, rape, sodomy, aggravated assault and aggravated stalking. Also included among Part 1 crimes are robbery and burglary, pocket picking, purse snatching and various forms of shoplifting. Part 2 crimes include simple assault, kidnapping, arson, various forms of fraud, embezzlement and narcotics-related offenses.

TABLE 10 INCIDENCE OF CRIME							
	West Perrine CRA			Miami-Dade County			
Year	Part 1	Part 2	Incidence per 1,000 residents Part 1 only	Part 1	Part 2	Incidence per 1,000 residents Part 1 only	Total
1997	693	317					1,010
1998	554	315					869
1999	511	277					848
2000	481	273					754
2001	500	273			n/a		773
2002	527	306			n/a		843
2003	489	317	64	78,052	n/a	63	806
Source: Miami-Dade County Police Department; The Curtis and Kimball Company							

The number of reported crimes dropped sharply from 1997 to 2000, particularly in terms of Part 1 offenses. However, it increased in 2001 and again in 2002. The number in 2003 was lower than the preceding year but had not decreased to the low level recorded in 2000.

Transportation

The West Perrine CRA study area is located between the cross roads of two State Principal Arterial roadways which function as the two most important transportation facilities moving people and goods serving south Miami-Dade County. With the Homestead Extension of Florida's Turnpike to the west, and US-1/South Dixie Highway to the east, over 172,900 cars per day pass along side the West Perrine CRA study area (see **Figure 11**).

Access and Connectivity

The geography and layout of these transportation facilities have each had their own effect upon West Perrine. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the western side of the two mile study area. Access into and out of West Perrine (to and from the west) can only occur at the following three locations using the turnpike interchanges or the turnpike underpass built into the system.

TABLE 11

ACCESS AND ROADWAY CONNECTIONS TO AND FROM THE WEST

Roadway	Turnpike System Access	Roadway Type	Number of Travel Lanes
SW 168 Street	Underpass	Section Line	2 lanes undivided
SW 184 Street	Interchange	Section Line	4 lanes divided
SW 186 Street	Interchange	State Minor Arterial	4 lanes divided

Source: Cathy Sweetapple & Associates

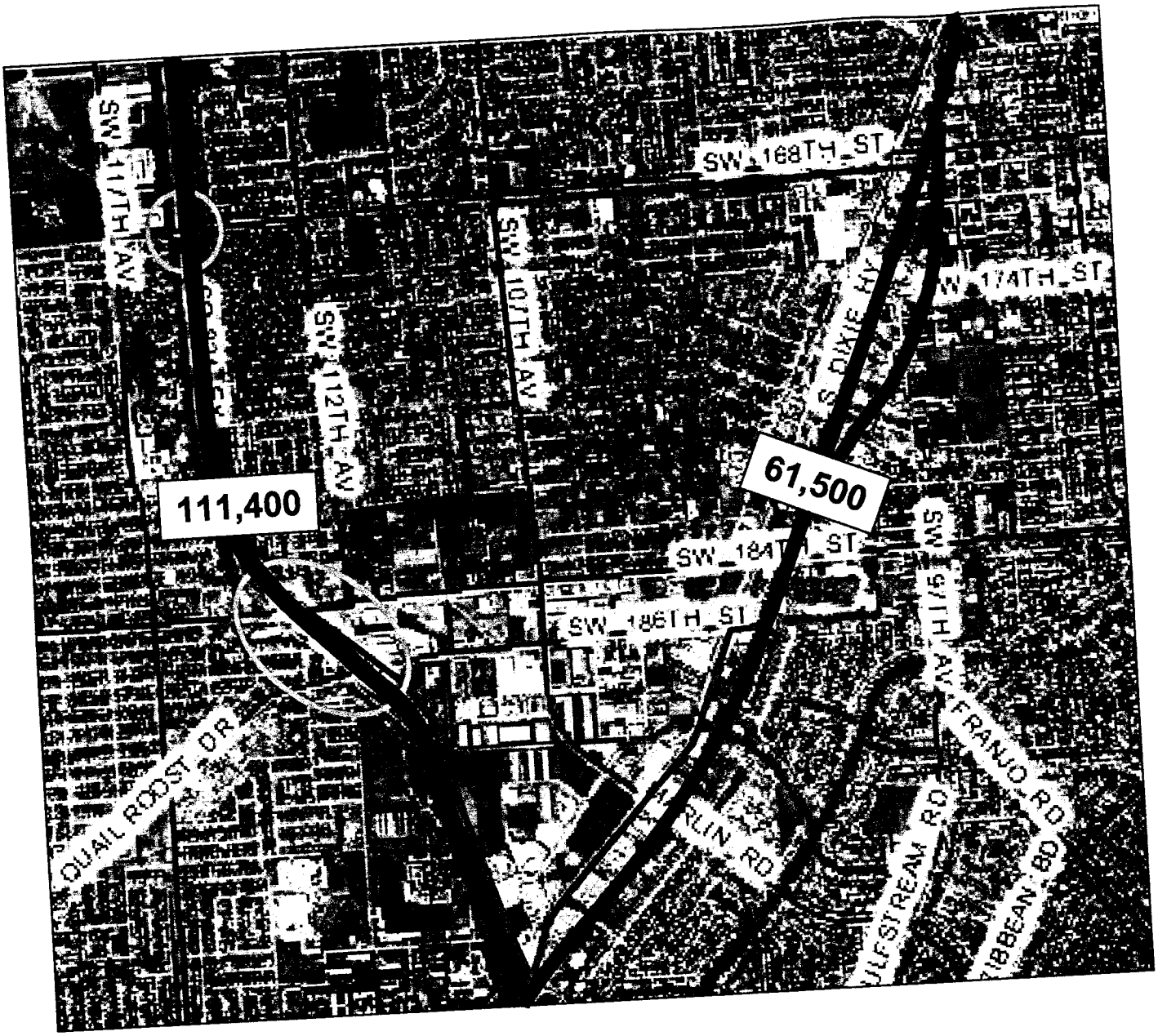
The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway, promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1. Access into and out of West Perrine from South Dixie Highway (to and from the east across the Busway) is accommodated by the following roadway connections (see **Figure 12**):

TABLE 12

ACCESS AND ROADWAY CONNECTIONS TO AND FROM THE EAST

Roadway	Roadway Type	Number of Travel Lanes
SW 168 Street	Section Line	2 lanes undivided
Banyan Street	Quarter Section Line	2 lanes undivided
Hibiscus Street	Half Section Line	2 lanes divided (in sections)
SW 184 Street	Section Line	4 lanes divided
SW 186 Street	State Minor Arterial	4 lanes divided
SW 107 Avenue	Section Line	4 lanes divided (south of SW 186 St)

Source: Cathy Sweetapple & Associates



Legend

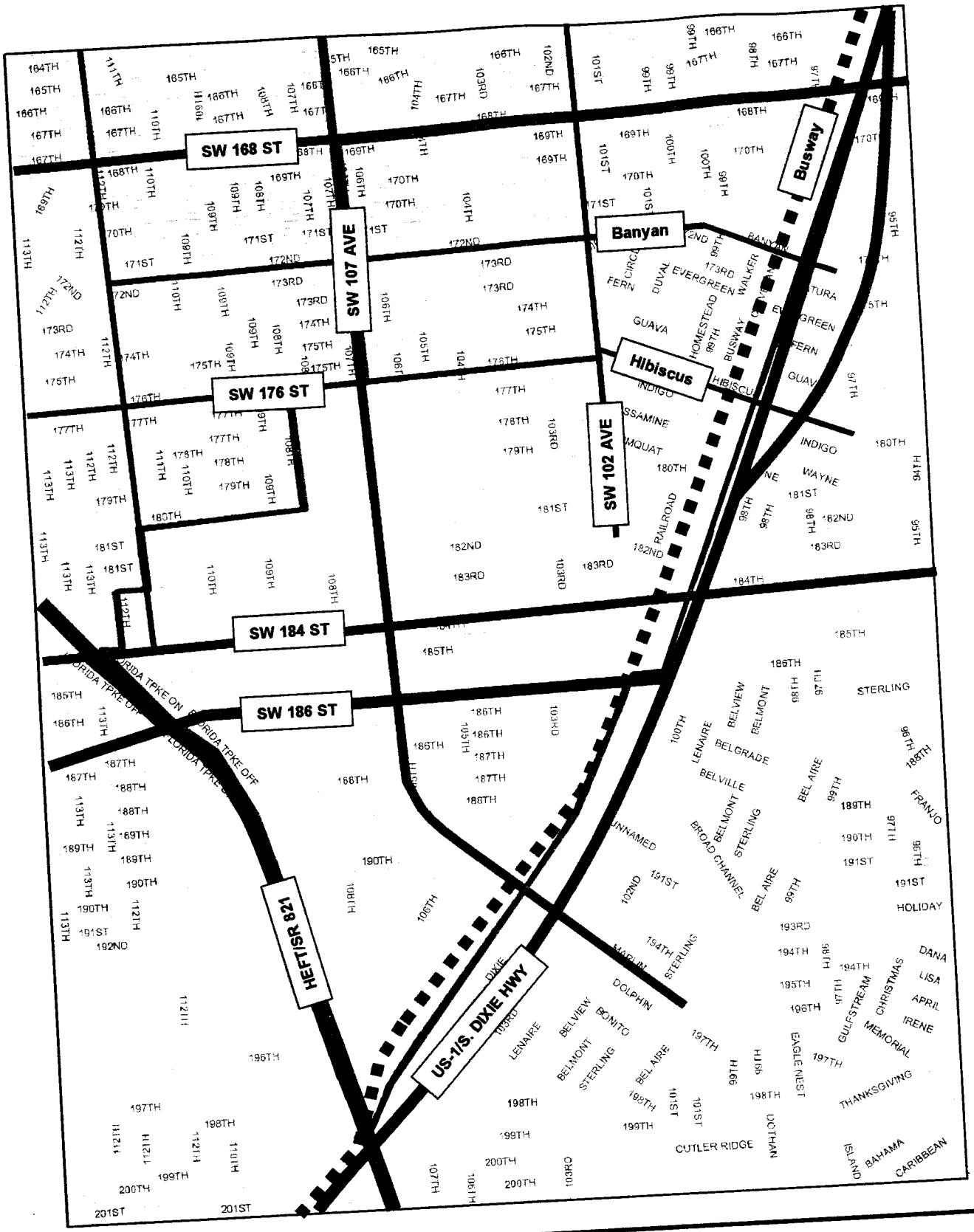
CRA Boundary

Turnpike underpass or interchange

61,500 **Daily Traffic Count**

Figure 11
Regional Roadway Connections
West Perrine CRA

Source: Cathy Sweetapple & Associates



Legend

- CRA Boundaries
- Section Line Roadways
- Half and Quarter Section Line Roadways
- State Arterials
- Busway

Figure 12
Local Roadway Connections
West Perrine CRA

Source: Cathy Sweetapple & Associates

South Dixie Highway provides numerous opportunities to access the commercial properties located immediately adjacent to the US-1 corridor, however the commercial properties immediately to the west which abut the Busway, suffer from poor access, visibility and connectivity. Access across the Busway (leading into and out of the study area) is managed using a series of signalized intersections. Signal spacing between the busway and US-1 reflects approximately 375 feet, with approximately 325 feet available to accommodate vehicle queues during peak travel hours. Frequent driveway connections for the older commercial properties along US-1 do not meet current State access management standards. Redevelopment of these properties would require conformance to current driveway spacing and design standards, which for smaller parcels, would create a hardship in meeting these standards.

Street Layout and Roadway Widths Adjacent to the CRA

For the neighborhoods located between Florida's Turnpike and SW 107 Avenue (adjacent to the CRA study area on the west), the turnpike system has offered a degree of protection from cut through traffic. The resulting residential development patterns are found to be consistent with surrounding neighborhoods to the north of SW 168 Street, and to the west of Florida's Turnpike. The roadway and sidewalk infrastructure for this residential area has largely developed in a manner which provides adequate street widths, sidewalks and yard setbacks from the adjacent travel lanes which are consistent with Miami-Dade County subdivision development and design standards pursuant to Section 28-14 of the Miami-Dade County code. Minor streets providing access to residential development are required to provide 50 or 60 feet of minor street right of way for residential areas. A 50 or 60 foot right of way would provide the following paved roadway, swale and sidewalk dimensions:

TABLE 13

MIAMI-DADE COUNTY MINOR STREET DESIGN STANDARDS

Street Type	ROW Width	Paved Roadway	Swale Width Both Sides	Sidewalk Width Both Sides
Minor Street	50 feet	22 to 24 feet	7 to 8 feet	5 to 6 feet
Minor Street	60 feet	24 to 36 feet	7 to 8 feet	5 to 6 feet

Source: Cathy Sweetapple & Associates

A typical minor street to the west of the CRA study area provides 50 of right of way, 22 feet of paved roadway, 8 feet of swale on both sides of the roadway and 6 foot sidewalks on both sides of the minor street.

Street Layout and Roadway Widths Within the CRA

For the neighborhoods located within the CRA study area between SW 107 Avenue and US-1, development patterns have not achieved the same density, urban form or commitment to infrastructure compared with the adjacent neighborhoods to the north and the west. Street widths vary, often not even achieving the minimum minor street design standards that would be required today for local street access to residential property. Sidewalks are intermittent, and are mainly found adjacent to recent development sites. Paved minor street roadways in the newer development pockets within the CRA study area provide between 22 and 24 feet of pavement consistent with county standards. Paved minor street roadways in the older, unimproved

sections of the CRA study area provide between 16 and 19 feet of pavement, not even meeting the minimum design standards that would be required for residential development today. An evaluation of the number and percentage of residential blocks within the CRA study area with inadequate minor street paved roadway widths are estimated below.

TABLE 14

PERCENTAGE OF RESIDENTAIL AREA WITH ADEQUATE PAVED ROADWAY WIDTHS

Street Type	ROW Width	Paved Roadway	Estimated No. of Blocks	Percent
Minor Street	50 or 60 feet	22 to 24 feet	17	15.2%
Minor Street	Unknown	16 to 19 feet	95	84.8%
Total Estimated Residential Blocks			112	100.0%

Source: Cathy Sweetapple & Associates

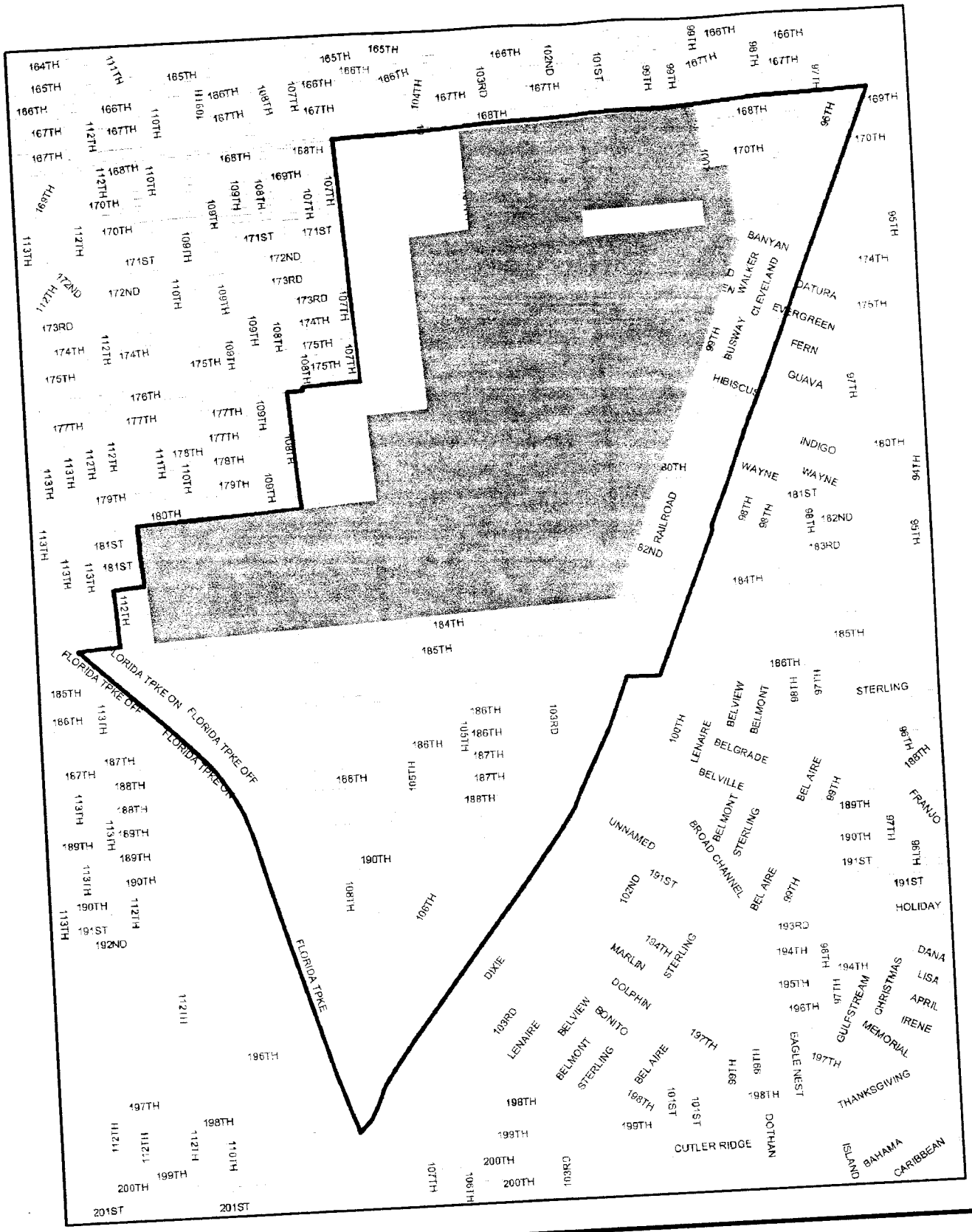
Based upon the street layout and the design of the existing minor street roadways, a predominance of inadequate minor street paved roadway widths are found within the residential portion of the CRA study area (see **Figure 13**).

Pedestrian and Public Transportation Facilities

These same older, unimproved sections of the CRA study area have also been found to exist with incomplete pedestrian infrastructure (see **Figure 14**), which impacts the provision of services and facilities used to support public transportation. Over 50% of the land area located within the CRA boundaries is located within a one half mile of the Busway corridor. Given the predominance of residential uses within this first one half mile area, and given the transit service coverage offered by existing transit routes (see **Figure 15**), an extensive and continuous network of pedestrian facilities should exist to reinforce connectivity with the Busway. The existence of intermittent sidewalks within the CRA boundaries contributes to the inadequacies of the street layout and the deficiencies which exist in the provision of pedestrian infrastructure.

Evaluation of Traffic Demand and Traffic Problems Pursuant to Chapter 163.335 (1)

Existing and Year 2025 projected daily traffic conditions have been evaluated for the regional roadways serving the CRA study area. A level of service evaluation has been performed pursuant to the adopted levels of service in the Miami-Dade County Comprehensive Development Master Plan. The daily maximum service volumes have been obtained from the Year 2002 Quality/Level of Service Handbook published by the Florida Department of Transportation. Existing lane geometry for the regional roadways is provided in the enclosed **Figure 16**.

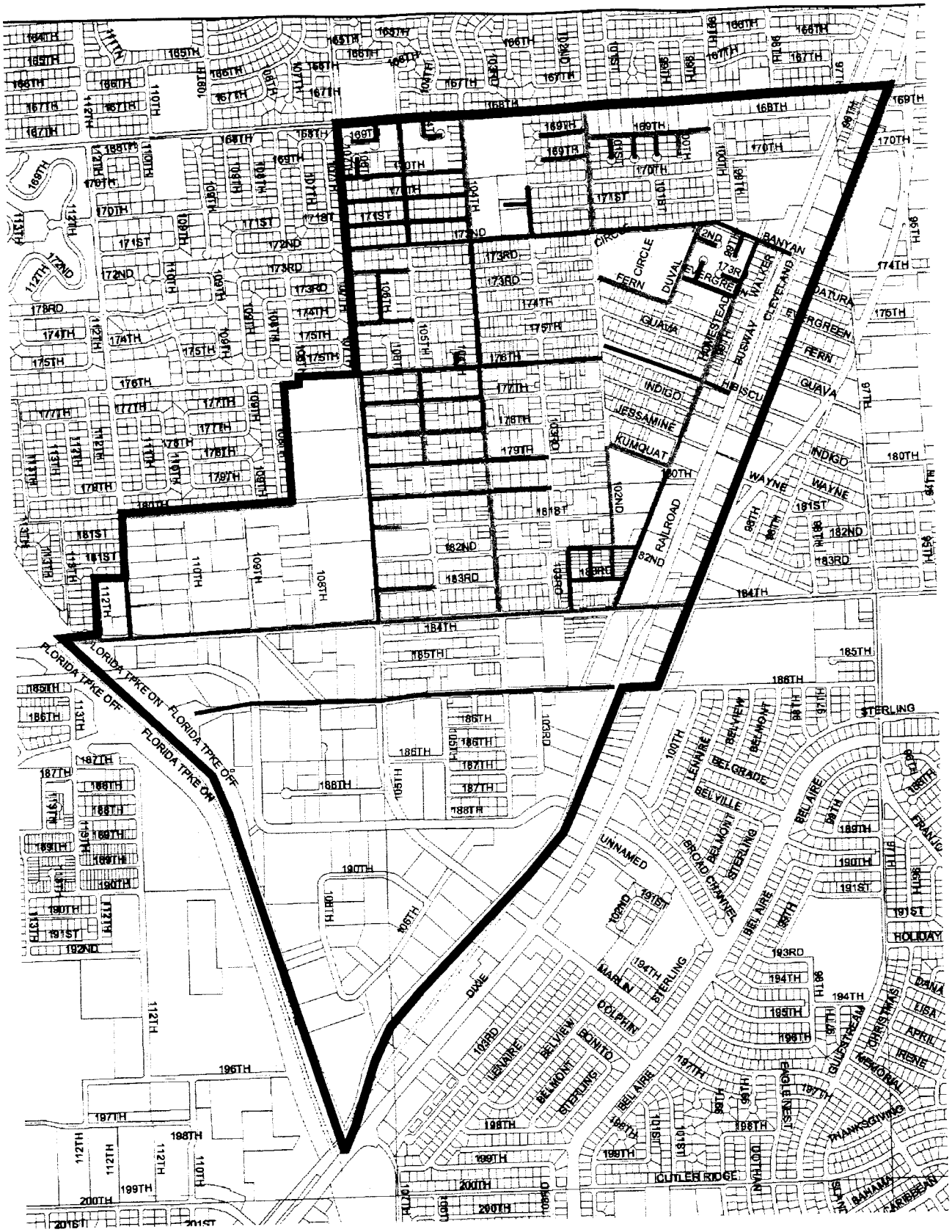


Legend

- **CRA Boundaries**
- **Minor Street Paved Roadways Meet Standards**
- **Minor Street Paved Roadways below Standards**

Figure 13
Paved Roadway Widths
West Perrine CRA

Source: Cathy Sweetapple & Associates



Legend

Sidewalks on both sides of street

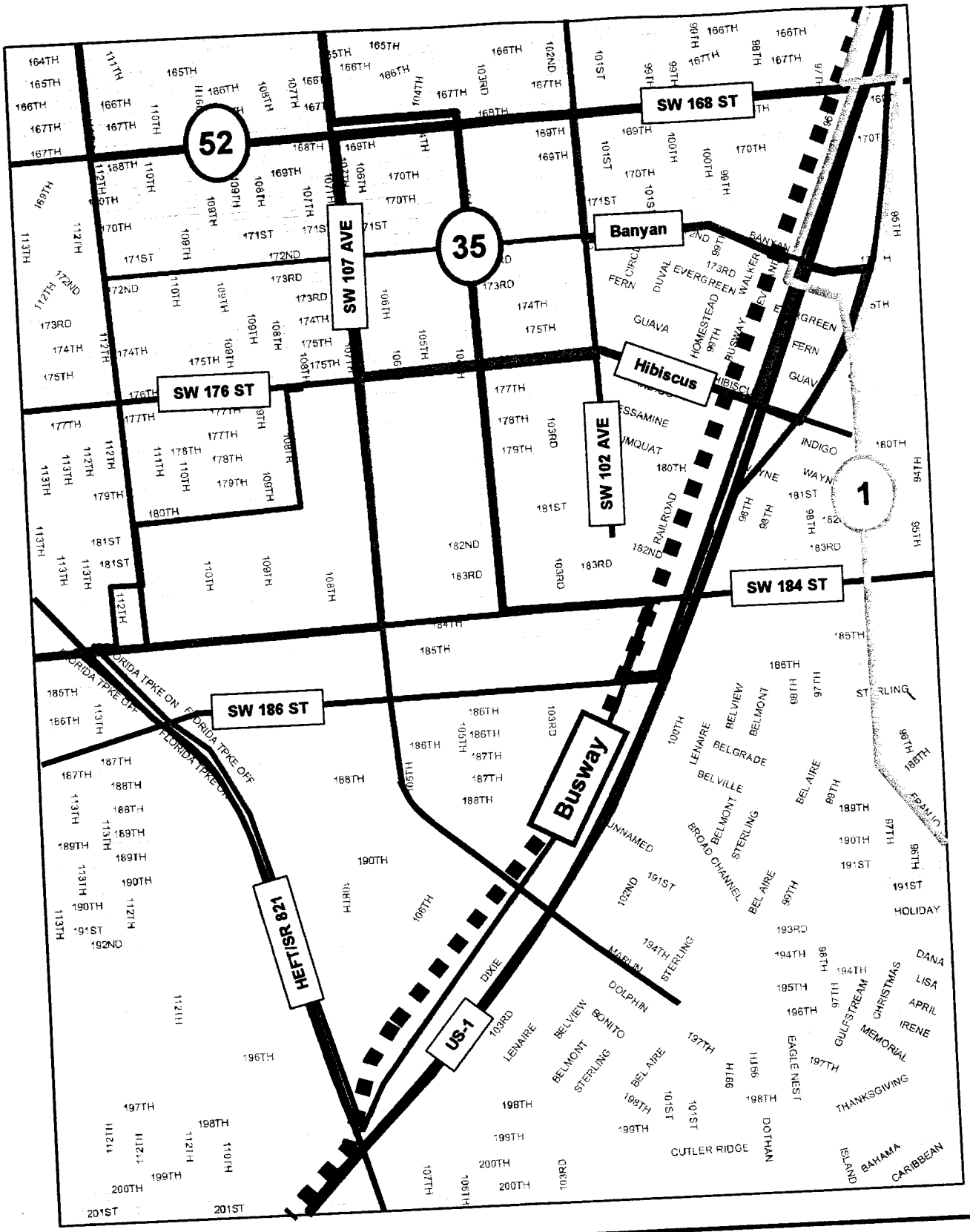
Sidewalks on one side of street

Property boundary

Figure 14
Sidewalk Locations
West Perrine CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-20\Graphics\ Perrine Sidwalk Locations



Legend

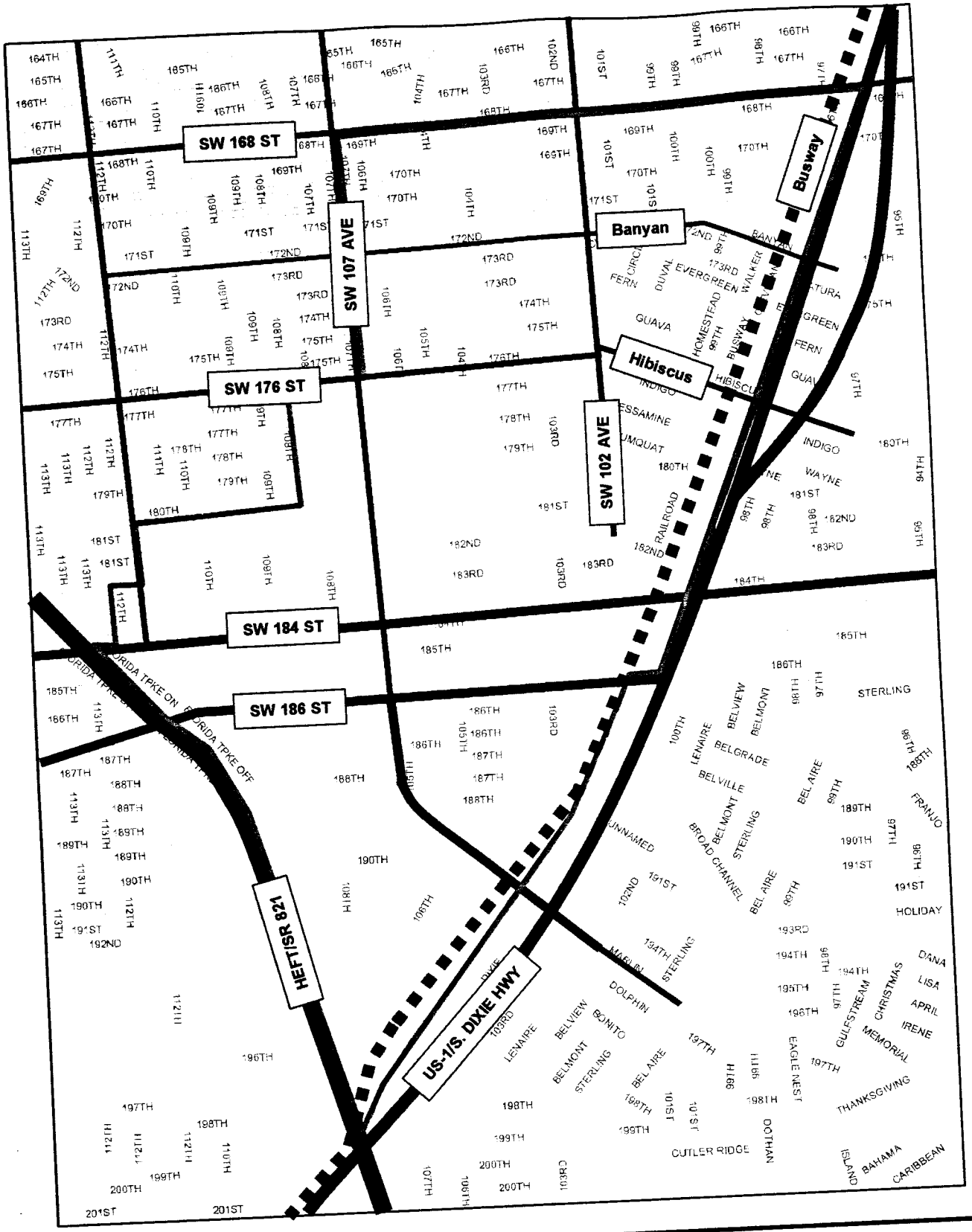
	CRA Boundaries	
Route 1	20 minute headways	
Route 35	30 minute headways	
Route 52	30 minute headways	
Busway	15 minute headways	

52 Metro Bus Route

Busway

Figure 15
Transit Service
West Perrine CRA

Source: Cathy Sweetapple & Associates



Legend

- CRA Boundaries
- 2 Lanes
- 4 Lanes
- 6 Lanes
- Freeway
- Busway

Figure 16
Existing Lane Geometry
West Perrine CRA

Source: Cathy Sweetapple & Associates

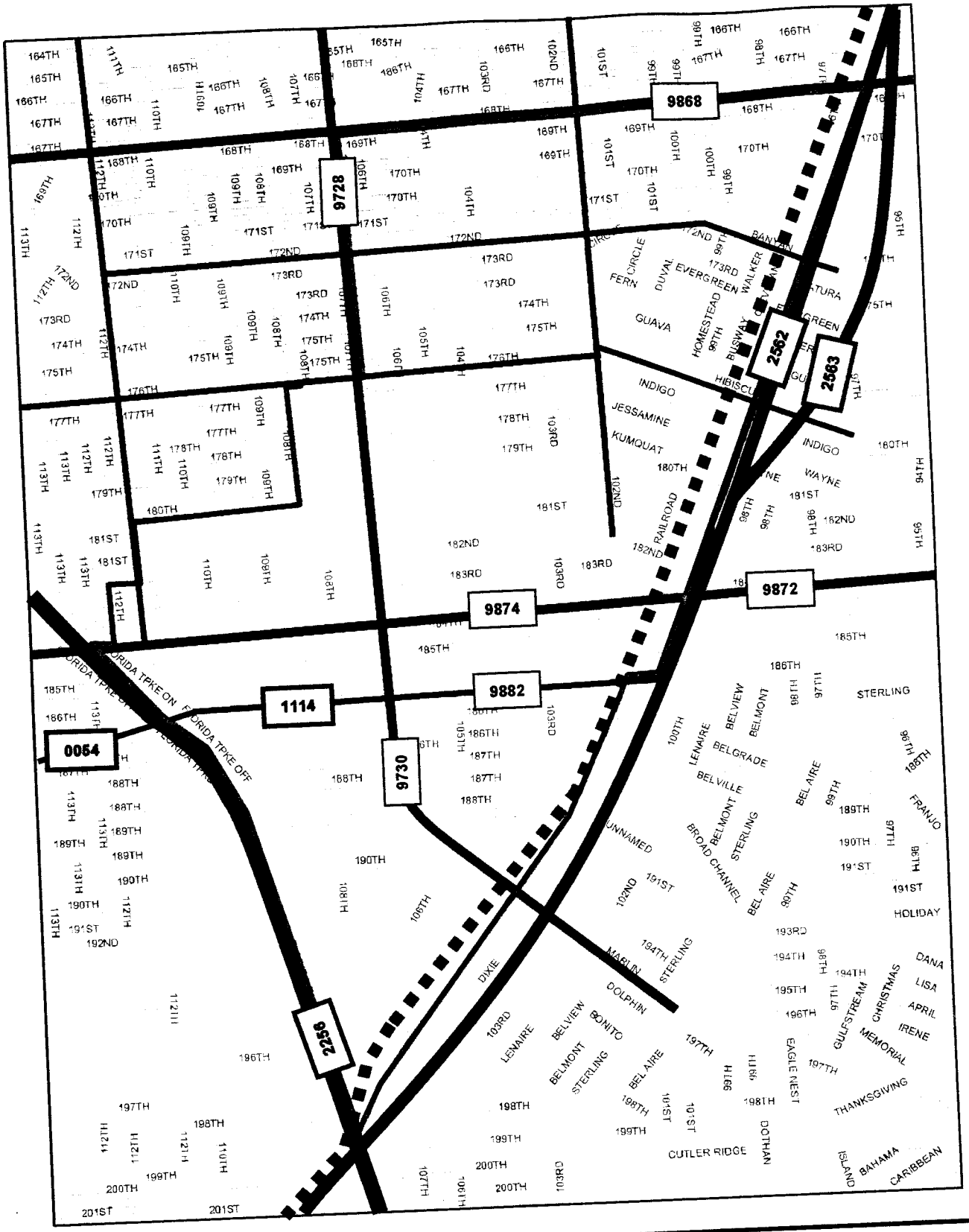
Daily traffic data has been obtained from FDOT and Miami-Dade County for the count stations located adjacent to and within the CRA study area (see **Figure 17**). Traffic forecasts for the Year 2025 were obtained from the Year 2025 traffic projections from the Long Range Transportation Plan (see **Figure 18**). Planned roadway improvements for study area roadways (from the LRTP 2030), are outlined in **Table 15** below, and are included in **Figure 19**.

TABLE 15

LRTP 2030 COST FEASIBLE HIGHWAY AND TRANSIT PROJECTS IN THE STUDY AREA

Area	LRTP Page No.	Roadway	Improvement	Timeframe	LRTP Priority
South	26	**South Miami-Dade Busway** From Cutler Ridge to Florida City	Busway Extension	2005 - 2009	I
South	30	**HEFT/SR 821** From North of Eureka to North of SW 117 Ave	Widen HEFT to 12 lanes	2010 – 2015	II
South	32 32 32	**HEFT/SR 821** From SW 216 Street to SW 200 Street From SW 200 Street to US-1 From US-1 to North of Eureka Drive	Widen to 6 lanes Widen to 8 lanes Widen to 10 lanes	2016 – 2020 2016 - 2020 2016 - 2020	III III III
South	33	**SW 107 Avenue** From SW 160 St to SW 186 St	Widen from 2 lanes to 4 lanes	2016 – 2020	III
South	35	**South Miami-Dade Corridor Rail Extension** From Dadeland to Florida City using Dixie Hwy	Premium Transit	2021 – 2030	IV

Source: Cathy Sweetapple & Associates

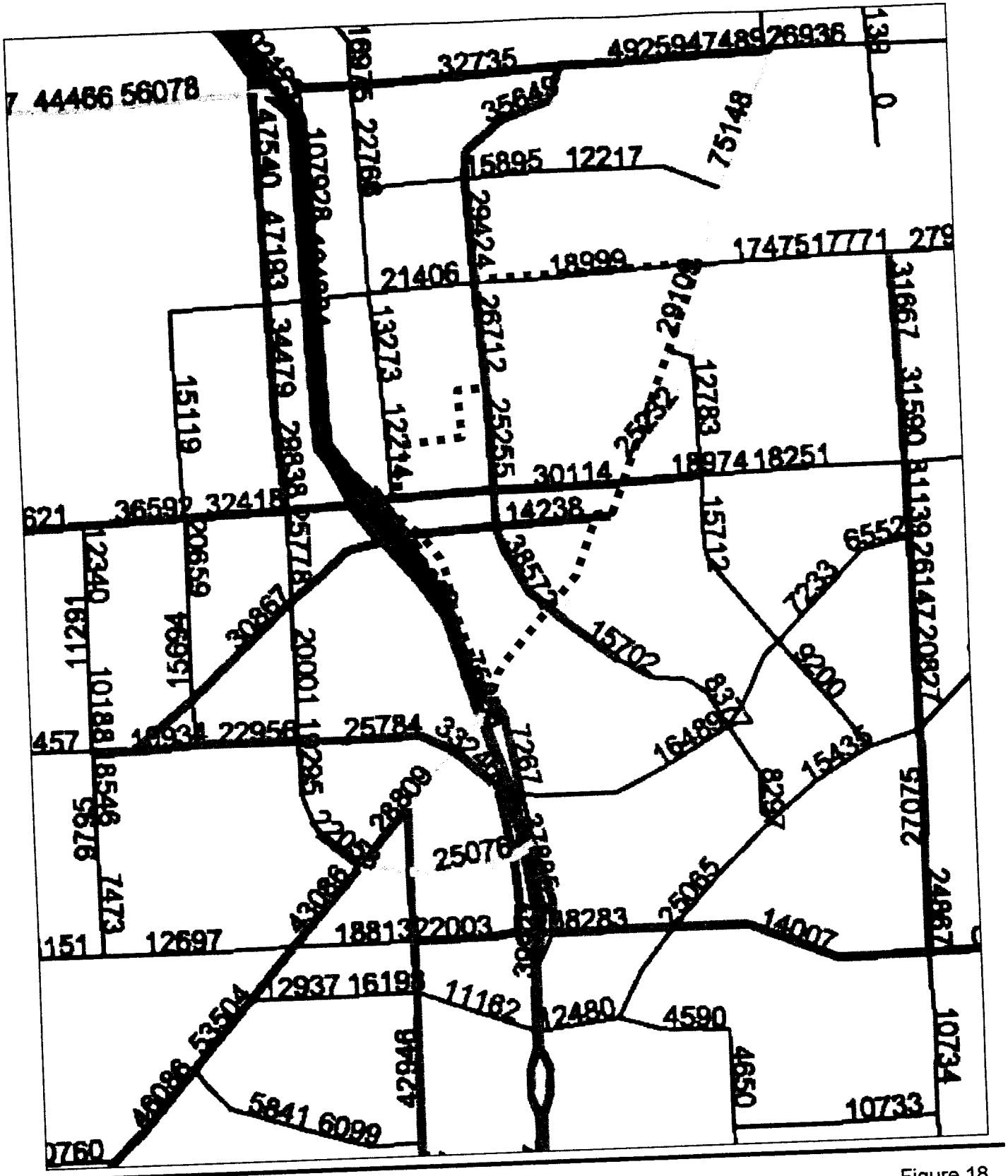


Legend

- 1114 — FDOT Traffic Count Stations
- 9866 — Miami-Dade Traffic Count Stations
- CRA Boundaries
- Section Line Roadways
- Half Section Line Roadways
- Freeways
- Busway

Figure 17
Traffic Count Stations
West Perrine CRA

Source: Cathy Sweetapple & Associates



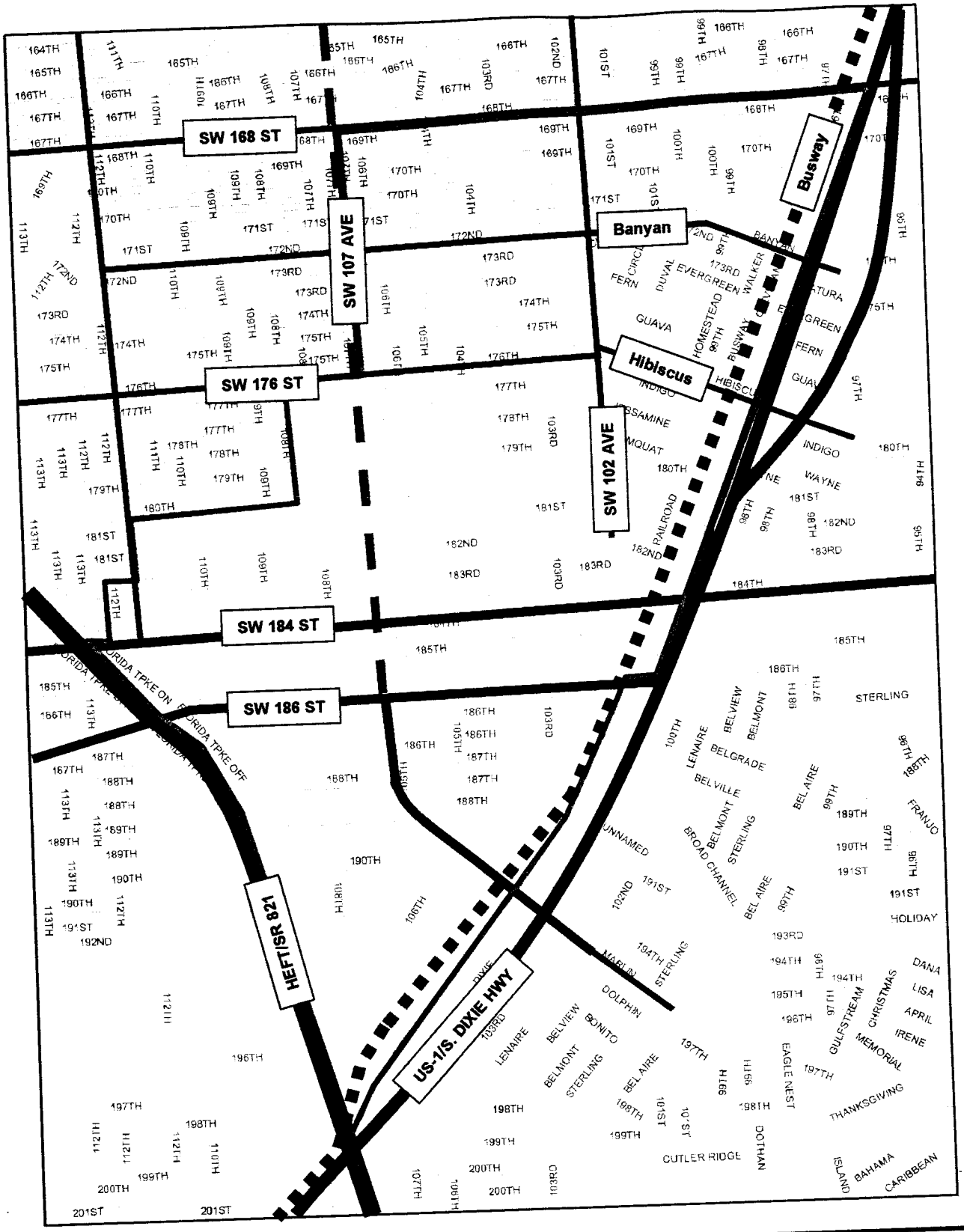
Legend

XXXXX Year 2025 Projected Traffic Volumes

CRA Boundaries

Figure 18
Year 2025 Traffic Forecasts
West Perrine CRA

Source: Cathy Sweetapple & Associates

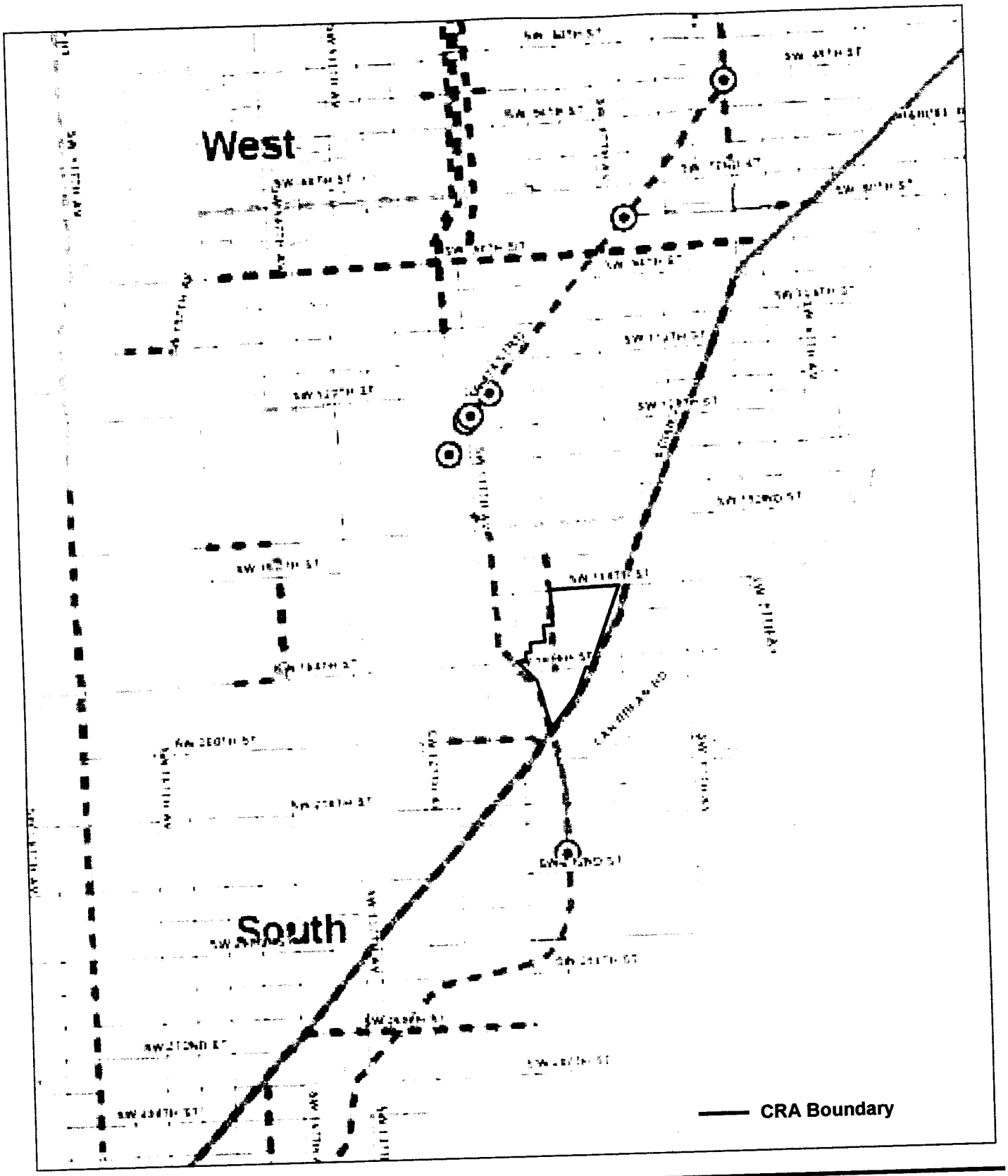


Legend

- CRA Boundaries
- 2 Lanes
- 4 Lanes
- 6 Lanes
- Freeway
- Widen to 4 lanes Priority III – 2016 - 2020
- Busway

Figure 19
2025 Lane Geometry
West Perrine CRA

Source: Cathy Sweetapple & Associates



Legend

- Premium Transit
- Freeway Improvement
- Other Highway Improvement
- Arterial Improvement

Figure 20
Year 2030 Long Range Transportation Plan
West Perrine CRA

Source: Cathy Sweetapple & Associates

Existing and projected Year 2025 daily traffic conditions for the regional roadways serving the CRA study area, are summarized on the enclosed **Table 16**. The evaluation of existing and projected traffic conditions demonstrate that level of service deficiencies were found on the following regional roadways:

TABLE 16

LEVEL OF SERVICE DEFICIENCIES ON REGIONAL ROADWAYS

Roadway	Location	Existing Daily LOS	2025 Daily LOS
South Dixie Highway	SW 152 Street to SW 168 Street	F	F
South Dixie Highway	SW 184 Street to SW 112 Avenue	E	F
SW 168 Street	US-1 to SW 107 Avenue	D	F
SW 107 Avenue	SW 186 Street to US-1	C	F
HEFT/SR 821	SW 184/186 Street to US-1	F	B
HEFT/SR 821	US-1 to SW 200 Street	F	B
HEFT/SR 821	SW 200 Street to SW 216 Street	F	B

Source: Cathy Sweetapple & Associates

The level of service deficiencies experienced along US-1/South Dixie Highway will continue to exist into the future, given the function and importance of this corridor in providing regional connectivity to southwest Miami-Dade County. County officials are aggressively providing and studying transit alternatives, however these mobility alternatives take many years before they become usable transportation alternatives. The premium transit alternative for US-1 is a Priority IV long range transportation plan project with implementation targeted between the years 2021 to 2030 (see **Table 15** above). The existing and future traffic congestion experienced along US-1/South Dixie Highway will continue to remain a factor in the future development or redevelopment of property with the West Perrine CRA study area.

Year 2025 level of service deficiencies are projected for SW 168 Street and SW 107 Avenue indicating that the current street layout is not sufficient to accommodate future traffic demand. These two transportation facilities function as key section line roadways bisecting the West Perrine CRA study area. These traffic forecasts indicate that the current roadway design will not be sufficient to prevent future traffic congestion, and that the current roadway design will aggravate traffic problems.

Existing level of service deficiencies exist on the Florida's Turnpike adjacent to the West Perrine CRA study area. Freeway lane expansion is included as a Priority III long range transportation plan project with implementation targeted between the years 2016 to 2020 (see **Table 15** above). While level of service deficiencies will improve by the year 2025 after the completion of the turnpike improvements, the current roadway design will not be sufficient to accommodate traffic congestion over the next fifteen years for motorists seeking access to and from the CRA study area.

Conclusion

The area of West Perrine was found to exhibit sufficient blight conditions to warrant the formation of a CRA. As per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes, West Perrine was found to have a substantial number of deteriorated or deteriorating structures in which conditions are leading to economic distress or which endanger life and property. Approximately 12% of the single-family houses are considered to be in this deteriorated or dilapidated condition. Additionally, West Perrine was also found to have additional contributing factors.

One of the these contributing factors is faulty lot layout. There are two areas of incompatible land uses, one in the northeast corner of the site, and the other a three-block section along Eureka Drive from S.W. 103rd Avenue to S.W. 107th Avenue. The single-family residences adjacent to the industrial uses in these areas are significantly devalued in terms of their livability and ability to attract investment. The location of industrial uses at these locations seriously devalues the area and may even cause health associated risks. They should not be in close proximity to residential areas.

There are also a significant number of obsolete units with respect to their size. Fifteen percent (15%) of the single family housing inventory in West Perrine is undersized and 3% of the multi-family housing is similarly obsolete. Small size is an impediment in today's market to attract new long-term buyers that will invest in the structure and keep it from deteriorating.

The geography and layout of the transportation facilities in the area have also impacted the accessibility of the area. The Florida Turnpike effectively creates a wall along the western edge of the study area, restricting access into and out of the area to only three locations. In addition, although South Dixie Highway provides numerous opportunities through signalized intersections to access commercial properties, the commercial properties immediately to the west which abut the Busway suffer from poor access, visibility, and connectivity. Both of these conditions are impediments to development.

Streets within the study area often do not achieve the minimum minor street design standards that would be required for local street access to residential property. Sidewalks are intermittent. Development is impeded in these areas.

The economic conditions of the residents also indicate the level of economic distress of the area. The median household income in West Perrine is $29,915, which is less than 85% of the countywide median income. In light of the fact that Miami-Dade County, with its $35,955 median household income, is considered one of the poorest major metropolitan areas nationwide, West Perrine residents are among the poorest in a poor area.

Unsanitary and unsafe conditions are another factor that contributes to blight. Approximately 23% of the parcels in the West Perrine Area are vacant land. Vacant lots attract dumping which is evident throughout the study area. These vacant areas may also contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled.

The area suffers from a trash and abandoned vehicle problem. The significant number of open code violations reflect the physical conditions of the area and impede new economic development and investment in the community.

The West Perrine area exhibits sufficient factors to be designated an area of blight, and as a result, is recommended to be designated a CRA. The condition of numerous structures within its boundaries, the disjointed patterns caused by inadequate land use planning and zoning, the large amount of vacant parcels, the inadequacy of the transportation infrastructure, and the socio-economic characteristics of all the residents contribute to this recommendation. The creation of a CRA and its Community Redevelopment Agency will serve to improve the condition of this blighted area. It will help to improve the living conditions of the residents and help to encourage much needed economic development in the area.

Appendix A
Open Code Violations

TABLE A.1 OPEN CODE VIOLATIONS				
Case Folio	**Case Type**	**Case Address**	**Case Date**	**Last Activity**
3050320000900	Junk yard violation	10220 22 SW 178 ST	3/2/2004	Additional Information from NCO
3050320040170	Junk/Trash/Overgrowth on Unimproved Property		1/5/2004	Check for CVN payment
3050320131881	Junk/Trash/Overgrowth on Unimproved Property		1/8/2004	Intake
3050320120643	Junk/Trash/Overgrowth on Unimproved Property		1/15/2004	Compliance Inspection
3050320120680	Junk/Trash/Overgrowth on Unimproved Property		1/15/2004	Check for CVN payment
3050320120633	Junk/Trash/Overgrowth on Unimproved Property		1/15/2004	Compliance Inspection
3050320100450	Junk/Trash/Overgrowth on Unimproved Property		1/16/2004	Follow Up
3050320480080	Junk/Trash/Overgrowth on Unimproved Property	10665 SW 181 ST	1/29/2004	Check for CVN payment
3050320100490	Junk/Trash/Overgrowth on Unimproved Property	10270 SW 173 ST	2/4/2000	Intake
3050320130040	Junk/Trash/Overgrowth on Unimproved Property	10471 SW 176 ST	2/11/2004	Personal Contact
3050320100630	Junk/Trash/Overgrowth on Unimproved Property		3/6/2004	Personal Contact
3050320140040	Junk/Trash/Overgrowth on Unimproved Property	18216 SW 102 AVE	3/22/2000	Intake
3050320060070	Junk/Trash/Overgrowth on Unimproved Property	10100 - 10198 SW 170TH TER	5/11/2004	First Inspection
3050320120221	Junk/Trash/Overgrowth on Unimproved Property		5/27/2004	Personal Contact
3050320120242	Junk/Trash/Overgrowth on Unimproved Property		5/27/2004	Personal Contact
3050320120640	Junk/Trash/Overgrowth on Unimproved Property		6/11/2004	First Inspection
3050320001320	Junk/Trash/Overgrowth on Unimproved Property	18010 SW 103 AVE	7/9/2004	Follow Up
3050320120740	Junk/Trash/Overgrowth on Unimproved Property	18120 SW 104 AVE	7/19/2004	First Inspection
3050320000640	Junk/Trash/Overgrowth on Unimproved Property	10345 SW 178 ST	7/20/2004	Intake
3050320050180	Junk/Trash/Overgrowth on Unimproved Property	10201 SW 171 ST	7/26/2004	First Inspection
3050320041740	Junk/Trash/Overgrowth on Unimproved Property		8/5/2004	Check for CVN payment
3050320050380	Junk/Trash/Overgrowth on Unimproved Property	10245 SW 172 ST	8/26/2004	Re-inspection
3050320001370	Junk/Trash/Overgrowth on Unimproved Property	10371 SW 182 ST	9/10/2004	Additional Information from NCO
3050320040990	Junk/Trash/Overgrowth on Unimproved Property	10030 HIBISCUS ST	9/13/2004	Re-inspection
3050320120730	Junk/Trash/Overgrowth on Unimproved Property	10511 SW 182 ST	10/1/2004	Re-inspection
3050320000461	Junk/Trash/Overgrowth on Unimproved Property	17715-17 SW 104 AVE	10/4/2004	Follow Up
3050320050400	Junk/Trash/Overgrowth on Unimproved Property	10265 SW 172 ST	10/6/2004	Follow Up
3050320041300	Junk/Trash/Overgrowth on Unimproved Property		10/15/2004	Case forwarded to Collections
3050320100540	Junk/Trash/Overgrowth on Unimproved Property	17331 SW 103 AVE	10/20/2004	Intake
3050320030150	Junk/Trash/Overgrowth on Unimproved Property	10010 SW 170 TERR	11/2/2004	Additional Information from NCO
3050320030190	Junk/Trash/Overgrowth on Unimproved Property	10025 SW 171 ST	11/2/2004	First Inspection
3050320130840	Junk/Trash/Overgrowth on Unimproved Property	10465 SW 172 ST	11/3/2004	Clearing Instructions
3050320041770	Junk/Trash/Overgrowth on Unimproved Property		11/15/2004	Intake
3050320250030	Junk/Trash/Overgrowth on Unimproved Property	17520 SW 104 CT	12/1/2004	Intake
3050320130010	Junk/Trash/Overgrowth on Unimproved Property	10405 SW 176 ST	12/1/2004	Intake
3050320000820	Junk/Trash/Overgrowth on Unimproved Property	10241 SW 179 ST	12/7/2004	Intake
3050320000830	Junk/Trash/Overgrowth on Unimproved Property	NO ADDRESS	12/7/2004	Intake
3050320160570	Junk/Trash/Overgrowth on Unimproved Property	10390 SW 182 ST	12/10/2004	Intake
3050320130590	Junk/Trash/Overgrowth on Unimproved Property	10441 SW 173 TERR	12/17/2003	Check for CVN payment
3050320000680	Minimum Housing Maintenance	10325 SW 178 ST	5/20/2004	Re-inspection
3050320131030	Minimum Housing Maintenance	10680 SW 172 ST	9/7/2004	Personal Contact
3050320001370	Minimum Housing Maintenance	10371 SW 182 ST	9/22/2004	Personal Contact
3050320270020	Other	17452 SW 104 AVE	3/23/2004	Case closed
3050320520010	Parking Premises violations	18010 S DIXIE HWY	11/24/2004	Intake
3050320001490	Parking Premises violations	18250 S DIXIE HWY	11/24/2004	Intake
3050320020050	Parking Premises violations	9760 RICHMOND DR	11/24/2004	First Inspection
3050320020110	Parking Premises violations	9920 SW 168 ST	11/24/2004	First Inspection
3050320020080	Parking Premises violations	9828 SW 168 ST	11/24/2004	First Inspection
3050320042090	Parking Premises violations	17500 S DIXIE HWY	11/24/2004	Intake
3050320041960	Parking Premises violations	17840 SO DIXIE HWY	11/24/2004	Intake
3050320340010	Parking Premises violations	18240 S DIXIE HWY	11/24/2004	Intake
3050320001472	Parking Premises violations	18210 S DIXIE HWY	11/24/2004	Intake
3050320020020	Parking Premises violations	9720 SW 168 ST	12/2/2004	Intake
3050320020070	Parking Premises violations	9820 RICHMOND DR	12/7/2004	Intake
3050320020100	Parking Premises violations	9900 SW 168 ST	12/7/2004	Intake
3050320020120	Parking Premises violations	16805-15 SW 100 AVE	12/9/2004	Intake
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	1/15/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	17301 - 17499 W CLEVELAND AVE	1/21/2004	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	9800 - 9848 BANYAN ST	2/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	9800 - 9848 BANYAN ST	2/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	9900 - 9934 E HIBISCUS ST	2/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	9900 - 9934 E HIBISCUS ST	2/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	2/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	3/4/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	3/8/2004	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	10500 - 10698 SW 182ND ST	3/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	3/18/2004	Personal Contact
	ROW/Private Property Abandoned Property/Vehicle	10500 - 10698 SW 182ND ST	3/24/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 181ST ST	4/1/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	17301 - 17499 W CLEVELAND AVE	8/10/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10438 SW 176TH ST	8/13/2004	Placed on Contractors list

TABLE A.1 OPEN CODE VIOLATIONS				
Case Folio	**Case Type**	**Case Address**	**Case Date**	**Last Activity**
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 172ND ST	9/2/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	17411 - 17499 DUVAL AVE	9/24/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10200 - 10298 SW 179TH ST	9/28/2004	Remediation Complete
	ROW/Private Property Abandoned Property/Vehicle	10100 - 10148 SW 169TH ST	11/4/2003	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10100 - 10148 SW 169TH ST	11/4/2003	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	17001 - 17199 SW 99TH CT	11/5/2003	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	9900 - 9998 W JESSAMINE ST	11/19/2004	Accepted by Remediation Unit
3050320250030	ROW/Private Property Abandoned Property/Vehicle	17520 SW 104 CT	12/1/2004	Intake
3050320100610	Setback Violations	10213 SW 173 TERR	10/13/2004	Re-inspection
3050290381950	Signs on the ROW	10200 - 10398 SW 168TH ST	11/20/2004	Follow Up
3050320000170	Structure Maintenance - Upkeep	9720 SW 170 ST	11/24/2003	Additional Information from NCO
3050320000680	Unauthorized Use - Residential/Business	10325 SW 178 ST	3/21/2004	Compliance Inspection
3050320040010	Unauthorized Use - Residential/Business	17355 SW 102 AVE	5/3/2004	Check for CVN payment
3050320040990	Unauthorized Use - Residential/Business	10030 HIBISCUS ST	6/11/2004	Problem change
3050320001370	Unauthorized Use - Residential/Business	10371 SW 182 ST	6/24/2004	Court Hearing
	Unauthorized Use - Residential/Business	10500 - 10698 SW 178TH ST	10/25/2004	First Inspection
3050320001551	Unusual Use of Property		5/6/2004	Additional Information from NCO
3050320042410	Graffiti	17250 S DIXIE HWY	4/6/2004	Intake
3050320270020	Other	17452 SW 104 AVE	3/23/2004	Case closed
3050320520010	Parking Premises violations	18010 S DIXIE HWY	11/24/2004	Intake
3050320001490	Parking Premises violations	18250 S DIXIE HWY	11/24/2004	Intake
3050320020110	Parking Premises violations	9920 SW 168 ST	11/24/2004	First Inspection
3050320020010	Resolution Violations	9700 SW 168 ST	6/20/2002	Check for CVN payment
	Animals - Code Violations	10800 - 10898 SW 186TH ST	5/24/2004	Intake
3060050040310	Boat Storage	9990 BROAD CHANNEL DR	8/13/2002	Compliance Inspection
3060050700010	Business Premise Maintenance	18901 S DIXIE HWY	8/13/2004	First Inspection
3060050040340	Commercial Vehicle - Unauthorized	10020 BROAD CHANNEL DR	1/14/2003	Additional Information from NCO
3060050090100	Junk yard violation	10475 SW 186 ST	1/13/2003	Personal Contact
3060050050160	Junk yard violation	10420 SW 186 LN	4/12/2003	Check for CVN payment
3060060360001	Junk/Trash/Overgrowth on Unimproved Property		1/15/2003	Compliance Inspection
3060050020573	Junk/Trash/Overgrowth on Unimproved Property	10490 SW 186 ST	3/10/2004	Request for Remediation Analysis
3060050010140	Junk/Trash/Overgrowth on Unimproved Property		5/20/2004	Court Hearing
3050320160360	Junk/Trash/Overgrowth on Unimproved Property	10401 SW 184 ST	6/3/2004	Follow Up
3050320160370	Junk/Trash/Overgrowth on Unimproved Property	10411 SW 184 ST	6/3/2004	Additional Information from NCO
3060050200090	Junk/Trash/Overgrowth on Unimproved Property	18685-87 SW 100 AVE	7/21/2004	Additional Information from NCO
3050320160850	Junk/Trash/Overgrowth on Unimproved Property	18301 SW 103 CT	8/2/2004	Additional Information from NCO
3050310000460	Junk/Trash/Overgrowth on Unimproved Property	18241 SW 109 AVE	10/8/2004	Re-inspection
3060050010455	Junk/Trash/Overgrowth on Unimproved Property	10195 MARLIN RD	11/2/2004	First Inspection
3060050010071	Junk/Trash/Overgrowth on Unimproved Property	18494 S FEDERAL HWY	11/18/2002	Additional Information from NCO
3060050010291	Junk/Trash/Overgrowth on Unimproved Property	18411 HOMESTEAD AVE	12/7/2004	Intake
	Junk/Trash/Overgrowth on Unimproved Property	18401 - 18599 HOMESTEAD AVE	12/7/2004	Intake
3060050570010	Lack of Required Permit	18910 18970 S DIXIE HWY	10/12/2004	Intake
3060050520020	Lack of Required Permit	18722 S DIXIE HWY	10/12/2004	First Inspection
3060050570010	Lack of Required Permit	18910 18970 S DIXIE HWY	10/12/2004	Personal Contact
3060050580010	Lack of Required Permit	19401 15 S DIXIE HWY	10/12/2004	First Inspection
3060050580040	Lack of Required Permit	19485-87-89 SO DIXIE HWY	10/13/2004	First Inspection
	Obstructing Enforcement	19201 - 19451 SW 106TH AVE	10/18/2003	Court Hearing
	Other	10400 - 10498 SW 188TH ST	9/13/2004	First Inspection
3060050020573	Outside Business Uses - Unpermitted	10490 SW 186 ST	3/10/2004	Request for Lien Analysis
3060060420020	Outside Business Uses - Unpermitted	19350 SW 106 AVE	6/11/2003	Intake
3060050020564	Outside Overheight Storage	18640 SW 104 AVE	8/23/2004	Compliance Inspection
3060050020564	Parking Premises violations	18640 SW 104 AVE	8/23/2004	Compliance Inspection
3060050140040	Parking Premises violations	19145 S DIXIE HWY	10/12/2004	First Inspection
3060050190010	Parking Premises violations	19151 S DIXIE HWY	10/12/2004	Intake
3060050570030	Parking Premises violations	18880 S DIXIE HWY	10/12/2004	Intake
3060050190010	Parking Premises violations	19151 S DIXIE HWY	10/12/2004	Intake
3060050140030	Parking Premises violations	18851 S DIXIE HWY	10/12/2004	First Inspection
3060050520071	Parking Premises violations	18760 80 S DIXIE HWY	10/12/2004	Intake
3060050010460	Parking Premises violations	18660 S DIXIE HWY	10/12/2004	Intake
3060050010071	Parking Premises violations	18494 S FEDERAL HWY	10/12/2004	First Inspection
3060050010130	Parking Premises violations	18430 S DIXIE HWY	10/12/2004	First Inspection
3060050470020	Parking Premises violations	19361 S DIXIE HWY	10/12/2004	First Inspection
3060050470010	Parking Premises violations	19313 S DIXIE HWY	10/12/2004	Intake
3060050190010	Parking Premises violations	19151 S DIXIE HWY	10/12/2004	Intake
3060050190010	Parking Premises violations	19151 S DIXIE HWY	10/12/2004	Intake
3060050750010	Parking Premises violations	19500 S DIXIE HWY	10/13/2004	Intake
3060050630010	Parking Premises violations	10425 MARLIN RD	10/13/2004	First Inspection
3060060290070	Parking Premises violations	19395 SW 106 AVE	10/13/2004	First Inspection
3060050600090	Parking Premises violations	10700 SW 190 ST	11/4/2004	Problem change
	ROW/Private Property Abandoned Property/Vehicle	10500 - 10698 SW 182ND ST	3/11/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10500 - 10698 SW 182ND ST	3/24/2004	Request for remediation

TABLE A.1
OPEN CODE VIOLATIONS

Case Folio	Case Type	Case Address	Case Date	Last Activity
	ROW/Private Property Abandoned Property/Vehicle	18751 - 18799 SW 104TH AVE	3/29/2004	Request for remediation
	ROW/Private Property Abandoned Property/Vehicle	10700 - 10798 SW 190TH ST	4/1/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	19001 - 19699 SW 108TH AVE	4/1/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	19001 - 19699 SW 108TH AVE	4/1/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vehicle	18601 - 18699 SW 103RD CT	8/19/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 187TH TER	8/23/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	19001 - 19699 SW 108TH AVE	8/31/2004	Intake
	ROW/Private Property Abandoned Property/Vehicle	18401 - 18599 SW 109TH AVE	9/10/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	19001 - 19699 SW 108TH AVE	9/13/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 187TH TER	9/13/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10400 - 10498 SW 187TH ST	9/13/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	18701 - 18705 SW 104TH AVE	10/21/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10700 - 10798 SW 190TH ST	11/4/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	10700 - 10798 SW 188TH ST	11/9/2004	Clearing Instructions
3060050830010	Sign violation on private property	10505 SW MARLIN RD	10/4/2004	First Inspection
	Signs on the ROW	19001 - 19199 SW 106TH AVE	4/14/2004	Re-inspection
	Signs on the ROW	10600 - 10698 SW 190TH ST	4/14/2004	Case staff transfer
	Signs on the ROW	9900 - 9924 SW 186TH ST	8/13/2003	Citation Delete
	Signs on the ROW	9926 - 9998 SW 186TH ST	8/20/2004	Follow Up
	Signs on the ROW	18701 - 18749 S DIXIE HWY	9/13/2004	First Inspection
	Signs on the ROW	19201 - 19451 SW 106TH AVE	10/18/2003	Court Hearing
	Signs on the ROW	19201 - 19451 SW 106TH AVE	10/18/2003	Court Hearing
	Signs on the ROW	18401 - 18599 S DIXIE HWY	11/30/2004	Intake
	Unauthorized Use - Industrial	10600 - 10698 SW 190TH ST	12/6/2004	Intake
	Unauthorized Use - Residential/Business	18701 - 18749 SW 105TH AVE	8/9/2004	Intake
3060050050160	Unusual Use of Property	10420 SW 186 LN	4/12/2003	Check for CVN payment
	Animals - Code Violations	10800 - 10898 SW 186TH ST	5/24/2004	Intake
3050310170010	Illegal Excavation	17800 SW 107 AVE	10/20/2004	First Inspection
3050310000250	Junk/Trash/Overgrowth on Unimproved Property	18050 SW 110 AVE	4/13/2004	Additional Information from NCO
3050310000430	Junk/Trash/Overgrowth on Unimproved Property	18201 SW 109 AVE	7/29/2004	Re-inspection
3050310000460	Junk/Trash/Overgrowth on Unimproved Property	18241 SW 109 AVE	10/8/2004	Re-inspection
3060060030053	Junk/Trash/Overgrowth on Unimproved Property		10/12/2004	First Inspection
3060050020564	Parking Premises violations	18640 SW 104 AVE	8/23/2004	Compliance Inspection
3050310270010	Parking Premises violations	17604 SW 107 AVE	11/24/2004	Intake
	ROW/Private Property Abandoned Property/Vehicle	18401 - 18599 SW 109TH AVE	9/10/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vehicle	18001 - 18399 SW 109TH AVE	11/1/2004	Placed on Contractors list
3060060030053	Right of Way - Maintenance		10/15/2004	Extension

Source: Miami-Dade County Property Appraiser, The Curtis & Kimball Company