Memorandum

MIAMI-DADE COUNTY

Date: March 1, 2005

Agenda Item No. 4(S)

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 Goulds/Cutler Ridge Area and approving the preparation of a Community Redevelopment Plan

RECOMMENDATION

It is recommended that the Board of County Commissioners accept the Finding of Necessity study, to declare an area of approximately four (4) square miles in the Goulds/Cutler Ridge area, 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 South by SW 232nd Street, on the West by SW 127th Avenue, on the North by the Black Creek Canal and SW Dixie Highway , on the East by the Florida Turnpike, again on the North by Caribbean Boulevard, again on the East by SW 103rd and SW 102nd Avenues, and on the South by Old Cutler Road, again on the East by SW 112th Avenue.

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 Goulds/Cutler Ridge 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-1011-04) to prepare a Finding of Necessity study for the Goulds/Cutler Ridge 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. On January 4, 2005 the County's Tax Increment Financing Coordinating Committee reviewed the attached Finding of Necessity report with boundaries extending further South to SW 248 th Street and recommended its acceptance by the Board subject to a revision to limit the Southernmost boundary to SW 232 nd Street. The Consultant has been asked to prepare a new report covering the proposed area. This report will be substituted for the attached report and furnished to the Board in time for the Community Empowerment and Economic Revitalization Committee meeting on February 8, 2005.

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:

- Unsanitary and unsafe conditions
- Deterioration of site or other improvements

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

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. 4(S)

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. 4(S)
3-1-05

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA KNOWN AS THE GOULDS/CUTLER RIDGE AREA AND DESCRIBED AS A PORTION OF MIAMI-DADE COUNTY, FLORIDA, GENERALLY BOUNDED ON THE SOUTH BY SW 232ND STREET, ON THE WEST BY SW 127TH AVENUE, ON THE NORTH BY THE BLACK CREEK CANAL AND SW DIXIE HIGHWAY, ON THE EAST BY THE FLORIDA TURNPIKE, AGAIN ON THE NORTH BY CARIBBEAN BOULEVARD, AGAIN ON THE EAST BY SW 103RD AND SW 102ND AVENUES, AND ON THE SOUTH BY OLD CUTLER ROAD, AGAIN ON THE EAST BY SW 112TH AVENUE 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 GOULDS/CUTLER RIDGE 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, 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 July 27, 2004 the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1011-04 which resolution directed the County Manager to prepare a finding of necessity study for the Goulds/Cutler Ridge area, such geographic area being more particularly described in the attached Exhibit A and incorporated herein by this reference (the Goulds/Cutler Ridge 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 Goulds/Cutler Ridge Community Redevelopment Area, which finding of necessity for the Goulds/Cutler Ridge 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 Goulds/Cutler Ridge 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 Goulds/Cutler Ridge 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 Goulds/Cutler Ridge 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 Goulds/Cutler Ridge 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 Goulds/Cutler Ridge 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 Goulds/Cutler Ridge Community Redevelopment Area, which geographic area is described generally as bounded on the South by SW 232nd Street, on the West by SW 127th Avenue, on the North by the Black Creek Canal and SW Dixie Highway, again on the East by SW 103rd and SW 102nd Avenues, and on the South by Old Cutler Road, again on the East by SW 112th Avenue, and is specifically described in Exhibit A attached hereto.

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

Section 4. The Goulds/Cutler Ridge 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 Goulds/Cutler Ridge Community Redevelopment Area.

Section 6. The Board authorizes the County Manager to competitively select a consultant to prepare a community redevelopment plan for the Goulds/Cutler Ridge 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	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

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

Shannon D. Summerset

Finding of Necessity Study
Goulds 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

Executive Summary

This Finding of Necessity (FON) report assesses conditions of slum and blight in the Goulds area in order to determine if the formation of a Community Redevelopment Area and a Community Redevelopment Agency are appropriate.

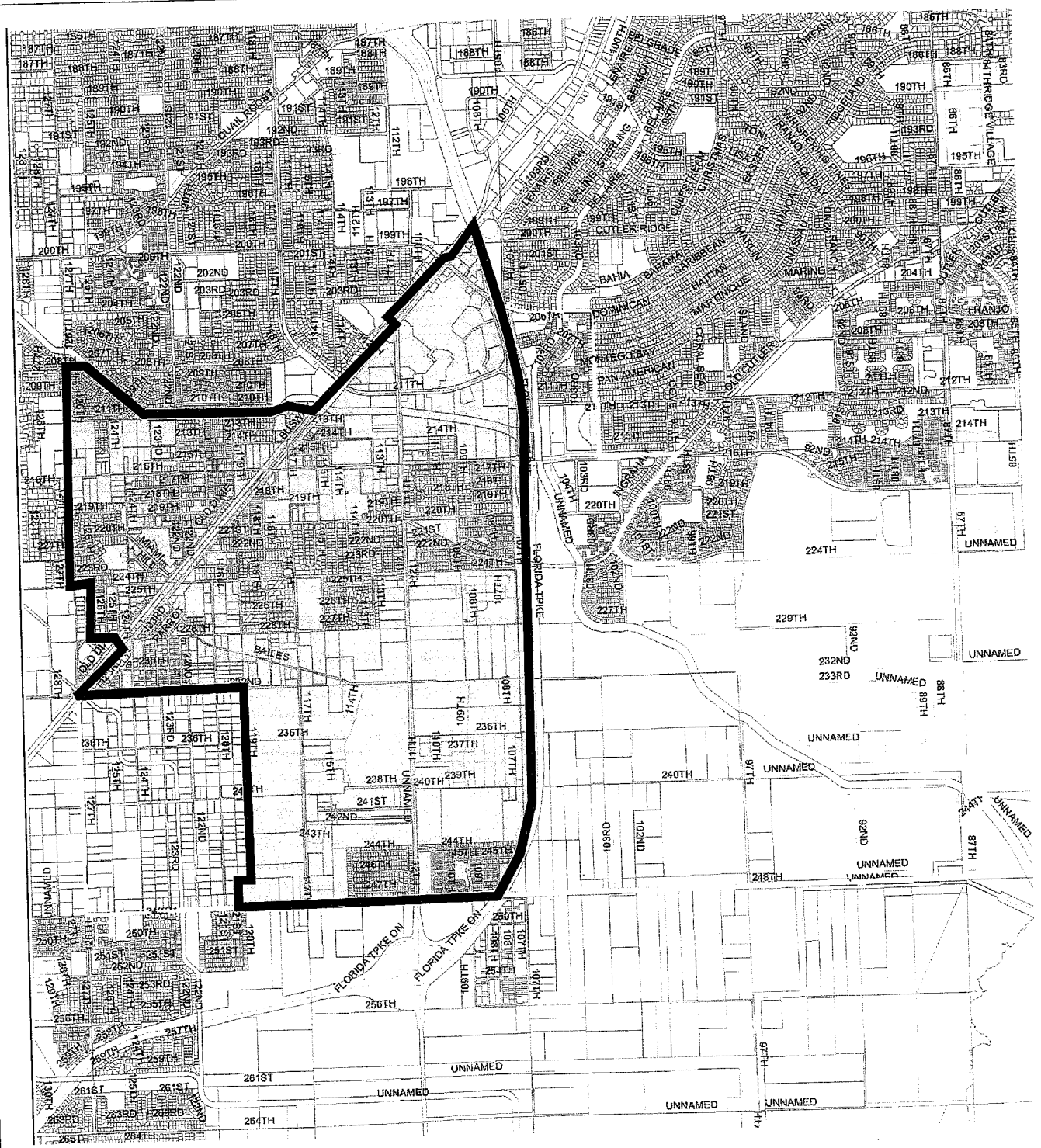
The Goulds Area is an approximately 2,970-acre area of land generally south and north of US-1, west of the Florida Turnpike, and north of Silver Palm Drive (SW 248th St.) as shown in **Figure ES1, Location Map**. Within this area, 2,507.62 acres of real property are encompassed. Area boundaries generally occur at the centerline of the right-of-ways, except for the Florida Turnpike where the border is at the west edge. The entire area is within the jurisdiction of Miami-Dade County, and there are no lands included that are within a municipal jurisdiction.

The Goulds Area was analyzed as per the definition of slum and blight determinants set forth in Sec. 163.355 Florida Statutes. A Finding of Necessity 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 Goulds Area exhibits a high level of deterioration of the housing inventory. Approximately 100 of the individually owned residential parcels in the area, or 7% of the housing stock, 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 is considered a contributing factor to the blighting.

One of the contributing factors that must be present along with the deterioration of structures is the presence of incompatible uses that conflict with existing and future land use patterns and which impede additional investment in the area. Upon surveying existing land uses, there are two significant areas of incompatible uses.

1. In the northeast corner of the West Goulds sub-area, there are single-family residential uses in close proximity and adjacent to an industrial use. The industrial use, and auto dismantling and salvage yard, is located just south of SW 214th Street and west of the South Dade Busway Extension. This type of use is visually blighting, causes noise, and may be associated with the presence of noxious and potential hazardous materials in open areas. Even if buffered, this use should not be in close proximity to places where people reside. Its existence at this location seriously devalues the area and may even cause health associated risks. It is a significant contributing factor to blight in the local area.



Legend

Property boundary

Figure ES 1
Location Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\ES 1 Location Map

2. The residential areas along SW 223rd Street from South Dixie Highway to SW 119th Avenue, as well as the residences along SW 119th Avenue in the same vicinity are impacted by the presence, visibility, and noise of an open construction equipment storage yard. Its existence at this location devalues the adjacent vicinity. It is a contributing factor to blight in the vicinity.

Unsanitary or unsafe conditions are another factor that contributes to blight. Vacant lots attract dumping, and long-term maintenance problems. In addition, overgrown areas 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. These existing land use patterns are shown on **Figure ES2, Existing Land Use Map**. Goulds has numerous vacant lots; particularly in three of its sub-districts:

1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216th Street and SW 220th Street, west of the School. The second is south of 220th Street to SW 228th Street, and west of SW 119th Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. 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, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117th Av.) from SW 224th Street to Bailes Road.

3. The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The land here is almost entirely made up of small lots, many of which are vacant. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

These vacant lots and their dispersal throughout the community are a factor contributing to blight. Likely due to this, the area suffers from a trash and abandoned vehicle problem. The significant number of open code violations reflects the physical conditions of the area and impedes new economic development and investment in the community.

The geography and layout of the transportation facilities around the area have each had their own effect upon Goulds. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the eastern side of the three mile study area. Access into and out of Goulds (to and from the east) can only occur four locations using the turnpike interchanges or underpasses built into the system. The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide

additional challenges as the Busway extension nears completion, and redevelopment opportunities arise. The awkward layout may be an impediment to development in this area.

Evidence of the economic distress experienced by the residents of the proposed Goulds CRA contributes to the lack of investment and new development in the area and is highlighted by the following statistics:

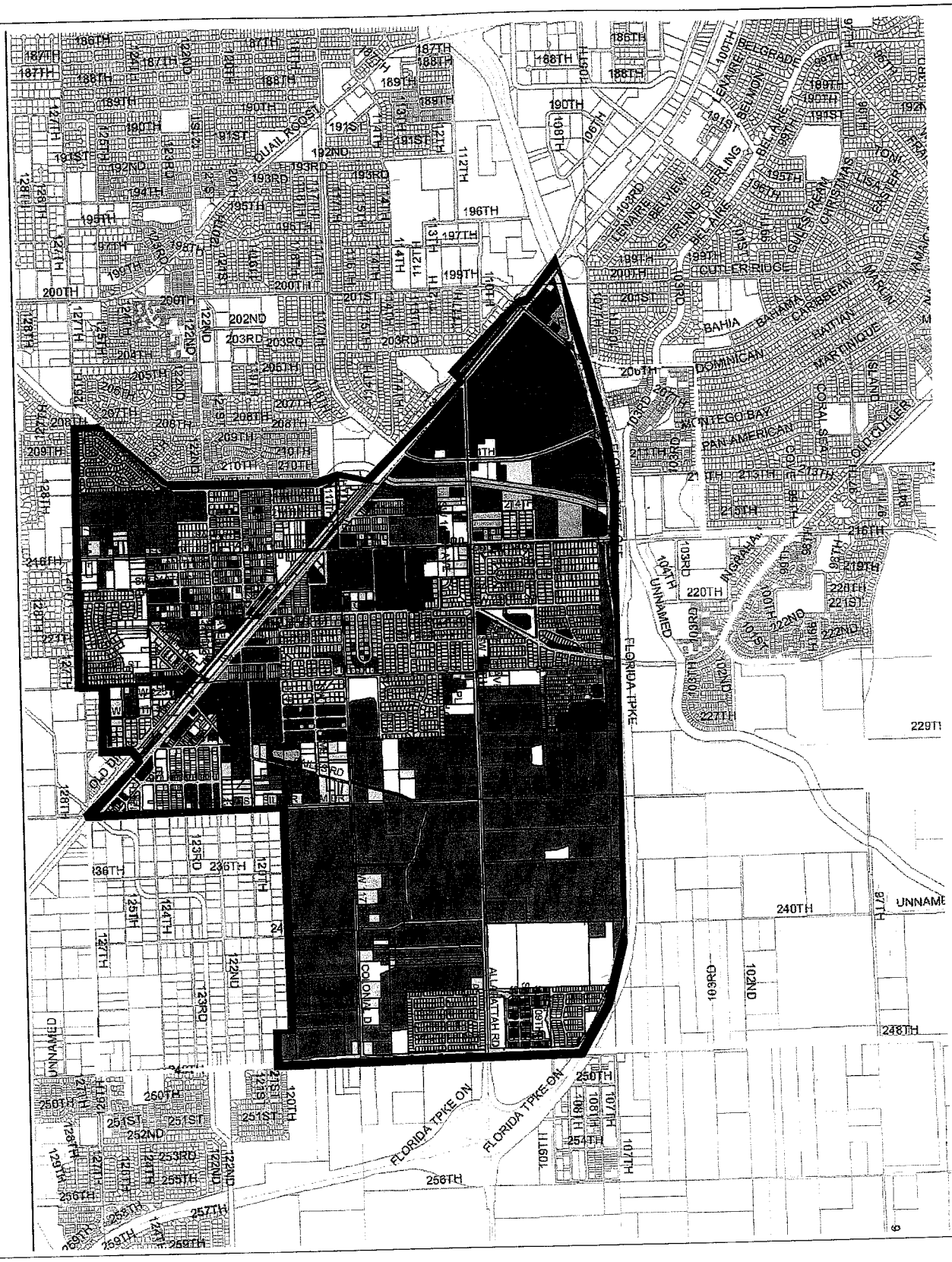
- Less than 52 percent of area residents 16 years old or older participated in the labor force as compared to 57.5 percent of countywide residents 16 years of age or older. Further, less than 90 percent of those participating were employed. The unemployment rate was particularly high in Census Block Group 104.1 where less than 55 percent of workforce members were employed.

- Median household income was $23,482, just over 65 percent the level countywide. 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.

- Over 30 percent of the households within proposed Goulds CRA were living in poverty including in excess of 39 percent in 4 of the 6 Census Block Groups profiled in the table. On a countywide basis, 18.1 percent of households were living in poverty.

The fact that the Goulds area is economically disadvantaged is evidenced by the fact that area contains an office of the County's Community Action Agency. It also contains County-owned housing units including Arthur Mays Villas as well as privately-owned Section 8 units.

The Goulds area exhibits sufficient factors to be designated as an area of blight. 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, 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 bring much needed economic development to the area.



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- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- MOBILE HOME PARKS
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
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- VACANT, UNPROTECTED
- INLAND WATERS
- OCEAN, BAY WATERS

Figure ES 2
Existing Land Use Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\ES 2 Existing Land Use Map

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Appendix A

Introduction

Location

The Goulds Area Finding of Necessity report provides a summary assessment of the approximately 2,970-acre area of land generally south of the crossing of the Florida Turnpike and US-1, west of South Dixie Highway, north of Silver Palm Drive (SW 248th St.), and west of the Florida Turnpike up to: Dixie Highway in the north, Burr Road (SW 127th Avenue) in the center, and SW 119th Avenue in the south area as shown in **Figure 1, Location Map**. Within this area, 2,507.62 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 west 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

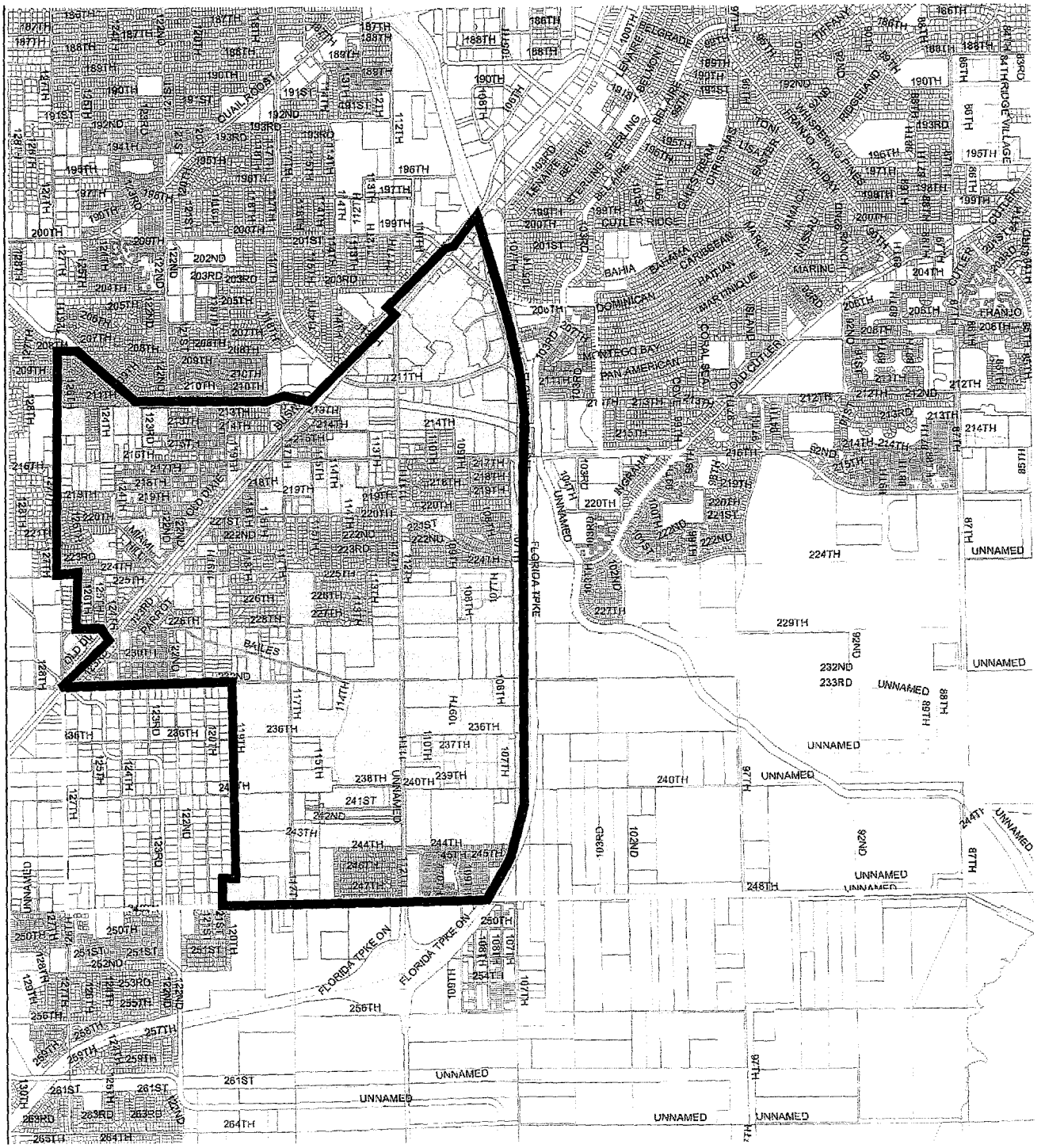
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals,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



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Property boundary

Figure 1
Location Map
Goulds / Cutler Ridge CRA

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Source: The Curtis and Kimball Company

Legend

Property boundary

Figure 2
Aerial Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

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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 2,970 total acres of land, of which approximately 461 acres are right-of-way, and 2,507.62 acres are real property. The 2,507.62 acres comprise 3,761 parcels in total, which are categorized and summarized by general land use in **Table 1** and are shown in **Figure 3, Existing Land Use**.

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	824.01	33%	2,320	0.36	3,573,231	1,987
Commercial Total	55.87	2%	68	0.82	1,697,302	68
Hotel Total	1.23	0%	1	1.23	6,054	1
Office Total	11.72	0%	11	1.07	196,599	11
Institutional Total	167.55	7%	95	1.76	816,006	95
Industrial Total	29.27	1%	12	2.44	202,225	12
Agricultural Total	169.11	7%	6	28.19	15,411	6
Recreational	0.00	0%	8	0.00	0	0
Conservation	0.00	0%	0	n.a.	0	0
Utilities	3.14	0%	1	3.14	504	1
Transportation	1.05	0%	4	0.26	0	0
Vacant	1,210.29	48%	1,216	1.00	2,691	2
Government	8.29	0%	1	8.29	12,685	1
Other	26.09	1%	18	1.45	0	6
	2,507.62	100%	3,761	0.67	6,522,708	2,190

Source: Miami-Dade County Property Appraiser

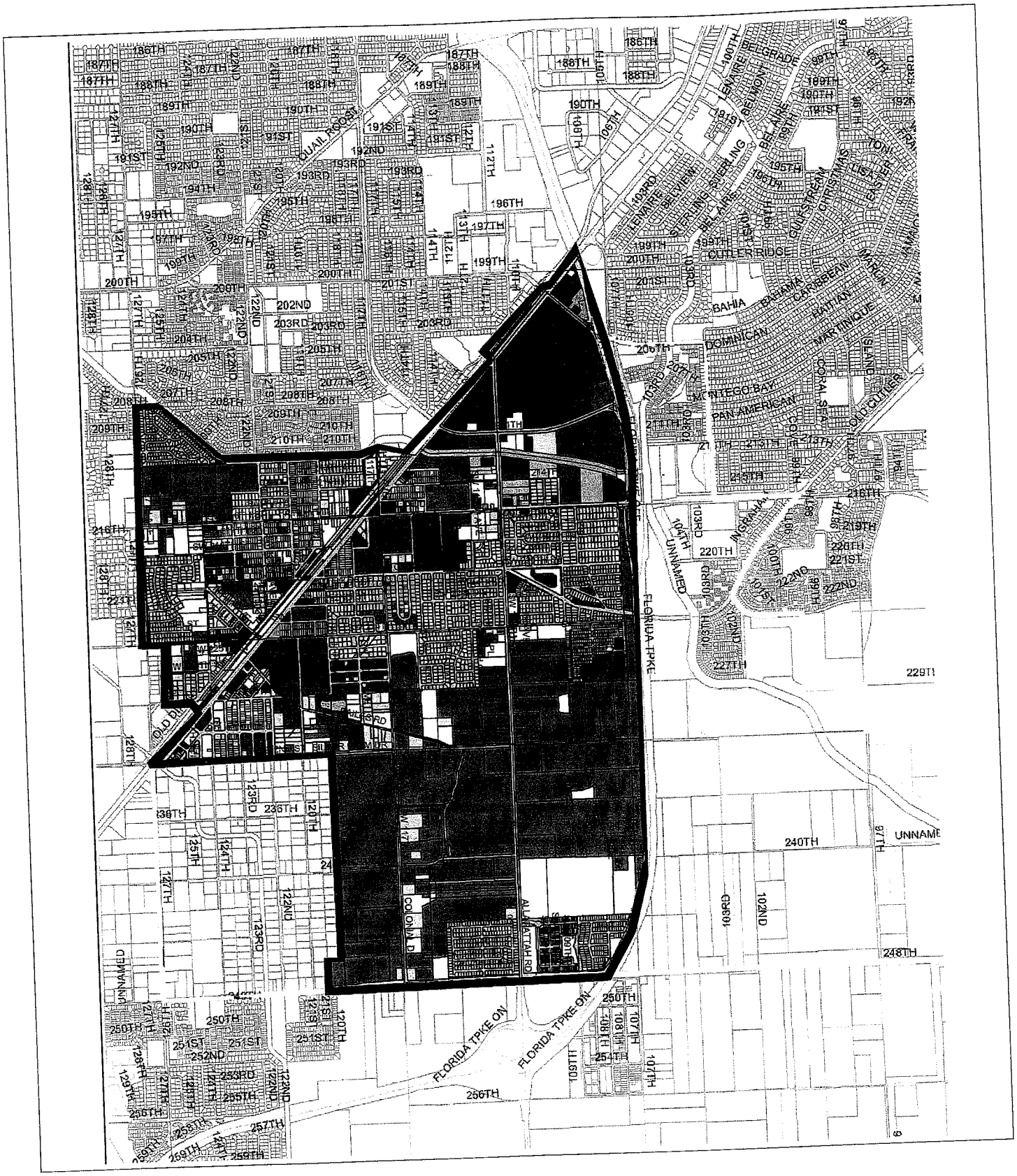

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Figure 3
Existing Land Use Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Existing Land Use Map

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

1. Goulds Central Neighborhood
   The sub-area is east of South Dixie Highway to the CRA boundary on the east, south of the canal, and extends south to SW 228th Street. This area includes a complete, fully-functional residential community, comprised of mostly single family residences, townhouse developments such as the Arthur Mays Villas, some small-scale apartments, and two apartment complexes. Also within are three schools, two health care, fourteen religious institutions, and several parks. The neighborhood's commerce is scattered along SW 214th Street and Allapattah Road. These retail establishments are not pedestrian-oriented, and without such an area, there is no apparent center of the neighborhood.

2. Agricultural Transitional Sub-Area
   This is the land south of 228th Street, and extending to the east, west, and south boundaries of the proposed CRA. This area is comprised of two characteristic types of land. In the areas on both sides of Bails Road, there is a mix of estate-density residential uses, nurseries, and some residential uses. The rest of the area, especially east of Colonial Drive (SW 117th Av.), and east of Allapattah Road (SW 111th Av.) between Silver Palm Drive and SW 228th Street, is transitioning agricultural use. Much of this area is already under construction, in the development of single-family residential communities in the $150 to $200-thousand price range. The remaining fields appear to relatively unproductive for agricultural purposes, and appear poised for transition to more residential development.

3. West Goulds and Cauley Square Historic District
   This is the land along the west side of South Dixie Highway (US-1), and extending to the CRA boundaries. The part east of SW 122nd Avenue and north of SW 220th Street, is not a viable neighborhood, due to its extensive number of vacant lots interspersed with the residences, somewhat poor conditions of many dwellings, and a lack of nay cohesive community center. West of SW 122nd Avenue there is extensive construction of new single-family home communities in the $150 to $200-thousand price range. In addition, there are two well-established, communities in good condition just east of SW 127th Avenue. Like the Agricultural Transitional Sub-Area, this area appears poised for continued redevelopment; however the part east of SW 122nd Avenue is hindered, possibly by assemblage difficulties.

   This area also includes the Cauley Square Historic District, which was the early 1900's pioneer settlement built on William Cauley's tomato farm lands at the location of the Flagler Railroad stop. Although once in very poor condition, an area of about four blocks on both sides of Miami are restored, and well maintained. At the fringe of the historic district, there are still dilapidated and deteriorated structures in need of restoration or replacement.

4. South Land Commercial Center
   This is the triangular area of the CRA north of the canal. The predominant use if the South Land Shopping Center, along with office, bank and hotel uses on its south side. From the standpoint of physical condition, there is significant, apparent

reinvestment in the regional shopping center, characteristic of a viable commercial use.

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	2,337	73%	986.52	67%	0.42
Town House	2800	206	6%	94.73	6%	0.46
Duplex Residential	5700	594	19%	232.86	16%	0.39
Multi-Family : 4 Units	3100	0	0%	0.00	0%	n.a.
Multi-Family : 10 - 21 DU/Ac	3700	55	2%	122.82	8%	2.23
Multi-Family : 22 - 37 DU/Ac	3800	3	0%	22.13	2%	7.38
Bungalow Courts	5100	0	0%	0.00	0%	n.a.
Hotel & Motel	5000	2	0%	7.37	1%	3.69
Total Residential		3,197	100%	1,466.41	100%	0.46
Neighborhood Commercial	6100	44	17%	17.78	10%	0.40
Arterial Commercial	6200	83	33%	37.06	20%	0.45
Central Commercial	6400	97	38%	73.03	39%	0.75
Liberal Commercial	6600	27	11%	43.63	24%	1.62
Semi-Professional Office	6900	2	1%	13.81	7%	6.91
Total Commercial		253	100%	185.32	100%	0.73
Light Manufacturing - Industrial	7100	19	100%	25.84	100%	1.36
Heavy Manufacturing - Industrial	7300	0	0%	0.00	0%	n.a.
Restricted Industrial	7700	0	0%	0.00	0%	n.a.
Total Industrial		19	100%	25.84	100%	1.36
Agricultural	9000	270	100%	738.60	100%	2.74
Planned Area Development	9400	6	100%	69.89	100%	11.65
Other Zoned Land		0	0%	0.00	0%	n.a.
Land Not Classified, or Interim Zoned		15	100%	21.17	100%	1.41
Total		3,760	100%	2,507.24	100%	0.67

Source: Miami-Dade County 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 asphaltic seams that are dry and cracked from age;
    - weathered or peeling paint or other non-structural exterior finish
    - extremely unkempt 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.

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

TABLE 3

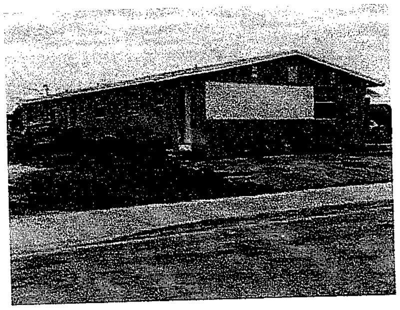
SITE CONDITIONS

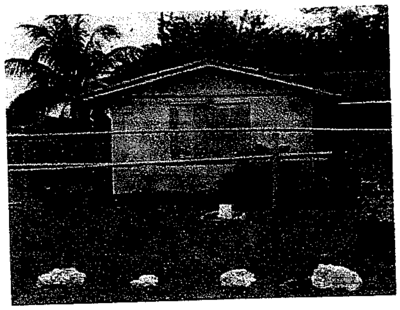
Type of Structure / Use	Number of Parcels	Number of Dwelling Units (est.)	Deteriorated	Dilapidated	Percent Deteriorated or Dilapidated
Single Family Residential (inc. townhouse, mobile home, cluster home)	1,679	1,679	73	11	5%
Duplex Residential	115	230	3	0	3%
Multi-Family	526	1,382	11	2	2%
Total Residential Surveyed	2,320	3,291	87	13	4%
Commercial	68	n.a.	0	0	0%
Office	11	n.a.	0	0	0%
Institutional	95	n.a.	1	1	2%
Industrial	12	n.a.	not surveyed	not surveyed	
Total	2,506	3,291	88	14	4%
Percent of all Lands	67%	100%			

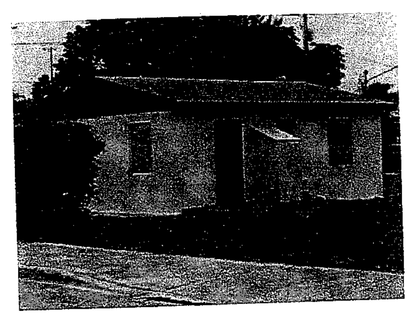
Source: Miami-Dade County Property Appraiser

In summary, 88 of the 3,291 residential buildings are showing signs of deterioration, and 11 are dilapidated. Together, the deteriorating and dilapidated buildings are 5% of the stock of residential structures in this area. On a typical block of 16 to 20 lots, this would mean that approximately one building is deteriorated or dilapidated; however, these conditions are not evenly distributed throughout the area. The heaviest concentration of deteriorated and dilapidated structures is in the section south of old Cutler Road (SW 220th St.) to SW 224th Street, and west of SW 114th Avenue. The second highest concentration of poor physical conditions is in the West Goulds sub-area, in the section east of SW 122nd Avenue and north of SW 220th Street. Examples of the quality and condition of the residential properties are shown in **Figures 4A and 4B, Residential Site Photographs**.

This level of deterioration, although not a blighting condition by itself, is in combination with other defective physical conditions, a contributing factor to blighting the proposed Goulds CRA.







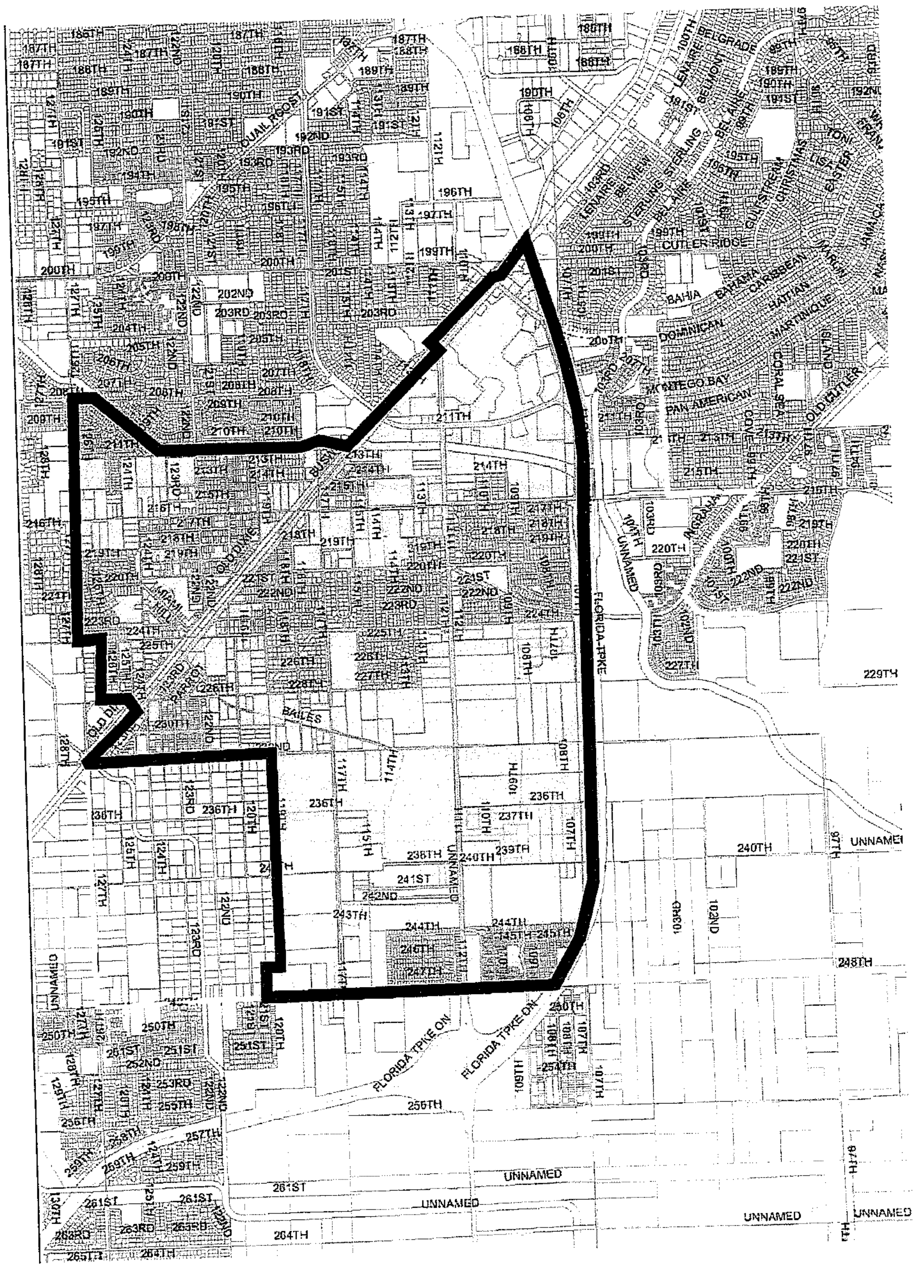


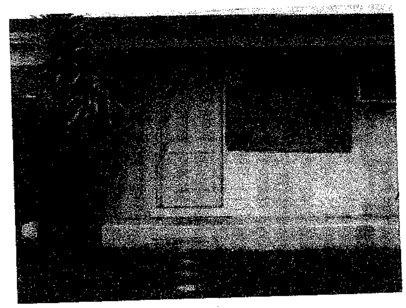
Figure 4A
Housing Photographs
Goulds / Cutler Ridge CRA

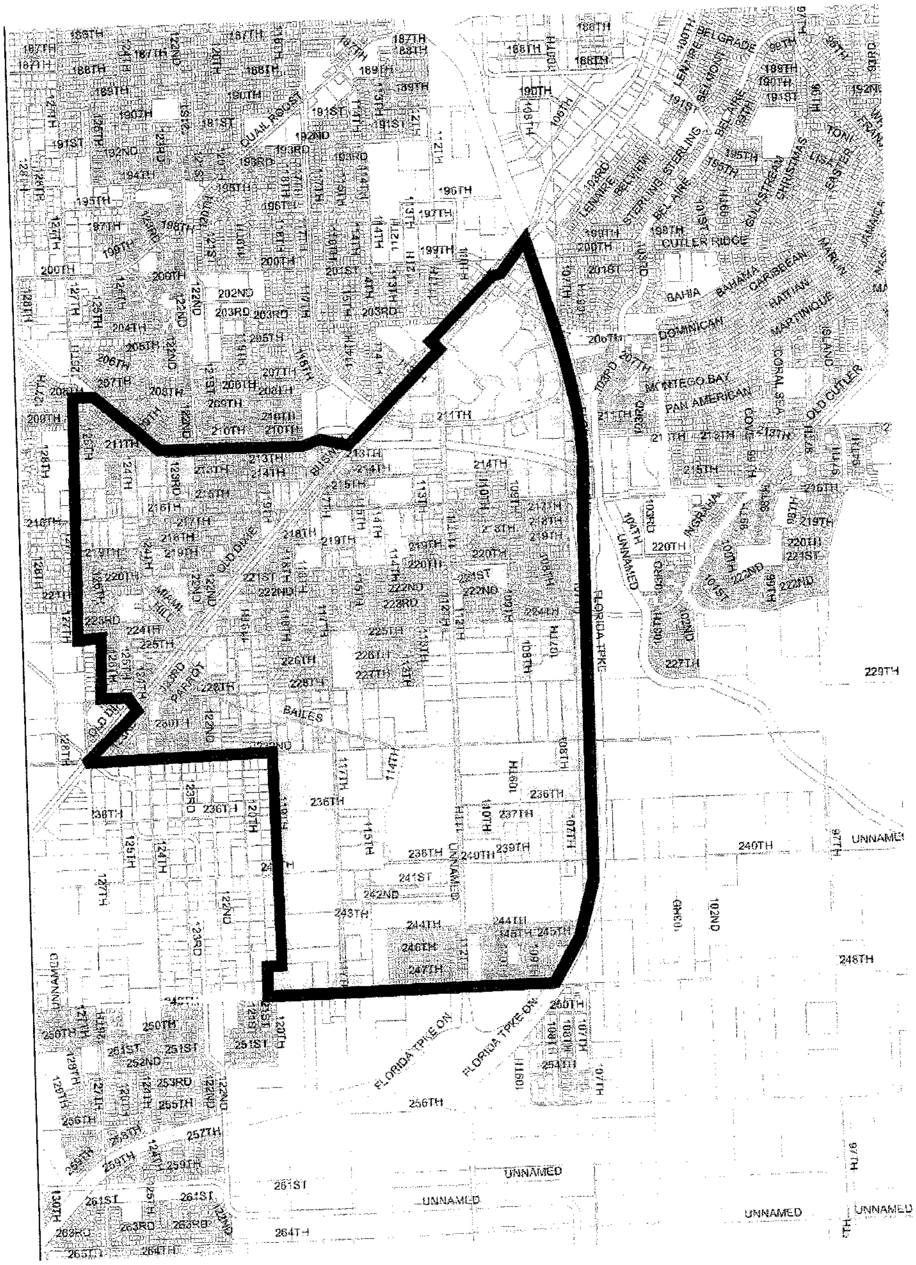
Legend

Property boundary

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Housing Photographs





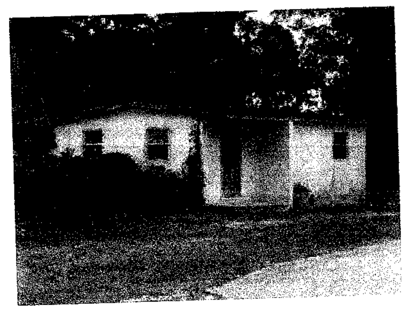
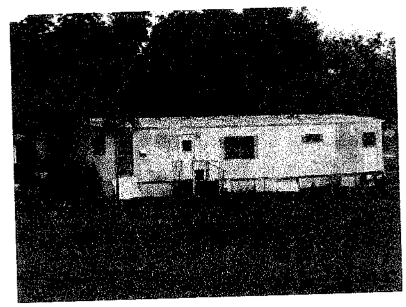
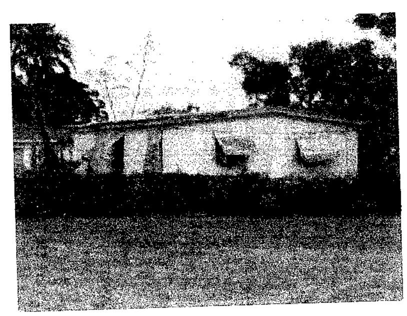




Figure 4B
Housing Photographs
Goulds / Cutler Ridge CRA

Legend

Property boundary

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Housing Photographs2

Property Violations

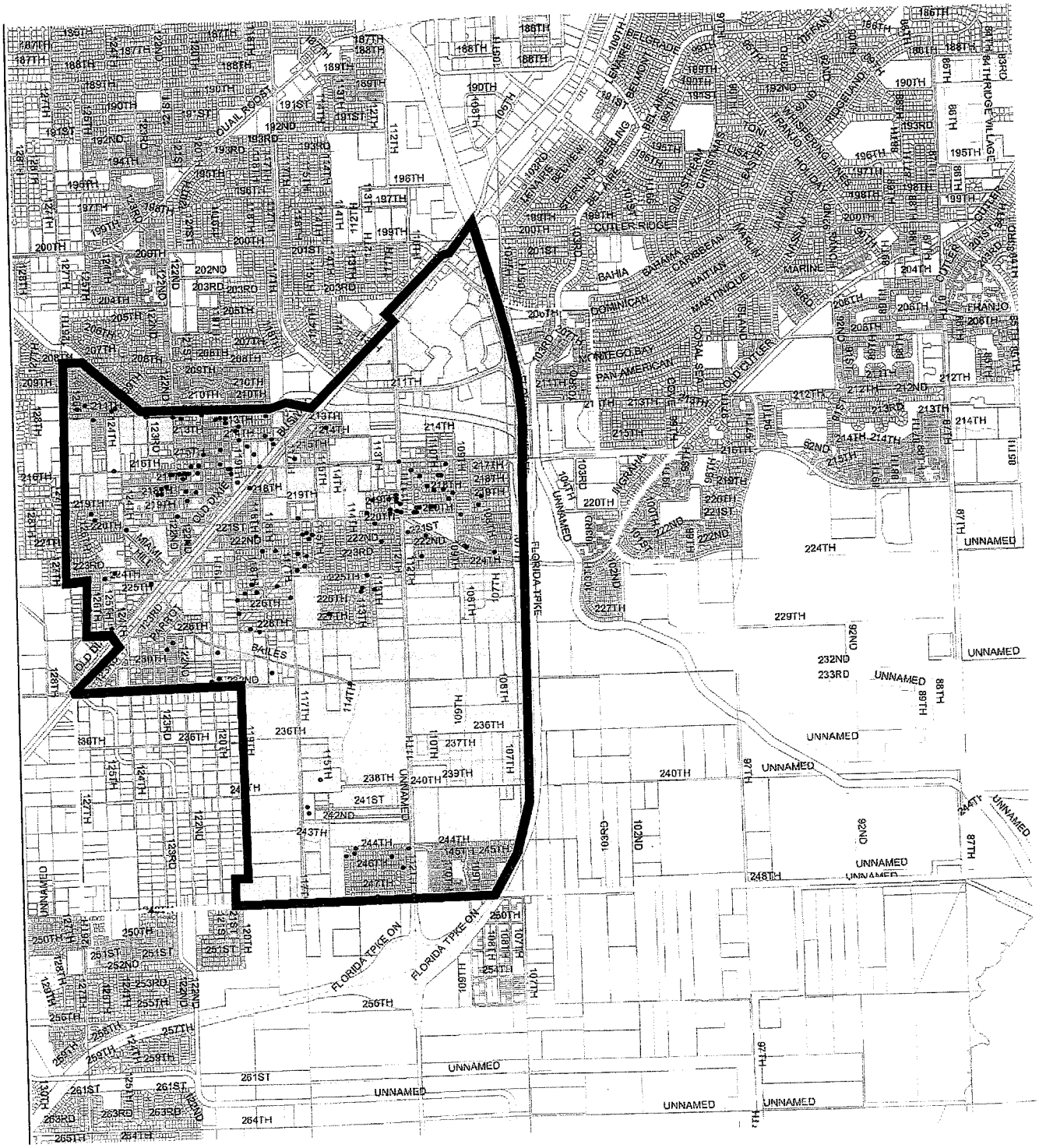
To further support the visual survey, data was gathered from Miami-Dade County with respect to code violations. **Table 4, Open Code Violations**, lists the open code violation cases and **Figure 5, Open Code Violations** shows the extent of the code violations throughout the study area. Details of the open code violations are contained in **Appendix A**.

TABLE 4
OPEN CODE VIOLATIONS

Junk Yard Violation	1
Junk / Trash / Overgrowth on Unimproved Property	82
Minimum housing maintenance	3
Parking premises violation	1
ROW / Private property/Abandoned property/Vehicle	31
Setback Violations	1
Signs on the ROW	14
Unauthorized use - Residential / Business	1
Commercial Vehicle - Unauthorized	3
Failure to obtain zoning permit	1
Right-Of-Way maintenance	1
Auto repair - residential	5
Minimum Housing - OVA	1
Multi Family Use	7
Sign Violation on Private Property	4

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. In addition, the number of multi-family use violations reinforces the overcrowding problem. The presence and volume of these violations is a factor that together with the other issues, contributes to blight.



Legend

Property boundary

Figure 5
Open Code Violation Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Open Code Violation Map

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 Goulds 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	1,679	1,679	103		6%
Duplex Residential	115	230		1	0%
Multi-Family	526	1,382		1	0%
Total	2,320	3,291	103	2	5%

Source: Miami-Dade County Property Appraiser

Six percent (6%) of the single family housing inventory in Goulds 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.

Single-family home inventory can be the most important housing component of neighborhood stabilization and revitalization through home ownership; however, with 8% considered obsolete, this is a contributing factor to other blighting conditions in the proposed Goulds CRA.

Incompatible Uses

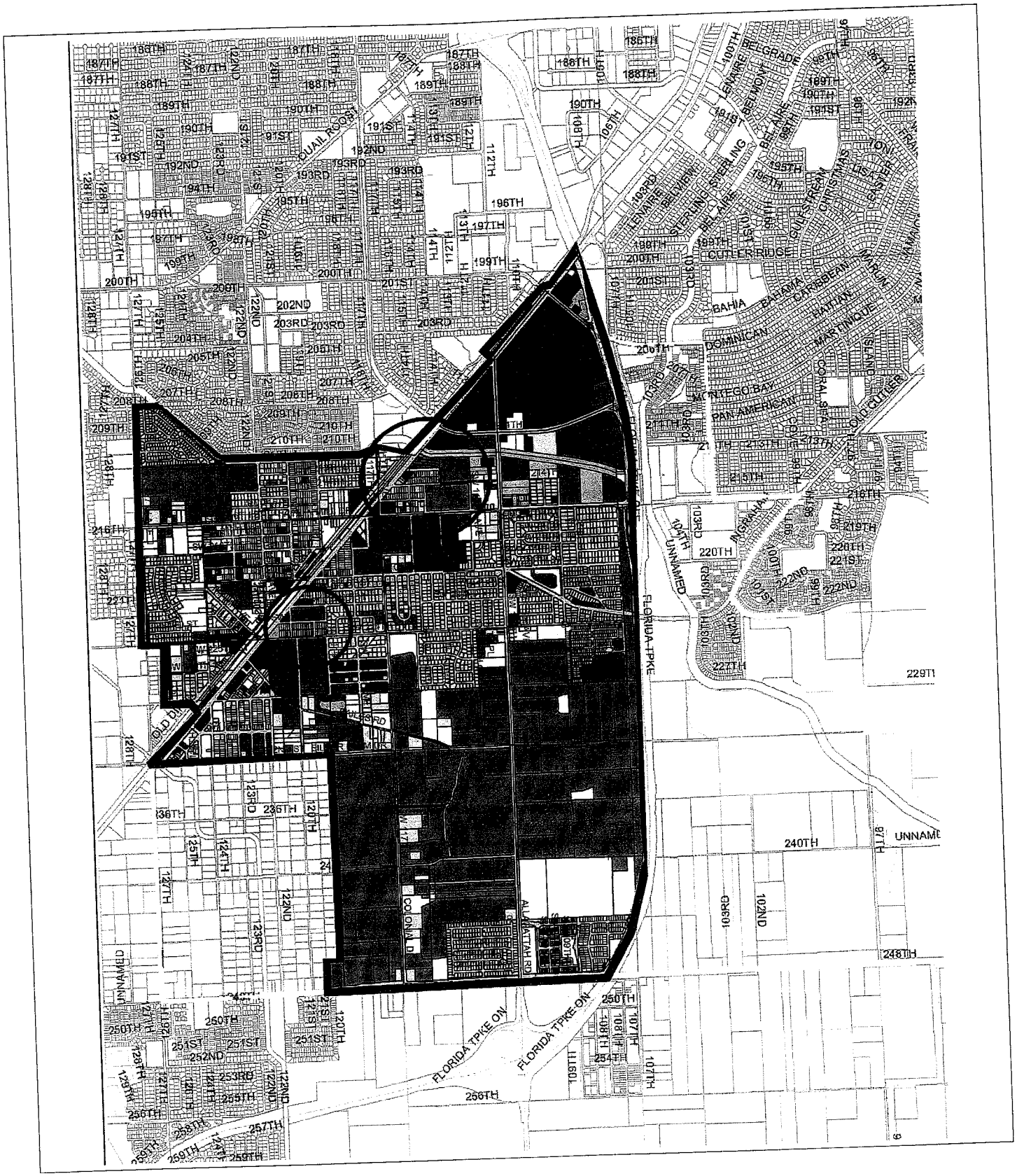
Incompatible uses within close proximity, like obsolete uses may be in sound structures; however, the existence or operation of an incompatible use diminishes the value of the other, and in more severe case may negatively impact public health, safety, and welfare. Proper use of zoning ordinances, and 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 areas of conflict among incompatible uses that are illustrated in **Figure 6, Incompatible Uses.**

1. The northeast corner of the West Goulds sub-area, there are single-family residential uses in close proximity and adjacent to an industrial use. The industrial use, and auto dismantling and salvage yard, is located just south of SW 214th Street and west of the South Dade Busway Extension. This type of use is visually blighting, causes noise, and may be associated with the presence of noxious and potential hazardous materials in open areas. Even walled, this use should not be in close proximity to places where people live. Its existence at this location seriously devalues the area and may even cause health associated risks. It is a significant contributing factor to blight in the local area.

2. The residential areas along SW 223rd Street from South Dixie Highway to SW 119th Avenue, as well as the residences along SW 119th Avenue in the same vicinity are impacted by the presence, visibility, and noise of an industrial use directly across their streets. The use is an open construction equipment storage yard. Its existence at this location devalues the adjacent vicinity. It is a contributing factor to blight in the vicinity.

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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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 contributing factor to blight in these local areas.

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.

The proposed Goulds CRA has a very strong pattern of vacant lands in three of its sub-districts:

1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216th Street and SW 220th Street, west of the School. The second is south of 220th Street to SW 228th Street, and west of SW 119th Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. 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, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117th Av.) from SW 224th Street to Bailes Road.

3. The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The vacant land here is almost entirely made up of small lots, with a large number of lots of vacancy as well as a high proportion of vacant land

area. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

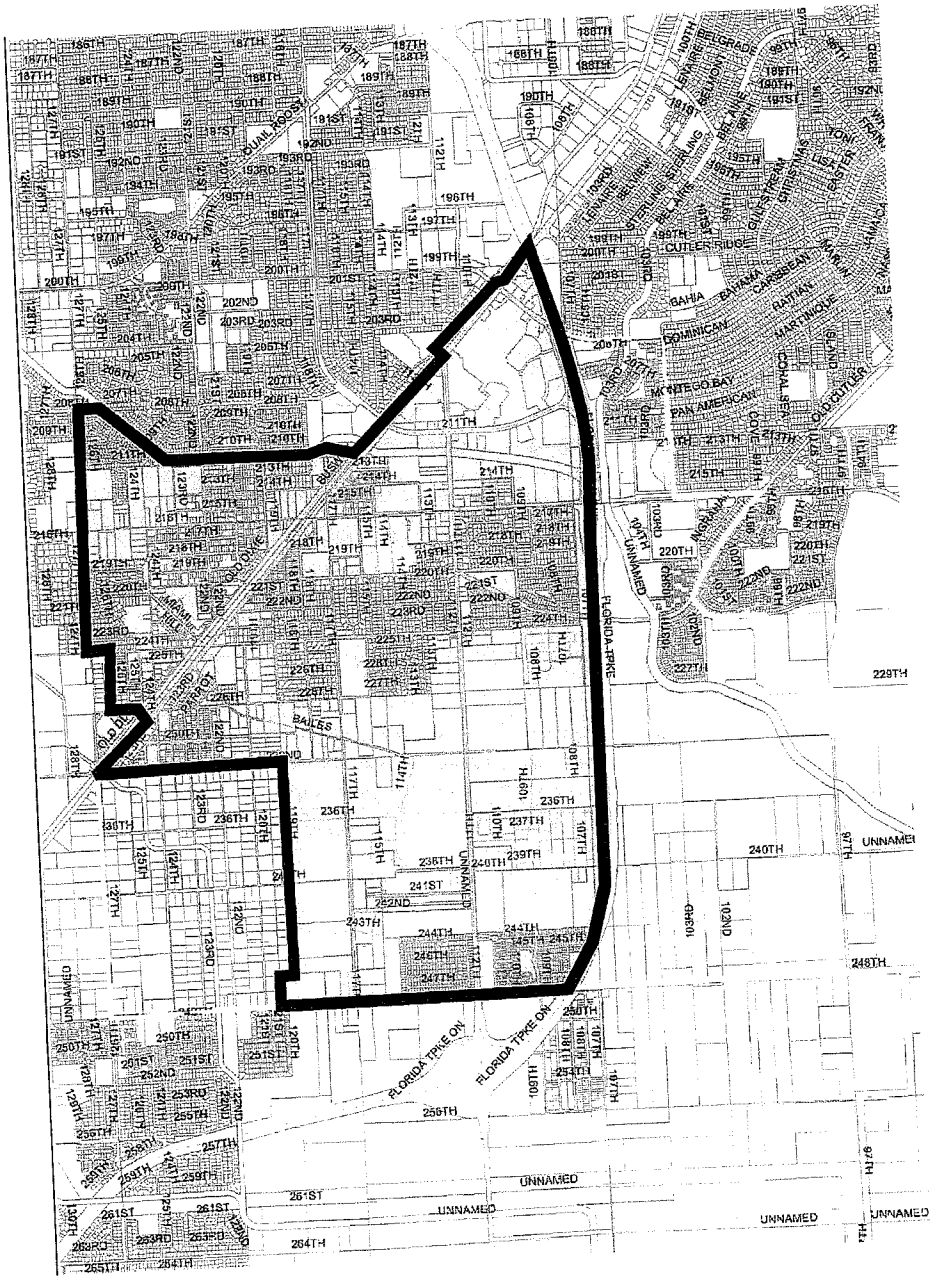
Photographs showing examples of the character of the vacant lands in the study area are included in **Figure 7, Vacant Land Photographs**. The total rate of vacant parcels by lot, and their cumulative impact on the amount of land that is vacant is summarized in **Table 6, Vacancies**.

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	2,337	986.52	505	251.91	22% / 26%
Town House	206	94.73	2	79.88	1% / 84%
Duplex Residential	594	232.86	227	95.51	38% / 41%
Multi-Family : 4 Units	0	0.00	0	0.00	n.a.
Multi-Family : 10 - 21 DU/Ac	55	122.82	16	104.67	29% / 85%
Multi-Family : 22 - 37 DU/Ac	3	22.13	0	0.00	0% / 0%
Bungalow Courts	0	0.00	0	0.00	n.a.
Hotel & Motel	2	7.37	0	0.00	0% / 0%
Total Residential	3,197	1,466.41	750	531.97	23% / 36%
Neighborhood Commercial	44	17.78	25	3.81	57% / 21%
Arterial Commercial	83	37.06	60	24.67	72% / 67%
Central Commercial	97	73.03	27	18.27	28% / 25%
Liberal Commercial	27	43.63	13	4.43	48% / 10%
Semi-Professional Office	2	13.81	1	2.50	50% / 18%
Total Commercial	253	185.32	126	53.68	50% / 29%
Light Manufacturing - Industrial	19	25.84	11	12.85	58% / 50%
Heavy Manufacturing - Industrial	0	0.00	0	0.00	n.a.
Restricted Industrial	0	0.00	0	0.00	n.a.
Total Industrial	19	25.84	11	12.85	58% / 50%
Agricultural	270	738.60	144	405.39	53% / 55%
Planned Area Development	6	69.89	3	36.26	50% / 52%
Other Zoned Land	0	0.00	0	0.00	n.a.
Land Not Classified, or Interim Zoned	15	21.17	3	4.37	20% / 21%
Total	3,760	2,507.24	1,037	1,044.52	28% / 42%

Source: Miami-Dade County Property Appraiser



Legend

Property boundary

Figure 7
Vacant Lot Photographs
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Vacant Lot Photographs

There is a very significant pattern of vacancies in the proposed Goulds CRA, with the strongest contribution to blight occurring in the West Goulds Neighborhood Sub-area. Twenty-five percent (23%) of residential lots, and 36% of the residentially zoned land is vacant. Much of it is overgrown, and has abandoned automobiles, boat hulls, furniture, and other trash upon them. Of the commercially zoned land, 29% is vacant, comprising 50% of the commercial parcels. The commercial vacancies are more prevalent in the neighborhoods, along the arterials, and some extent along South Dixie Highway, and not so much is in the vicinity of the South Land Mall. The Agricultural Transition Sub-area has the highest proportion of vacant land (55%); however, as the area is under redevelopment, the vacancy rate is not contributing to blighting conditions.

Overall, widespread and large amounts of vacant lands are a contributing factor to blight conditions in the proposed Goulds CRA.

Size of Lots and Assemblage Potential

As shown in Table 1, the area is comprised of 3,761 properties that are in various ownerships. Much of the land encompasses large tracts of redevelopment. Given this, the average lot size for the whole area is still only 0.67 acres. Numerous small lots and diversity of ownership creates a situation that is challenging for redevelopment. This evidence suggests that the size of the lots in conjunction with the ownership pattern present an impediment to redevelopment, and as such it may be a factor in causing blight to this area.

Conditions that Endanger Life and Property

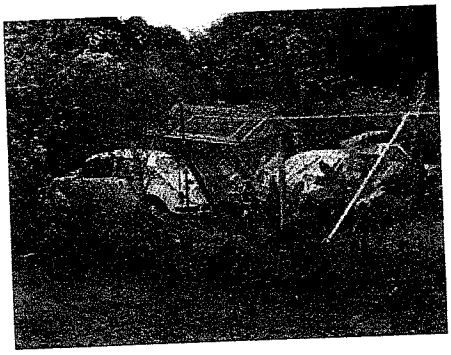
Trash

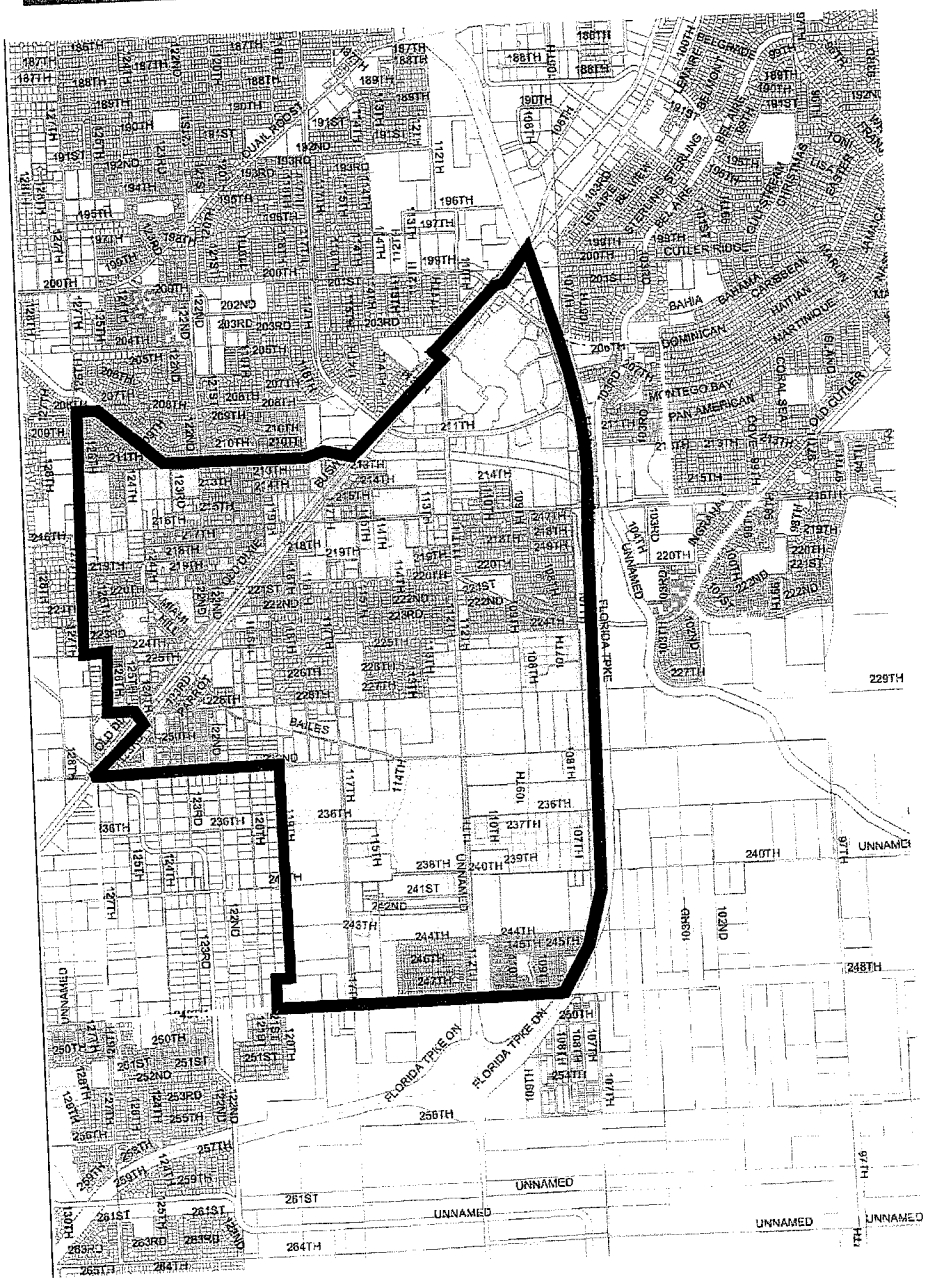
Vacant lots diminish a community's value because they attract dumping, and are usually overgrown. The dumping and trash, in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, vacancies under these 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 **Figure 8, Trash Site Photographs**.

There are 981 vacant residential parcels out of 3,320 according to Property Appraiser data that are within the proposed Goulds CRA. Based on the physical conditions survey, approximately 20% to 30% 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 Goulds area is in a flood zone, either AE or AH. These areas are at risk of flooding during a major storm event. Development in these areas may be more expensive due to the increased measures that must be taken to protect property. Only the area in the center of the study area south of Dixie Highway is in flood zones X and X-500, neither of which is considered a flood zone. Structures within them are not generally at risk. The general area of each flood zone is shown in **Figure 9, Flood Zones**.





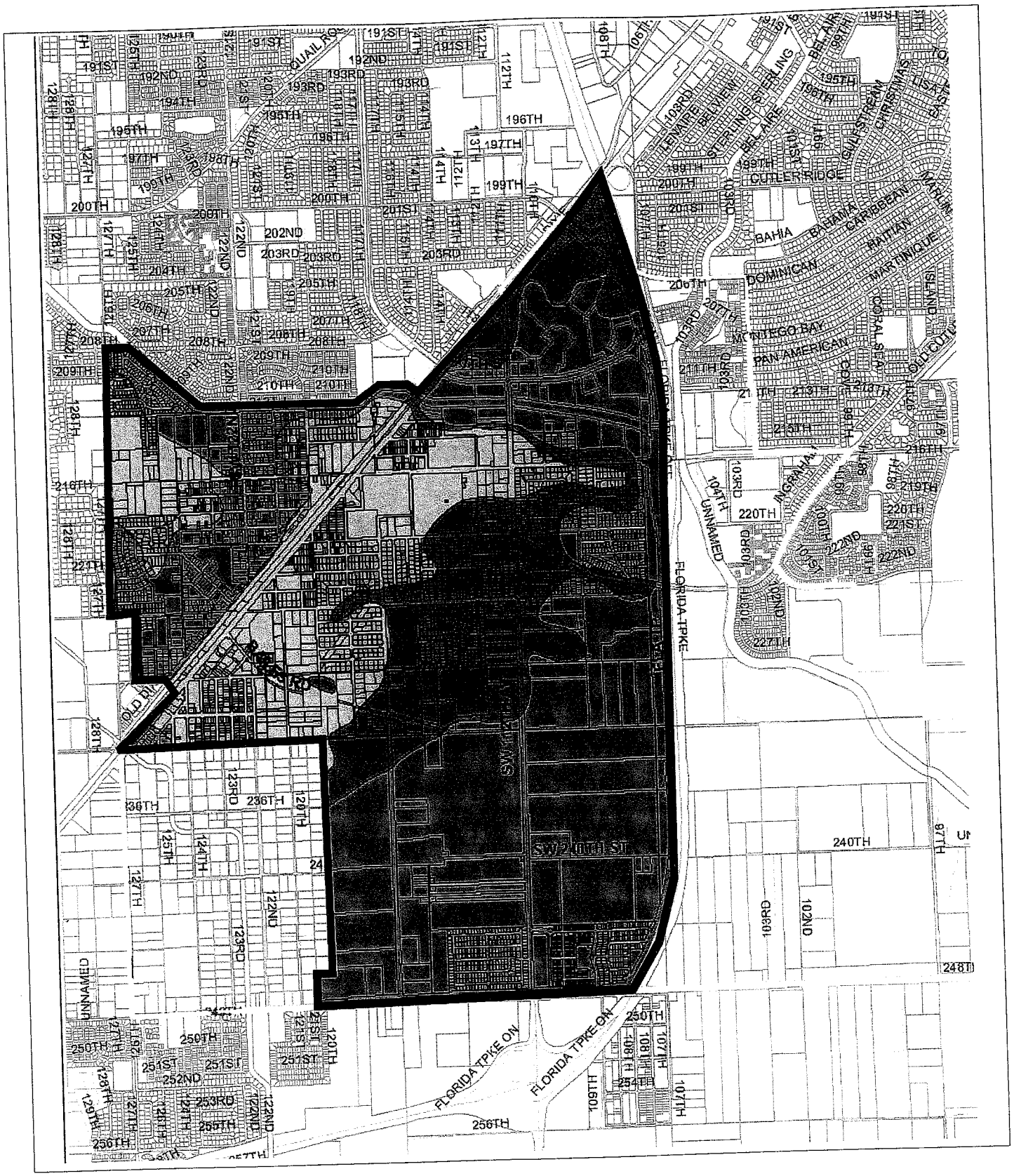
Legend

Property boundary

Figure 8
Trash Site Photographs
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Trash Site Photographs



Legend

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

Figure 9
Flood Zone Map
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

FILENAME: W:\2004-19\Graphics\Flood Zone Map

Economic Conditions

The economic conditions of the residents of the Goulds 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 provides data relating to housing conditions within the proposed Goulds 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 104.01	Census Block Group 104.02	Census Block Group 105.1	Census Block Group 105.2	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area
Housing Units	852,278	57	65	1,144	252	477	2,002	3,997
Units Occupied	91.1%	100.0%	100.0%	92.1%	94.8%	92.7%	95.8%	94.4%
Occupied Units by Tenure								
Owner-occupied	57.8%	50.9%	56.9%	26.9%	88.3%	76.7%	34.0%	41.1%
Renter-occupied	42.2%	49.1%	43.1%	73.1%	11.7%	23.3%	66.0%	58.9%
Overcrowded Units	20.0%	33.3%	0.0%	29.2%	9.2%	16.3%	32.6%	26.2%
Incomplete Units								
Lacking full plumbing	1.1%	0.0%	0.0%	1.1%	0.0%	0.0%	1.6%	1.1%
Lacking full kitchens	1.3%	0.0%	0.0%	0.5%	0.0%	1.0%	2.2%	1.4%
Units by Type								
1,detached	42.7%	68.4%	70.8%	37.1%	97.2%	96.2%	31.2%	46.0%
1,attached	9.9%	7.0%	0.0%	8.4%	0.0%	0.0%	12.0%	8.5%
2	2.6%	8.8%	29.2%	11.4%	0.0%	0.0%	2.5%	5.1%
3 to 10	9.0%	15.8%	0.0%	16.3%	0.0%	0.0%	29.4%	19.6%
10 to 19	6.4%	0.0%	0.0%	6.0%	0.0%	3.8%	10.8%	7.6%
20 to 49	8.6%	0.0%	0.0%	13.0%	0.0%	0.0%	3.7%	5.6%
50 or more	18.8%	0.0%	0.0%	7.9%	0.0%	0.0%	10.4%	7.5%
Mobile Home	1.8%	0.0%	0.0%	0.0%	2.8%	0.0%	0.0%	0.2%
Year Built								
1999	1.6%	0.0%	0.0%	0.8%	0.0%	0.0%	2.6%	1.5%
1995 - 1998	5.9%	0.0%	0.0%	9.9%	6.3%	10.1%	12.3%	10.6%
1990 - 1994	7.6%	0.0%	0.0%	11.8%	23.4%	2.7%	35.0%	22.7%
1980 - 1989	18.2%	0.0%	0.0%	16.2%	15.1%	8.2%	27.8%	20.5%
1970 - 1979	22.5%	12.9%	23.1%	23.8%	24.6%	12.2%	10.6%	15.7%
Pre - 1970	44.2%	87.1%	76.9%	37.5%	30.6%	66.8%	11.7%	29.0%

TABLE 7 (Cont.) HOUSING CHARACTERISTICS - 2000								
	Miami-Dade County	Census Block Group 104.01	Census Block Group 104.02	Census Block Group 105.1	Census Block Group 105.2	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area
Rental Units by Rental Rate								
Under $500	26.5%	63.6%	100.0%	60.6%	100.0%	41.7%	30.8%	42.8%
$500 - 600	15.8%	0.0%	0.0%	19.5%	0.0%	36.5%	21.3%	20.8%
$600 - 700	16.3%	0.0%	0.0%	6.8%	0.0%	7.3%	27.8%	19.1%
$700 - 800	13.8%	0.0%	0.0%	7.7%	0.0%	0.0%	8.6%	7.7%
$800 - 900	9.4%	0.0%	0.0%	2.0%	0.0%	0.0%	5.0%	3.6%
$900 - $1,000	6.1%	0.0%	0.0%	1.1%	0.0%	0.0%	2.1%	1.6%
$1,000 and over	12.1%	36.4%	0.0%	2.3%	0.0%	14.6%	4.4%	4.4%
Cost-burdened Renters by Income								
Less than $10,000	84.7%	100.0%	100.0%	56.1%	100.0%	100.0%	79.4%	73.7%
$10,000 - 19,999	84.7%	N/A	N/A	72.5%	N/A	38.5%	85.0%	74.5%
$20,000 - $34,999	50.9%	0.0%	0.0%	24.3%	N/A	0.0%	39.3%	32.9%
$35,000 - 49,999	14.6%	100.0%	N/A	0.0%	N/A	0.0%	24.3%	14.5%
$50,000 and over	3.4%	N/A	N/A	0.0%	N/A	100.0%	6.5%	4.4%
Owner Units by Value								
Less than $50,000	7.0%	34.5%	37.8%	26.9%	28.4%	7.1%	5.1%	14.0%
$50,000 - 99,000	35.2%	65.5%	62.2%	61.1%	49.3%	78.2%	78.3%	70.6%
$100,000 - 199,999	41.7%	0.0%	0.0%	12.0%	22.3%	8.3%	16.6%	14.0%
$200,000 - 299,999	8.1%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%	0.9%
$300,000 and over	8.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.0%	0.5%
Cost-burdened Owners by Income								
Less than $10,000	96.2%	50.0%	N/A	100.0%	100.0%	100.0%	100.0%	94.6%
$10,000 - 19,999	79.2%	0.0%	100.0%	36.3%	83.8%	55.6%	100.0%	65.2%
$20,000 - $34,999	63.5%	0.0%	N/A	46.4%	28.6%	46.7%	75.0%	57.8%
$35,000 - 49,999	45.2%	0.0%	0.0%	0.0%	16.6%	15.4%	34.7%	19.5%
$50,000 and over	9.2%	N/A	N/A	0.0%	0.0%	0.0%	0.0%	0.0%

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 3,997 housing units, 94.4 percent of which were occupied.[1] Consistent with the fact the proposed CRA is located in the southern portion of Miami-Dade County,

[1] Census Block Groups 105.2 and 106.07.3 contain some areas extraneous to the proposed Goulds CRA. Conversely, there are portions of the proposed CRA west of U.S. 1not contained in the Blocks Groups shown in the table. Based on field surveys of these areas, it is believed that the inclusion of the extraneous areas in the Block Groups and exclusion of some areas west of U.S. 1 make the proposed CRA appear better off economically than it actually is.

approximately 55 percent of the housing units were constructed after 1980 as compared to only about a third countywide. A distinguishing characteristic of the housing stock in the proposed CRA is that 19.6 percent of units are located in structures with 3 to 10 units. Countywide only 9 percent of units are similarly located.

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. The proposed CRA has an even lower rate of homeownership, 41.1 percent.

- The median unit rental rate within the proposed CRA was between $500 and $600 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, reflecting the fact that almost 85 percent, twice the proportion countywide, were 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 lower than 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. Notwithstanding, 26.2 percent of housing units were overcrowded as compared to 20 percent countywide.

Demographic Characteristics

Table 8 provides demographic data from the 2000 Census depicting the economic status of the residents of the proposed Goulds 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 104.01	Census Block Group 104.02	Census Block Tract 105.1	Census Block Tract 105.2	Census Block Group 106.02.1	Census Block Group 106.07.3	Total Study Area
Population	2,253,362	195	182	3,468	913	1,503	5,327	11,588
Households	777,378	46	90	1,015	269	467	1,910	3,797
Retirement Age Households	21.9%	21.7%	10.0%	17.6%	32.0%	32.5%	16.9%	20.0%
Households w/Children	34.6%	28.3%	33.3%	49.6%	25.2%	38.8%	43.8%	43.0%
In Labor Force (Persons 16 & Over)	57.5%	61.2%	79.1%	53.3%	32.8%	50.7%	53.3%	51.7%
Employed (Persons 16 & over)	92.2%	54.0%	85.3%	84.3%	100.0%	93.3%	91.2%	89.0%
Median Household Income	$35,966	$14,286	$26,667	$19,727	$18,203	$17,944	$27,647	$23,482
Household Income								
Less than $10,000	16.5%	26.1%	20.0%	24.1%	35.7%	29.5%	16.6%	21.7%
$10,000 - 19,999	14.6%	28.3%	23.3%	26.2%	18.6%	25.9%	18.3%	21.6%
$20,000 - $34,999	20.1%	23.9%	24.4%	21.7%	8.6%	18.0%	28.8%	24.0%
$35,000 - 49,999	15.7%	15.2%	20.0%	17.4%	18.2%	14.3%	13.5%	15.1%
$50,000 and over	33.1%	6.5%	8.3%	10.6%	18.9%	12.3%	22.5%	17.3%
Households in Poverty Status	18.1%	39.1%	33.3%	42.0%	39.0%	42.4%	20.0%	30.5%

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 11,588 people, who comprised 3,797 households. Twenty percent of these households were headed by people of retirement age, i.e. 65 years of age of older, a figure consistent with the countywide proportion. The proportion of households that included children under the age 18 was, however, considerably higher, 43 percent, than that countywide, 34.6 percent.

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

- Less than 52 percent area residents 16 years old or older participated in the labor force as compared to 57.5 percent of countywide residents 16 years of age or older. Further, less than 90 percent of those participating were employed. The unemployment rate

[1] Census Block Groups 105.2 and 106.07.3 contain some areas extraneous to the proposed Goulds CRA. Conversely, there are portions of the proposed CRA west of U.S. 1not contained in the Blocks Groups shown in the table. Based on field surveys of these areas, it is believed that the inclusion of the extraneous areas in the Block Groups and exclusion of some areas west of U.S. 1 make the proposed CRA appear better off economically than it actually is.

was particularly high in Census Block Group 104.1 where less than 55 percent of workforce members were employed.

- Median household income was $23,482, just over 65 percent the level countywide. 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.

- Over 30 percent of the households within proposed Goulds CRA were living in poverty including in excess of 39 percent in 4 of the 6 Census Block Groups profiled in the table. On a countywide basis, 18.1 percent of households were living in poverty.

The fact that the proposed Goulds CRA is economically disadvantaged is evidenced by the fact that area contains an office of the County's Community Action Agency. It also contains County-owned housing units including Arthur Mays Villas as well as privately-owned Section 8 units.

Real Estate Values

The table below provides the taxable value of real property in proposed Goulds CRA for each year during the period from 1997 though 2009. The same information is provided for Miami-Dade County as a whole.

TABLE 9
REAL ESTATE VALUES

	Miami-Dade County		Proposed Goulds CRA	
Year	Taxable Value	Annual Change	Taxable Value	Annual Change
1999	$83,140,168,023		$157,474,434	
2000	$87,576,077,697	5.30%	$163,635,306	3.90%
2001	$96,677,276,665	10.40%	$167,458,818	2.30%
2002	$105,774,511,014	9.40%	$186,726,559	11.50%
2003	$119,950,471,382	13.40%	$245,457,184	31.10%
2004	$137,529,891,792	14.70%	$289,559,356	18.00%
Average Annual Change		10.64%		13.36%

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 $157.4 million in 1999 to $289.6 million in 2004, at which time it accounted for two-tenths of 1 percent of the overall County tax roll. The following points are noted with respect to the table:

- During the 1999 though 2004 period the taxable value of property countywide increased at an average annual rate of 10.64 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 13.36 percent.

- The fact that the average annual rate of growth of taxable values in the proposed CRA is even 8.0 percent reflects the surge in taxable values evidenced in 2003 and 2004. This surge was caused by the intense demand that has recently developed for vacant residential property. The proposed CRA is one of the few areas throughout the County where there are significant quantities of land available for new housing development on a "green field" basis. Also contributing to the recent growth in the tax base has been the change of ownership of Cutler Ridge Mall property and its on-going redevelopment.

- Affecting the taxable value of property other than vacant residential land within the proposed CRA are the following factors:

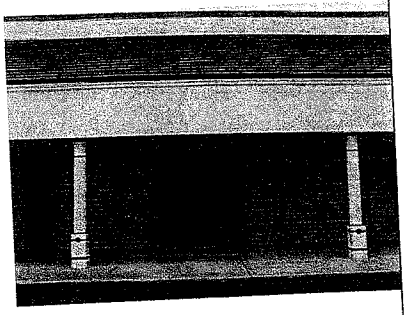
    - The presence of numerous vacant in-fill residential lots throughout the area.

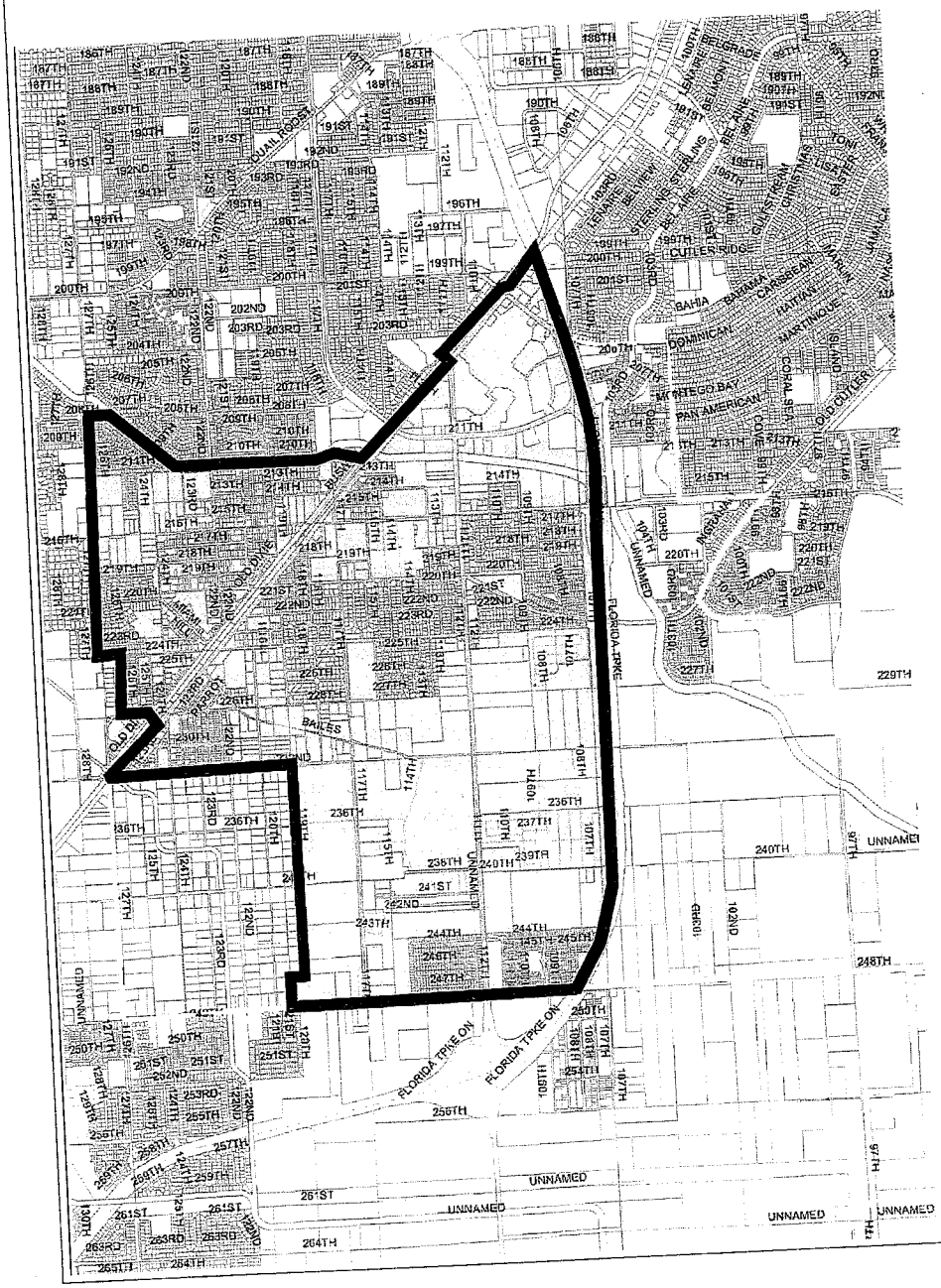
    - The fact that the U.S. 1 frontage has a substantial number of vacant parcels and where developed, it is occupied, the uses tend to be of low value.

    - The relatively older age and dilapidated condition of substantial portions the existing housing stock.

    - The presence of large institutional facilities such as the South Dade Government Center and public housing units that are tax-exempt.

    - Vacant retail uses scattered throughout the study area as illustrated in **Figure 10, Vacant Retail Photographs.**





Legend

Property boundary

Figure 10
Vacant Retail Photographs
Goulds / Cutler Ridge CRA

Source: The Curtis and Kimball Company

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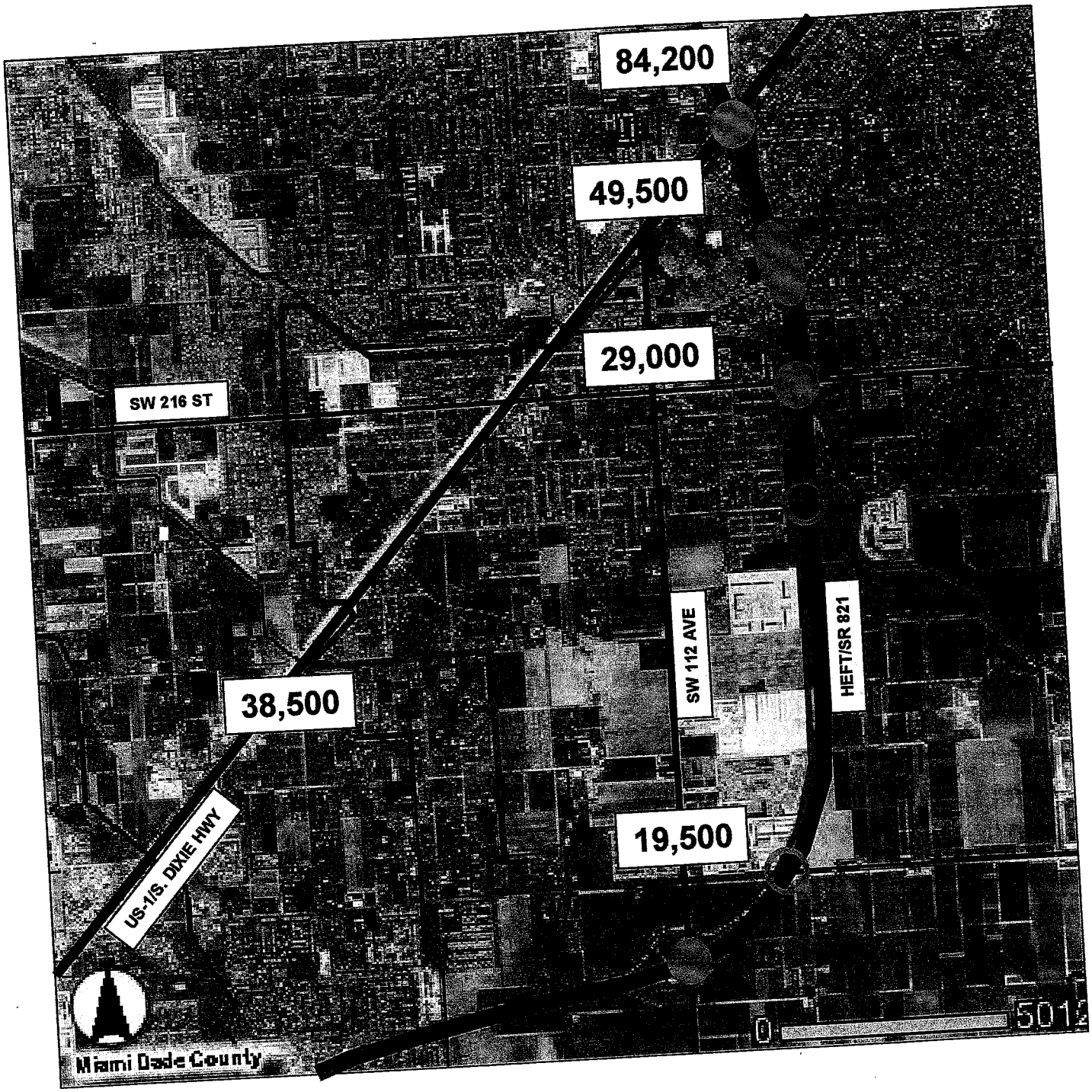


61,500 Daily Traffic Count

Legend

CRA Boundary

Turnpike interchange

Turnpike underpass

Figure 11
Regional Roadway Connections
Goulds CRA

Source: Cathy Sweetapple & Associates

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.

The table below shows the number of Part 1 and Part 2 crimes reported in the grids that contain the proposed Goulds CRA for each year during the period from 1997 though 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

Year	Part 1	Part 2	Total
1997	1,363	553	1,916
1998	923	572	1,495
1999	896	499	1,395
2000	895	467	1,362
2001	923	493	1,416
2002	908	489	1,397
2003	857	500	1,357

Source: Miami-Dade County Police Department;

The number of reported crimes declined sharply between 1997 and 1998. Since the it has continued to decline in most years, reaching its lowest level in the years shown in the table above in 2003.

Transportation

The Goulds CRA study area is largely 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 east, and US-1/South Dixie Highway to the west, over 133,700 cars per day pass along side the Goulds CRA study area (see **Figure 11**).

Access and Connectivity

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

TABLE 11

ACCESS AND ROADWAY CONNECTIONS TO AND FROM THE EAST

Roadway	Turnpike System Access	Roadway Type	Travel Lanes
SW 200 Street	Interchange	Section Line	4 lanes divided
SW 211 Street	Interchange	Quarter Section Line	6 lanes divided
SW 216 Street	Interchange	Section Line	4 lanes divided
SW 220 Street	Underpass	Quarter Section Line	2 lanes
SW 248 Street	Underpass	Section Line	2 lanes

Source: Cathy Sweetapple & Associates

The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), 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 Goulds from South Dixie Highway (to and from the east across the Busway and to and from the west) is accommodated by the following roadway connections (see **Figure 12**):

TABLE 12
ACCESS AND ROADWAY CONNECTIONS OFF US-1

Roadway	Roadway Type	Number of Travel Lanes
SW 112 Avenue	Half Section Line	4 lanes divided
SW 200 Street	Section Line	4 lanes divided
SW 211 Street	Quarter Section Line	6 lanes divided
SW 216 Street	Section Line	2 lanes undivided
SW 220 Street	Quarter Section Line	2 lanes undivided
SW 224 Street	Half Section Line	2 lanes undivided
Bailes Road	n/a	2 lanes undivided
SW 122 Avenue	Half Section Line	2 lanes undivided
SW 124 Avenue	Quarter Section Line	2 lanes undivided
SW 127 Avenue	Section Line	2 lanes undivided

Source: Cathy Sweetapple & Associates

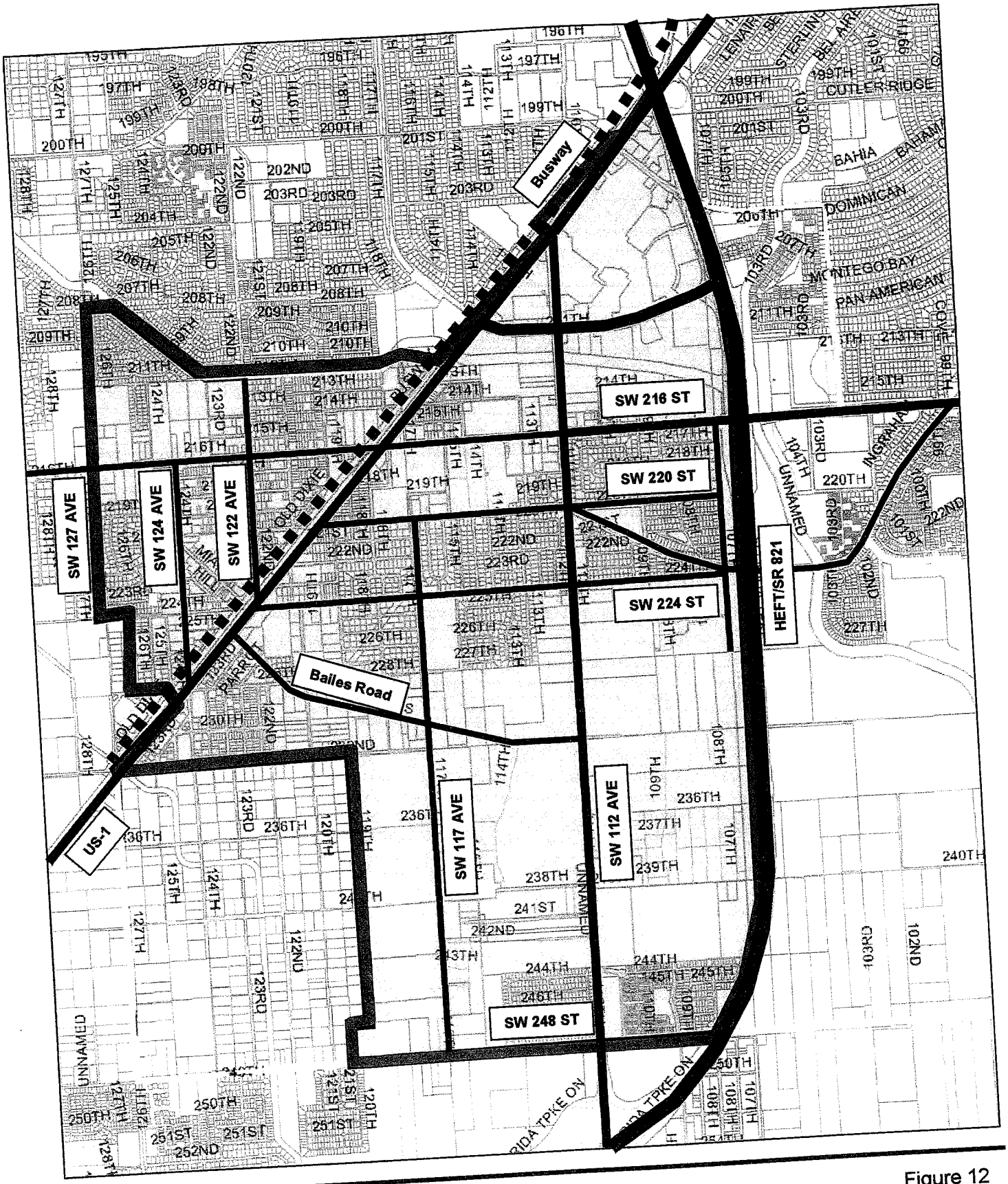
In the northern part of the CRA study area, South Dixie Highway provides numerous opportunities to access the commercial properties located immediately adjacent to the US-1 corridor. Multiple driveway connections and current driveway setbacks for some of the older commercial properties along US-1 may not meet current State access management standards. Redevelopment of these properties would require conformance to current driveway spacing and design standards.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide additional challenges as the Busway extension nears completion, and redevelopment opportunities arise.

Street Layout and Roadway Widths Within the CRA

For the properties located within the CRA study area, development patterns and street layout are inconsistent, and street widths vary. The underlying street grid is continuously interrupted by the diagonal angle that US-1 intersects the study area. Local roadways intersect US-1 at 45 degree angles, with intermittent 90 degree intersections accommodating access to SW 200 Street, SW 211 Street, Miami Avenue and Bailes Road.

For the newer residential subdivisions occupying approximately 25% of the CRA study area, roadway and sidewalk infrastructure has been provided with adequate street widths, sidewalks



Legend

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

Figure 12
Existing Lane Geometry
Goulds CRA

Source: Cathy Sweetapple & Associates

and yard setbacks 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

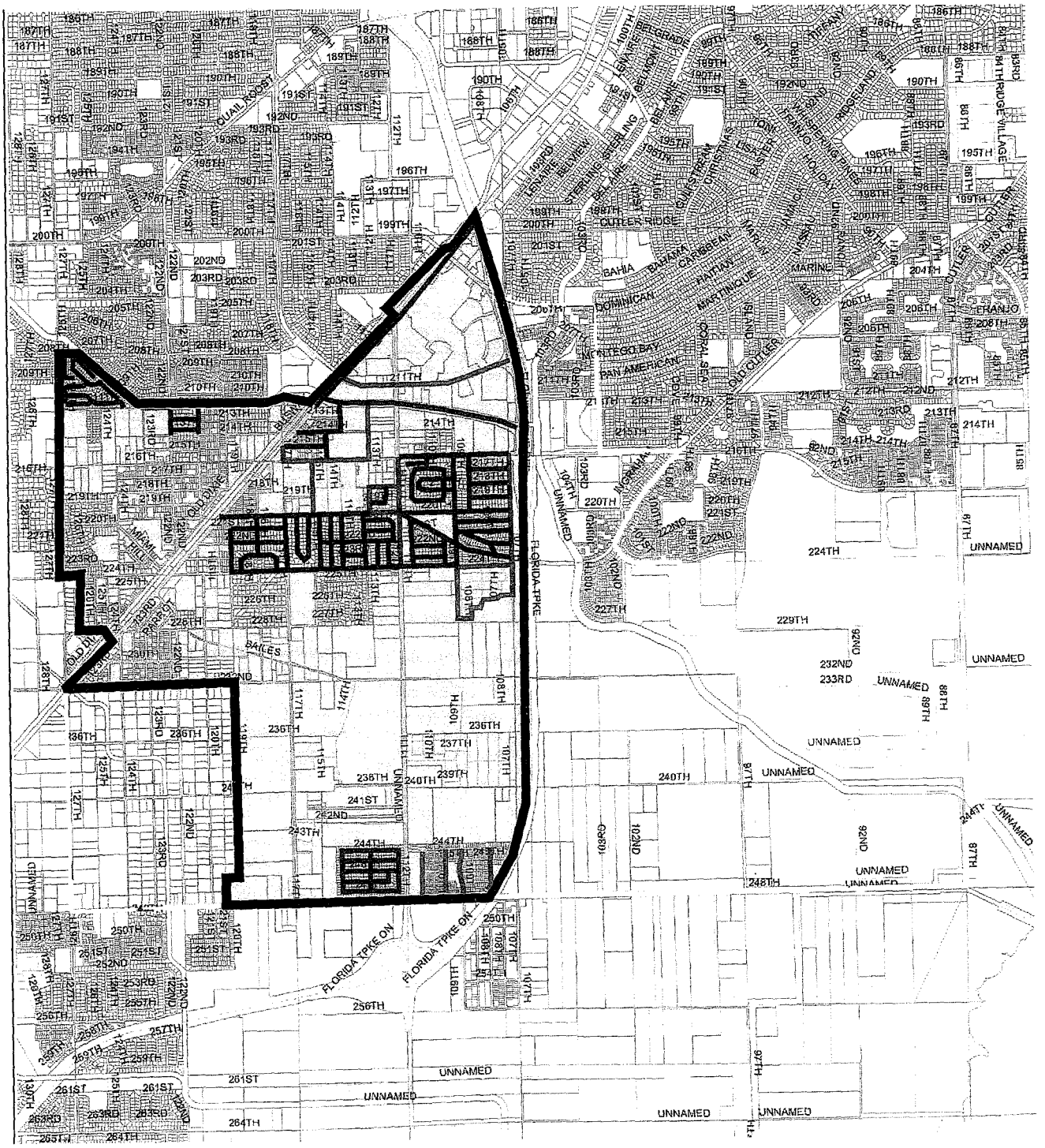
Source: Miami-Dade County, Cathy Sweetapple & Associates

A typical minor street in one of the newer residential subdivisions within 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.

For the remaining older neighborhoods and vacant property, development patterns have not achieved the same density, urban form or commitment to infrastructure compared with the newer development within the study area. Street widths vary between 16 feet and 18 feet adjacent to older residential dwellings, 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 or non-existent, and are mainly found adjacent to recent development sites. Based upon the inconsistent and confusing street layout and the design of the existing minor street roadways within the older, unimproved portions of the CRA study area, a predominance of inadequate street layout and minor street paved roadway widths are found within the CRA study area.

Pedestrian and Public Transportation Facilities

The older and unimproved sections of the CRA study area have been found to exist with incomplete pedestrian infrastructure (see **Figure 13**), which impacts the provision of services and facilities used to support public transportation. Approximately 78% of the study area has no pedestrian infrastructure, while over 60% of the land area located within the CRA boundaries is located within one mile of the Busway corridor. The remaining land area is located within one mile of Bus Route 70, traveling north and south along SW 112 Avenue (see **Figure 14**). Three Miami-Dade County transit routes (plus the busway) operate along US-1 and serve the Southland employment center in the northern end of the CRA study area. A fourth transit route also serves the employment center, but provides access to the Cities of Homestead and Florida City using the SW 112 Avenue corridor. Service frequency headways throughout the CRA study area range from 15 minutes to 30 minutes. Considering that the entire CRA study area is located within a mile from a transit corridor, and given the extension of the busway which is currently under construction adjacent to the CRA along US-1, an extensive and continuous network of pedestrian facilities should exist to reinforce connectivity with the transit service along US-1. 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.



Legend

Sidewalks on both sides of street

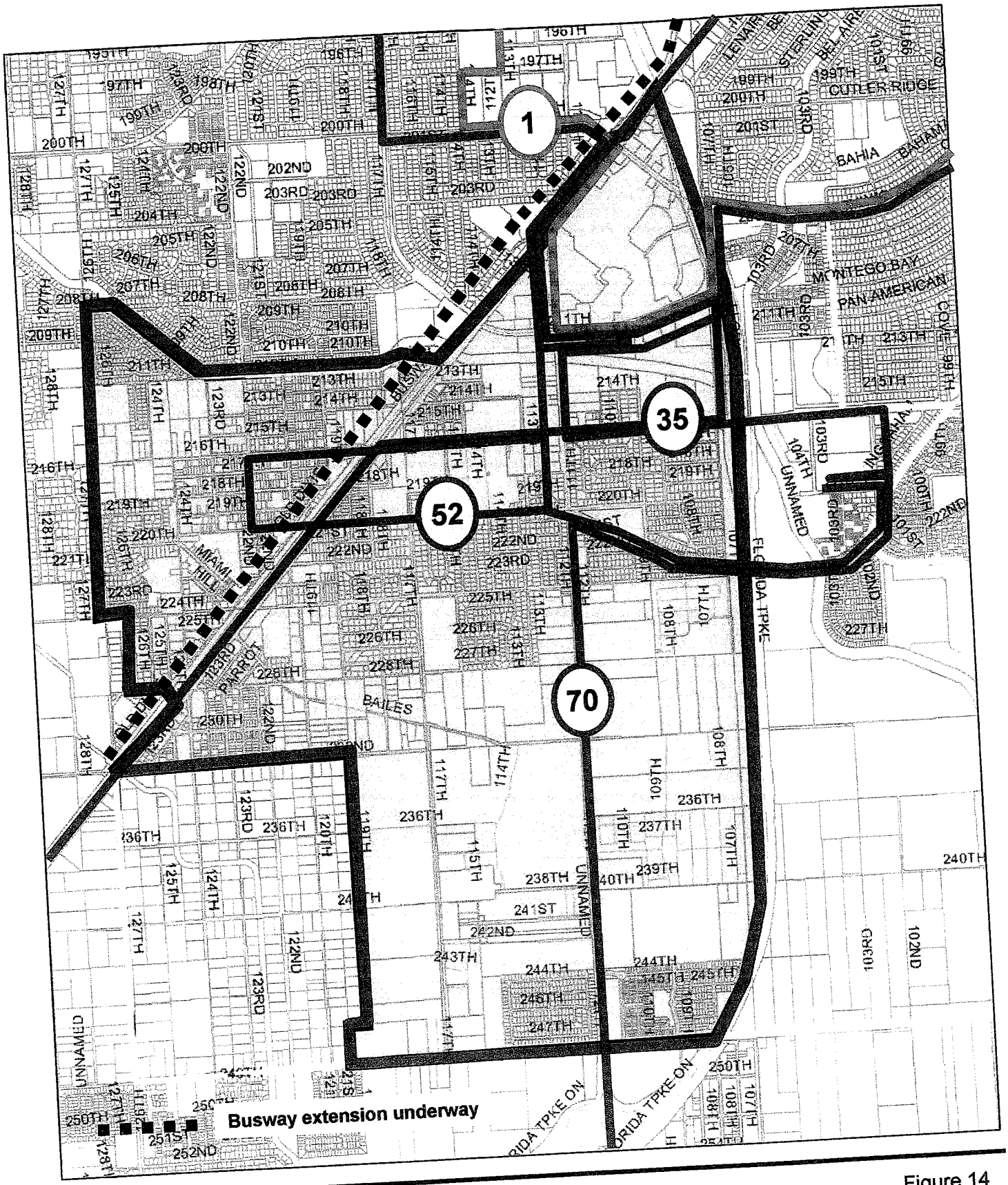
Sidewalks on one side of street

Property boundary

Figure 13
Sidewalk Locations
Goulds / Cutler Ridge CRA

FILENAME: W:\2004-19\Graphics\Sidewalk Locations

Source: The Curtis and Kimball Company



Legend

Route 1	CRA Boundaries	
Route 35	20 minute headways	
Route 52	30 minute headways	
Route 70	30 minute headways	

52 Metro Bus Route

Busway – 15 min. headways

Figure 14
Transit Service
Goulds CRA

Source: Cathy Sweetapple & Associates

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

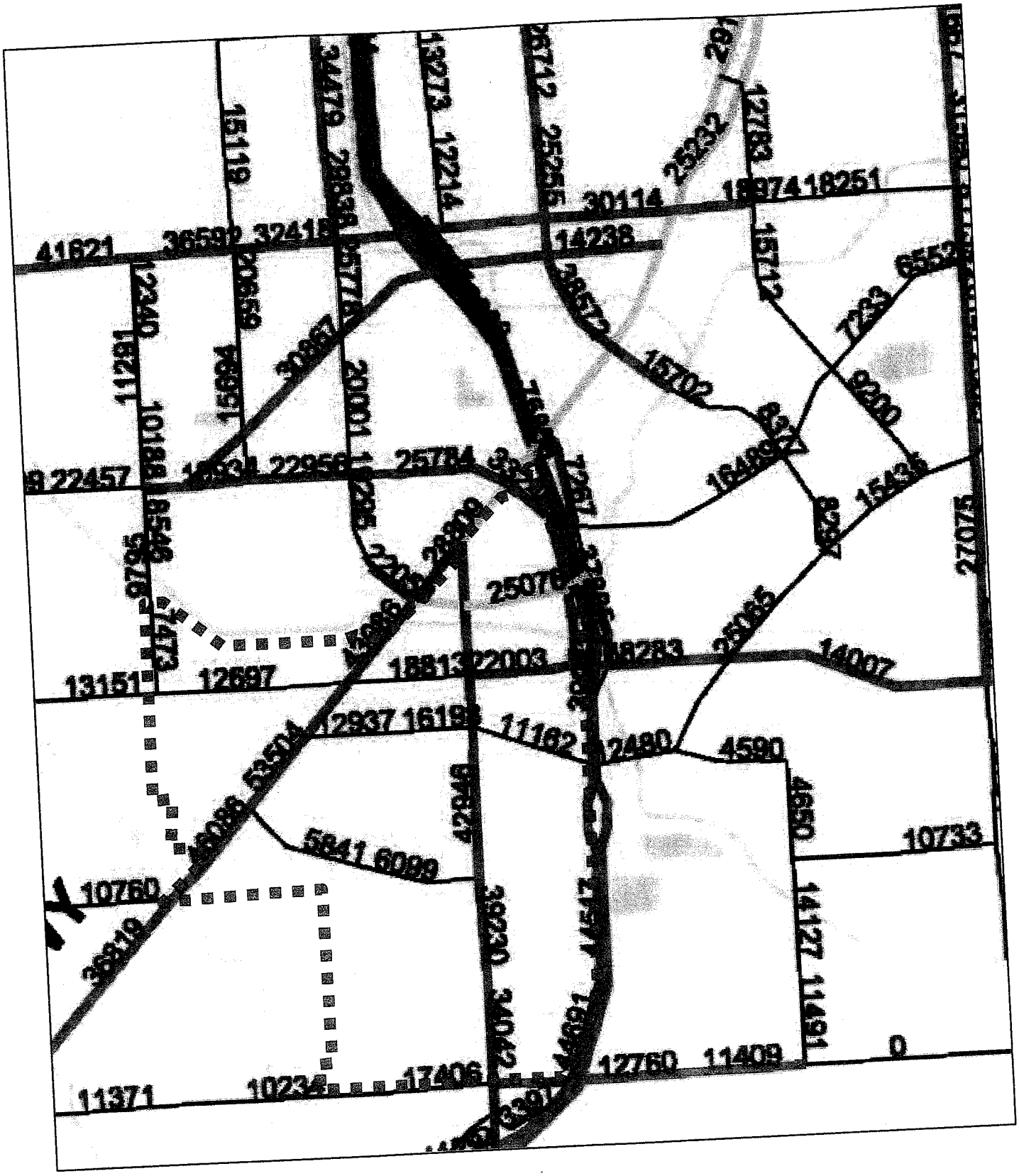
Existing and Year 2025 projected daily traffic conditions have been evaluated for the regional roadways serving the CRA study area. A level of service evaluation has been performed pursuant to the adopted levels of service in the Miami-Dade County Comprehensive Development Master Plan. The daily maximum 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 key study area roadways is provided in the enclosed **Figure 12**.

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. Traffic forecasts for the Year 2025 were obtained from the Year 2025 traffic projections from the Long Range Transportation Plan (see **Figure 15**). Planned roadway improvements for study area roadways (from the LRTP 2030), are outlined in **Table 14** below, and are included in **Figure 16**.

TABLE 14
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**	Busway Extension	2005 - 2009	I
		From Cutler Ridge to Florida City			
South	30	**HEFT/SR 821**	Widen HEFT	2010 – 2015	II
		From North of Eureka to North of SW 117 Ave	to 12 lanes		
South	30	**SW 112 Avenue**	ITS Improvements	2010 – 2015	II
		From HEFT to US-1			
South		**HEFT/SR 821**			
	32	From SW 216 Street to SW 200 Street	Widen to 6 lanes	2016 – 2020	III
	32	From SW 200 Street to US-1	Widen to 8 lanes	2016 - 2020	III
	32	From US-1 to North of Eureka Drive	Widen to 10 lanes	2016 - 2020	III
South	33	**SW 200 Street**	Widen from 2 lanes	2016 – 2020	III
		From Quail Roost Drive to SW 110 Court	to 4 lanes		
South	35	**South Miami-Dade Corridor Rail Extension**	Premium Transit	2021 – 2030	IV
		From Dadeland to Florida City using Dixie Hwy			

Source: Miami-Dade County, Cathy Sweetapple & Associates



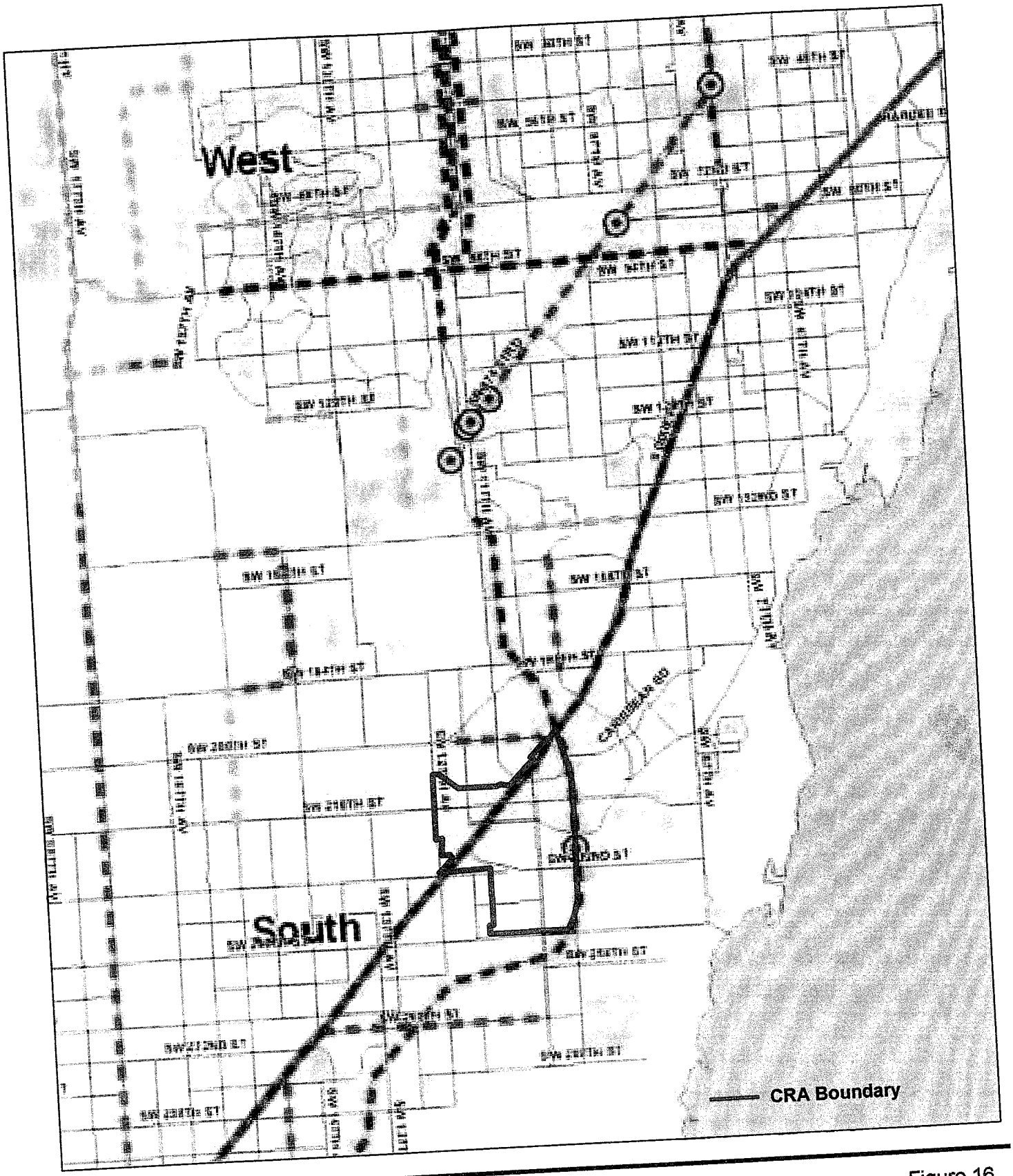
Legend

XXXXX Year 2025 Projected Traffic Volumes

CRA Boundaries

Figure 15
Year 2025 Traffic Forecasts
Goulds CRA

Source: Cathy Sweetapple & Associates



Legend

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

Figure 16
Year 2030 Long Range Transportation Plan
Goulds 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 15**. 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 168 Street to SW 184 Street	E	F
South Dixie Highway	SW 184 Street to SW 112 Avenue	E	F
South Dixie Highway	SW 112 Avenue to SW 232 Street	E	F
SW 200 Street	East of HEFT/SR 821	F	F
SW 112 Avenue	US-1 to SW 216 Street	C	F
SW 112 Avenue	SW 216 Street to SW 232 Street	D	E
SW 112 Avenue	SW 232 Street to SW 248 Street	D	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	C

Source: Miami-Dade County, 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 16** 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 Goulds CRA study area.

Year 2025 level of service deficiencies are projected for portions of SW 200 Street and SW 112 Avenue indicating that the current street layout is not sufficient to accommodate future traffic demand. These two transportation facilities both provide direct access between US-1 and

TABLE 15

EXISTING AND PROJECTED YEAR 2025 TRAFFIC CONDITIONS ON REGIONAL STUDY AREA ROADWAYS - DAILY

Roadway Segments	Existing Lanes	Count Station	Adopted LOS	2003/2004 Daily AADT/AWDT	2004 Daily Capacity	2004 Daily LOS	V/C	2025 Lanes	2025 Daily Volumes	2025 Daily Capacity	2025 Daily LOS	V/C
SOUTH DIXIE HIGHWAY												
SW 152 Street to SW 168 Street	6LD	FDOT-	EE	71,000	62,160	F	1.14	6LD	75,148	62,160	F	1.21
SW 168 Street to SW 184 Street -	3LOW	FDOT-	EE	29,500	37,296	D	0.79	3LOW	29,109	37,296	D	0.78
SW 168 Street to SW 184 Street -	3LOW	FDOT-	EE	32,000	37,296	E	0.86	3LOW	25,232	37,296	D	0.68
SW 184 Street to SW 112 Avenue	6LD	FDOT-	EE	49,500	62,160	E	0.80	6LD	71,755	62,160	F	1.15
SW 112 Avenue to SW 232 Street	4LD	FDOT-	EE	38,500	41,400	E	0.93	4LD	46,086	41,400	F	1.11
SW 200 STREET												
West of US-1	4LD	MD-9890	D	18,750	31,100	C	0.60	4LD	25,784	31,100	D	0.83
East of HEFT	2L	MD-9114	HE	22,376	15,600	F	1.43	4LD	16,489	15,600	F	1.06
SW 211 STREET												
US-1 to HEFT	6LD	MD-9894	SUMA	21,010	49,200	C	0.43	6LD	25,076	49,200	C	0.51
SW 216 STREET												
SW 127 Avenue to US-1	2L	MD-9898	D	8,530	14,600	C	0.58	2L	12,697	14,600	D	0.87
US-1 to HEFT	2L/4L	MD-9896	D	23,180	31,100	C	0.75	2L/4L	22,003	31,100	D	0.71
SW 220 STREET												
US-1 to SW 112 Avenue	2L	MD-9904	D	8,160	14,600	C	0.56	2L	12,937	14,600	C	0.89
BAILES ROAD												
US-1 to SW 112 Avenue	2L	MD-9103	D	770	14,600	C	0.05	2L	5,841	14,600	D	0.40
SW 127 AVENUE												
SW 216 Street to US-1	2L	MD-9790	D	4,310	14,600	C	0.30	2L	7,473	14,600	C	0.51
SW 112 AVENUE												
US-1 to SW 216 Street	4LD	FDOT-	SUMA	29,000	32,700	C	0.89	4LD	42,946	32,700	F	1.31
SW 216 Street to SW 232 Street	4LD	MD-9736	EE	26,470	41,400	D	0.64	4LD	39,230	41,400	E	0.95
SW 232 Street to SW 248 Street	4LD	FDOT-	SUMA	19,500	32,700	D	0.60	4LD	34,042	32,700	F	1.04
HEFT/SR 821												
SW 152 Street to SW 184/186	8L EX	FDOT-	D	111,400	144,300	D	0.77	12L EX	107,928	221,100	B	0.49
SW 184/186 Street to US-1	4L EX	FDOT-	D	84,200	67,200	F	1.25	10L EX	70,225	182,600	B	0.38
US-1 to SW 200 Street	4L EX	FDOT-	D	84,200	67,200	F	1.25	8L EX	75,856	144,300	B	0.53
SW 200 Street to SW 216 Street	4L EX	FDOT-	D	84,200	67,200	F	1.25	6L EX	77,806	105,800	C	0.74
SW 216 Street to SW 112 Avenue	4L EX	FDOT-	D	42,900	67,200	C	0.64	4L EX	44,691	67,200	C	0.67

Source: Year 2003 and 2004 traffic counts have been obtained from FDOT and Miami-Dade County count stations.
Year 2025 traffic volumes have been obtained from the Year 2025 Traffic Forecasts from the 2025 Long Range Transportation Plan.
Daily capacities are based upon the 2002 FDOT Quality/LOS Handbook. The adopted LOS EE standard reflects 120% of the LOS E maximum service volume.
The adopted LOS HE standard reflects the LOS E maximum service volume from the 2002 FDOT Quality/LOS Handbook.

Florida's Turnpike, serving regional travel needs. SW 200 Street serves the Southland employment center at the north end of the study area, while SW 112 Avenue (as a half section line roadway) bisects the Goulds CRA study area providing critical access to the state system for the growing residential community to the south. 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 Goulds 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 are of Goulds 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, Goulds 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 7% of the housing stock is in dilapidated or deteriorating condition. However, 41% of the residences that are found in multi-family structures are within structures that are considered deteriorated or dilapidated. This large amount is a significant contributor to blight. Additionally, Goulds was also found to have additional factors contributing to blight.

One of these contributing factors is the presence in two instances of incompatible land uses that conflict with existing and future land use patterns and which impede additional investment in the area. In the northeast corner of the West Goulds sub-area, there are single family residences adjacent to industrial uses. Along S.W. 223rd Street from South Dixie Highway to S.W. 119th Avenue, as well as the residences along S.W. 119th Avenue in the vicinity are impacted by the presence, visibility, and noise of an open construction equipment storage. The existence of both these residential units in these areas devalues the residential uses. It is a contributing factor to blight in the vicinity.

There are also a number of obsolete units with respect to their size. Nearly 8% of the single family and multi-family housing inventory in Goulds is undersized and obsolete in the residential market. 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. Together with other factors, this amount of obsolete units contributes to blight in the area.

Unsanitary or unsafe conditions are another factor that contributes to blight. Vacant lots attract dumping and long-term maintenance problems. In addition, they may be 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. Goulds has numerous vacant lots, particularly in three of its sub-districts.

1. In the Goulds Neighborhood there is a strong pattern of widely dispersed vacant lots distributed mostly in two sections. One is the area between SW 216th Street and SW 220th Street, west of the School. The second is south of 220th Street to SW 228th Street, and west of SW 119th Avenue. The large number of vacant lots is exacerbated by overgrown vegetation and dumping. 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, much of the vacant land is comprised of large tracts. Overgrown vegetation and dumping are evident only in the section west of Colonial Drive (SW 117th Av.) from SW 224th Street to Bailes Road.

3. The West Goulds Sub-Area is also characterized by a strong pattern of widely dispersed vacant lots. The land here is almost entirely made up of small lots, many of which are vacant. The strong pattern of vacancy is probably the most significant factor devaluing this area, and impeding it from viability as a community.

These vacant lots and their dispersal throughout the community are a factor contributing to blight. Likely due to this, the area suffers from a trash and abandoned vehicle problem. The significant number of open code violations reflects the physical conditions of the area and impedes new economic development and investment in the community.

The geography and layout of the transportation facilities around the area have each had their own effect upon Goulds. While providing regional transportation services, Florida's Turnpike has created a wall which extends along the eastern side of the three mile study area. Access into and out of Goulds (to and from the east) can only occur four locations using the turnpike interchanges or underpasses built into the system. The US-1/South Dixie Highway corridor, together with the Miami-Dade County Busway (under construction within the limits of the CRA study area), promotes regional vehicular and transit connectivity, but does so at the expense of local connectivity to properties adjacent to the Busway and US-1.

For those commercial properties located immediately to the west of US-1 which abut the Busway, a variety of frontage road and driveway access solutions have been employed to maintain visibility and connectivity for those commercial parcels. Each access solution is different, making it difficult for the motorist to anticipate how to properly access the commercial parcels. Access across the Busway (leading into and out of the CRA study area) will provide additional challenges as the Busway extension nears completion, and redevelopment opportunities arise. The awkward layout may be an impediment to development in this area.

The economic conditions of the residents also indicate the level of economic distress of the area. The median household income in Goulds is $23,482, which is less than 65% 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, Goulds residents are among the poorest in a poor area. Over 30% of the households in the proposed CRA were living in poverty including in excess of 39% in 4 of the 6 Census Block Groups profiled. Countywide, 18.1% of households were living in poverty.

The Goulds 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 large amount of vacant parcels and obsolete residential units, 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
3060190051040	Commercial Vehicle - Unauthorized	24431 SW 112 CT	6/23/2004	Re-inspection
3069130000920	Commercial Vehicle - Unauthorized	11795 SW 232 ST	12/3/2004	Intake
3060190000130	Junk/Trash/Overgrowth on Unimproved Propert	24101 SW 117 AVE	5/5/2004	Case staff transfer
3060190000130	Junk/Trash/Overgrowth on Unimproved Propert	24101 SW 117 AVE	11/12/2004	First Inspection
3060190000021	Junk/Trash/Overgrowth on Unimproved Propert	23995 SW 117 AVE	11/17/2004	Problem change
3060190060020	Multi Family Use	11408 SW 244 TERR	11/22/2004	Intake
	ROW/Private Property Abandoned Property/Vel	11400 - 11498 SW 232ND ST	8/6/2004	Placed on Contractors list
3060190050900	Right of Way - Maintenance	11259 SW 245 ST	7/20/2004	Notice Posted
	Signs on the ROW	24801 - 24809 SW 112TH AVE	8/24/2004	Additional Information from NCO
	Signs on the ROW	24701 - 24799 SW 113TH CT	10/5/2004	Compliance Inspection
	Signs on the ROW	11300 - 11398 SW 248TH ST	10/5/2004	Re-inspection
	Signs on the ROW	24801 - 24809 SW 112TH AVE	10/5/2004	Re-inspection
3060180110420	Auto Repairs - Residential	11035 SW 223 ST	9/8/2004	Re-inspection
3060180050080	Junk/Trash/Overgrowth on Unimproved Property		8/13/2004	Follow Up
3060180220190	Junk/Trash/Overgrowth on Unimproved Propert	11048 SW 221 TERR	10/28/2004	Intake
3060180050300	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180050310	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	12/3/2004	Follow Up
	ROW/Private Property Abandoned Property/Vel	22401 - 22599 SW 107TH AVE	1/27/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	10700 - 10782 SW 224TH ST	2/23/2004	First Inspection
3060180210030	Sign violation on private property		10/20/2003	Intake
3060180031580	Auto Repairs - Residential	11235 SW 220 ST	3/30/2004	First Inspection
3060070040060	Junk/Trash/Overgrowth on Unimproved Propert	11460 SW 213 ST	5/5/2004	Case closed
3060180000200	Junk/Trash/Overgrowth on Unimproved Propert	11311 SW 220 ST	7/1/2004	Remediation Complete
3060180031670	Junk/Trash/Overgrowth on Unimproved Property		9/3/2003	Remediation Inspection
	Junk/Trash/Overgrowth on Unimproved Propert	11000 - 11098 SW 217TH ST	11/15/2004	Intake
3060180031420	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	First Inspection
3060180031500	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031510	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031550	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031360	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031430	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Compliance Inspection
	Junk/Trash/Overgrowth on Unimproved Propert	21801 - 21899 SW 112TH CT	11/24/2003	Additional Information from NCO
	Junk/Trash/Overgrowth on Unimproved Propert	21801 - 21849 SW 113TH AVENU	11/24/2003	Additional Information from NCO
3060180031520	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	12/2/2004	Case Date Modified
	ROW/Private Property Abandoned Property/Vel	21801 - 21999 SW 112TH AVE	10/30/2003	Re-inspection
	Signs on the ROW	21801 - 21999 SW 112TH AVE	10/4/2004	Follow Up
	Signs on the ROW	21601 - 21799 SW 112TH AVE	10/19/2004	First Inspection
3060180030030	Junk/Trash/Overgrowth on Unimproved Property		4/19/2004	Remediation Complete
	Junk/Trash/Overgrowth on Unimproved Propert	11000 - 11098 SW 217TH ST	11/15/2004	Intake
3060180030130	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180030410	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180030460	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180030530	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180030810	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
	Junk/Trash/Overgrowth on Unimproved Propert	10901 - 10965 SW 218TH TER	11/22/2004	Case Date Modified
3060180031350	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031180	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180031190	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180040820	Junk/Trash/Overgrowth on Unimproved Propert	10800 SW 219 ST	11/22/2004	Case Date Modified

3060180031240	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180040640	Junk/Trash/Overgrowth on Unimproved Propert	10795 SW 219 ST	11/22/2004	Case Date Modified
3060180030780	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180030470	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
	Junk/Trash/Overgrowth on Unimproved Propert	21801 - 21899 SW 112TH CT	11/24/2003	Additional Information from NCO
3060180030740	Junk/Trash/Overgrowth on Unimproved Propert	11000 SW 217 TERR	12/3/2004	Intake
3060180041170	Minimum Housing Maintenance	21620 SW 108 CT	6/8/2004	Re-inspection
	ROW/Private Property Abandoned Property/Vel	11200 - 11398 SW 220TH TER	4/25/2003	Intake
	ROW/Private Property Abandoned Property/Vel	21601 - 21713 SW 109TH AVE	9/28/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vel	10950 - 10998 SW 219TH ST	10/4/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vel	21801 - 21999 SW 112TH AVE	10/30/2003	Re-inspection
	ROW/Private Property Abandoned Property/Vel	10850 - 10898 SW 220TH ST	11/15/2004	Placed on Contractors list
	Signs on the ROW	21801 - 21999 SW 112TH AVE	10/4/2004	Follow Up
	Signs on the ROW	21601 - 21799 SW 112TH AVE	10/19/2004	First
3060070150040	Auto Repairs - Residential	20301 SW 110 CT	7/1/2004	Court Hearing
3060070120370	ROW/Private Property Abandoned Property/Vel	11101 SW 203 TERR	2/12/2003	Additional Information from NCO
3060070050520	Failure to obtain zoning permit	20848 S DIXIE HWY	11/9/2004	Intake
3060070081350	Minimum Housing - OVA	20825-27 SW 114 CT	9/27/2004	Personal Contact
3060070080890	Multi Family Use	20420 SW 114 PL	7/29/2004	First Inspection
3060070081110	Sign violation on private property	20841 SW 117 AVE	11/15/2004	First Inspection
3069120410510	Junk/Trash/Overgrowth on Unimproved Propert	11964 SW 210 TERR	1/23/2004	Office Payment Plan
	Junk/Trash/Overgrowth on Unimproved Propert	11900 - 11998 SW 216TH ST	2/11/2002	Additional Information from NCO
	Junk/Trash/Overgrowth on Unimproved Propert	11900 - 11998 SW 216TH ST	2/11/2002	Additional Information from NCO
3069120010370	Junk/Trash/Overgrowth on Unimproved Propert	11870 SW 213 ST	7/15/2004	Follow Up
3069120000260	Junk/Trash/Overgrowth on Unimproved Property		9/22/2004	Follow Up
3069120410870	Junk/Trash/Overgrowth on Unimproved Propert	21049 SW 118 AVE	9/24/2004	Intake
3069130000150	Junk/Trash/Overgrowth on Unimproved Propert	11850 SW 216 ST	10/1/2004	Follow Up
3069120050030	Junk/Trash/Overgrowth on Unimproved Propert	11915 SW 216 ST	10/7/2004	Follow Up
3069120040551	Junk/Trash/Overgrowth on Unimproved Property		10/14/2003	Remediation Inspection
3069120040200	Junk/Trash/Overgrowth on Unimproved Propert	11936 SW 212 ST	10/28/2004	Personal Contact
3069120040190	Junk/Trash/Overgrowth on Unimproved Property		10/29/2004	Follow Up
3069120010470	Junk/Trash/Overgrowth on Unimproved Propert	11775 SW 214 ST	11/22/2004	Case Date Modified
3069120000230	Junk/Trash/Overgrowth on Unimproved Propert	11825 SW 216 ST	11/22/2004	Case Date Modified
3069120040140	Junk/Trash/Overgrowth on Unimproved Propert	21220 SW 119 AVE	11/22/2004	Case Date Modified
	Junk/Trash/Overgrowth on Unimproved Propert	11720 - 11898 SW 214TH ST	11/25/2002	First Inspection
3069120010020	Minimum Housing Maintenance	11760 SW 212 ST	9/10/2004	Re-inspection
3060070000250	Parking Premises violations	11601 SW 216 ST	12/3/2004	Intake
	ROW/Private Property Abandoned Property/Vel	11720 - 11898 SW 214TH ST	8/4/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	11720 - 11898 SW 214TH ST	8/4/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	11720 - 11898 SW 214TH ST	8/4/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	21601 - 21699 SW 119TH AVE	9/10/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vel	11720 - 11898 SW 214TH ST	10/28/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vel	11700 - 11898 SW 213TH ST	11/1/2004	Placed on Contractors list
3069120040150	ROW/Private Property Abandoned Property/Vel	21210 SW 119 AVE	11/30/2004	Problem change
3069120000290	ROW/Private Property Abandoned Property/Vel	11720 SW 214 ST	12/9/2004	Case Date Modified
	Signs on the ROW	11800 - 11898 SW 216TH ST	10/19/2004	First Inspection
	Signs on the ROW	21701 - 21799 S DIXIE HWY	10/19/2004	First Inspection
3069120070040	Junk/Trash/Overgrowth on Unimproved Propert	12205 SW 220 ST	9/22/2004	Re-inspection
3069130060150	Junk/Trash/Overgrowth on Unimproved Propert	12100 SW 221 ST	10/1/2004	Placed on Contractors list
3069120080180	Junk/Trash/Overgrowth on Unimproved Property		10/25/2004	First Inspection
3069120080270	Junk/Trash/Overgrowth on Unimproved Property		10/26/2004	First Inspection
3069130070540	Junk/Trash/Overgrowth on Unimproved Propert	12380 SW 220 ST	12/19/2002	Additional Information from NCO

3069120080320	Multi Family Use	12020 SW 219 ST	8/24/2004	Follow Up
3069130000510	Sign violation on private property	22400 OLD DIXIE HWY	10/2/2002	Additional Information from NCO
3069130150040	Junk/Trash/Overgrowth on Unimproved Property		10/7/2004	Additional Information from NCO
3069130111900	Multi Family Use	22831 SW 123 AVE	9/23/2003	Extension
3069130110520	Unauthorized Use - Residential/Business		12/3/2004	Follow Up
3069130111840	Commercial Vehicle - Unauthorized	22820 SW 122 PL	11/24/2004	Case Date Modified
3069130000950	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	12/3/2004	Intake
3069130001210	Junk/Trash/Overgrowth on Unimproved Propert	11980 BAILES RD	12/8/2004	Case location move
	ROW/Private Property Abandoned Property/Vel	12000 - 12198 SW 232ND ST	7/30/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	11400 - 11498 SW 232ND ST	8/6/2004	Placed on Contractors list
3060190050670	Junk yard violation	11229 SW 246 ST	9/13/2003	Intake
3060190061070	Junk/Trash/Overgrowth on Unimproved Propert	24444 SW 114 CT	5/5/2004	Notice Posted
3060190000130	Junk/Trash/Overgrowth on Unimproved Propert	24101 SW 117 AVE	11/12/2004	First Inspection
3060190061130	Junk/Trash/Overgrowth on Unimproved Propert	11407 SW 244 TERR	11/22/2004	First Inspection
	Signs on the ROW	24701 - 24799 SW 113TH CT	10/5/2004	Compliance Inspection
	Signs on the ROW	11300 - 11398 SW 248TH ST	10/5/2004	Re-inspection
	Signs on the ROW	24801 - 24809 SW 112TH AVE	10/5/2004	Re-inspection
3069120401300	Junk/Trash/Overgrowth on Unimproved Propert	12525 SW 211 TERR	12/13/2003	First Inspection
3069120401680	Multi Family Use	12627 SW 211 TERR	6/8/2004	Re-inspection
3069120401610	Multi Family Use	12556 SW 211 ST	8/26/2003	Compliance Inspection
3069120400050	Multi Family Use	20751 SW 126 CT	9/8/2004	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	12400 - 12698 SW 212TH ST	2/6/2004	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	12500 - 12548 SW 211TH TER	6/25/2004	First Inspection
	ROW/Private Property Abandoned Property/Vel	12300 - 12398 SW 212TH ST	7/30/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	12300 - 12398 SW 212TH ST	8/4/2003	Additional Information from NCO
	ROW/Private Property Abandoned Property/Vel	12200 - 12298 SW 212TH ST	10/19/2004	Placed on Contractors list
3060180031580	Auto Repairs - Residential	11235 SW 220 ST	3/30/2004	First Inspection
3060180110420	Auto Repairs - Residential	11035 SW 223 ST	9/8/2004	Re-inspection
3060180000200	Junk/Trash/Overgrowth on Unimproved Propert	11311 SW 220 ST	7/1/2004	Remediation Complete
3060180031670	Junk/Trash/Overgrowth on Unimproved Property		9/3/2003	Remediation Inspection
3060180220190	Junk/Trash/Overgrowth on Unimproved Propert	11048 SW 221 TERR	10/28/2004	Intake
3060180031510	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031240	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180031420	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	First Inspection
3060180031180	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180031430	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Compliance Inspection
3060180031190	Junk/Trash/Overgrowth on Unimproved Property		11/22/2004	Case Date Modified
3060180031360	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180050300	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031350	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
3060180031550	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	11/22/2004	Case Date Modified
	Junk/Trash/Overgrowth on Unimproved Propert	21801 - 21899 SW 112TH CT	11/24/2003	Additional Information from NCO
	Junk/Trash/Overgrowth on Unimproved Propert	21801 - 21849 SW 113TH AVENU	11/24/2003	Additional Information from NCO
3060180031520	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	12/2/2004	Case Date Modified
3060180050310	Junk/Trash/Overgrowth on Unimproved Propert	NO ADDRESS	12/3/2004	Follow Up
3060180200120	Minimum Housing Maintenance	11241 SW 222 ST	11/5/2004	First Inspection
	ROW/Private Property Abandoned Property/Vel	11200 - 11398 SW 220TH TER	4/25/2003	Intake
	ROW/Private Property Abandoned Property/Vel	10950 - 10998 SW 219TH ST	10/4/2004	Placed on Contractors list
	ROW/Private Property Abandoned Property/Vel	21801 - 21999 SW 112TH AVE	10/30/2003	Re-inspection
	ROW/Private Property Abandoned Property/Vel	10850 - 10898 SW 220TH ST	11/15/2004	Placed on Contractors list
3060180160720	ROW/Private Property Abandoned Property/Vel	22400 SW 113 CT	12/14/2004	Intake
3060180160920	ROW/Private Property Abandoned Property/Vel	22515 SW 113 CT	12/14/2004	Intake

3060180160830	Setback Violations	22513 SW 113 PL	6/15/2004	Re-inspection
3060180210030	Sign violation on private property		10/20/2003	Intake
	Signs on the ROW	21801 - 21999 SW 112TH AVE	10/4/2004	Follow Up