

Memorandum



Date: February 6, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 12(B)3

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of George M. Burgess.

Subject: Report on Finding of Necessity Study for South Miami Heights Area

On November 30, 2004, the Board of County Commissioners (the Board) adopted Resolution R-1404-04 directing the County Manager to prepare a Finding of Necessity study for the South Miami Heights area as required by the Community Redevelopment Act of 1969. This report provides the Finding of Necessity (FON) study which concludes that there is not sufficient evidence to declare an area within the South Miami Heights neighborhood a Community Redevelopment Area pursuant to Chapter 163, Part III, Florida Statutes. The Redevelopment Study Area is generally bounded on the North by SW 168th Street and SW 184th Street, bounded on the East by the Florida Turnpike and the South Dade Busway, bounded on the South by the Black Creek Canal, and bounded on the West by SW 127th Avenue and SW 122nd Avenue. The contract for the South Miami Heights Finding of Necessity Study was competitively awarded and conducted by Keith & Schnars, P.A.

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, and to prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas where community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum and blighted conditions 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. Rehabilitation, conservation, 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.

Due to a delay in the procurement process involving the creation of a consultant pool, a contract for the FON Study was not issued until September 30, 2005 to Keith and Schnars, P.A.. The original study was submitted to the Office of Strategic Business Management, Community Redevelopment and Economic Policy Analysis Division in January 2006. Miami-Dade County staff reviewed the study and submitted it to the Tax Increment Financing (TIF) Committee for review and approval. At the February 6, 2006 TIF Committee meeting, it was determined that the area did not have enough evidence to warrant the creation of a CRA. As an alternative, however, it was suggested that the boundaries be redrawn to include only the southeast section, given the significantly lower median household incomes found in these Census Block Groups. The revised Southeast Boundary Area is bounded by Quail Roost Drive to the north, Black Creek Canal to the south, the Florida Turnpike and US1 to the east, and SW 122nd Avenue to the west.

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A revised and final study (see Exhibit A), which included the redrawn boundaries, evaluated data on household incomes, overcrowding, housing characteristics, code violations, crime, taxable values of real property, and site deterioration. The study concluded that the area continued to lack sufficient evidence of slum and blight, as defined in the Act, to warrant the creation of a Community Redevelopment Area. In the Conclusion of the Study, it states that "Other than median household income being lower in the southeast section of the Study Area, South Miami Heights exhibits economic, demographic and site conditions similar to Miami-Dade County."

On May 1, 2006, the Tax Increment Financing Committee reviewed the Final Finding of Necessity Study and recommended its acceptance by the Board.

Attachment

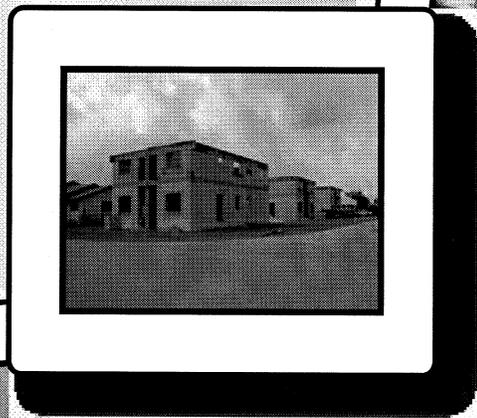

Cynthia W. Curry
Senior Advisor to the County Manager

cmo04207

South Miami Heights CRA

Finding of Necessity Study

May 2006 - FINAL



**MIAMI-DADE
COUNTY**



KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS

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EXECUTIVE SUMMARY

South Miami Heights is an older neighborhood located between U.S. 1 and Florida's Turnpike to the east and new single family developments to the west. The Study Area is bounded by SW 168th Street and 184th Street to the north, Florida Turnpike and the South Dade busway on the east; Black Creek Canal on the south and SW 127th Avenue and 122nd Avenue to the west. The timing of this Finding of Necessity (FON) study is critical due to potential adverse impacts created by new development to the west and south of the Study Area.

Providing the basis for creating a Community Redevelopment Agency (CRA), in accordance with Chapter 163.355, Florida Statutes requires the detailed examination of demographic data, property values, crime statistics, building code violations and property inspections. Working with Miami-Dade County staff, Keith and Schnars, P.A. assembled this information, synthesized in a manner consistent with Florida Statutes and made the finding that the South Miami Heights Study Area does not meet the requirements for a CRA.

Although the Study Area does exhibit some of the support characteristics for creating a CRA, it lacks the most critical component, site deterioration. Site visits to the Study Area found that most of the homes are well maintained. Less than two percent of the homes were deemed to be in deteriorated condition. During site visits performed in December 2005, some roofs and fences were observed to need repairs due to Hurricane Wilma. Observations during site visits performed in March 2006 concluded that repairs had occurred or were in the process of being repaired. Contractors were working on roofs and building materials were at jobs sites throughout the Study Area.

Based on the lack of site deterioration and the fact that the support issues for creating a CRA (i.e., crimes, code violations and park maintenance) could be addressed through other programs, the Study Area was reduced to only those areas most in need of community improvements and economic development. The revised Study Area is located to the Southeast and is bounded by Quail Roost to the north, Black Creek Canal to the south, Florida Turnpike and US1 to the east, and 122nd Avenue to the west. Other than income this area exhibited very similar characteristics to the larger Study Area. Only 2.19 percent of the single family homes were determined to be in deteriorated condition. No dilapidated structures were found. A detailed comparison CRA related characteristics of the original Study Area, revised Study Area and Miami-Dade County is provided in Appendix A. Due to the fact that neither study area exhibited a significant number of deteriorated structures and that the existing problems can be addressed through other County programs, there is no need to create a CRA in South Miami Heights.

INTRODUCTION

Location

The South Miami Heights Finding of Necessity (FON) report provides a slum and blight assessment of approximately 1,714 acres of land located west of the Florida Turnpike and Dixie Highway/U.S.1 intersection in unincorporated Miami-Dade County, Florida. As illustrated in Figure 1, the Study Area is bounded by: SW 168th Street and 184th Avenue to the north, the Florida Turnpike and the South Dade busway on the east; Black Creek Canal on the south and SW 127th Avenue and 122nd Avenue to the west. Figure 2 shows the proposed South Miami Heights CRA boundary.

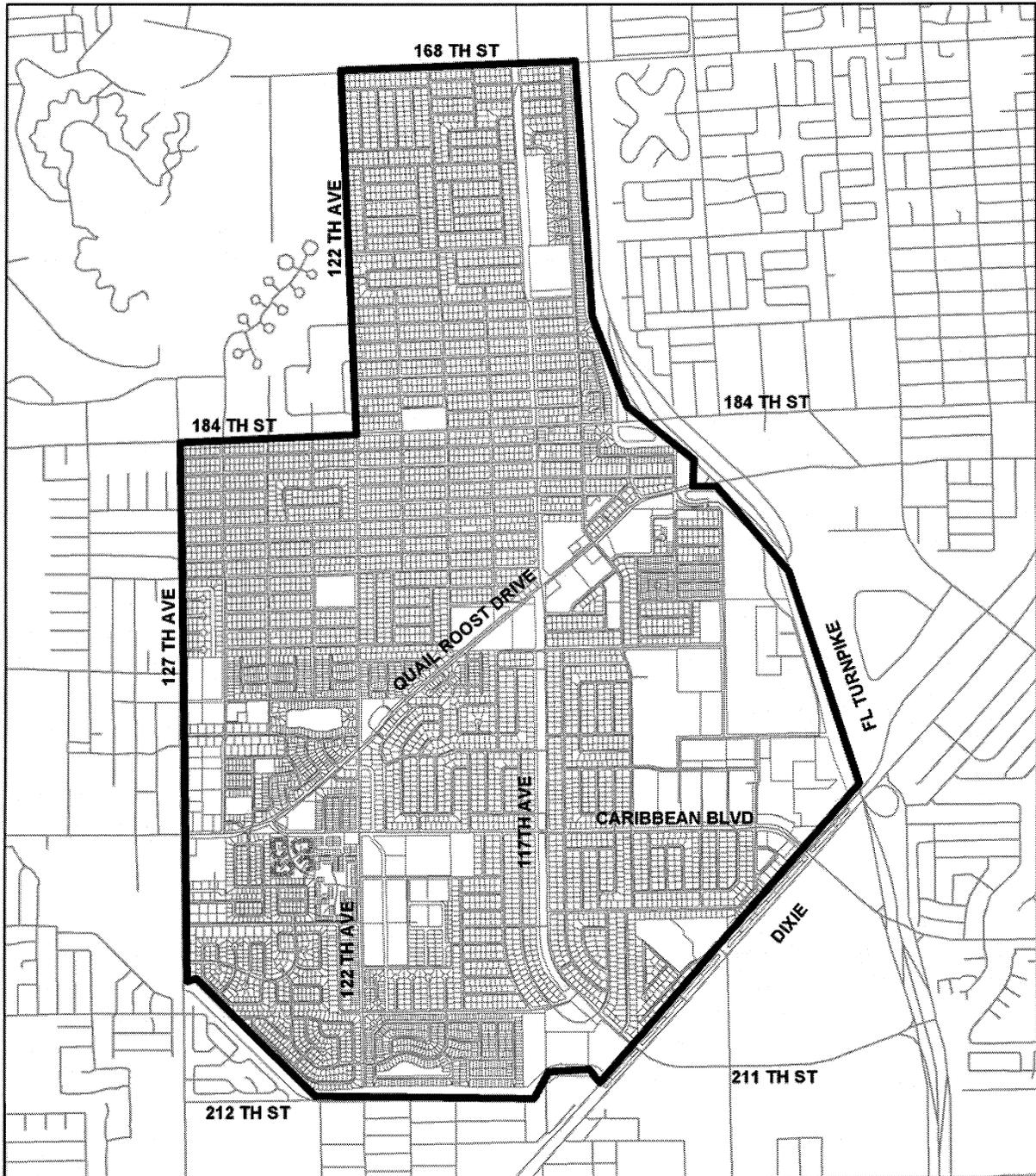
Finding of Necessity Requirements

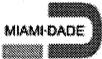
The FON, as set forth in Section 163.355 Florida Statute is an assessment of the area that provides the evidence of blight and need for redevelopment due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The report relies upon a variety of empirical observations of parcels within the South Miami Heights Study Area to determine the existence of slum or blighted conditions as defined by the functions and criteria outlined in Chapter, 163.340 Florida Statutes.

- 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 the study 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.

Slum Determinants

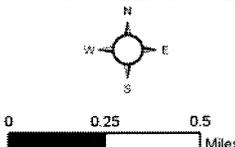
According to Chapter 163.340(7), Florida Statutes, "Slum Area" is defined as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:



  KEITH and SCHNARS, P.A. ENGINEERS, PLANNERS, SURVEYORS	<p>Figure 1: Location Map</p> <p>Finding of Necessity South Miami Heights Community Redevelopment Area</p>	 
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  KEITH and SCHNARS, P.A. ENGINEERS, PLANNERS, SURVEYORS	<p>Figure 2: Aerial Map (2005)</p> <p>Finding of Necessity South Miami Heights Community Redevelopment Area</p>	 <p>0 0.25 0.5 Miles</p>
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- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population, compared to the population density of adjacent areas within the county or municipality and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- The existence of conditions that endanger life or property by fire or other causes.

Blight Determinants

According to Chapter 163.340(8), Florida Statutes, "Blighted Area" is defined an area in which there are a substantial number of deteriorated or deteriorating structures in which conditions as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges or public transportation facilities;
- Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- Incidence of crime in the area higher than in the remainder of the county or municipality;
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.

EXISTING LAND USE CHARACTERISTICS

This section of the report provides an assessment of all characteristics of the land and developed properties according to the criteria listed above. With reference to slum and blight criteria it addresses the following:

- Area Composition;
- Site and Structure Deterioration;
- Inadequate Provision of Recreation and Open Space;
- Vacant Lots;
- Size of lots and Assemblage Potential;
- Property Violations;
- Obsolete Uses;
- Incompatible Uses; and
- Defective Land Regulations and Platting.

Study Area Composition

The FON Study Area described and depicted above includes approximately 1,714 acres. Of the proposed South Miami Heights CRA, 77 percent is residential, 8 percent are government or institutional; approximately two percent are parks; and five percent is vacant property. A detailed description of existing land uses is provided in Table 1 and illustrated in Figure 3. The main physical features are that it is bordered by Florida's Turnpike on the northeast edge and Dixie Highway on the southeast, to the south there is Black Creek Canal. The northwest the Study Area is bounded by Metro Zoo. These physical features confine expansion of the Study Area.

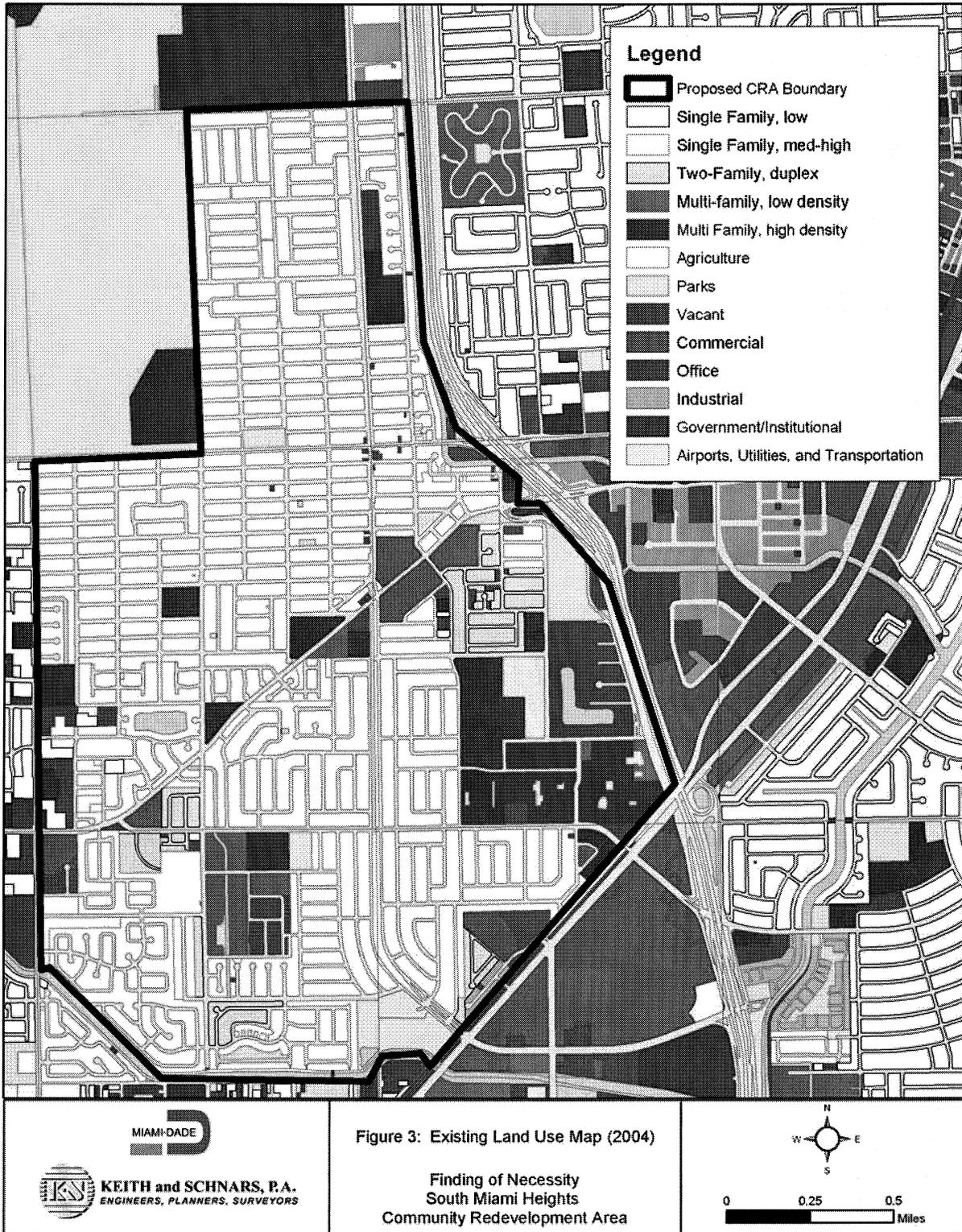
Table 1
Existing Land Use Composition - 2004

Existing Land Use	Acreage	Percent	Number of Parcels	Average Lots Size (acre)	Building Floor Area	Number of Buildings
Single Family	1,176.59	68.6%	6996	0.17	10,314,024	6,972
Multi Family ¹	146.52	8.5%	299	0.37 ²	2,883,013	371
Commercial	52.32	3.1%	29	1.80	626,317	29
Industrial	2.84	0.2%	13	0.24	66,768	12
Government/Institutional	135.65	7.9%	20	6.84	776,099	19
Parks	39.08	2.3%	5	7.82	7,529	2
Vacant	83.34	4.9%	203	0.68	n/a	n/a
Utilities	22.22	1.3%	4	4.48	16,149	4
Office Park	56.19	3.3%	4	5.62	518,632	4
TOTAL	1,714.75	100.0%	7574		15,208,531	7413

Source: Miami-Dade County Property Appraiser

¹ Of the 299 parcels, 32 parcels are medium density and high density residential.

² Does not include condominium.



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The area is best described in four distinct Sub-areas and is illustrated in Figure 4:

1. South Miami Heights (North)

This sub-area is located north of Eureka Dr (SW 184th Street) and extends north to the proposed boundary at 168th Street, to the west there is the Florida Turnpike, and to the east is 122nd Avenue. There are 1,665 single family residences in this sub-area. Higher densities of single family units are found to the west close to the Turnpike. There are two institutional facilities, both schools, in the western portion of this sub-area. North of the schools there are eight acres of vacant government land. Eureka Park on Eureka Drive is also in this sub-area.

2. South Miami Heights (East)

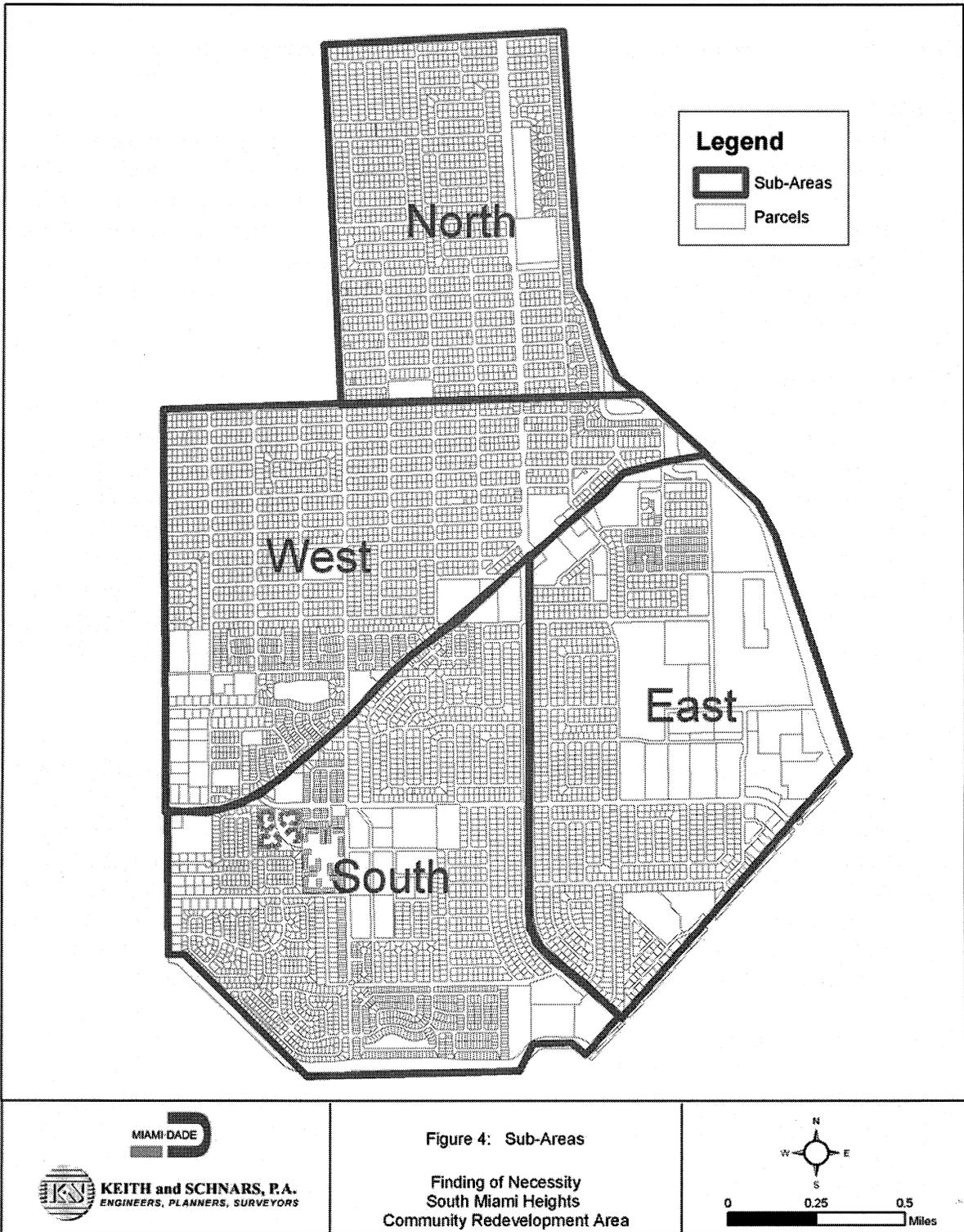
This sub-area is bounded on the east by US 1 and Florida's Turnpike, 117th Avenue to the west and Quail Roost Drive to the north. This area is mainly characterized by high density residential housing. There are 919 single family, 235 duplex units (54 duplex units owned by the Miami-Dade Housing Authority) and 2,447 multi-family units. In this same sub-area there are an additional 254 higher density multi-family units designated as condominiums to be on the market this year. Just north of this high density housing are three education facilities, two places of worship, 23 acres of vacant land zoned for office park, and 55 acres of office park. There is also a Target store and other commercial uses along US 1. Industrial facilities are located northwest of the busway.

3. South Miami Heights (West)

This sub-area is located between Quail Roost Drive to the south, extending west to 127th Avenue, and south of SW 184th Street (Eureka Drive). Single family units are predominant in this area. There are 2,231 single family units. To the western portion of this sub-area, along 127th Avenue, there are low density residential, agricultural and several vacant lots. Vacant land also extends outside of the proposed South Miami Heights proposed boundary, west of 127th Street. Institutional uses in this sub-area include two education facilities and two places of worship. There are residential, nursing facilities, a fire station, and commercial uses, along Quail Roost Drive.

4. South Miami Heights (South)

This sub-area is south of Quail Roost Drive and west of 117th Avenue, extending to the Black Creek Canal and 127th Avenue at the western boundary of the proposed South Miami Heights CRA. This area is predominantly residential (2,004 single family units, 206 duplex units, and 103 multi-family units). There is a place of worship along 117th Avenue and Caribbean Elementary School is also located in this sub-area. Approximately 12.5 assembled acres of vacant land are located on the corner of 206th Street and 120th Avenue. This property is owned by the South Miami Heights Community Redevelopment Corporation.



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Site and Structure Deterioration

Site visits to the Study Area found that most of the homes are well maintained. Less than two percent of the homes were deemed to be in deteriorated condition. During site visits performed in December 2005, some roofs and fences were observed to need repairs due to Hurricane Wilma. Observations during site visits performed in March 2006 concluded that repairs had been completed or were in the process of being completed. Contractors were working on roofs and building materials were at jobs sites throughout the Study Area. The Study Area does not meet the Tax Increment Finance (TIF) Committee's five percent threshold for site deterioration.

Inadequate Provision of Recreational Open Space

The Study Area does not meet the minimum *Level of Service Standard (LOS)* for recreational open space in Miami-Dade County's of 2.75 acres of local recreation open space per 1,000 permanent residents. The Study Area has over 32,000 residents, thus the Study Area would need a minimum of 88 acres of open recreational space. However, the Study Area has only 39 acres of park, less than half of what is needed to comply with the minimum standard. Existing park space in the area is inadequate to support the population. For example, Roberta Hunter Park located along 117th Avenue lacks irrigation and safe crossing areas from homes to the park. Its location in the middle of a busy roadway poses a serious safety hazard for children trying to access the park. It should be noted that Larry and Penny Thompson Park is located adjacent to the Study Area. This park is over 250 acres and includes camping and waterslide facilities.

Obsolete Uses

A predominance of obsolete uses and characteristics 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 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 changed since the structure was built. These conditions may include: size of the building's floor area, size of the building's blueprint, internal layout of the structure, placement of structure on its lot and size and location of doors and window openings.

Small Residential Units

In the proposed South Miami Heights CRA Study Area, obsolescence is found as it relates to the size of the existing housing stock. The physical size of some homes in the area is very small.

In addition to documenting these conditions through field evaluations, verification was performed by using Miami-Dade County Property Appraiser data. These structures, while they may be sound and well maintained, detract from the area's overall market appeal for home ownership and reinvestment. For the purposes of this analysis, the criteria for obsolete residential units are:

- 800 square feet for single family homes and townhouses
- 500 square feet for all multi-family units, including duplexes

Out of 7,295 residential properties, only two single family and three multi-family units were found to be obsolete. All five properties are in the West Sub-area. Table 2 provides property data.

**Table 2
Obsolete Uses**

FOLIO	Address	Type	Square Feet
30-6007-008-0450	20341 SW 116 AVE	Single	532
30-6007-013-0940	11350 SW 203 ST	Single	754
30-6006-027-1060	11050 SW 197 ST 110-C	Multi-family	485
30-6006-027-0100	11051 SW 200 ST 110-A	Multi-family	485
30-6006-027-0580	19800 SW 110 CT 110-B	Multi-family	485

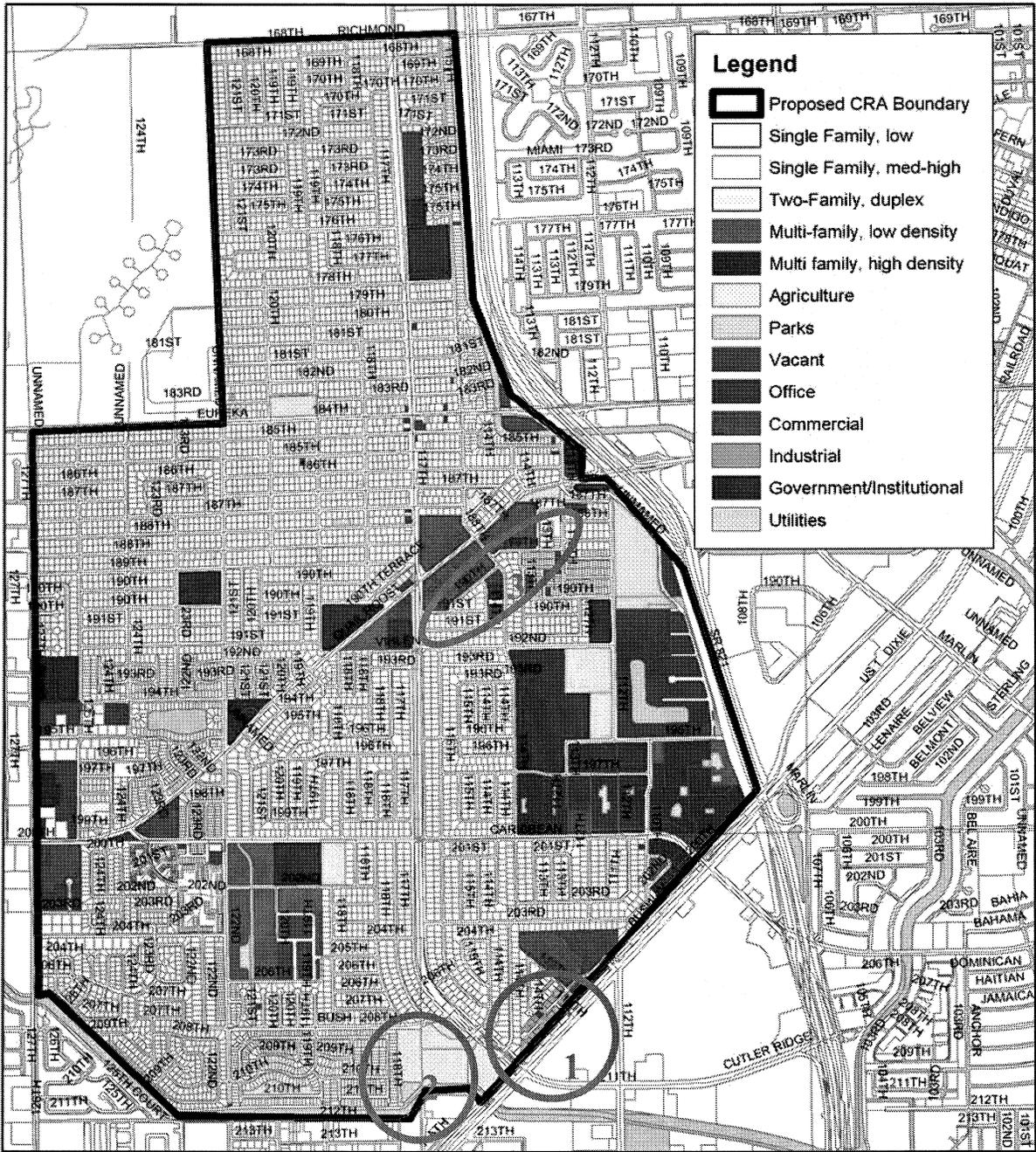
Source: Miami-Dade Property Appraiser

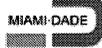
Incompatible Uses

The existence or operation of an incompatible use (i.e., auto repair shop adjacent to homes) diminishes the value of homes, and in more severe cases may negatively impact public health, safety, and welfare. Use specific zoning ordinances and proper geographic layout of zoning districts generally precludes most nuisance, safety and health issues associated with incompatible uses. Three incompatibilities exist within the South Miami Heights Study Area. These areas are shown in Figure 5 and discussed below.

1. Located in the East Sub-area of the proposed South Miami Heights CRA there are nine industrial parcels zoned IU-1 (light industrial) adjacent to 13 RU-2 (two family) parcels along 208th Drive and 207th Drive. According to Miami Dade Zoning Code, UI-1 uses are not permitted unless a distance of seven hundred fifty (750) feet exists between IU-1 and any residential zoning. These uses should not be in close proximity to places where people live. The location of industrial uses adjacent to homes devalues the area and may create health risks. It should be noted that this site is expected to be redeveloped as part of the Downtown Cutler Ridge Charrette Pan. An illustration of these uses is depicted in Figure 6.
2. Single family homes are located adjacent to the South Miami Heights Trash Recycling Center in the West Sub-area along 208th Street and 11th Avenue. The recycling center is surrounded by a fence. These uses, even if fenced, should not be in close proximity to housing. The location of a recycling center adjacent to homes devalues the area and may create health risks. During the March 3, 2006, landscaping and entryway improvements were observed on the perimeter of the recycling center.
3. Located in the East Sub-area along 190th Drive, 189th Street and 113th Court are single family dwelling units that face trash and loading areas of several businesses. These uses, even if walled, should not be in close proximity to places where people live. The location of trash facilities and loading areas adjacent to homes devalues the area and may create health risks.

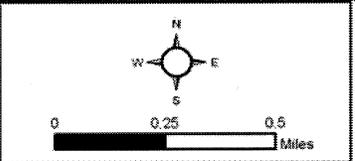
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Figure 5: Incompatible Land Uses
 Finding of Necessity
 South Miami Heights
 Community Redevelopment Area



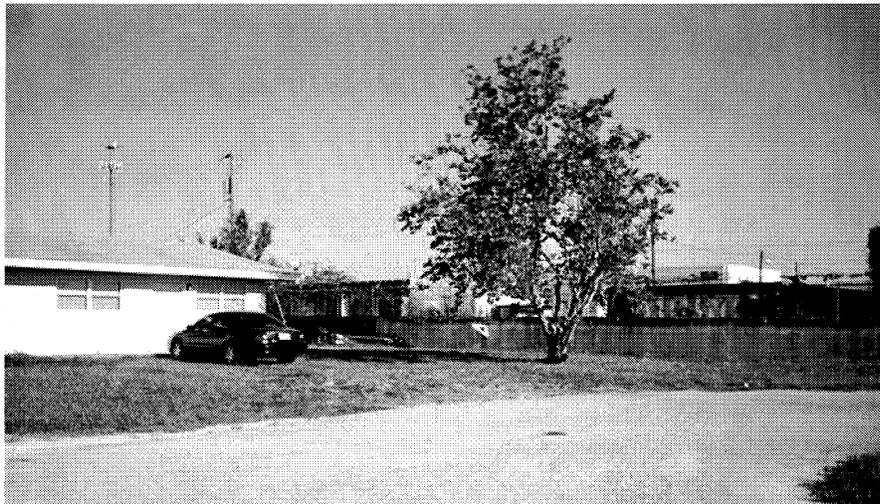
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Figure 6: Incompatible Uses Photos



Vicky's Tires located behind residential units on corner of 208th Drive and 113th Road



Chain link fence and barb wire behind industrial facilities located adjacent to homes on cull-de-sac of 207th Drive

Incompatible Uses Photos (continued)



Located in the East Sub-area along 190th Drive, 189th Street and 113th Court are single family dwelling units facing the trash and loading areas of several businesses.

Vacant Lots

Vacant lots, by similar mechanisms as deteriorated and dilapidated structures, devalue land 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. 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 does 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 provide a more suitable “clean slate” for development, it is also evidence of an area that for various reasons is economically disadvantaged in comparison to the surrounding area.

The proposed South Miami Heights CRA Study Area has a total of 203 vacant parcels totaling 83.3 acres or 4.9 percent of the area. Zoning designations of vacant parcels are described in Tables 3 and 4.

**Table 3
Vacant Parcels**

Zoning Designation	Number of Parcels	Number of Vacant Parcels	Percentage of Parcels Vacant
Single Family	6996	106	2%
Town House	220	20	9%
Duplex	275	53	19%
Multi Family	28	4	14%
Commercial	29	14	48%
Industrial	13	5	38%
Office Park	4	1	25%
Other Zoned Land with no vacant parcels	9	0	n/a
Total	7574	203	n/a

**Table 4
Acres of Vacant Land**

Zoning Designation	Number of Acres with Structure	Vacant Acres	Total Acres	Percent Vacant Area
Single Family	1176.7	26.7	1,203.4	2%
Town House	21.6	2.1	23.8	9%
Duplex	29.6	15.5	45.1	34%
Multi Family	91.3	8.7	100.0	9%
Commercial	52.3	28.7	81.1	35%
Industrial	2.8	1.3	4.2	32%
Office Park	56.2	0.3	56.5	0%
Other Zoning Designations with No Vacant Parcels	200.7	0	200.7	n/a
Total	1631.4	83.3	1,714.7	n/a

In reference to the previous tables, the following points are worth mentioning:

1. Many of the vacant properties zoned for duplex development are under the ownership of the South Miami Heights Community Development Corporation for affordable housing development. These parcels are grouped together rather than scattered throughout the Study Area.
2. Commercial vacancies are mainly located between the Busway and US 1 corridor and along Quail Roost. Industrial vacancies are located between SW 208th Drive and the Busway.
3. Large parcels of vacant land predominate in western boundary of Study Area, along 127th Avenue.

Vacant parcels in the four Sub-areas (Figure 4) vary in zoning designation and are described below:

1. North Sub-area

There is a 5 acre parcel of government land just north of Miami Heights Elementary School. Overgrown vegetation and unkempt sites may create unsafe conditions for children walking to and from home and school.

2. East Sub-area

There is an under utilized parcel at the East Sub-area of the proposed CRA. This parcel lies north of an Office Park and is 23 acres. It is occupied by two institutional use buildings that only occupy 1.36 percent of land area. The presence of this vacant parcel, however, does not necessarily mean that there is presence of blight. Two parking lots on US 1 are under utilized and have unkempt conditions. One is adjacent to Target Super

Store and the other is located on Caribbean Blvd. and U.S. 1. The latter is supposed to serve Busway users but grass is overgrown. There are several vacant lots zoned for commercial development lying between the Busway extension and U.S.1. On the corner of 187th Street and 113th Avenue, there is a large vacant tract that can be used for housing development. Also, between 114th Court and 114th Avenue there are two large tracts of land.

3. West Sub-area

This area has several vacant parcels along 127th Ave. These parcels are larger in size making them attractive for development.

4. South Sub-area

Like the west sub-area, the south sub-area has several large vacant parcels located along 127th Ave. A large tract of vacant land is also located along 210th Terrace.

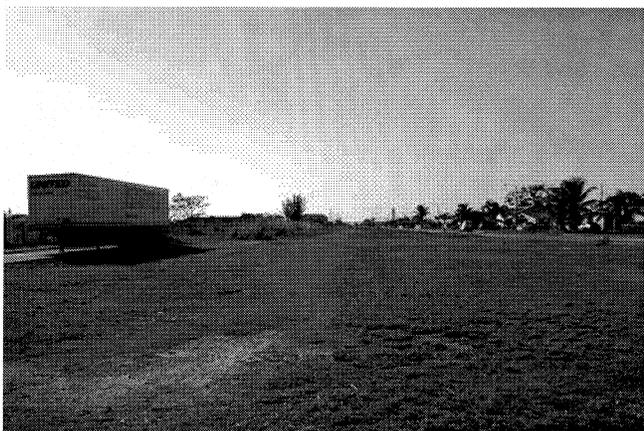
Most of the vacant land is comprised of large tracts. There are very few small parcels scattered throughout the Study Area. Most of the smaller lots are grouped together and are part of the South Miami Heights Community Development Corporation affordable housing development initiative. Small lots tend to exhibit more evidence of abandonment and overgrown grass.

Illustrations of the referenced vacant lots are provided in Figures 7 and 11.

Size of Lots and Assemblage Potential

The average lot size in the Study Area is less than a quarter of an acre making it costly and time consuming for assembling parcels. Another factor limiting a developer's ability to assemble land is the large number of single family units in the Study Area. Future development will most likely be constrained to the remaining vacant parcels and redevelopment of commercial and industrial sites located along major roads.

**Figure 7: Vacant Parcel Photos
North Sub-area**



Vacant government owned land looking south from unnamed dirt road



Vacant government owned land looking north from 175th Terrace

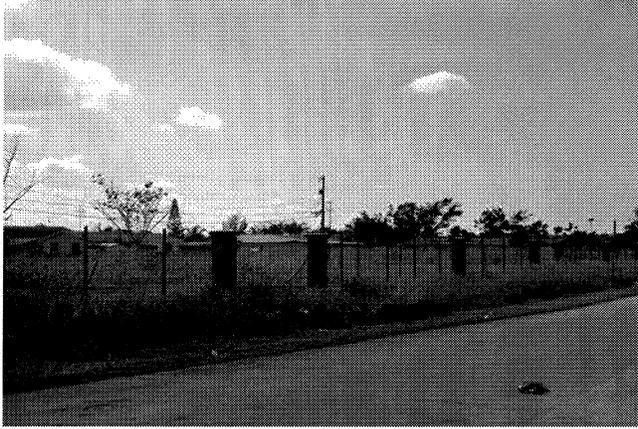


Vacant private land corner of 116th Avenue



Vacant private land on 115th Avenue near school

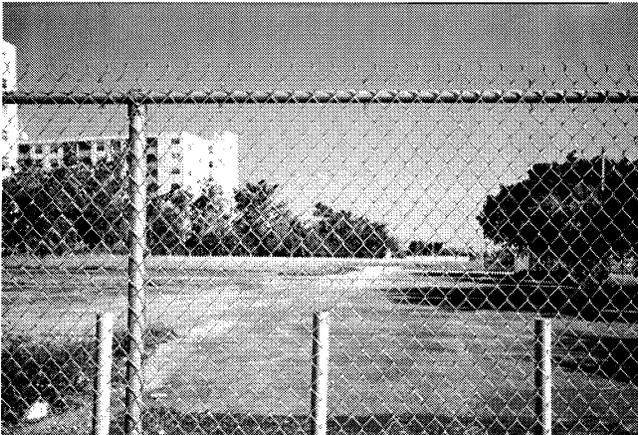
**Figure 8: Vacant Parcel Photos
East Sub-area**



Vacant lot on the corner of 187th St
and 113th Avenue



Under utilized lot next to Target
Store on 208th Drive

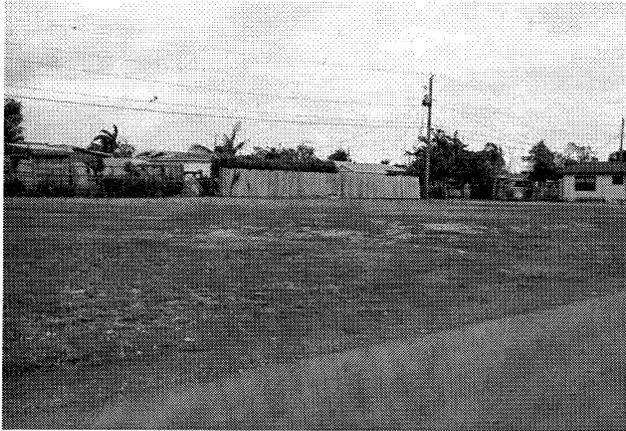


Busway parking lot is underutilized and
has overgrown vegetation
110th Court and Caribbean Boulevard



Large vacant lot zoned for commercial
located between Busway and US 1

**Figure 9: Vacant Parcel Photos
West Sub-area**



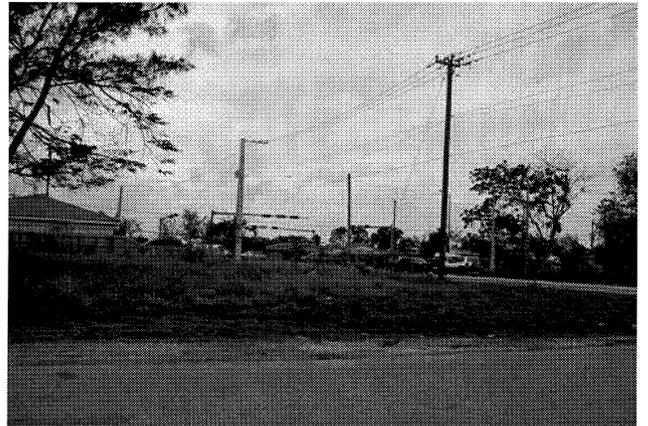
Vacant lot located on 188th Street
known as Losner Park



Vacant lot at the corner of 127th Avenue
and 194th Street



Large vacant lot at the corner of Quail Roost
and 125th Avenue



Vacant lots north of 188th Street
and west of 117th Avenue



Vacant lot north of 188th Street
and east of 117th Avenue

24
25

**Figure 10: Vacant Parcel Photos
South Sub-area**



Land along 210th Terrace

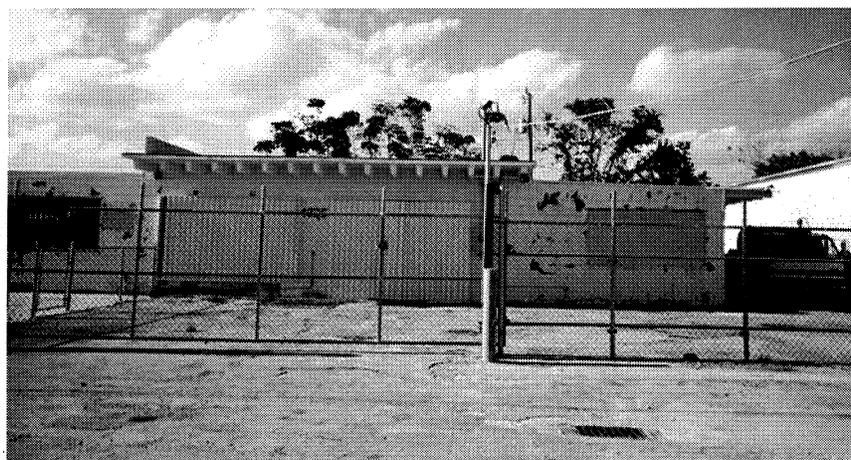


South Miami Heights Community Development Corporation
taken from 119th Avenue, south of 202nd Street

Figure 11: Industrial Vacancy Photos



Industrial Vacancy along 208th Drive



Industrial Vacancy along 208th Drive

Code Violations

Code violation data is evidence of building and property defects. In addition, evidence of unsanitary conditions and health issues related to structure materials, hazardous material contamination, presence of vermin, and poor light and ventilation may be obtained. Data was gathered from Miami-Dade County Enterprise Technology Services Department and is explained on Table 5, listing violation by type and by occurrence. A total of 228 violations were found in the Study Area which in majority are junk, trash, overgrown grass, abandoned property and multi-family use.

Table 5
Open Code Violations

Type of Violation	Violations
Junk/ Trash/ Overgrowth on Unimproved Property	52
ROW/ Private property/Abandoned/ Vehicle	37
Multi-family use	33
Commercial vehicle – unauthorized	19
Failure to obtain zoning permit	16
Animals-code violations	12
Unusual Use of Property	11
Structure maintenance-upkeep	6
Unauthorized use- residential/business	6
Setback violations	6
Auto repairs – residential	5
Boat storage	4
Signs on the right-of-way	4
Recreational vehicle/camping equipment storage	3
Minimum housing maintenance	3
Right-Of-Way maintenance	3
Fence, hedge, tower, MAST violations	2
Graffiti	2
Unauthorized use –Industrial	1
Home office illegal	1
Mobile Home – Illegal use	1
Sign violation of private property	1

Source: Miami-Dade County Enterprise Technology Services Department

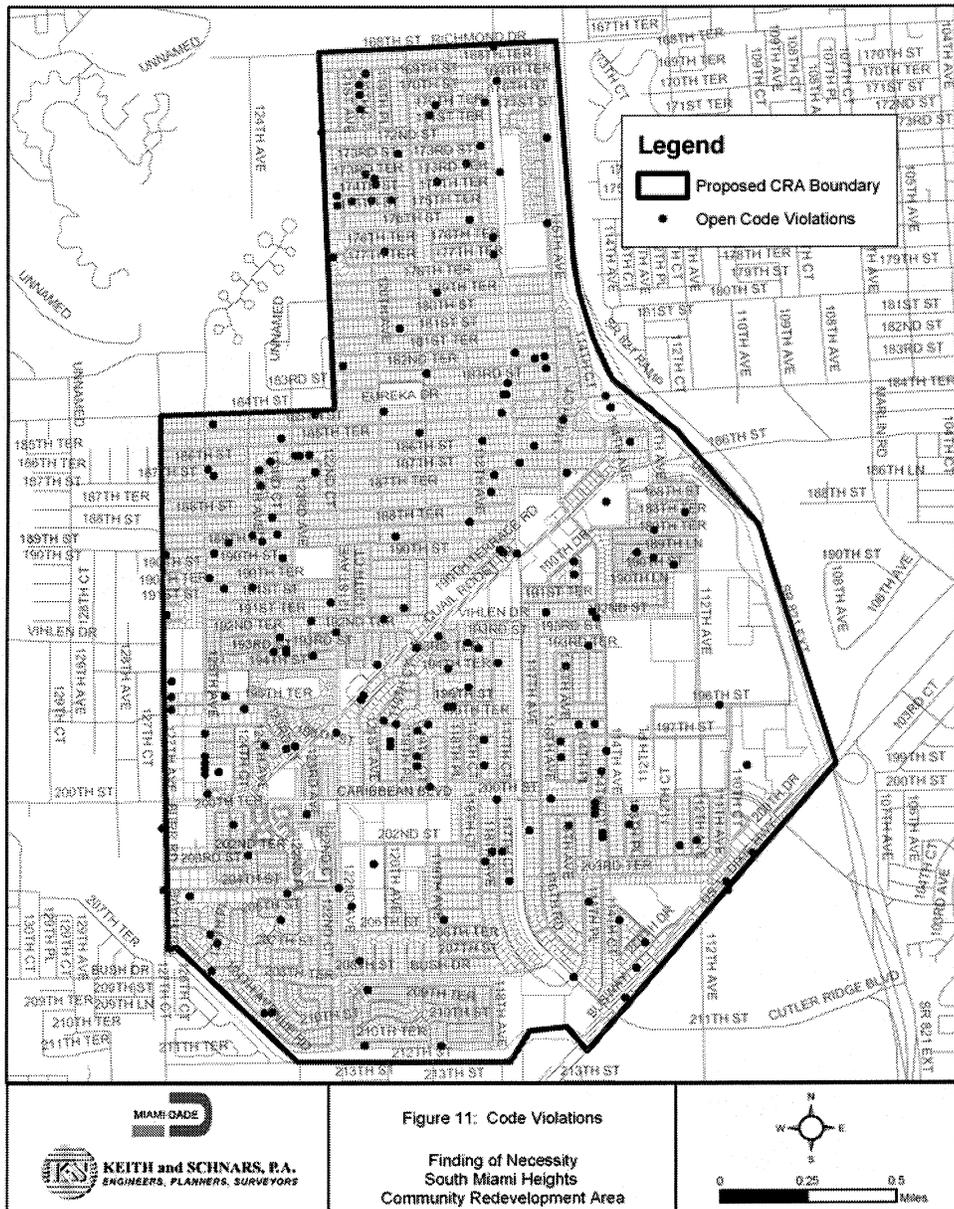
Code violation data was correlated to countywide data by determining violations per 1,000 persons. As shown in Table 6, code violations per 1,000 persons in the Study Area (6.9) are higher when compared to the County (4.0). To further support the code violation data, site visits were performed to provide visual evidence of blight. Figure 12 illustrates the extent of the violations throughout the Study Area. Photographs of code violation sites are provided in Figures 13-16.

Table 6
Open Code Violations Per 1,000 Persons
(Current as of January 2005)

Location	Violations	Violations / 1000 Persons*
South Miami Heights CRA Study Area	228	6.9
Miami Dade County	9,059	4.0

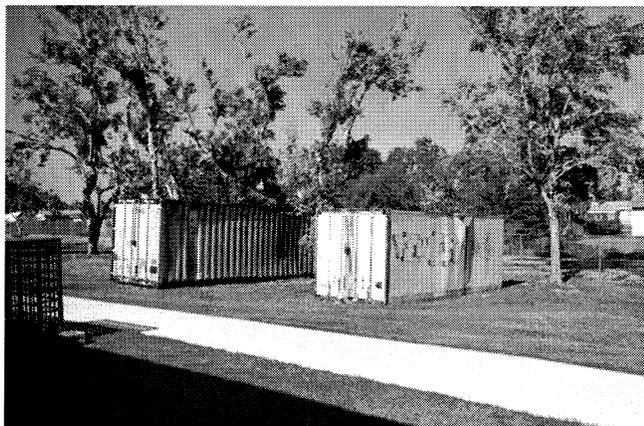
Source: Miami-Dade County Enterprise Technology Services Department

*Total population in Study Area is 32,584 and total population in County is 2,253,362.



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**Figure 13: Code Violations
North Sub-area**



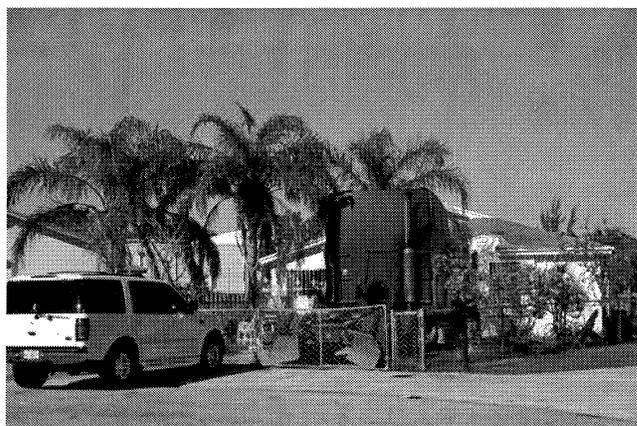
Graffiti found behind Eureka Park



Right-of-way dump east of 119th
Avenue and north of 182nd Terrace



Abandoned cars; no visible house number
172nd Terrace



Illegal truck parking found on found on
175th Terrace

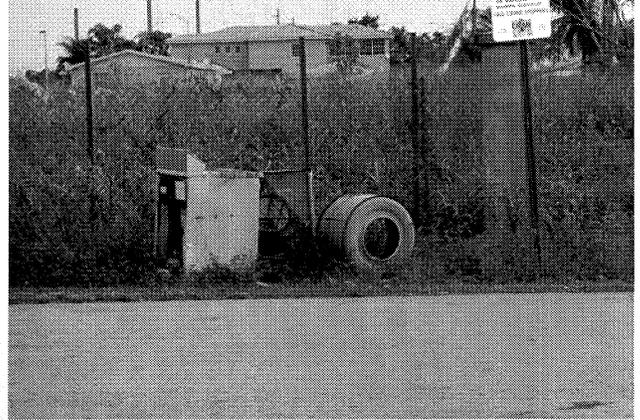


Improper sidewalk, corner of 117th and 182nd Terrace

**Figure 14: Code Violations
East Sub-area**



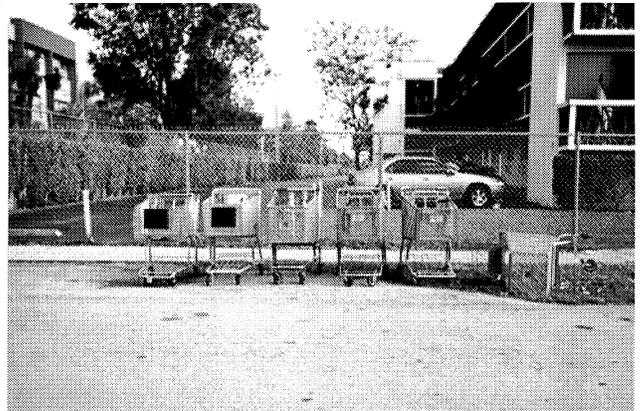
Dump along 187th Terrace



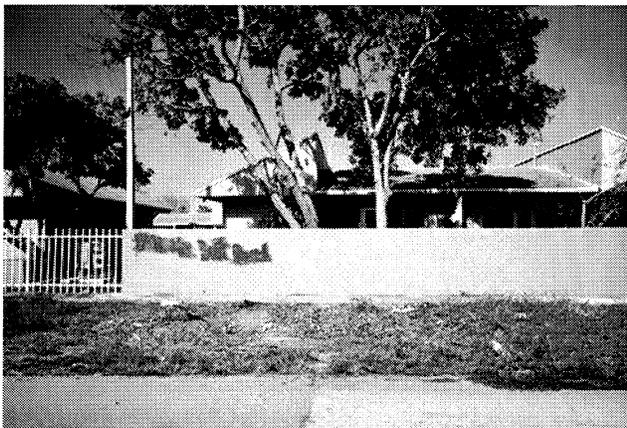
Dump next to vacant lot on corner
of 187th Street and 113th Avenue



Trash pile on industrial area 208th Drive



Corner of 114th Avenue and Caribbean Blvd



Graffiti on 192nd Street



Dump on 192nd Street

Code Violations East Sub-area (continued)



East Sub-area along 190th Drive, 189th Street and 113th Court

**Figure 15: Code Violations
West Sub-area**



Dump site on 125th Avenue
south of 195th Terrace



Overgrown vegetation on SW
19850 124th Court



Graffiti along 195th Street
east of 124th Avenue

**Figure 16: Code Violations
South Sub-area**



Dump sites east of South Miami Heights
Community Redevelopment Corporation vacant land 119th Ave



Corner of 208th Street and 122nd Court



Overgrown vegetation corner of
202nd Terrace and 122nd Street



Graffiti on commercial property
corner of Quail Roost Drive and 117th Ave

ECONOMIC CONDITIONS

Poor economic conditions related to demographics, housing characteristics and real estate values are factors that may contribute to economic distress. Housing and demographic characteristics were analyzed to determine if economic distress exists within the Study Area.

Demographic Characteristics

Table 7 provides demographic data from the 2000 Census depicting the socio-economic data for households in the proposed South Miami Heights CRA. For comparison purposes the same data is provided for Miami-Dade County.

**Table 7
Household Socio-Economic Characteristics
Year 2000**

Characteristic	Proposed South Miami Heights CRA	Miami- Dade County
Population	32,584	2,253,362
Occupied Households	9,688	777,378
Persons per Household	3.3	2.9
Hispanic or Latino	56.0%	57.3%
Black or African American	29.5%	20.3%
Retirement Households	16.9%	21.6%
Households with Children (18 years and younger)	51.8%	39.0%
In Labor Force (persons 16 and older)	55.5%	57.5%
Employed (persons 16 and older)	88.7%	91.1%
Median Household Income	34,529	35,966
Household Income	--	--
Less than \$10,000	12.9%	13.9%
\$10,000 - \$19,999	17.5%	14.6%
\$20,000 - \$34,999	21.4%	20.2%
\$35,000 - \$49,999	20.2%	15.7%
\$50,000 and over	27.9%	35.6%
Household in Poverty	19.8%	18.1%

Source: US Census 2000, SF1 and SF3

At the time of the 2000 Census, the area in which the proposed CRA is located³ had a total population of 32,584 that comprise 9,688 households. Hispanic heritage is most prevalent (56.0 percent) followed by African American (30.0 percent). Only 16.9 percent of households are headed by people of retirement age (i.e. 65 years or older) as compared to 21.6 percent of the households countywide. Conversely, 51.8 percent of households have children under the age of 18 as compared to 39.0 percent in the County. Households are relatively young. The poverty level is 1.7% above of the countywide level.

Evidence of economic distress is limited to the following statistics:

- Only 88.7 percent of workforce participants were employed as compared to 91.1 percent countywide.
- Median household incomes in the proposed South Miami Heights CRA (\$34,529) and Miami-Dade County are very similar (\$35,966). However, median household incomes are equal to 45 to 60 percent of the countywide amount in the eastern most Census Block Groups. Western most Census Block Groups median income range from the high to low \$40,000s. In other words the lowest median incomes are found by the US1 and Florida's Turnpike intersection. Figure 17 illustrates these findings.
- Nearly 30 percent of households had incomes below \$20,000 which is comparable to that of the county of 28.6 percent. Household poverty levels are also similar between county 18.1% and proposed CRA area with 19.8 percent. However, over 38 percent of households living in Block Groups 102.06.4, 102.06.5, and 102.03.3 were considered to be living in poverty, more than double the proportion countywide. Poverty level is higher on the eastern portion of the proposed South Miami Heights CRA.
- The number of persons per household is higher in the Study Area (3.3) than the County (2.9). This was verified by observing the number of cars parked on front lawns or on the side of houses (Table 7).
- The eastern portion of the proposed South Miami Heights CRA should be considered for special attention with regards to creation of a CRA because household incomes are under the poverty level.

³ The proposed South Miami Heights CRA boundaries occupy all of Census Tract 101.14 Block Group 2; Census Tract 102.3 Block Groups 3 and 7; Census Tract 102.4 Block Groups 2 and 3; Census Tract 102.5 Block Groups 1, 2, and 3; and Census Tract 102.6 Block Groups 2 through 6. The boundaries are also located on Census Tract 101.14 Block Group 1 Blocks 1032-1090 and Census Tract 102.3 Block Group 4 Blocks 4000-4087. Block level data was compiled only for total population, total number of households, proportion of race and ethnicity, and age for accuracy. However, given limited amount of data provided at the Block level, i.e. employment and economic, the remaining data was collected at the Block Group level.

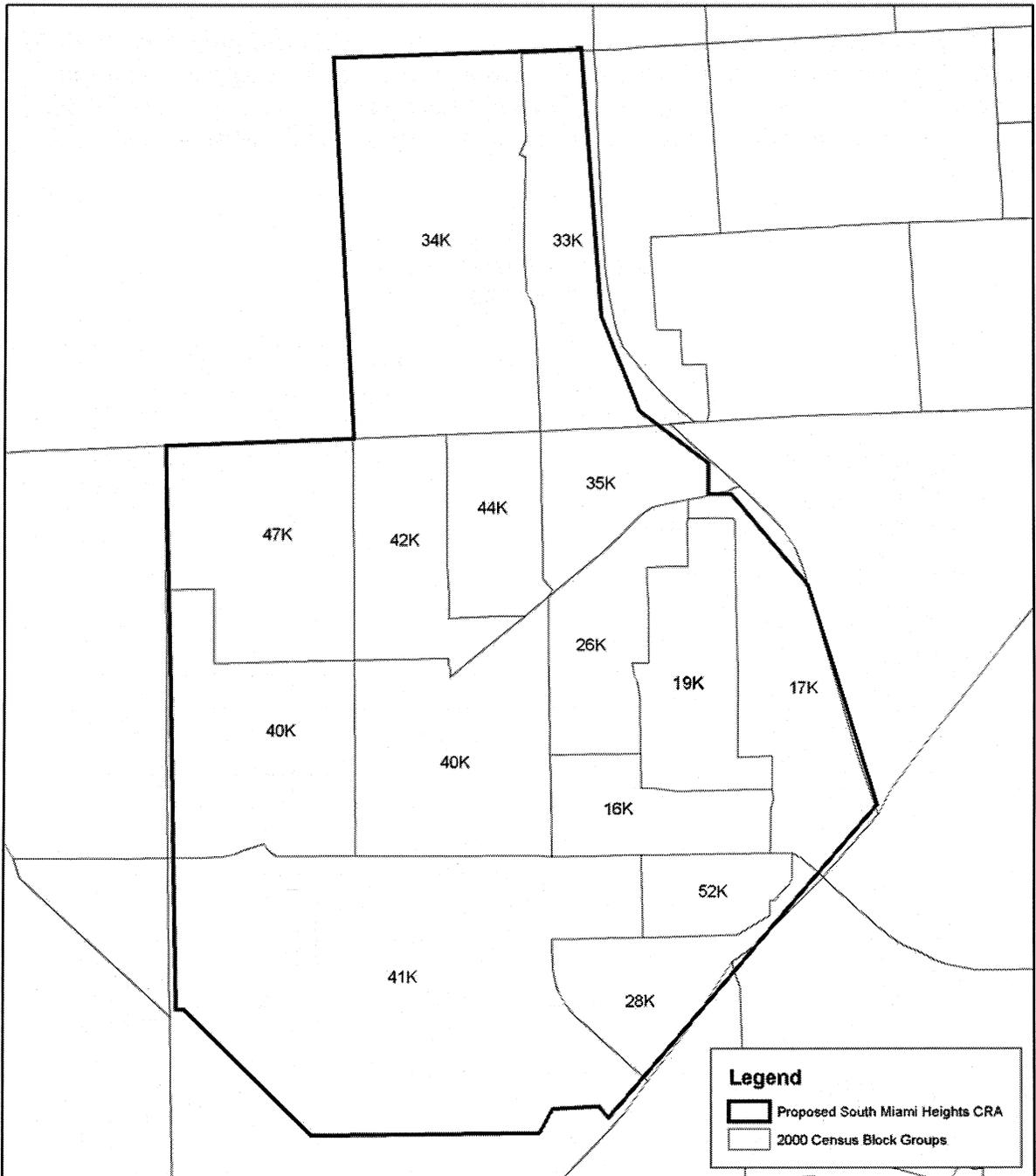
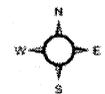


Figure 17. Median Household Income by Census Block Group
Finding of Necessity South Miami Heights Community Redevelopment Area



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Housing Characteristics

Table 8 illustrates data relating to housing characteristics within the proposed South Miami Heights CRA. Housing characteristics are defined as number of housing units, year built, units occupied, owner or renter occupied, incomplete units (lacking full plumbing and/or full kitchens, and unit type. For comparison purposes, the same data is provided for Miami-Dade County as a whole.

Table 8
Housing Characteristics
Year 2000

Characteristic	Proposed South Miami Heights CRA	Miami- Dade County
Housing Units	10,135 ⁴	852,278
Units Occupied	95.6%	91.1%
Occupied Units by Tenure	--	--
Owner –occupied	61.1%	57.8%
Renter - occupied	38.9%	42.2%
Overcrowded Units	22.4%	20.0%
Incomplete Units	--	--
Lacking full plumbing	0.9%	1.1%
Lacking full kitchen	0.9%	1.3%
Units by Type	--	--
1, detached	63.0%	42.7%
1, attached	8.5%	9.9%
2	2.4%	2.6%
3 to 4	1.8%	3.9%
5 to 9	1.8%	5.1%
11 to 19	1.6%	6.4%
20 to 49	4.2%	8.6%
50 or more	16.5%	18.8%
Mobile Home	0.2%	1.8%
Year Built	--	--
1999	0.9%	1.6%
1995 – 1998	4.1%	5.9%
1990 – 1994	6.5%	7.6%
1980 - 1989	24.6%	18.2%
1970 -1979	32.1%	22.5%
Prior 1970	31.8%	44.1%

Source: US Census 2000, SF1 and SF3

⁴ Housing Units, occupancy, and tenure was gathered at the Block level. The remaining data was gathered at the Block Group level given Block data limitations.

At the time of the 2000 US Census, the area in which the proposed South Miami Heights CRA is located contained a total of 10,135 dwelling units, 95.6 percent of which were occupied. This is more than the countywide occupancy level. Consistent with the fact that the proposed CRA is in a relatively older area of Miami-Dade County, 63.9 percent of housing was built prior to 1980. On a countywide basis single family homes attached and detached comprise over 50 percent of all housing. Within the proposed CRA over 70 percent of the units are of these types. Home ownership in the proposed CRA is slightly higher than countywide. There are no mobile homes in the proposed South Miami Heights CRA area.

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

- Incomplete housing lacking full plumbing and full kitchen are very similar in both proposed CRA and countywide. However, houses in Block Groups 102.06.2 and 102.03.3 lacking full plumbing and lacking full kitchen, more than double and sometimes more than triple the county proportion.
- Special attention should be paid to Census Block Groups in the east side of the proposed CRA (i.e., 102.6 4 through 6) where dwelling unit types are of 20 units and above or multi-family high density. Also, in these Block Groups, 50 percent or more of households are making incomes below \$20,000 and 75 percent or more are renters.

At the time of the 2000 US Census, the Study Area owner units above \$100,000 were 22 percent compared to countywide the owner units at \$100,000 and above make 57 percent. In the proposed South Miami Heights CRA, owners making below \$10,000 are all cost burdened, paying more than 30 percent of income in housing and utilities, compared to Miami-Dade County where owners making below \$10,000 that are cost burdened are 96 percent. The trend is reversed for owners making above \$10,000. That is, owners making above \$10,000 are more cost burdened in the County than in the South Miami Heights CRA Study Area.

Median gross rent for the county is \$647 whereas the median gross rent of all Census Block Groups in the proposed CRA area is \$655. Renters paying below \$700 for rent are 67.8 percent in the Study Area and 58.6 in Miami Dade County. Renters in the Study Area making below \$20,000 are more cost burdened than renters in the County. Renters making \$20,000 and above are more cost burdened in the County than in the Study Area. This means that lower income renters are more cost burdened in the Study Area.

**Table 9
Cost Burdened by Income
Year 2000**

Characteristic	Proposed South Miami Heights CRA	Miami- Dade County
Owner Units by Value		
Less than \$ 50,000	5.1%	7.0%
\$ 50,000 - 99,999	72.0%	35.3%
\$100,000 -199,999	22.0%	41.7%
\$200,000 -299,999	0.5%	8.1%
\$300,000 and over	0.3%	7.8%
Cost-burdened Owner by Income		
Less than \$10,000	100.0%	96.2%
\$10,000 - \$19,999	76.7%	79.2%
\$20,000 - \$34,999	57.6%	63.5%
\$35,000 - \$49,999	39.3%	45.2%
\$50,000 and over	6.1%	13.7%
Rental Units by Rental Rate		
Under \$500	33.9%	26.5%
\$500 – 600	14.7%	15.8%
\$600 – 700	19.2%	16.3%
\$700 – 800	9.5%	13.8%
\$800 – 900	6.3%	9.4%
\$900 – 1,000	6.1%	6.1%
\$1,000 and over	10.3%	12.1%
Cost –burdened Renters by Income		
Less than \$10,000	86.3%	84.8%
\$10,000 - \$19,999	89.0%	84.7%
\$20,000 - \$34,999	24.4%	50.9%
\$35,000 - \$49,999	10.8%	14.6%
\$50,000 and over	0.0%	3.4%

Source: US Census 2000, SF3

Real Estate Values

Aggregate assessed values of real property in the area for ad valorem taxes that have failed to show any appreciable increase over the last five years is a determinant of blight according to 163.340 Florida Statute. Property values in the Study Area have increased at an average annual rate of 9.5 percent since 2000. Table 10 provides aggregate value of real property in the proposed South Miami Heights CRA for each year during 2000 through 2005.

Table 10
Taxable Value of Real Property

Year	Proposed South Miami Heights CRA		Miami-Dade County	
	Assessed Value	Annual Change	Assessed Value	Annual Change
2005	1,035,522,330		213,866,500,414	
2004	912,799,513	13.4%	181,910,675,763	17.6%
2003	821,972,249	11.0%	161,621,880,546	12.6%
2002	732,103,627	12.3%	144,938,186,475	11.5%
2001	702,721,631	4.2%	133,214,069,363	8.8%
2000	659,788,915	6.5%	123,789,530,803	7.6%
Average Annual Change		9.5%		11.6%

Source: Miami-Dade Property Appraiser

As shown in Table 10, the assessed value of real property in the proposed CRA increased from approximately \$660 million to \$1,035.5 billion. The following points are noted with respect to Table 10:

- From 2000 to 2005, the appraised value of property countywide increased at an average annual rate of 11.6 percent, which increases exceeding the 11 percent occurring in 3 of the 5 more recent years due to new construction strongly appreciating existing property. During the same period, the assessed value of the property within the proposed CRA increased at an average rate of 9.5 percent. Like the County, increases exceeding 9 percent occurred in the last three years.
- The proposed CRA annual assessed values were lower than that of the county except for the year 2002.
- For the year 2004 the proposed CRA annual change of property taxable value increased by 13.4 percent while the county rate increased by 17.6 percent.

Crime

Incidence of crime in the area is one of the blight determinants criteria under Chapter 163.340(8). For this analysis the Miami Dade Police Department System Development Bureau was contacted to extract Part 1 and Part 2 crimes for the period from January 1999 through December 2005. Examples of Part 2 crimes are kidnapping, assault, fraud, and narcotic related transactions. Crime data was then correlated to countywide data by determining crimes per 1,000 residents in area for a period of six years (1999 to 2005). The results of these comparisons are shown in Table 11.

Table 11
Incidence of Crime
 (From January 1999 through December 2005)

Location	Part 1	Part 2	Total	Crime/ 1000 Persons*
South Miami Heights CRA Study Area	13,999	5,754	19,753	606
Miami Dade County	466,774	165,895	632,669	280

Source: Miami-Dade Police Department

*Average per year figure based on crime data for years 1999-2005. Total population in Study Area is 32,584 and total population in Miami-Dade County is 2,253,362.

Crime per 1,000 persons more than doubled in the Study Area when compared to the County for each year during the 1999-2005 period.

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TRANSPORTATION

The South Miami Heights CRA Study Area contains several major roadways and is bounded by Florida's Turnpike to the east. Over 100,000 cars per day pass by the Study Area via the Turnpike. Table 12 describes major roadway access and connections.

Table 12
Access and Roadway Connections

Roadway	Roadway Type	Direction	Number of Travel Lanes
Florida's Turnpike	Freeway	Northbound and Southbound	6 lanes divided
SW 117 Avenue	Arterial	Northbound and Southbound	2 lanes undivided
SW 122 Avenue	Local Road	Northbound and Southbound	2 lanes undivided
SW 127 Avenue	Local Road	Northbound and Southbound	2 lanes undivided
U.S. 1/South Dixie Highway	Arterial	Northbound and Southbound	4 lanes divided except for the section between Turnpike and SW 112 Ave. which is 6 lanes divided
Caribbean Boulevard	Local Road	Eastbound and Westbound	2 lanes undivided
Quail Roost Drive	Arterial	Eastbound and Westbound	4 lanes divided
Eureka Drive	Local Road	Eastbound and Westbound	4 lanes divided
Richmond Drive	Local Road	Eastbound and Westbound	2 lanes undivided

Level of service data was extracted from the Miami-Dade 2030 Cost Feasible Model. Traffic flow is moving fairly well along most of the major roads in the area. Only seven roadway links are currently failing. As shown in Table 13 roadway volumes are expected to increase and create additional failures in the future. Ten links are anticipated to be failing in 2030 and most others will be degraded.

Table 13
Level of Service (LOS) on Major Roadways

Roadway	Location	Adopted LOS	2006 Daily LOS	2030 Daily LOS
Florida's Turnpike	Richmond Dr to Eureka Dr	D	F	D
	Eureka Dr to South Ramps	D	D	E
	South Ramps to S. Dixie Hwy	D	E	F
SW 117 Avenue	Richmond Dr to Eureka Dr	E	C	D
	Eureka Dr to Quail Roost Dr	E	F	F
	Quail Roost Dr to Caribbean Blvd	E	F	F
	Caribbean Blvd to S. Dixie Hwy	E	D	F
SW 122 Avenue	Richmond Dr to Eureka Dr	E	C	D
	Eureka Dr to Quail Roost Dr	E	C	D
	Quail Roost Dr to Caribbean Blvd	E	C	C
SW 127 Avenue	Eureka Dr to Caribbean Blvd	E	C	C
	Caribbean Blvd to Hailin Mill Dr	E	C	D
U.S. 1/South Dixie Highway	Florida's Turnpike to SW 112 Ave	E	F	F
	SW 112 Ave to SW 117 Ave	E	B	C
	SW 117 Ave to Hailin Mill Dr	E	F	F
Caribbean Boulevard	Quail Roost Dr to SW 122 Ave	E	D	C
	SW 122 Ave to SW 117 Ave	E	D	C
	SW 117 Ave to S. Dixie Hwy	E	F	D
Quail Roost Drive	SW 127 Ave to Caribbean Blvd	E	B	B
	Caribbean Blvd to SW 122 Ave	E	B	B
	SW 122 Ave to SW 117 Ave	E	B	B
	SW 117 Ave to Florida's Turnpike	E	B	C
Eureka Drive	SW 127 Ave to SW 122 Ave	E	D	F
	SW 122 Ave to SW 117 Ave	E	D	D
	SW 117 Ave to Florida's Turnpike	E	D	F
Richmond Drive	SW 122 Ave to SW 117 Ave	E	C	D
	SW 117 Ave to Florida's Turnpike	E	D	F

The Miami-Dade Transportation Plan to the Year 2030 identifies several major transportation improvements within the Study Area and immediately adjacent to it. North and south bound traffic will receive some relief with the widening of 117th Avenue, while the expansion of SW 200 Street should help traffic flows from U.S.1 to recently developed areas to the west of the Study Area. In the long term trains are expected to replace buses in the dedicated bus lane along US 1.

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Table 14
2030 Cost Feasible Plan
Highway and Transit Projects in the Study Area

Project or Facility	From	To	Project Description	Timeframe/ Funding
SW 117 Ave	SW 184 St	SW 152 St	2 to 4 lanes	Priority I
Florida's Turnpike	North of Eureka Dr	North of SW 117 Ave	Widen to 12 lanes	Priority II
Florida's Turnpike	SW 216 St	SW 200 St	Widen to 6 lanes	Priority III
	SW 200 St	US 1	Widen to 8 lanes	Priority III
	US 1	North of Eureka Dr	Widen to 10 lanes	Priority III
SW 200 St	US 1	Quail Roost Dr	2 to 4 lanes	Priority III
Rail Extension to Florida City	Dadeland	Florida City	Premium Transit	Priority IV

Source: Miami-Dade Transportation Plan to the Year 2030

Priority I – Funds for these projects are programmed in the 2005-2009 Miami-Dade Transportation Improvement Program

Priority II - Projects are planned to be funded between 2010 and 2015.

Priority III - Projects are planned to be funded between 2016 and 2020.

Priority IV - Projects are planned to be funded between 2021 and 2030.

OTHER INDICATORS OF SLUM AND BLIGHT

Government intervention to improve the economic status is already occurring in some portions of the South Miami Heights Study Area. As shown in Figure 18, the following programs are already in place:

- Brownfield Designation;
- Enterprise Zone Designation;
- Infill Task Force Economic Development Priority Area; and
- Infill Task Force Urban Infill Development Area.



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Brownfields

With certain legal exclusions and additions, the term *brownfield site* means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The primary goals of Florida's Brownfields Redevelopment Act are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. Other goals are to derive cleanup target levels and a process for obtaining a "No further Action" letter using Risk-Based Corrective Action principles and provide the opportunity for Environmental Equity and Justice. Brownfields data was provided by the Florida Department of Environmental Protection to assist in the determination of areas with potential for economic revitalization.

The brownfield areas shown in Figure 18 were designated by DERM and adopted by the Miami-Dade County Board of County Commissioners (R-286-99 and Agenda Item No. 6(D)(1)(D) approved on July 13, 1999). As defined in these resolutions, brownfield areas are those urban or rural areas of unincorporated Miami-Dade County within the Urban Development Boundary of the Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Target Urban Areas, and areas eligible for Community Development Block Grants. Contaminated sites may be few and far between within the brownfield areas as shown in Figure 18.

Brownfield areas offer an opportunity for environmental clean-up, redevelopment and revitalization. Economic incentives, tax credits, a streamlined process and low interest loans are some of the resources available to developers who clean up and develop brownfield sites in Miami-Dade County.

Enterprise Zones

Enterprise Zones are special areas in the County where certain incentives from the State are available for new businesses. The Enterprise Zone program seeks to attract business investment through a package of incentives which includes property tax abatement, occupational license fee exemption, electricity tax exemption and the waiver of impact fees. These areas were created based on studies of income and employment as well as state requirements.

Infill Task Force Urban Infill Areas

In December 1996, the Miami-Dade County Board of County Commissioners created a task force to examine and make recommendations on opportunities and strategies to promote infill and redevelopment. The Miami-Dade County Infill Strategy Task Force published 12 recommendations, one which identifies specific areas to focus on urban infill. The Task Force recommended the designation of an Urban Infill Development Area (UIDA). The UIDA contains older developed areas in need of stabilization and redevelopment and dense development areas along transit nodes. The UIDA includes Cutler Ridge, Goulds and other areas of South Miami-Dade County that are currently outside of the Urban Infill Area designated by the Miami-Dade County Comprehensive Development Master Plan (CDMP). Within the

UIDA the Task Force designated Economic Development Priority Areas. In these areas infill strategies should focus on creating additional employment opportunities rather than new housing.

CONCLUSION

The data and analysis conducted as part of the South Miami Heights FON indicates that there is not sufficient evidence to warrant the creation of a CRA under Chapter 163.340, Florida Statute. The original Study Area and revised Southeast Boundary exhibit some of the support characteristics, such as more crimes and code violations but both areas lack a substantial number of deteriorated and/or dilapidated structures. Property deterioration in the original Study Area was estimated at less than two percent while only 2.19 percent of the single family properties in the revised Southeast boundary were deteriorated.

Neither study area meets the Florida Statutes 163.340 (7) definition of "Slum Area" relating to the predominance of buildings or improvements...impaired by reason of dilapidation, deterioration, age or obsolescence....

Neither study area meets the Florida Statutes 163.340 (8) definition of "Blighted Area" relating to a presence of substantial number of deteriorated or deteriorating structures in which conditions, as indicated by government statistics or other studies, are leading to economic distress or endanger life and property....

Other than median household income being lower in the southeast section of the Study Area, South Miami Heights exhibits economic, demographic and site conditions similar to Miami-Dade County.

APPENDIX A
REVISED STUDY AREA SLUM AND BLIGHT SUMMARY

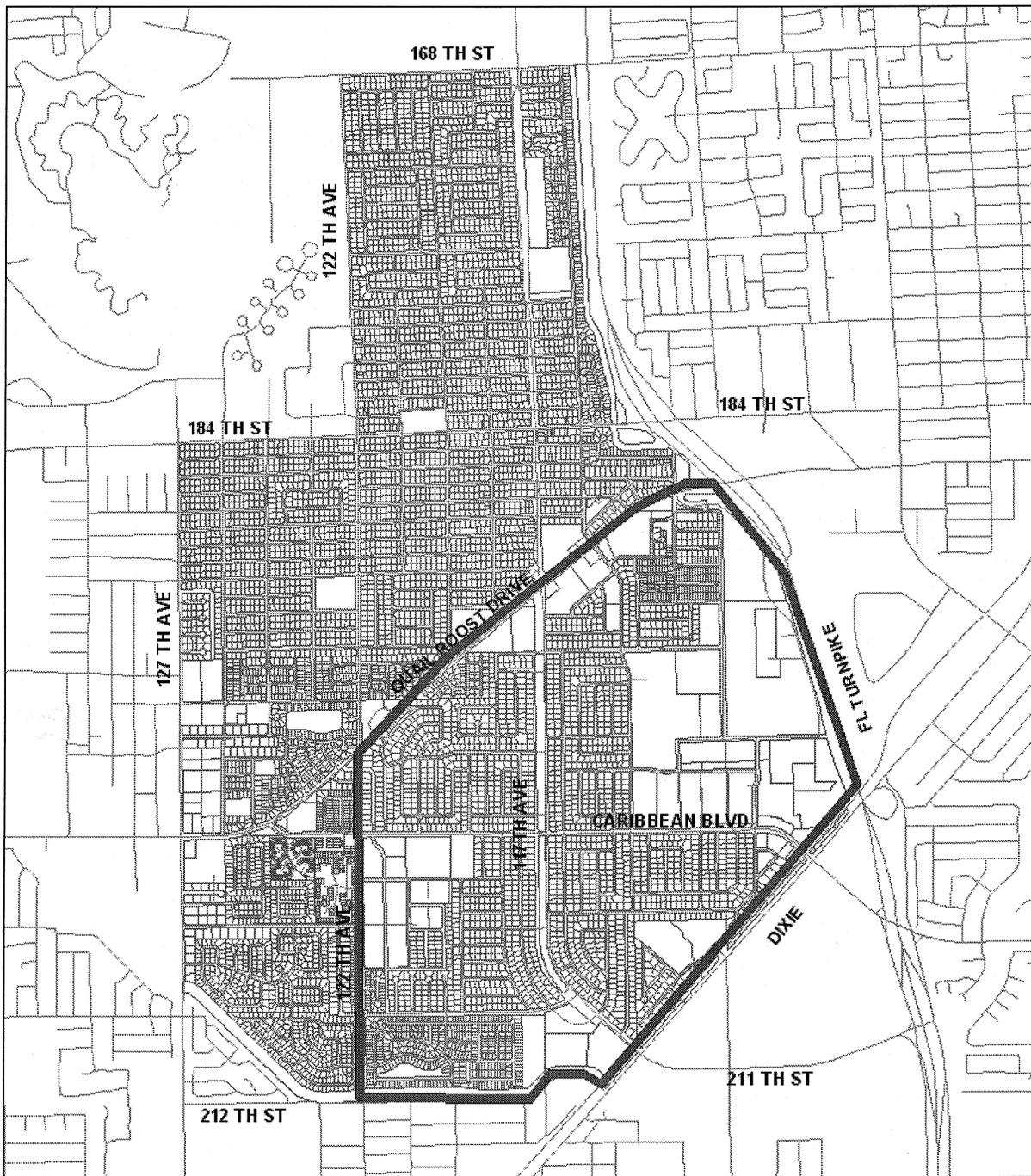
SOUTH MIAMI-HEIGHTS FINDING OF NECESSITY STUDY
APPENDIX A

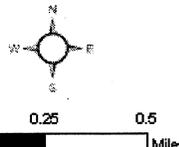
At the February 6, 2006 TIF Committee meeting, the Committee determined that the South Miami Heights Study Area did not have enough evidence to warrant the creation of a CRA. Thus the boundary was redrawn to include only the southeast section given the significantly lower median household incomes found in these Census Block Groups. The revised Southeast Boundary is bounded by Quail Roost to the north, Black Creek Canal to the south, Florida Turnpike and US1 to the east, and 122nd Avenue to the west as illustrated in Figure A-1. Household income, over crowdedness, housing characteristics, code violations, crime, taxable values of real property and site deterioration were evaluated.

Socio-economic Conditions

As shown in Table A-1 socioeconomic characteristics are very similar for the original South Miami Heights Study Area and revised Southeast Boundary. Below are a few highlights related to CRA criteria for slum and blight.

- Persons per household in the Southeast Boundary (3.0) is lower than the South Miami Heights CRA (3.3) area and closer to the County (2.9).
- Median household income in the Southeast Boundary (30,094) is lower than the South Miami Heights CRA (34,529) and Miami-Dade County (35,966)
- The poverty level in the Southeast Boundary (26%) is higher compared to South Miami Heights CRA (20%) and Miami-Dade County (18%).



  KEITH and SCHNARS, P.A. ENGINEERS, PLANNERS, SURVEYORS	<p>Figure A-1: Southeast Sub-Area Socioeconomics</p> <p>Finding of Necessity South Miami Heights Community Redevelopment Area</p>	 <p>0 0.25 0.5 Miles</p>
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Table A-1
Household Socio-economic Characteristics
Year 2000

Characteristic	Revised Study Area Southeast Boundary	Proposed South Miami Heights CRA	Miami- Dade County
Population	15,974	32,584	2,253,362
Occupied Households	5,241	9,688	777,378
Persons per Household	3.0	3.3	2.9
Hispanic or Latino	51.1%	56.0%	57.3%
Black or African American	38.8%	29.5%	20.3%
Retirement Households	19.6%	16.9%	21.6%
Households with Children (18 years and younger)	47.5%	51.8%	39.0%
In Labor Force (persons 16 and older)	59.0%	55.5%	57.5%
Employed (persons 16 and older)	88.2%	88.7%	91.1%
Median Household Income	30,094	34,529	35,966
Household Income	--	--	--
Less than \$10,000	17.6%	12.9%	13.9%
\$10,000 - \$19,999	20.3%	17.5%	14.6%
\$20,000 - \$34,999	19.6%	21.4%	20.2%
\$35,000 - \$49,999	18.7%	20.2%	15.7%
\$50,000 and over	23.9%	27.9%	35.6%
Household in Poverty	25.7%	19.8%	18.1%

Source: 2000 US Census, SF1 and SF3

As shown in Table A-2, housing characteristics are similar between the study areas with no significant differences to justify a finding of slum or blight in the Southeast Boundary. Below are a few highlights of the housing characteristics.

- A lower stock of renters exists in the Southeast Boundary (42%) when compared to South Miami Heights CRA (61%) and Miami-Dade County (58%).
- The Southeast Boundary and South Miami Heights CRA have the same percentage of overcrowded units, both of which are slightly higher than Miami-Dade County.

**Table A-2
Housing Characteristics
Year 2000**

Characteristic	Revised Study Area Southeast Boundary	Proposed South Miami Heights CRA	Miami- Dade County
Housing Units	6,472	10,135 ¹	852,278
Units Occupied	95%	95.6%	91.1%
Occupied Units by Tenure	--	--	--
Owner –occupied	42%	61.1%	57.8%
Renter - occupied	58%	38.9%	42.2%
Overcrowded Units	23.8%	23.4%	20.0%
Incomplete Units	--	--	--
Lacking full plumbing	0.7%	0.9%	1.1%
Lacking full kitchen	1.0%	0.9%	1.3%
Units by Type	--	--	--
1, detached	49.6%	63.0%	42.7%
1, attached	9.3%	8.5%	9.9%
2	3.6%	2.4%	2.6%
3 to 4	0.5%	1.8%	3.9%
5 to 9	0.6%	1.8%	5.1%
11 to 19	2.3%	1.6%	6.4%
20 to 49	7.1%	4.2%	8.6%
50 or more	26.9%	16.5%	18.8%
Mobile Home	0.0%	0.2%	1.8%
Year Built	--	--	--
1999	0.7%	0.9%	1.6%
1995 – 1998	2.5%	4.1%	5.9%
1990 – 1994	7.1%	6.5%	7.6%
1980 - 1989	26.1%	24.6%	18.2%
1970 -1979	35.6%	32.1%	22.5%
Prior 1970	27.9%	31.8%	44.1%

Source: 2000 US Census, SF1 and SF3

As shown in Table A-3, code violations per 1,000 persons in the Southeast Boundary (5.5) lies between the South Miami Heights proposed CRA rate (6.9) and Miami Dade County (4.0). There is no significant difference between the areas with regard to occurrences of crime.

¹ Housing Units, occupancy, and tenure was gathered at the Block level. The remaining data was gathered at the Block Group level given Block data limitations.

Table A-3
Open Code Violations Per 1,000 Persons
(Current as of January 2005)

Location	Violations	Violations / 1000 Persons*
Revised Study Area Southeast Boundary	88	5.5
South Miami Heights CRA Study Area	228	6.9
Miami Dade County	9,059	4.0

Source: Miami-Dade County Enterprise Technology Services Department

*Total population in Southeast Area Boundary is 15,974 in Study Area 32,584 and total population in County is 2,253,362.

The Southeast Boundary has a slightly higher property value average annual change of (9.9 percent) than the proposed South Miami Heights CRA (9.5 percent). A description of taxable values is provided in Table A-4.

Table A-4
Taxable Value of Real Property

Year	Revised Study Area Southeast Boundary		Proposed South Miami Heights CRA		Miami-Dade County	
	Assessed Value	Annual Change	Assessed Value	Annual Change	Assessed Value	Annual Change
2005	622,306,932		1,035,522,330		213,866,500,414	
2004	549,790,676	13.2%	912,799,513	13.4%	181,910,675,763	17.6%
2003	492,828,417	11.6%	821,972,249	11.0%	161,621,880,546	12.6%
2002	434,879,215	13.3%	732,103,627	12.3%	144,938,186,475	11.5%
2001	417,445,290	4.2%	702,721,631	4.2%	133,214,069,363	8.8%
2000	389,802,744	7.1%	659,788,915	6.5%	123,789,530,803	7.6%
Average Annual Change		9.9%		9.5%		11.6%

Source: Miami-Dade Property Appraiser

Site and Structure Deterioration

Per request of the TIF Committee a study to assess property conditions was performed on March 3, 2006. The area is bounded by Quail Roost to the north, Dixie Highway and Florida Turnpike, to the south is Bush Drive or 208th Street and to the furthest west is 122nd Avenue as illustrated in Figure A-1.

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Dilapidated and deteriorated structures were identified through a series of site inspections. The parameters of the survey were based on the definition of "slum area" and "blighted area" pursuant to Chapter 163.340, Florida Statutes. Only residential units were surveyed for structural deficiencies, landscaping and upkeep of property. The condition of buildings and yard maintenance were the two main factors used to rank residential properties.

Structural conditions were evaluated based on the physical condition of the following features:

- roof;
- exterior walls;
- paint exterior;
- windows; and
- fences.

Yard maintenance was evaluated based on the following features:

- parking;
- walkways;
- litter on property;
- swale maintenance;
- sidewalks;
- landscaping; and
- drainage.

A dilapidated structure is defined as one that is not safe for occupation. Dilapidated structures exhibit roof holes or leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment.

A deteriorated property is defined as one that has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; blocked drains; a lack of swale maintenance; cracked sidewalks and walkways and broken fences.

Methodology

- Determined total number of residential properties
- Divided new area in three sub areas
- Conducted property inspections
- Obtained ratios for deteriorated and dilapidated properties

**Table A-5
Deteriorated Conditions for Revised Study Area Southeast Boundary**

Southeast Boundary Sub-Area	Deteriorated	Total Single Family Properties	% Deteriorated
North of Caribbean Blvd.	11	649	1.69%
East of 117 th Avenue	11	542	2.02%
West of 117 th Avenue	13	403	3.22%
TOTAL	35	1,594	2.19%

Source: Keith and Schnars, P.A. March 3, 2006 property surveys

Of 1,594 single family units surveyed, only 35 were deteriorated. No dilapidated structures were found in the Southeast Boundary. Many residential units were undergoing roof repairs or other improvements due to damage caused by Hurricane Wilma. The highest proportion of deteriorated property was found west of 117th Avenue with 3.22 percent being deteriorated. The lowest amount of deterioration was found in the north sub area with 1.69 percent. As a whole 2.19 percent of the single family residential properties were found to be deteriorated. Large multi-family apartments were not included in the properties surveyed. All of these properties were deemed to be in good condition and several were recently painted.



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