

MEMORANDUM

Agenda Item No. 5(F)

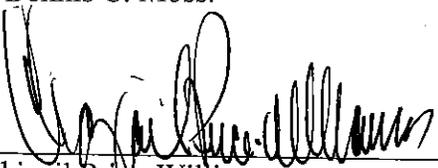
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring certain geographic area of unincorporated Miami-Dade County, Florida, described generally as bounded on the North by SW 232 Street from the Urban Development Boundary to SW 122 Avenue, on the West by the Urban Development Boundary, on the South by SW 288 Street, and on the East by the Florida Turnpike following SW 288 Street to SW 127 Avenue to SW 248 Street to SW 122 Avenue, to be a slum or blighted area; declaring the rebuilding, rehabilitation, conservation and redevelopment of the area to be in the interest of the public health, safety, morals and welfare of residents of Miami-Dade County, Florida; finding need for the Naranja Lakes Community Redevelopment Agency to prepare amendment to its Redevelopment Plan for expansion of Community Redevelopment Area boundaries, subject to County Commission approval

The accompanying resolution was prepared by the Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Commissioner Daniella Levine Cava and Co-Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

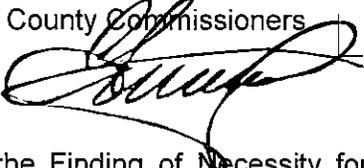
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Memorandum



Date: March 8, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Approving the Finding of Necessity for the Naranja Lakes Community
Redevelopment Area Expansion

Recommendation

It is recommended that the Board of County Commissioners (Board) consider the Finding of Necessity Study (Study), attached as Exhibit A, to declare a geographic area, known as the Naranja Lakes Community Redevelopment Expansion Area (Expansion Area) and described in more detail in Exhibit A, to be a slum or blighted area pursuant to Chapter 163, Part III, Florida Statutes (Act). Acceptance of the Study and the accompanying resolution indicates that the rehabilitation, conservation, redevelopment, or a combination thereof of the Expansion Area is in the interest of the public health, safety, morals or welfare of the residents of the County.

Approval of this item is the first step in adding the Expansion Area to the existing Naranja Lakes Community Redevelopment Area (Area). The Naranja Lakes Community Redevelopment Agency (Agency) must prepare a Redevelopment Plan amendment to address the prevalence of slum and blight in the Expansion Area, and present the Redevelopment Plan amendment for review and approval by the Board as a separate item.

Scope of Agenda Item

This item accepts the Study identifying approximately 2,730 acres, which is equivalent to 4.26 square miles, in County Commission Districts 8 and 9, which are represented by Commissioner Daniella Levine Cava and Commissioner Dennis C. Moss, respectively, to be slum and blighted.

The Expansion Area, which is entirely in the unincorporated municipal service area (UMSA), is generally bounded on the North by SW 232 Street from the Urban Development Boundary to SW 122 Avenue on the West by the Urban Development Boundary, on the South by SW 288 Street, and on the East by the Florida Turnpike following SW 288 Street to SW 127 Avenue to SW 248 Street to SW 122 Avenue.

The existing Area consists of 1,247 acres, equivalent to 1.95 square miles. Should the Expansion Area be approved, the Agency will consist of 4,068 acres, which is equivalent to 6.36 square miles, and will be the largest community redevelopment agency in Miami-Dade County. The closest agency in size is the North Miami Community Redevelopment Agency, which is 3,540 acres or equivalent to 5.5 square miles.

Fiscal Impact / Funding Source

The Agency's revenue source is generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as described in Section 163.387 of the Florida Statutes. As provided in the Study, should these boundaries become part of the Area covered by the Agency, the countywide and UMSA TIF revenues will be deposited into the existing Naranja Lakes Trust Fund, and will be used to fund projects that will eradicate the slum and blight in the Expanded Area and existing Area.

As previously noted, should the Board approve this item, the Agency and the Board must amend the Redevelopment Plan to include the Expansion Area. The TIF generated in the Expansion Area beyond the base year would be deposited into the Agency's Trust Fund. The estimated revenues to be derived from the new area are detailed below based on a growth rate of three (3) percent and no new construction projects through the current expiration of the Agency in FY 2033.

From FY 2014-15 through FY 2032-33 (In Millions)			
Area	Countywide	UMSA	Total
Existing Area Revenues	\$21.368	\$8.829	\$30.197
Expanded Area Revenues	15.098	6.238	21.336
Total	\$36.466	\$15.067	\$51.533

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. It declares the Expansion Area as a slum or blighted area.

Background

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 redevelopment areas, within which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum and blight through the use of creative financing mechanisms. Pursuant to the Act, the Board is the governing body over all community redevelopment agencies in the County, but the Board can delegate redevelopment powers at its discretion, after a finding has been made determining that slum or blight exists within a defined area. In order to implement Section 163.355 of the Act to make a finding of necessity of slum and blight permitting exercise of community redevelopment authority, the Board must adopt a resolution finding that:

- One (1) 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 within a proposed area; and
- That rehabilitation, conservation, or redevelopment, or a combination thereof, of the redevelopment area, 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 the County.

Pursuant to Ordinance No. 02-216, the Board created the Agency, appointed members of the Agency and granted the Agency the power to initiate, prepare and adopt a Redevelopment Plan, subject to approval by the Board.

The Agency's primary redevelopment project provided the necessary infrastructure for the Mandarin Lakes residential development (Project). The Project was the County's first zoned Traditional Neighborhood Development. The Agency, through two (2), \$5 million Sunshine State Loans facilitated by the County, funded certain infrastructure improvements, such as roadways, streetscape, landscape, recreational grounds with gazebos, and a community center. Phase I of the Project's infrastructure improvements was completed in FY 2010-11. As of today, a total of 313 single-family homes and 529 town-home units have been built. As a result of the Agency's efforts through the Mandarin development, additional development in the Area has occurred and the tax roll in the Area has increased.

The South Dade area has some of the highest unemployment rates in the County. The Area's only commercial tract and largest employers exists along US 1. To increase the area covered by the Agency to better address slum and blight, the Agency adopted a resolution expressing the desire to study the feasibility of expanding the boundaries of the Existing Area. On June 11, 2015, the Agency adopted the Study and is now requesting the Board adopt the Study. The Agency's sunset date will remain at 2033.

The Agency's request to expand the boundaries would allow the Agency to focus on employment in the Area for the benefit of the residents of South Dade. By including the commercial area along US 1, the Agency can focus on providing incentives to businesses that create jobs and economic opportunity to the residents of the Area. While there have been several affordable housing developments in South Dade, there is minimal workforce housing. This expansion will also allow the Agency to focus on this much-needed housing sector in the Area. Additionally, the Agency will be able to focus on the commercial corridor along US 1.

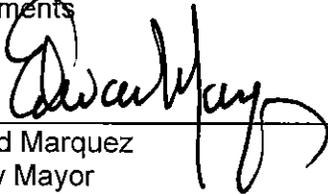
The Study, prepared by PMG Associates, Inc., examines the conditions in the proposed area and concludes that conditions of slum and blight, as defined in the Act, exist. The Study identifies conditions including inadequate provision for sanitation, high population density and overcrowding, defective parking facilities and roadways, faulty lot layout, unsanitary conditions, inadequate and outdated building density pattern, and high vacancy rates.

Adoption of the Study is the first step in the process to expand the Agency's boundaries. Acceptance of the Study does not automatically fund any improvements in the expanded area. The Agency must first prepare an amended redevelopment plan for the Board's approval that includes redevelopment strategies for the proposed area.

The Tax Increment Financing and Coordinating Committee reviewed the Study on June 18, 2015 and recommended its approval by the Board.

It is important to note that the South B Municipal Advisory Committee (South B) is studying the feasibility of incorporating an area in South Dade. The area being considered by South B includes the Agency's current boundaries. The Expansion Area goes beyond the South B study area, and, should the expansion be approved along with the South B incorporation effort, a portion the Agency will exist within the newly incorporated area and the unincorporated area. There are no community redevelopment agencies in Miami-Dade County that are split between jurisdictions.

Attachments



Edward Marquez
Deputy Mayor

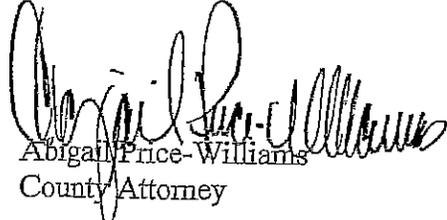


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 8, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(F)

Please note any items checked.

- "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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(F)
3-8-16

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, DESCRIBED GENERALLY AS BOUNDED ON THE NORTH BY SW 232 STREET FROM THE URBAN DEVELOPMENT BOUNDARY TO SW 122 AVENUE, ON THE WEST BY THE URBAN DEVELOPMENT BOUNDARY, ON THE SOUTH BY SW 288 STREET, AND ON THE EAST BY THE FLORIDA TURNPIKE FOLLOWING SW 288 STREET TO SW 127 AVENUE TO SW 248 STREET TO SW 122 AVENUE, TO BE A SLUM OR BLIGHTED AREA; DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF THE AREA TO BE IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY TO PREPARE AMENDMENT TO ITS REDEVELOPMENT PLAN FOR EXPANSION OF COMMUNITY REDEVELOPMENT AREA BOUNDARIES, SUBJECT TO COUNTY COMMISSION APPROVAL

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes at Part III of Chapter 163, Sections 163.330 through 163.463, as amended, (“Act”); and

WHEREAS, pursuant to Board of County Commissioners Resolution No. R-855-03, the Board of County Commissioners (“Board”) granted certain redevelopment powers to the Naranja Lakes Community Redevelopment Agency (“Agency”); and

WHEREAS, pursuant to Board of County Commissioners Resolution No. R-418-03, the Board approved the Agency’s Redevelopment Plan; and

WHEREAS, the Board through Resolution No. R-41-14, approved the Agency’s Fiscal Year 2013-14 Budget, which allocated funds to procure a “Finding of Necessity” Report for the feasibility of expanding the boundaries of the existing Naranja Lakes Community Redevelopment Area; and

WHEREAS, the Board considered the "Finding of Necessity" Report attached to this item as Exhibit A (the "Report"), concerning the existence of a slum or blighted area within the unincorporated area of Miami-Dade County as identified in such Report; and

WHEREAS, pursuant to Section 163.355 of the Act, the Board agrees with the Agency and the Report and finds that one or more slum or blighted areas, as defined in Section 163.340(7) and (8) of the Act, exist within the area identified in the Report and described in Section 2 of this resolution below; and

WHEREAS, the Board agrees with the Agency and finds that rebuilding, rehabilitation, conservation, and/or redevelopment of said slum or blighted area is necessary in the interest of the public health, safety, morals, and welfare of the residents of Miami-Dade County; and

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

WHEREAS, pursuant to Section 2-1466 of the Code of Miami-Dade County, the Board delegated the power of preparing and adopting a plan of redevelopment and amendments thereto to the Agency, subject to subsequent review and approval by the Board; and

WHEREAS, the Board finds that there is a need for the Agency to carry out the community redevelopment purposes of the Act,

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

Section 1. The foregoing recitations and accompanying County Mayor's Memorandum are incorporated as a part of this resolution by reference.

Section 2. Based on findings of the Report, attached hereto as Exhibit A, a blighted or slum area exists in an area of unincorporated Miami-Dade County generally as bounded on the North by SW 232 Street from the Urban Development Boundary to SW 122 Avenue, on the West by the Urban Development Boundary, on the South by SW 288 Street, and on the East by the Florida Turnpike following SW 288 Street to SW 127 Avenue to SW 248 Street to SW 122 Avenue, which is specifically described in the Report and is referred to as the "Naranja Lakes Community Redevelopment Agency Expansion Area."

Section 3. The Board finds that the rebuilding, rehabilitation, conservation and redevelopment of the Naranja Lakes Community Redevelopment Agency Expansion Area are necessary in the interest of the public health, safety, morals, and welfare of the residents of said area and of Miami-Dade County as a whole, said finding of necessity being made within the meaning of the Act.

Section 4. The Naranja Lakes Community Redevelopment Agency Expansion Area is found and declared to be a slum or blighted area as defined in Section 163.340 of the Act as applied to Miami-Dade County.

Section 5. There is a need for the Agency to carry out the community redevelopment purposes of the Act and to proceed with preparing an amendment to the community redevelopment plan to address the Naranja Lakes Community Redevelopment Agency Expansion Area, which shall be subject to review and approval by the Board.

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:

Jean Monestime, Chairman

Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

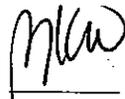
The Chairperson thereupon declared the resolution duly passed and adopted this 8th day of March, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Brenda Kuhns Neuman

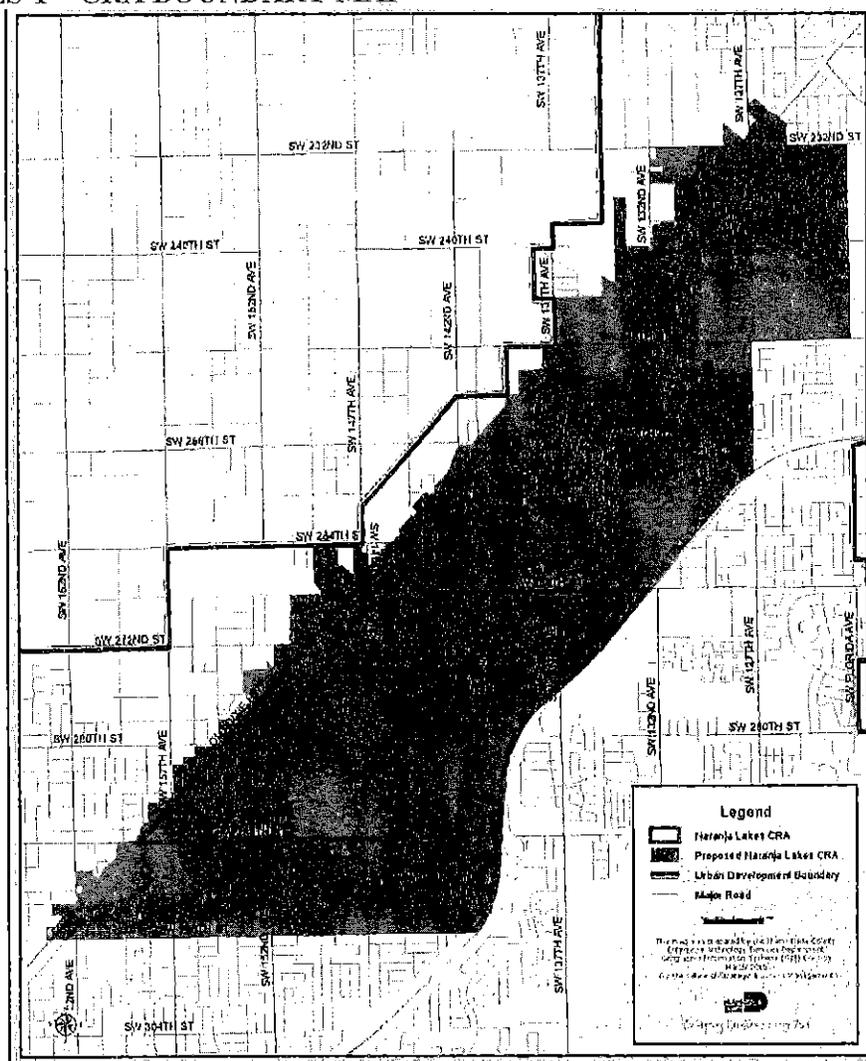
Finding of Necessity – Naranja Lakes CRA Expansion

EXECUTIVE SUMMARY

A Finding of Necessity (FON) is required if any changes to the boundaries of an existing Community Redevelopment Agency (CRA) are to occur. The Naranja Lakes has been established by the Miami-Dade County Board of County Commissioners (BCC) and has been in operation since 2002. A proposal to expand the boundaries to contain contiguous property that is similar in nature to the existing CRA has been filed. To consider this expansion of the boundaries, Naranja Lakes has authorized the completion of a FON for the potential expansion area.

Exhibit ES-1 illustrates the current Naranja Lakes CRA boundaries and also identifies the proposed expansion area. The original Naranja Lakes boundaries are outlined in red, while the entire CRA area (original and proposed) is highlighted in green. The original CRA district contains 1,338 acres, while the potential expansion area is 2,730 acres.

EXHIBIT ES-1 – CRA BOUNDARY MAP



Finding of Necessity – Naranja Lakes CRA Expansion

LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“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:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) 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
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination 163.340 (8)

“Blighted Area” is defined as 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:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

Finding of Necessity – Naranja Lakes CRA Expansion

- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

SUMMARY

Sections 2 and 3 of the FON report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables ES-2 and ES-3 illustrate the criteria for slum and blight found in the potential expansion area.

**TABLE ES-2
SLUM CRITERIA**

Criteria	Description	Finding
(a)	Inadequate provision for ventilation, light, air, sanitation, or open spaces	Meets criteria
(b)	High density of population	Does Not meet Criteria
(c)	The existence of conditions that endanger life or property by fire or other causes	Meets criteria

Finding of Necessity – Naranja Lakes CRA Expansion

**TABLE ES-3
BLIGHT CRITERIA**

Criteria	Description	Finding
(a)	Predominance of defective or inadequate street layout	Meets criteria
(b)	Assessed values of real property in the area have failed to show any appreciable increase	Meets criteria
(c)	Faulty lot layout	Meets criteria
(d)	Unsanitary or unsafe conditions	Meets criteria
(e)	Deterioration of site or other improvements	Meets criteria
(f)	Inadequate and outdated building density patterns	Does Not meet Criteria
(g)	Falling lease rates per square foot of office, commercial, or industrial space	Does Not meet Criteria
(h)	Tax or special assessment delinquency exceeding the fair value of the land	Does Not meet Criteria
(i)	Residential and commercial vacancy rates higher in the area than in the remainder of the county	Does Not meet Criteria
(j)	Incidence of crime in the area higher	Meets criteria
(k)	Fire and emergency medical service calls to the area proportionately higher	Meets criteria
(l)	A greater number of violations of the Florida Building Code	Meets criteria
(m)	Diversity of ownership or defective or unusual conditions of title	Meets criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

This summary notes that the potential expansion area meets 2 of the 3 “Slum” criteria and 10 of the 14 “Blight” criteria. In addition, the potential expansion area has a substantial number of deteriorated structures as evidenced by photographic evidence.

RECOMMENDATIONS

The potential expansion area to Naranja Lakes meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the criteria to be designated as slum (one is required), and ten of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

It is recommended that Naranja Lakes and the Board of County Commissioners approve the Finding of Necessity and expand the Naranja Lakes CRA boundaries as expressed

Finding of Necessity – Naranja Lakes CRA Expansion

SECTION 1 INTRODUCTION

1.1 HISTORY AND PURPOSE

The Miami-Dade Board of County Commissioners established Naranja Lakes through adoption of a series of legislative actions required by State Statutes.

- Resolution R-847-98, on July 21, 1998 accepted the Finding of Necessity
- Ordinance 02-216, on October 22, 2002 established Naranja Lakes and named a Board
- Resolution R-418-03, on May 6, 2003 approved the Redevelopment Plan for the CRA

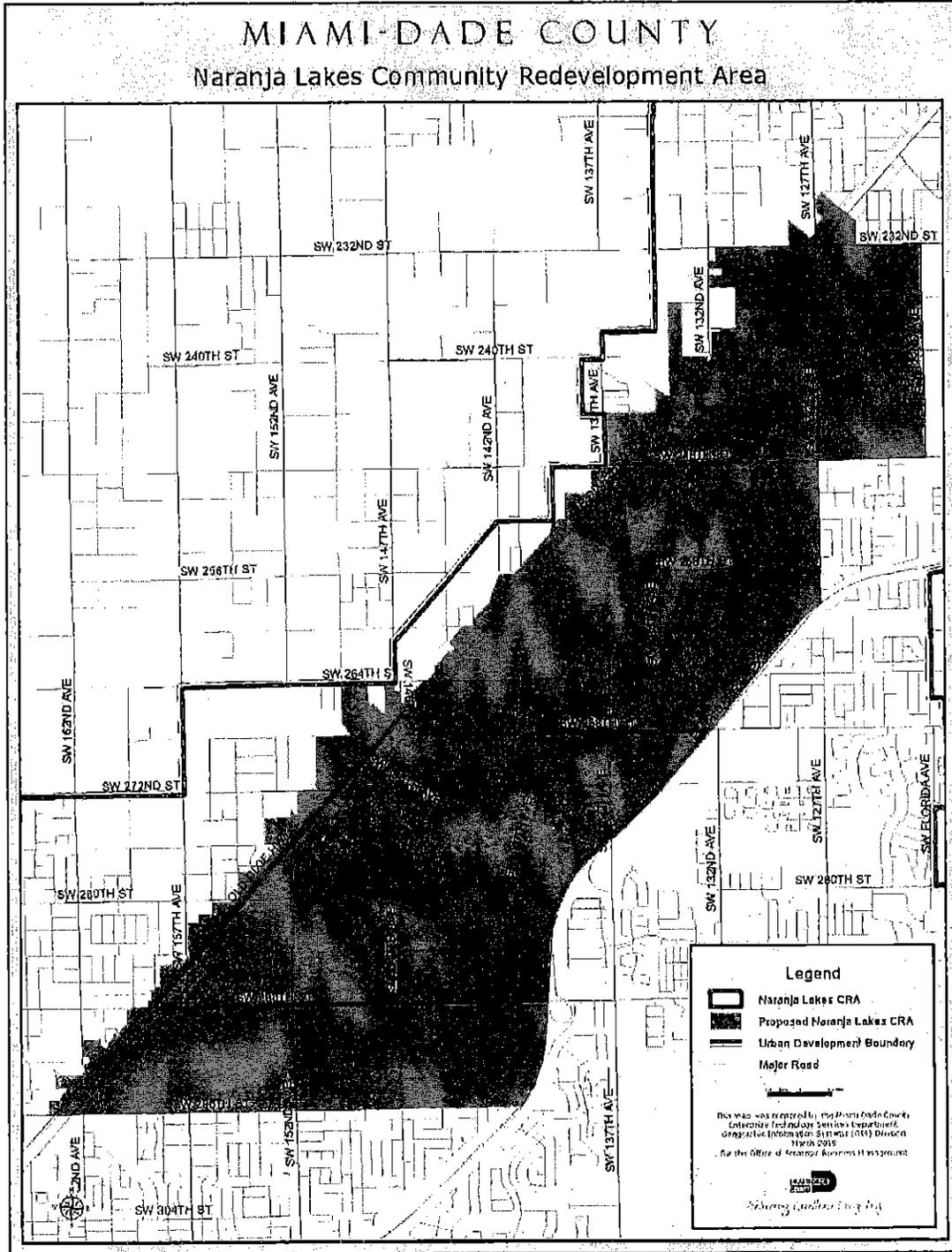
This document represents the analysis of the Finding of Necessity (FON) for the expansion of the district. This expansion is proposed to better serve the community and to further address the concerns of the Naranja area.

Exhibit 1-1 illustrates the current Naranja Lakes boundaries and also identifies the proposed expansion area. The original CRA boundaries are outlined in red, while the entire CRA area (original and proposed) is highlighted in green. The original CRA district contains 1,338 acres, while the potential expansion area is 2,730 acres.

Consistent with State Law, the Finding of Necessity examines the character of the area and measures statistics and other documentation to determine if the conditions of slum and blight, as described in Florida Statutes 163. Part III section 163.340 (7)(8). This analysis will examine each of the criteria and determine if the proposed area meets these conditions. This Finding of Necessity is only for the proposed expansion area since the original CRA has already been established and a FON completed in 1998.

Finding of Necessity – Naranja Lakes CRA Expansion

EXHIBIT 1-1 – CRA BOUNDARY MAP



Finding of Necessity – Naranja Lakes CRA Expansion

1.2 METHODOLOGY

The analysis of the conditions that exist in the proposed expansion area was conducted using data available from consistent sources throughout the community. Agencies with Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“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:

- (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (b) 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
- (c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination 163.340 (8)

“Blighted Area” is defined as 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:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

Finding of Necessity – Naranja Lakes CRA Expansion

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Finding of Necessity – Naranja Lakes CRA Expansion

SECTION 2 SLUM CONDITIONS

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” in the potential expansion area are found in the following characteristics.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

The conditions of inadequate housing can be categorized through the determination of “Unsafe Structures” as determined by the Florida Building Code. Data collected from the Miami-Dade Building Code Division reveals that the proposed CRA expansion area has 51 “Unsafe Structures” within its borders. These citations cover the full range of conditions including inadequate ventilation, substandard housing and improper maintenance of the buildings.

(b) 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

The subject area does not have density issues since the area has only a small number of multi-family units and the density is not excessive.

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire/Rescue Division reveals that the area has a total of 4,574 calls for service in 2014 for the 20,312 people who live in the area. On a per capita basis, this number of calls equates to 225.19 calls per one thousand population. For the entire service area of Miami-Dade Fire/Rescue, the population of 1.7 million generates 206,795 calls per year or 121.64 calls per one thousand population.

2.2 RESULTS OF ANALYSIS

The proposed expansion area meets criteria (a) and (c) of section 163.340 (7) of the State Statutes. The area does not meet the criteria for item (b).

Finding of Necessity – Naranja Lakes CRA Expansion

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes for designation as “Blighted” note that the area must have 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.

The issue related to the economic distress and poverty is addressed through the inclusion of the following map which defines the extent of the population below the Poverty Level as expressed by US Department of Housing and Urban Development (HUD). The black outline in Exhibit 3-1 represents the Naranja Lakes CRA area (both existing and proposed). The area outlined in green is the existing Enterprise Zone which provides for incentive to businesses to develop and expand and to hire new employees.

Poverty is represented by the areas highlighted in blue and yellow. The areas designated with the blue tint are those where over 30% of the households have incomes below the Poverty Level. The yellow tint represents areas where between 20% and 30% of the households have incomes below the Poverty Level.

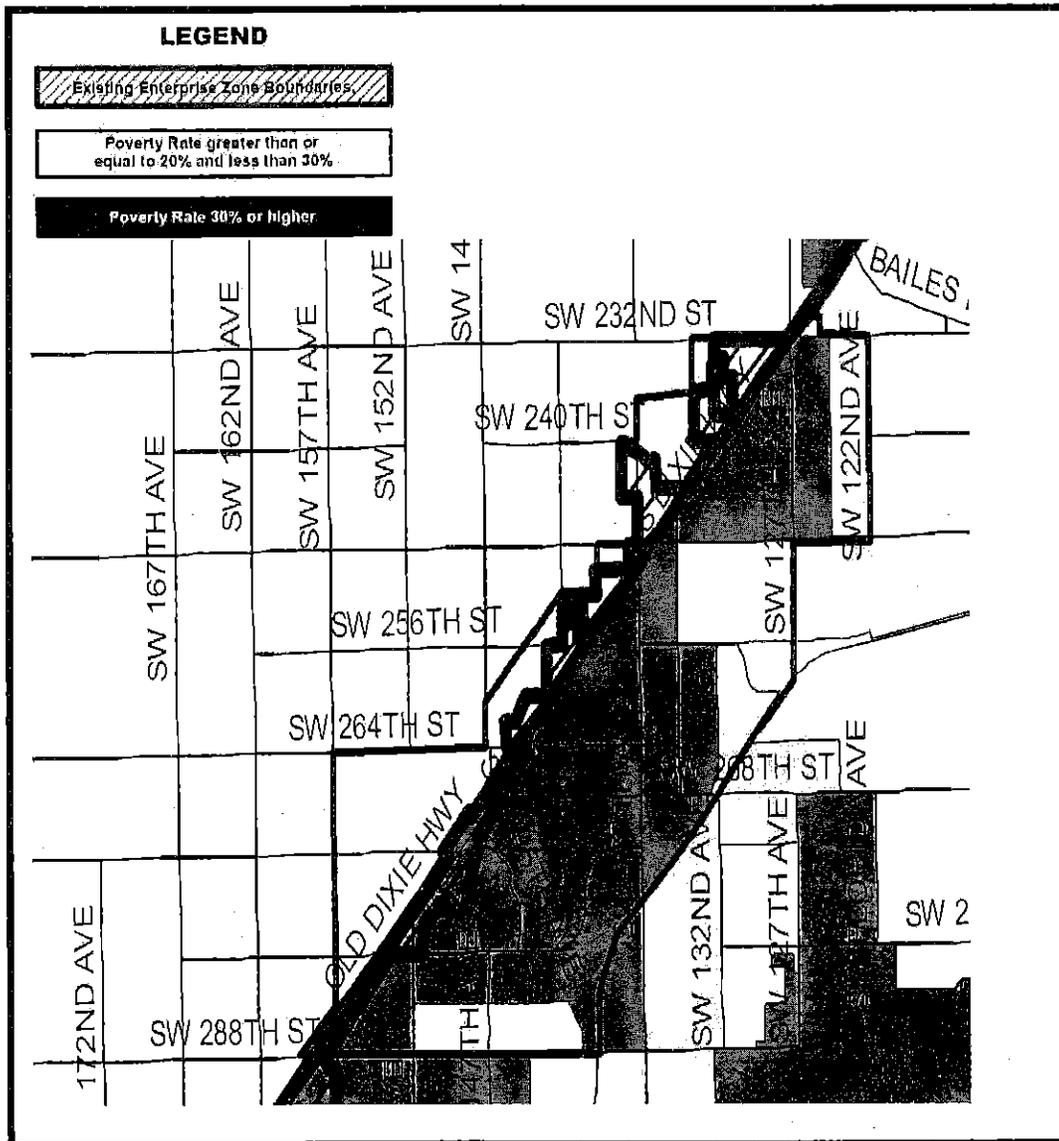
The map illustrates that most of the existing CRA area has households with the most severe poverty designation. Over one-half of the proposed CRA expansion district has a high level of the households below the Poverty Level. Although this rate is slightly less than the existing CRA, it is still a significant amount.

The expansion of the CRA will enable the CRA Board to address methods to improve the ability of the residents to gain employment and raise the income levels of the area.

The other method of illustrating “Blight” is through photographic evidence. Filed observations were used to examine the area and take photographs of the conditions. Figures 3-1 through 3-12 are a representative sample of the conditions in the area. Other photographs are found in the Appendix.

Finding of Necessity – Naranja Lakes CRA Expansion

EXHIBIT 3-1
RATE OF POVERTY IN CRA AREA



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Finding of Necessity – Naranja Lakes CRA Expansion

Examples of “Unsafe Structures”



Figure 3-1 Single Family Home



Figure 3-2 Commercial Building



Figure 3-3 Institutional Building

Deteriorated Buildings



Figure 3-4 Residential



Figure 3-5 Commercial

Finding of Necessity – Naranja Lakes CRA Expansion

Deteriorated Structures

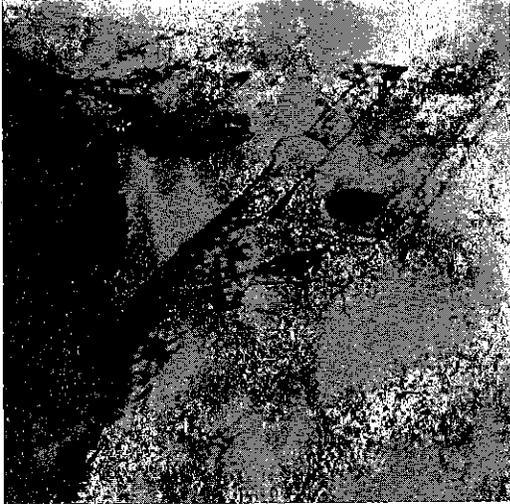


Figure 3-6 Roadways



Figure 3-7 Driveways



Figure 3-8 Sidewalks



Figure 3-9 Drainage Canals



Figure 3-10 Fences

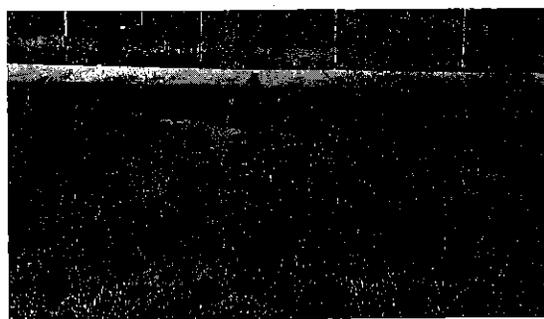


Figure 3-11 Drainage Aprons

Finding of Necessity – Naranja Lakes CRA Expansion

The designation of deteriorated structures is not limited to buildings. Structures also include infrastructure elements such as roadways, sidewalks, drainage canals, fences, driveways and drainage aprons. An examination by Florida Technical Consultants (a Civil Engineering company) was undertaken as a part of this analysis. The examination considered the existence of deteriorated or substandard facilities as illustrated by the previous photographs. In addition, the examination also identified where these infrastructure facilities were absent and not provided at all. The following table represents the determination of the inadequate or missing structures in the proposed expansion area.

**TABLE 3-1
INFRASTRUCTURE IMPROVEMENT NEEDS**

Description	Action	Unit	Unit Cost	Missing & Poor Quantity	Missing & Poor Amount	Total Quantity	Total Amount
ADA Ramps							
	Install	EA	\$ 750.00	858	\$ 643,500.00	858	\$ 643,500.00
	Paint	EA	\$ 250.00	-	-	30	\$ 7,500.00
Drainage Apron							
	Install	EA	\$ 500.00	31	\$ 15,500.00	31	\$ 15,500.00
	Replace	EA	\$ 800.00	52	\$ 41,600.00	159	\$ 127,200.00
Driveway							
	Install	EA	\$ 1,200.00	690	\$ 828,000.00	690	\$ 828,000.00
	Replace	EA	\$ 1,500.00	265	\$ 397,500.00	530	\$ 795,000.00
Landscape							
	Replace	EA	\$ 500.00	524	\$ 262,000.00	622	\$ 311,000.00
Roadway							
	Clean	SY	\$ 50.00	-	-	294	\$ 14,700.00
	Patch	EA	\$ 1,500.00	84	\$ 126,000.00	251	\$ 376,500.00
Sidewalk							
	Clean	SY	\$ 50.00	-	-	216	\$ 10,800.00
	Install	SY	\$ 50.00	111,164	\$ 5,558,200.00	111,164	\$ 5,558,200.00
	Replace	SY	\$ 60.00	504	\$ 30,240.00	1302	\$ 78,120.00
Sign							
	Graffiti	EA	\$ 150.00	-	-	14	\$ 2,100.00
	Improvement	EA	\$ 150.00	-	-	79	\$ 11,850.00
	Install	EA	\$ 300.00	7	\$ 2,100.00	7	\$ 2,100.00
	Repair	EA	\$ 350.00	4	\$ 1,400.00	15	\$ 5,250.00
Structure							
	Graffiti	EA	\$ 50.00	-	-	34	\$ 1,700.00
	Inspect	EA	\$ 150.00	-	-	12	\$ 1,800.00
SUBTOTAL COST OF PROPOSED CRA IMPROVEMENTS					\$ 7,906,040.00	\$ 8,790,820.00
20 % MOBILIZATION					\$ 1,581,208.00	\$ 1,758,164.00
30 % CONTINGENCY					\$ 2,371,812.00	\$ 2,637,246.00
TOTAL COST OF ALL PROPOSED CRA IMPROVEMENTS					\$ 11,859,060.00	\$ 13,186,230.00

Source: Florida Technical Consultants

Finding of Necessity – Naranja Lakes CRA Expansion

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

(a) **Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;**

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. The roadway system in Naranja Lakes expansion area has limitations due to the numerous diagonal streets that dissect the area.

EXHIBIT 3-3

AERIAL PHOTOGRAPH OF STREET LAYOUT



Source: Miami-Dade County Property Appraiser

Finding of Necessity – Naranja Lakes CRA Expansion

In addition, the Miami-Dade Transit Busway also bisects the community and separates the commercial areas of the potential district. The Enterprise Zone is also split by the Busway, hindering the potential for development in the Zone

EXHIBIT 3-4 PHOTOGRAPH OF SOUTH DADE BUSWAY



(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

Data from the Miami-Dade County Property Appraiser's Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA expansion area and compare them to the entire County's experience.

The following table lists the experience of the potential expansion are and the County from the years 2008 through 2014. During those years, Miami-Dade County, as well as the rest of the country felt the effects of the great recession and the significant decline in the real estate market. Many properties were foreclosed and the values declined dramatically. Although some recovery has occurred, the real estate values have not reached the pre-recession levels.

The impact in the Naranja Lakes area has been even more dramatic than for the entire County. Taxable Values in the year 2014 show a reduction of 49.4% over the 2008 levels. County-wide this reduction is 14.5%. The impact of the recession has been more severe in Naranja Lakes than throughout Miami-Dade County.

Finding of Necessity – Naranja Lakes CRA Expansion

TABLE 3-2

CHANGE IN TAXABLE VALUES POTENTIAL EXPANSION AREA AND MIAMI-DADE COUNTY

Value	Potential CRA Expansion Area	Miami-Dade County
2008 Taxable Value	\$726,154,841	\$245,562,406,227
2014 Taxable Value	\$367,431,026	\$209,937,000,000
Rate of Change	-49.4%	-14.5%

Source: Miami-Dade County Property Appraiser

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

The conditions that generate faulty street layout also contributes to faulty lot layout. The photograph is Exhibit 3-3 illustrates that the diagonal streets result in many lots that are triangular in shape as well as many small lots. These conditions are counter-productive to economic development since any building located on the lot will have difficulties with boundary setbacks and useful site plans for the use of the property.

(d) Unsanitary or unsafe conditions;

The Miami-Dade Building Code Division has determined that 51 buildings in the potential expansion area are “Unsafe Structures” and have cited these properties for the condition of the buildings.

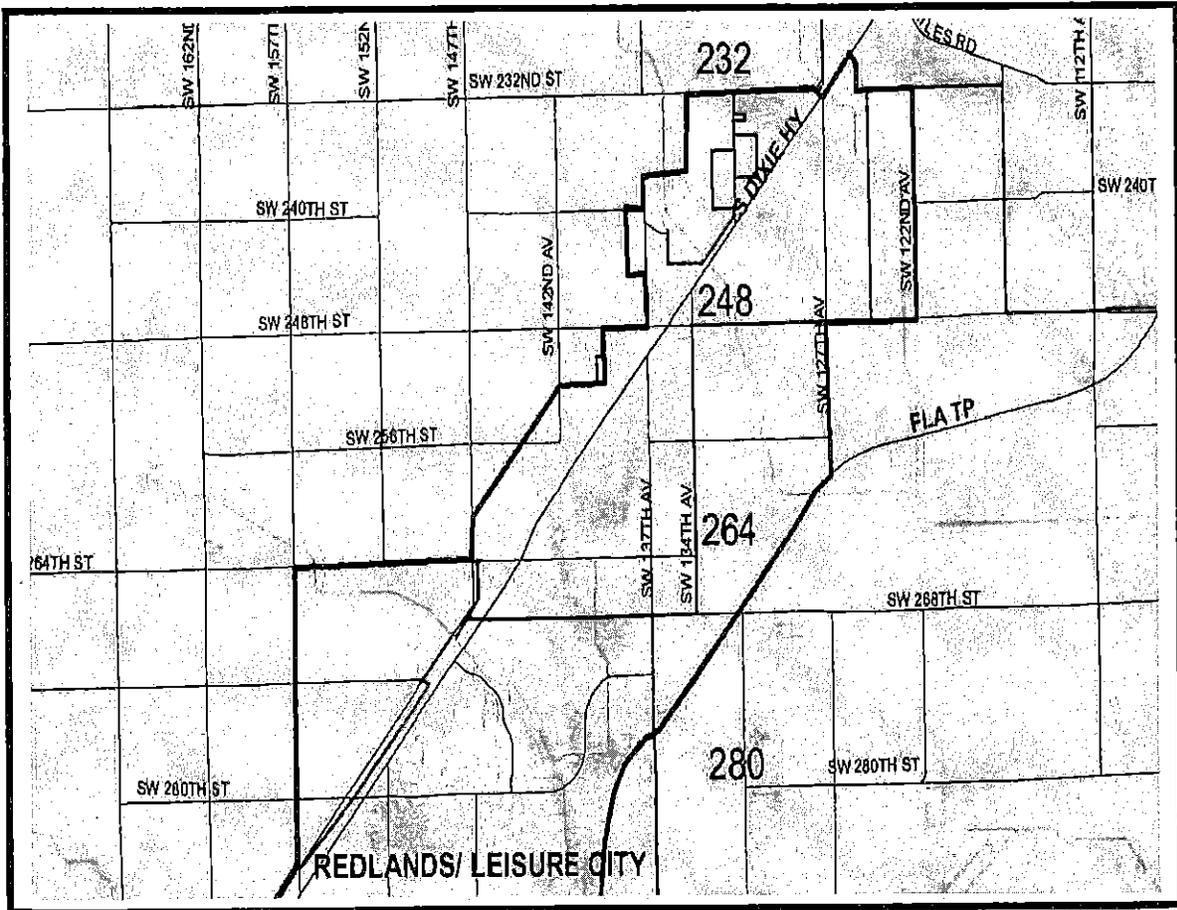
Ground contamination is a very serious issue throughout the potential expansion area. Several communities have been designated as Brownfield sites. Brownfield status is a condition, within certain legal exclusions and additions, of real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, which may include petroleum hydrocarbon releases. Brownfield status generally means there are use or development restrictions on the site.

The primary goals of the Brownfield Redevelopment Act are to reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards; create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites; 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.

Over one-half of the potential expansion area is within the South Dade Brownfields area.

Finding of Necessity – Naranja Lakes CRA Expansion

EXHIBIT 3-5 BROWNFIELD AREAS



(e) Deterioration of site or other improvements;

Listed in Table 3-1 are the necessary improvements to the infrastructure within the potential expansion area boundaries.

(f) Inadequate and outdated building density patterns;

Density patterns can be measured by the amount of developed acres of land or by the amount of population per acre. Miami-Dade County contains approximately 2,000 square miles of the land area. However, only approximately 500 square miles are developed and within the Urban Development Boundary (UDB). Based on a population of approximately 2.5 million, the density of persons per acre in Miami-Dade County is 7.81.

Finding of Necessity – Naranja Lakes CRA Expansion

For the potential expansion area, the population of 20,312 lives within 2,730 acres for a density of 7.44 persons per acre.

A significant portion of the property in the potential expansion area is in Agricultural use which is outdated based on modern urban criteria. However, the overall density of the area is not a concern.

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

Lease rates have not been declining and are generally on a par with other similar areas of Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- Bocaagency.com/MLS
- Loop.net

Additionally, the information was verified through field investigation.

(h) Tax or special assessment delinquency exceeding the fair value of the land;

The Miami-Dade Tax Collectors Office is the source of the Tax Delinquency figures for the county and the potential expansion area. Data representing the tax delinquencies for the past year were acquired and analyzed for this study.

One of the questions regarding the designation of blight is if the area has property with tax delinquencies that exceed the fair value of the properties within the boundary. The Tax Delinquencies for the potential expansion area total \$1,562,785 as of May 2014. With a total Taxable Value of \$367,431,026, the Tax Delinquencies represent .3% of the total.

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

There relatively few vacancies in the potential expansion area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- Bocaagency.com/MLS
- Loop.net

Additionally, the information was verified through field investigation.

Finding of Necessity – Naranja Lakes CRA Expansion

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

Crime data was obtained from the Miami-Dade Police Department who maintain statistics for each Police Service Grid in the County. Data from the grids that encompass the potential expansion area as well as the original CRA was obtained to determine the incidence of crime. Data was provided for “Emergency” calls and “Priority” calls which represent the most significant activity for the Department.

For the past year the total number of Emergency and Priority calls for the potential expansion area and the original CRA were derived from the posted statistics. To better compare these numbers, they were divided by the population to arrive at a per capital figure of calls per one thousand population. Table 3-3 provides the analysis.

**TABLE 3-3
POLICE CALLS PER CAPITA**

Area	Police Calls	Population	Calls/1,000
Original CRA	1,025	13,240	77.42
Expansion Area	3,857	20,312	189.89

The figures in Table 3-3 clearly show that the potential expansion area has substantially more crime than the original CRA. The per capita rate is nearly two and one-half times the rate from the original CRA.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire/Rescue Division reveals that the area has a total of 4,574 calls for service in 2014 for the 20,312 people who live in the area. On a per capita basis, this number of calls equates to 225.19 calls per one thousand population. For the entire service area of Miami-Dade Fire/Rescue, the population of 1.7 million generates 206,795 calls per year or 121.64 calls per one thousand population.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

The Miami-Dade Code Enforcement Division is responsible for overseeing the monitoring and enforcement of the Building Codes and other State and County regulations regarding the use of property. Data for the past year was obtained and review to assess the number of Code violations within the potential expansion area, the original CRA boundary and the total for the unincorporated area of Miami-Dade County.

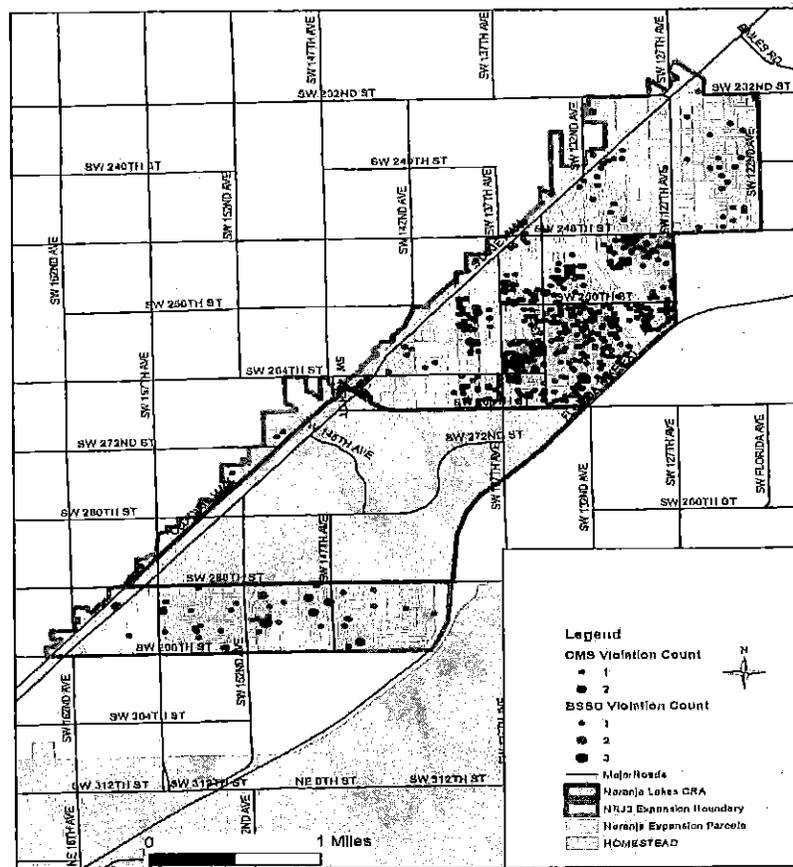
Finding of Necessity – Naranja Lakes CRA Expansion

Table 3-4 lists the figures and analysis for the Code violations in the area. Exhibit 3-6 is a graphic representation of the number of violations in the area.

**TABLE 3-4
CODE VIOLATION**

Area	Violations	Population	Rate per capital 1,000 Population
Original CRA	802	13,240	60.57
Expansion Area	1,979	20,312	97.43
Unincorporated County	92,846	1,109,204	83.71

**EXHIBIT 3-6
CODE VIOLATIONS BY LOCATION**



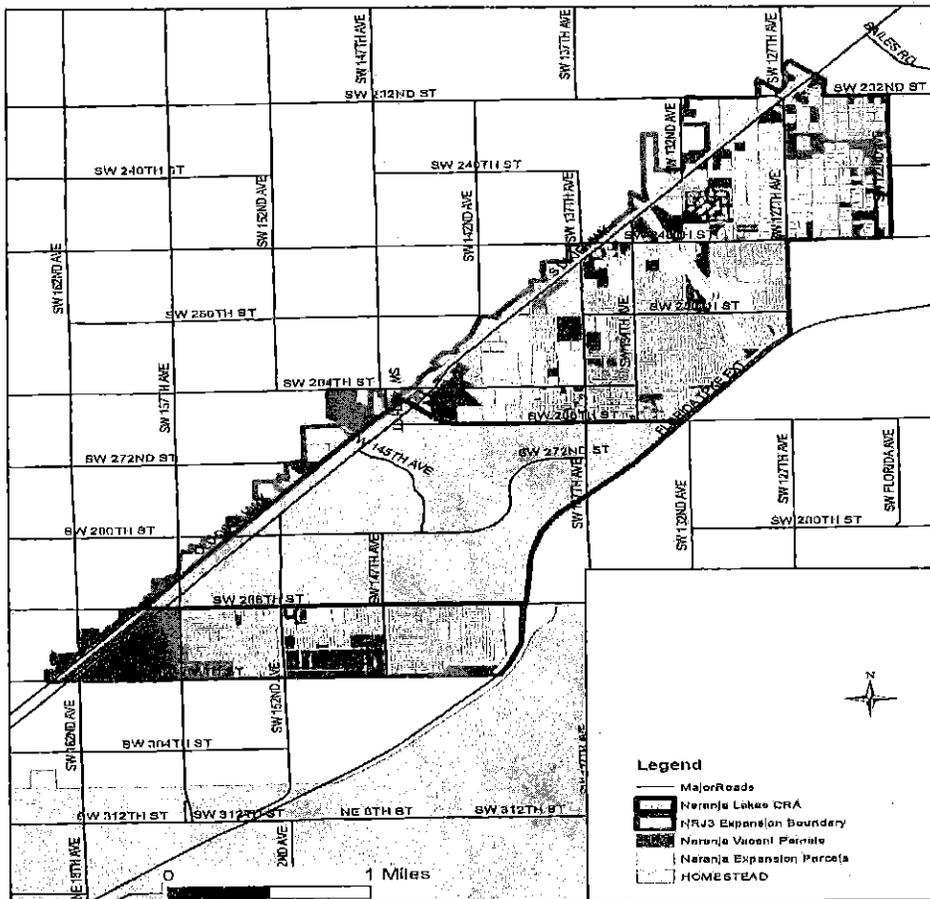
Finding of Necessity – Naranja Lakes CRA Expansion

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

The following map (Exhibit 3-7) illustrates the amount of vacant property within the potential expansion area. The amount of vacant property is often designated as a negative factor since the land is not productive. However, it may also be seen as a positive providing an opportunity to develop. Exhibit 3-7 indicates that there is only a small amount of vacant property in the potential expansion area.

Another factor in assessing the amount of vacant property is the diversity of the ownership. The best chance for development or redevelopment is if much of the area has common ownership. In the case of the potential expansion area, the number of instances where an owner has multiple parcels was examined. In only five cases, this multiple ownership exists. There is only a small amount of land that can be developed through the efforts of one owner.

EXHIBIT 3-7 VACANT PROPERTY



Finding of Necessity – Naranja Lakes CRA Expansion

SECTION 4 PUBLIC INPUT

A public input meeting was held at the Naranja Lakes Community Center located at 27555 SW 140 Avenue. This meeting was held beginning at 6:00 PM on Tuesday May 13, 2014. The Board of Naranja Lakes conducted the public session and received a PowerPoint presentation by the Consultant. The general public was in attendance and encouraged to provide input

Notice of the meeting was distributed to civic organizations and printed in the newspaper for the community to attend. Approximately 40 persons attended the input meeting. A copy of the notice is found in Exhibit 4-1.

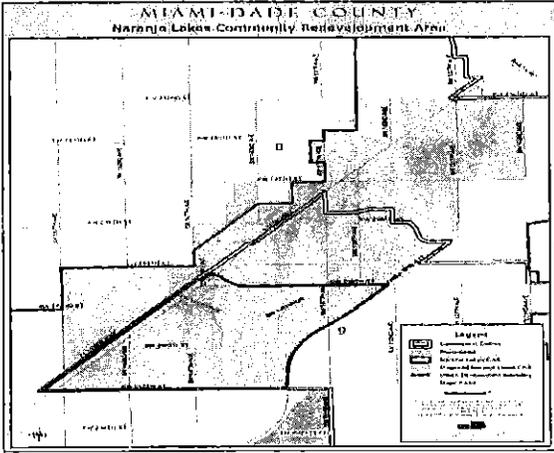
EXHIBIT 4-1 PUBLIC INPUT NOTICE

We need your input!!

The Naranja Lakes CRA Board will hold a public meeting to hear from the public regarding the potential of expanding the district boundaries (shown in map below).

The Naranja Lakes CRA is charged with improving the community and expanding economic opportunities. This meeting is designed to hear from the public regarding community needs and methods to improve the area.

The CRA Board requests your attendance and your input.



When: Tuesday May 13, 2014; 6:00 PM
**Where: Naranja Lakes Community Center
27555 SW 140 Avenue**

For more information call the Miami-Dade County, Office of Management and Budget, Community Redevelopment and Municipal Services 305-375-5143

Finding of Necessity – Naranja Lakes CRA Expansion

SECTION 5 SUMMARY AND RECOMMENDATIONS

5.1 Summary

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables 5-1 and 5-2 the criteria for slum and blight found in the potential expansion area.

**TABLE 5-1
SLUM CRITERIA**

Criteria	Description	Finding
(a)	Inadequate provision for ventilation, light, air, sanitation, or open spaces	Meets criteria
(b)	High density of population	Does Not meet Criteria
(c)	The existence of conditions that endanger life or property by fire or other causes	Meets criteria

**TABLE 5-2
BLIGHT CRITERIA**

Criteria	Description	Finding
(a)	Predominance of defective or inadequate street layout	Meets criteria
(b)	Assessed values of real property in the area have failed to show any appreciable increase	Meets criteria
(c)	Faulty lot layout	Meets criteria
(d)	Unsanitary or unsafe conditions	Meets criteria
(e)	Deterioration of site or other improvements	Meets criteria
(f)	Inadequate and outdated building density patterns	Does Not meet Criteria
(g)	Falling lease rates per square foot of office, commercial, or industrial space	Does Not meet Criteria
(h)	Tax or special assessment delinquency exceeding the fair value of the land	Does Not meet Criteria
(i)	Residential and commercial vacancy rates higher in the area than in the remainder of the county	Does Not meet Criteria
(j)	Incidence of crime in the area higher	Meets criteria
(k)	Fire and emergency medical service calls to the area proportionately higher	Meets criteria
(l)	A greater number of violations of the Florida Building Code	Meets criteria
(m)	Diversity of ownership or defective or unusual conditions of title	Meets criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

Finding of Necessity – Naranja Lakes CRA Expansion

This summary notes that the potential expansion area meets 2 of the 3 “Slum” criteria and 10 of the 14 “Blight” criteria. In addition, the potential expansion area has a substantial number of deteriorated structures as evidenced by Figures 3-1 through 3-12 and the photographs found in the Appendix.

5.2 Recommendations

The potential expansion area to Naranja Lakes meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the criteria to be designated as slum (one is required), and ten of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

It is recommended that the Naranja Lakes and the Board of County Commissioners approve the Finding of Necessity and expand the Naranja Lakes CRA boundaries as expressed in Exhibit 1-1.

APPENDIX A

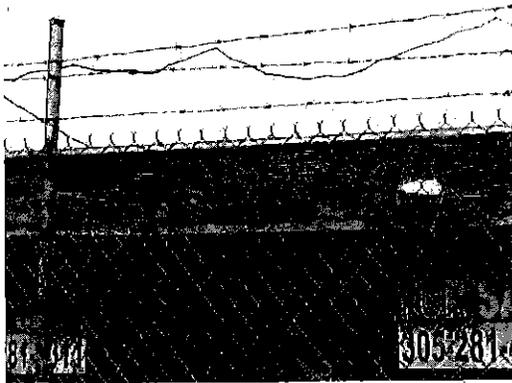
PHOTOGRAPHS OF DETERIORATED STRUCTURES

Appendix A - Photographs

Unsafe Structures – Residential

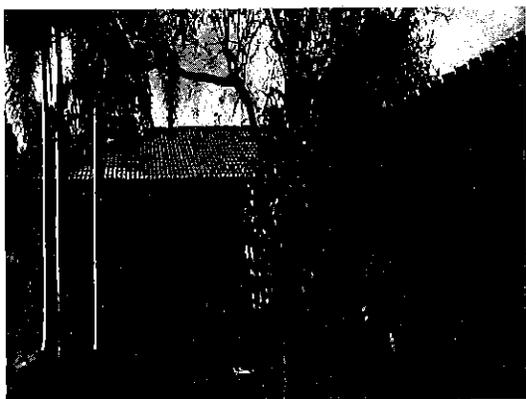


Unsafe Structures - Commercial

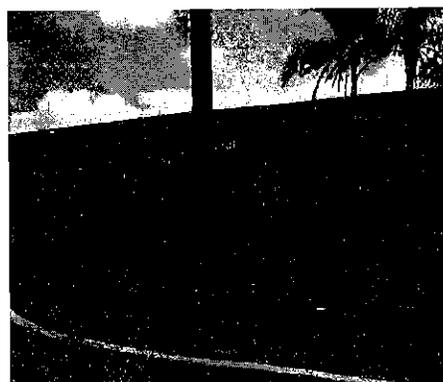


Appendix A - Photographs

Deteriorated Buildings - Residential



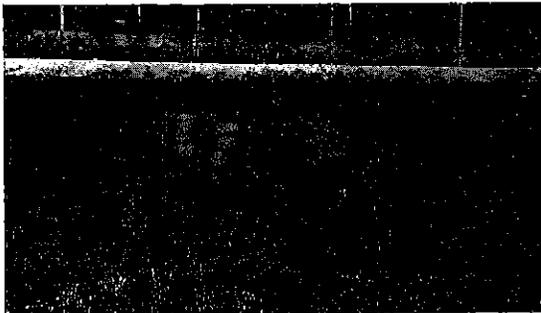
Deteriorated Buildings - Commercial



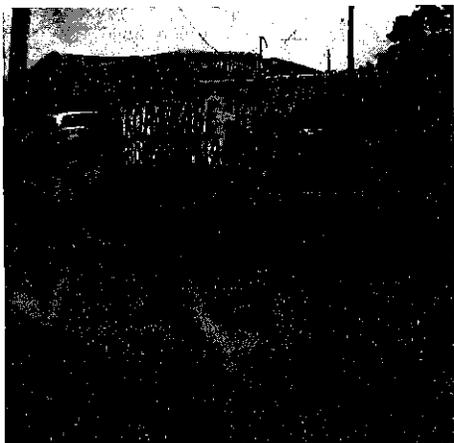
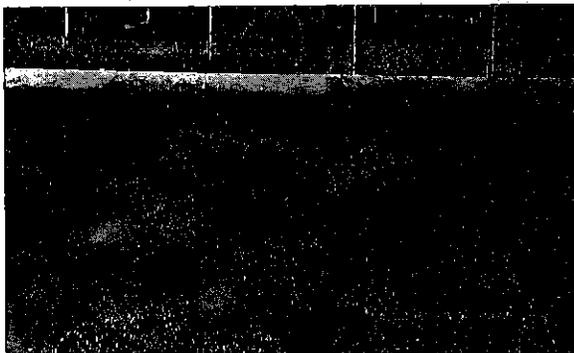
Appendix A - Photographs



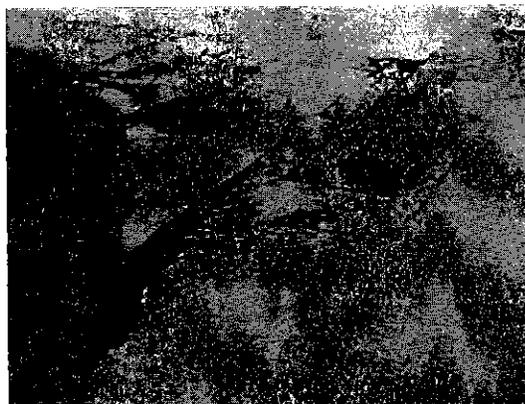
Deteriorated Structures – Drainage Aprons



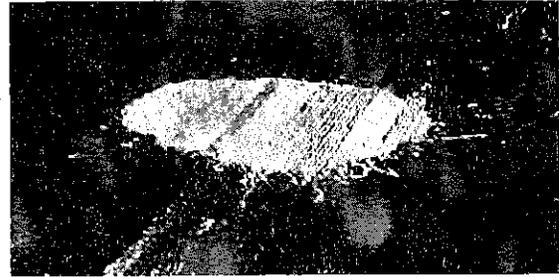
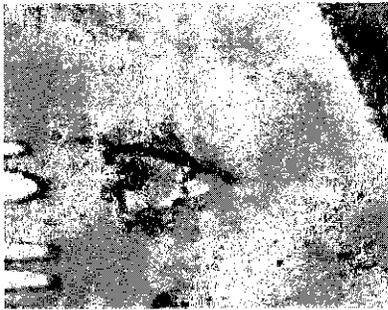
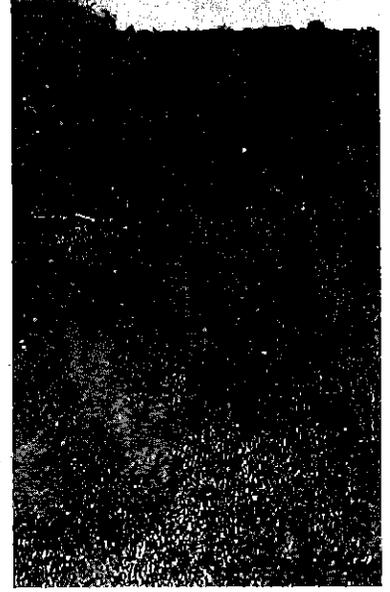
Appendix A - Photographs



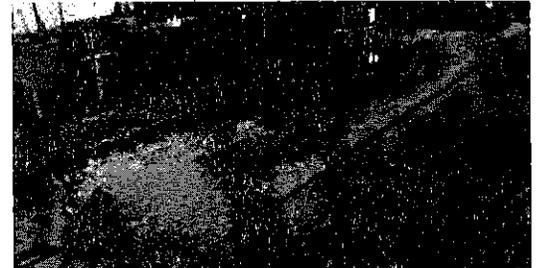
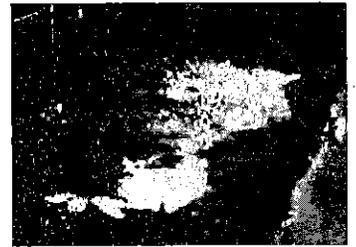
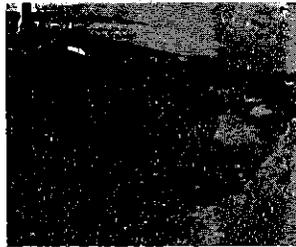
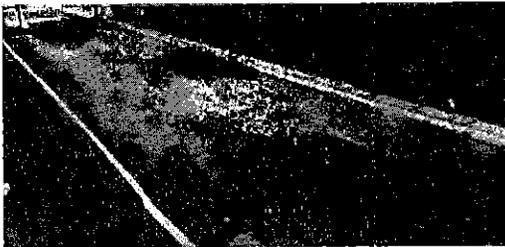
Deteriorated Structures - Roadways



Appendix A - Photographs

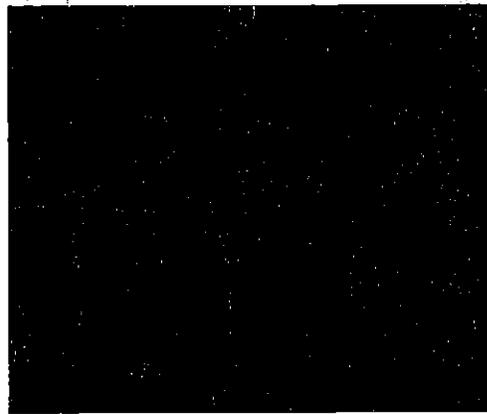


Deteriorated Structures - Landscape



Appendix A - Photographs

Deteriorated Structure Drainage Facility



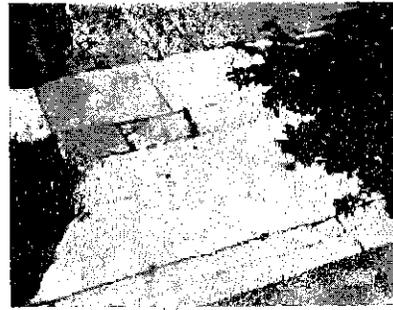
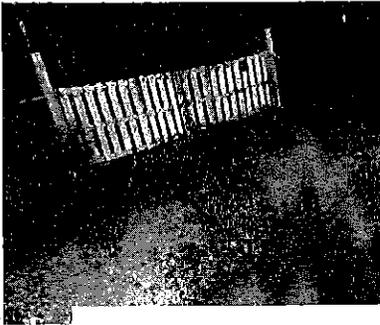
Deteriorated Structure Fence



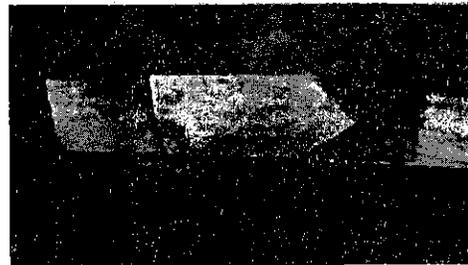
Deteriorated Structures – Driveways



Appendix A - Photographs

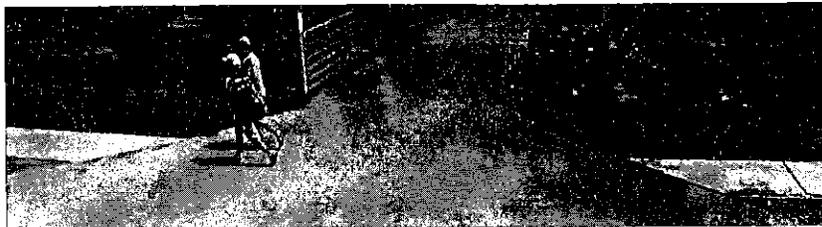


Deteriorated Structure - Sidewalk



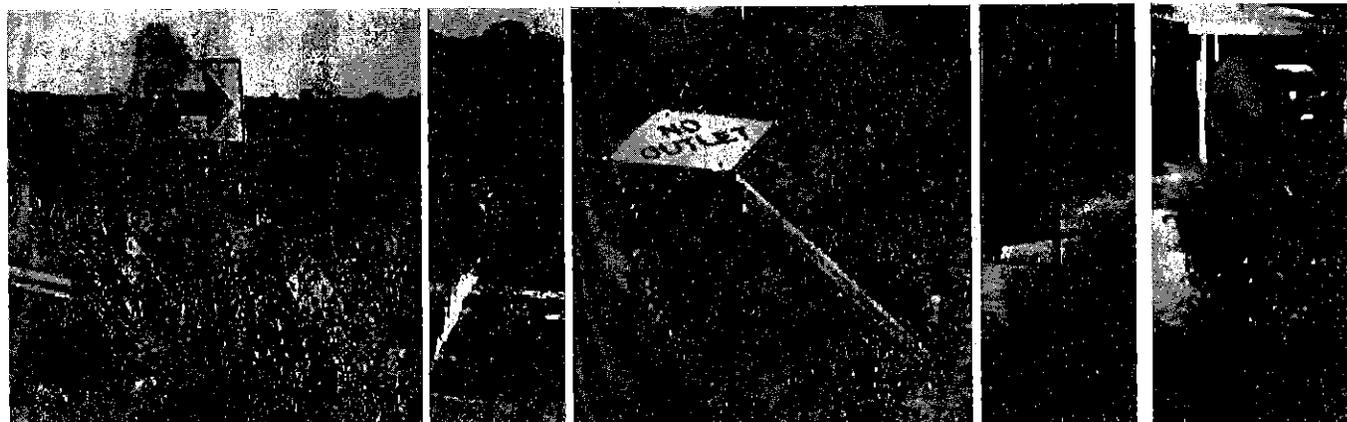


Deteriorated Structure -- ADA Ramps



Appendix A - Photographs

Deteriorated Structures - Signs



Deteriorated Structures - Utility Structures

