FINDING OF NECESSITY

Historic Convention Village Redevelopment Area

City of Miami Beach

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Coral Gables, Florida

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October 1992

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Appendix 1 Key map and conditions survey and summary by block

EXECUTIVE SUMMARY

The establishment of a redevelopment district and exercise of redevelopment powers requires an official finding of the necessity for redevelopment. In the proposed Historic Convention Village Redevelopment Area, a finding of necessity for redevelopment conditions can be based on conditions the Florida Redevelopment Act, Chapter 163.355. F.S.

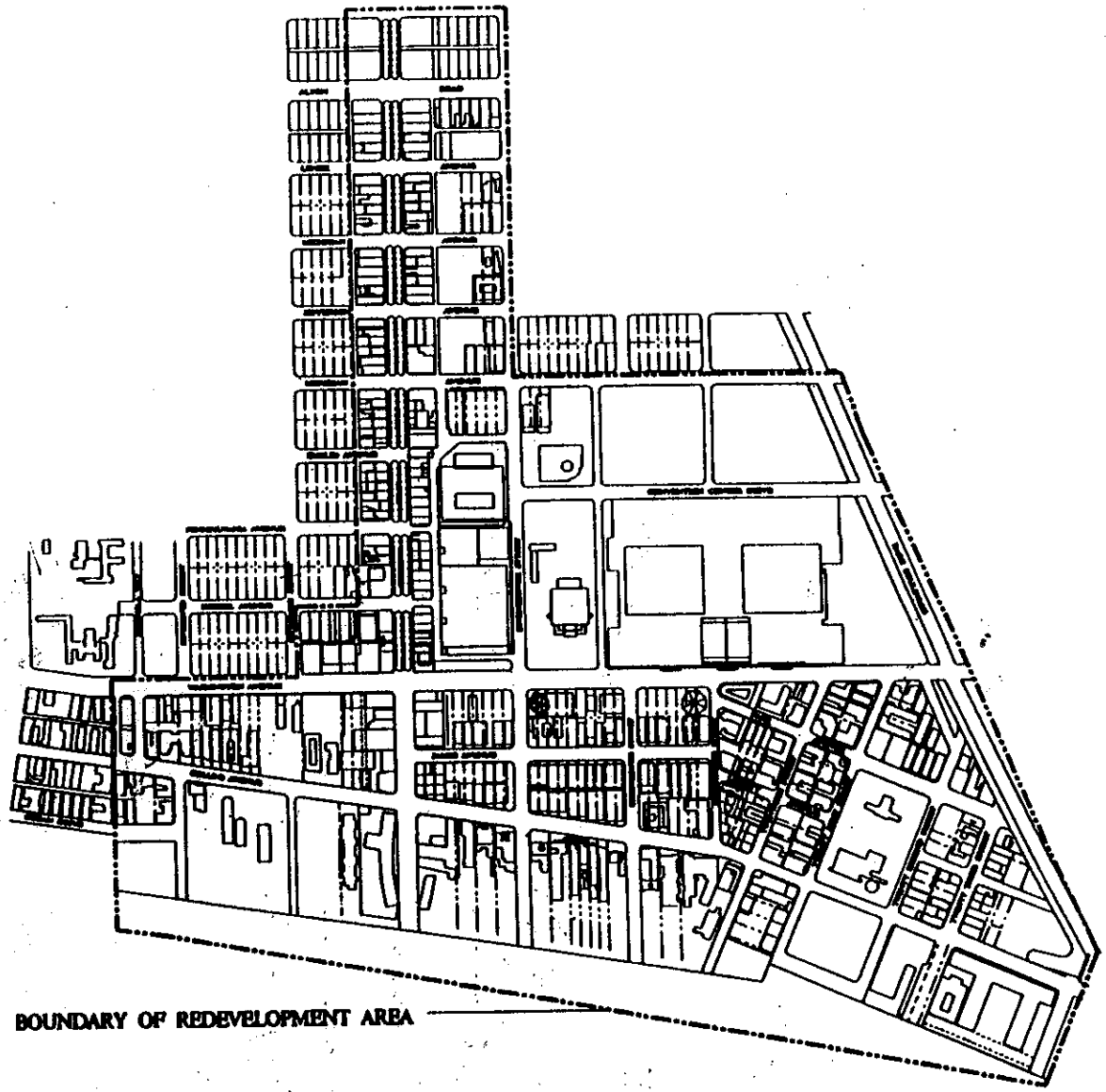
After examination of the study area, and application of appropriate criteria the Historic Convention Village Redevelopment Area was found to possess a combination of conditions that indicate a need for redevelopment. Among these conditions are:

- *Building deterioration.* A substantial number of deteriorating structures were found to exist, and are dispersed over a substantial proportion of the study area.
- *Site deterioration and deficiencies.* Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.
- *Unsanitary Conditions.* Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.
- *Drainage deficiencies.* Drainage deficiencies were identified in blocks where flooding was observed that made streets and sidewalks impassable.
- *Diversity of Ownership.* Excessive diversity of ownership was found in blocks that have five or more different owners. Such diversity makes it difficult to assemble land for redevelopment.
- *Age of Structures.* Excessive age of structures was identified in blocks where the average age of buildings was 40 years or more.
- *Non-conforming structures: size of units.* Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code stan

dards.

- *Non-conforming structures: parking required.* Non-conforming parking facilities were identified in blocks where off-street parking does not meet minimum code standards.
- *Non-conforming structures: setbacks.* Non-conforming setbacks were identified in blocks where building setbacks do not meet minimum code standards.
- *Non-conforming structures: F.A.R.* Non-conforming F.A.R. was identified in blocks where buildings do not meet minimum code standards relating to floor area ratio.
- *Closed buildings.* Closed buildings indicate economic disuse and obsolescence.
- *Vacant lots.* Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills.
- *Violations of fire code.* Violations of fire code are dangerous to life and property.
- *High crime rates: robbery, burglary, auto theft, and auto burglary.* High crime rates demonstrate a lack of public safety that inhibits sound development of the area.
- *Property maintenance and commercial properties code violations.* Violations of property maintenance standards are substandard conditions that inhibit investment and sound development of the area.

Based on the facts presented in this report, the City's governing body may reasonably request a delegation of authority from Dade County under the Florida redevelopment act, and may make an official finding that a redevelopment area is necessary in the historic convention village area.



GURE 1
:OPOSED CONVENTION VILLAGE
EVELOPMENT AREA

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CASELLA & ASSOCIATES

METHODOLOGY

Study area

The initial study area was defined by the City to include a 55 block area, also known as the proposed Historic Convention Village Redevelopment Area. The boundaries of the study area are shown in *Figure 1: Proposed Historical Convention Village Redevelopment Area*.

Field survey

The study area was examined by consultants and City staff during September and October of 1992. The consultants examined buildings from the exterior, and when encountering a deteriorated building, completed a building condition work sheet for that building. Work sheets were set up so that buildings could be classified as having minor deterioration, major deterioration, or dilapidation. While in the field, the consultants also examined the study area for other conditions, including: deterioration of site or other improvements, and unsanitary conditions. During heavy rains on October 1, 1992, the consultants were able to observe drainage deficiencies that resulted in impassable streets and sidewalks.

Public records

Additional information was obtained from city records, including a print-out of property owners in the study area, records of the age of each building, records of violations of the fire, zoning, and property maintenance and commercial properties codes, a police report relating to crime in the area, and city inspectors' reports relating to substandard dwelling units, substandard off-street parking, substandard building setbacks, non-conforming floor-area ratio, closed building, and vacant lots.

In addition, the consultants obtained copies of various documents that describe the general conditions and needs of the area, such as the Comprehensive Plan, the Miami Beach Parking and Traffic Study, the Comprehensive Housing Affordability Strategy, and an infrastructure inadequacy report by the public works director.

Aggregation of data

Data obtained in both the field survey and from city records and reports was entered into a computer spreadsheet and aggregated into block data. Block data include the number of buildings, number and percent of deteriorated buildings, presence of deteriorated site conditions, presence of unsanitary conditions, presence of drainage deficiencies, number of ownership parcels, average age of buildings, number of structures not in conformance with zoning codes relating to size of dwelling units, parking requirements, building setbacks, and floor-area ratio (F.A.R.), number of closed buildings, number of vacant lots, number of buildings in violation of fire codes, presence of high crime rates as reported by the police department, and number of buildings in violation of the property maintenance and commercial properties code. Detailed block data is shown in Appendix 1: Key Map and Conditions Survey and Summary by Block.

Criteria

Each block was then evaluated for whether it did or did not meet the following criteria that relates to Chapter 163.340 and 163.355.

1. Building deterioration of 20% or more. (Standards for building deterioration are explained in the building deterioration section of this report).
2. Presence of site deterioration or deficiencies.
3. Presence of unsanitary conditions.

4. Five or more ownership parcels.
5. Average age of structures of 40 years or more.
6. Presence of structures not in conformance with zoning codes relating to size of dwelling units.
7. Presence of structures not in conformance with zoning codes relating parking requirements.
8. Presence of structures not in conformance with zoning codes relating to setbacks.
9. Presence of structures not in conformance with zoning codes relating to floor-area ratio (F.A.R.).
10. Presence of closed buildings.
11. Presence of vacant lots.
12. Presence of buildings in violation of fire codes.
13. A robbery rate of more than 20 per grid. (The police department tracks crime by manageable geographic sections called grids).l
14. A burglary rate of more than 50 per grid.
15. An auto theft rate of more than 40 per grid.
16. An auto burglary rate of more than 80 per grid.
17. Presence of buildings in violation of the property maintenance and commercial properties code.

Determination of Need

Using the logical functions of the spreadsheet, the data was examined to determine whether each block individually met a test of exhibiting either (a) deterioration, or (b) at least 3 of the other blighting criteria. For example, two of the four buildings in Block #31 are found to show signs of deterioration, a deterioration rate of 50%. Another example: Block #9 met ten of the criteria, including diversity of

ownership, presence of non-conformances to code with respect to size of units, required parking, setbacks, and F.A.R., presence of a vacant lot, high crime rates for robbery, burglary, auto theft, and auto burglary. Even though Block #9 did not exhibit building deterioration, it is classified as blighted on the basis of the ten conditions that it did meet. It is possible for a block to meet more than one part of the blight test and most blocks did.

Mapping

As an aid in understanding the extent of blight and the interrelationships of the criteria, a series of 18 maps were prepared, each showing the distribution of one of the criteria. For example, the first map shows the blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the relative severity of blight within the study area. Finally, a composite map was prepared that shows the blocks that met the criteria of deterioration or at least three other conditions.

Proposed boundary

As a general standard the boundary of a proposed redevelopment area includes a number of blocks which clearly found to meet the blight criteria, and other blocks within the area that may not be considered blightened individually but which are otherwise necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that additional parking will be needed for the success of the convention center.

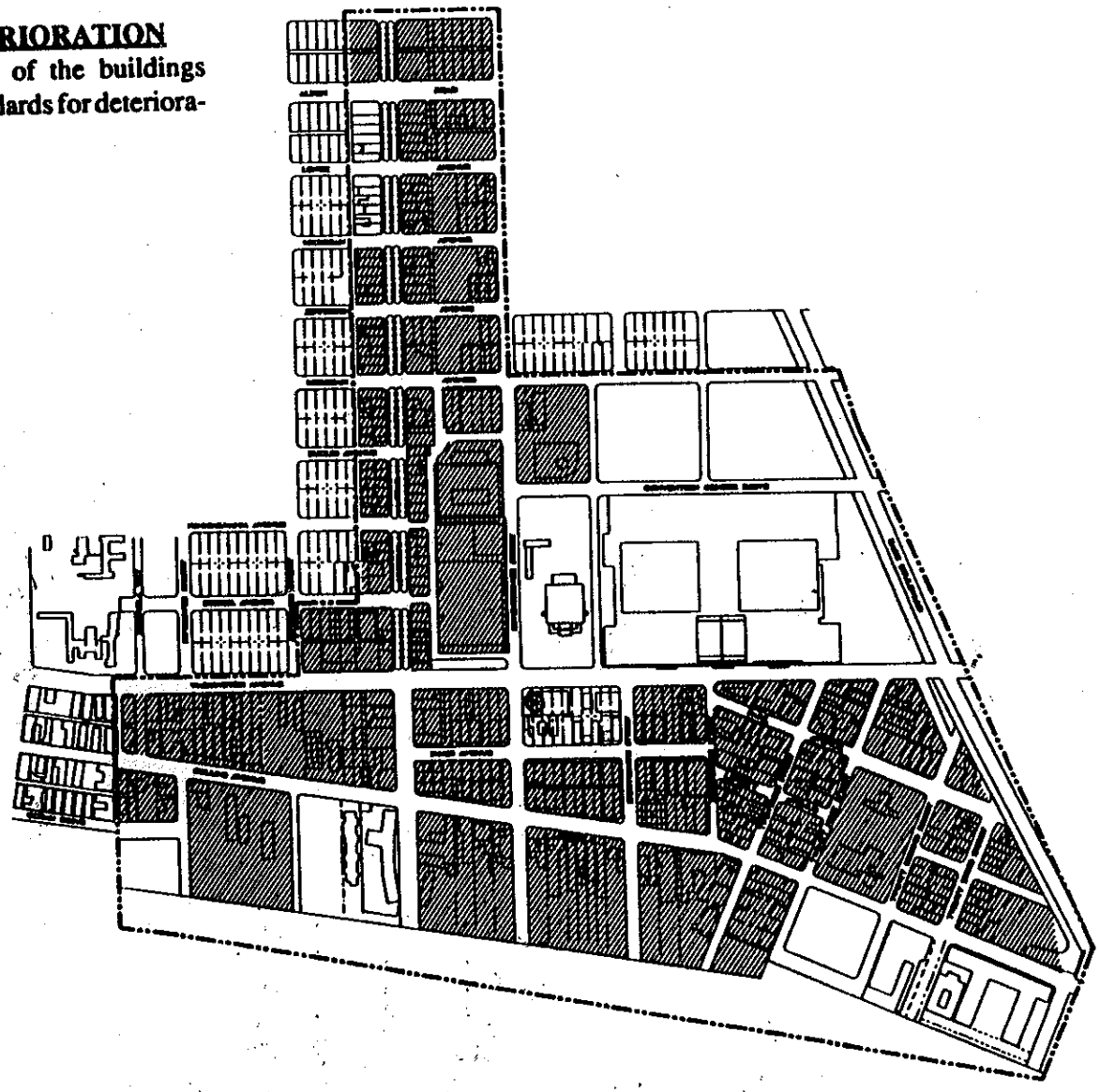
The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.

3. A functional relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Performing Arts (TOPA), the Convention Center, and the parking facilities that serve them are all related to the economic health of the adjacent Lincoln Road Mall, and the larger Historic Convention Village. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center and other public buildings and parking lots are located.

BUILDING DETERIORATION

Blocks where 20% of the buildings meet minimum standards for deterioration



IGURE 2

UILDING DETERIORATION

ORE THAN 20 PERCENT DETERIORATED STRUCTURES PER BLOCK

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

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BUILDING CONDITION

An exterior building condition survey was conducted by the consultants during September and October 1992. Buildings were classified in four categories:

(1) sound condition,

(2) showing minor deterioration,

(3) showing major deterioration,

(4) dilapidated.

Buildings classified as showing minor deterioration may have defects in the roof, wall, chimney, doors, windows, or other elements such as porches. Buildings with extensive combinations of such conditions can be classified as having major deterioration. Buildings in which major elements are giving way, in which virtually no doors and windows are in good condition, or which have a combination of major defects can be classified as dilapidated.

Building deterioration affects a high proportion of buildings in the study area. The overall rate of deterioration in the study area was 61% of all buildings, as shown in Table 1. The blocks that met the criteria of having a building deterioration rate of more than 20% are shown in *Figure 2: Building Deterioration*. Building deterioration affects 43 blocks in the study area, which is 78% of all blocks in the area.

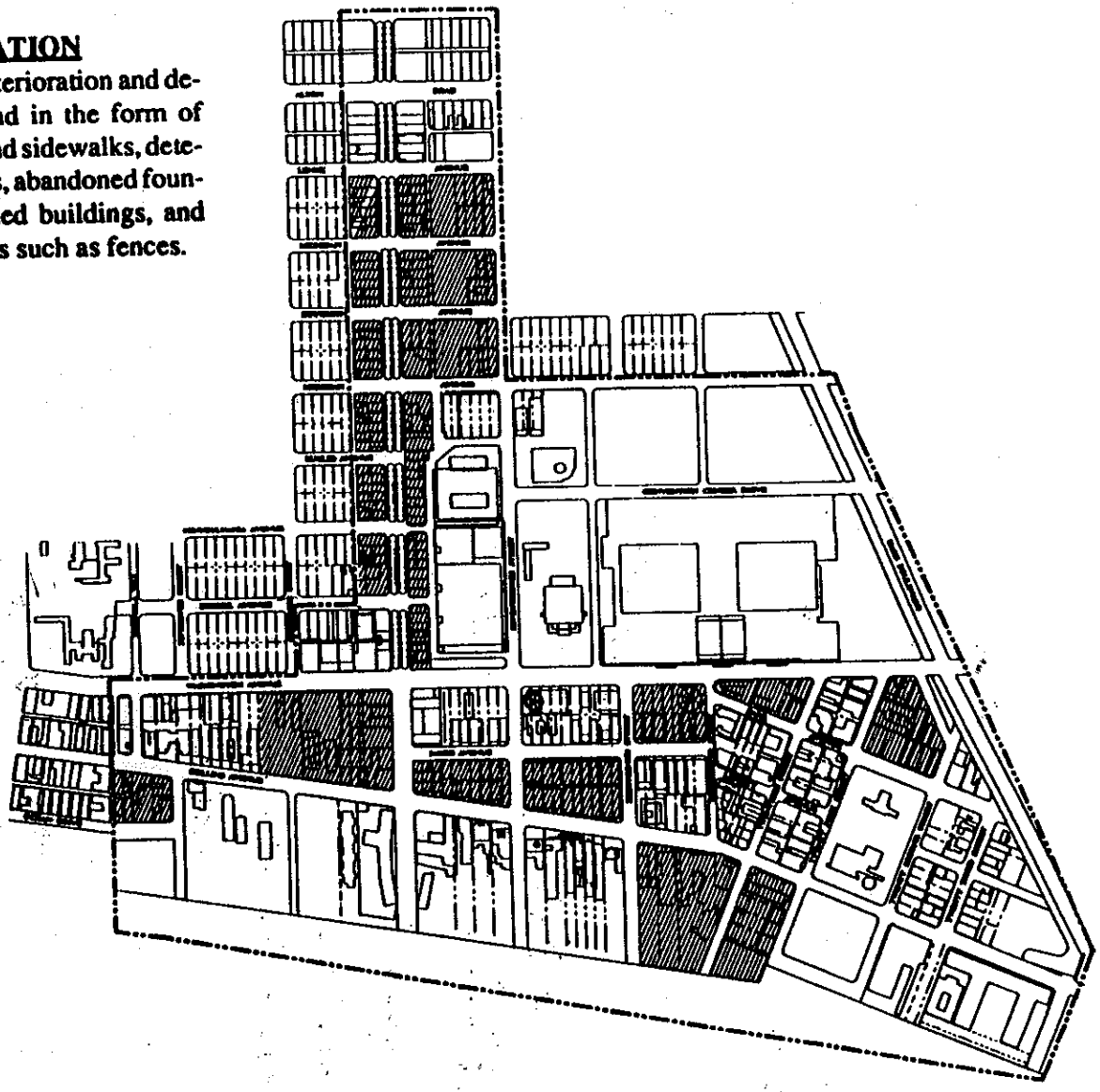
TABLE 1 - BUILDING CONDITION
Historic Convention Village Study Area - October 1992

NUMBER OF BUILD-INGS	DETERIORATING			PERCENT DETERIO-RATING
	MINOR	MAJOR	DILAPIDA-TED	
275	157	11	1	61%

Source: Wallace Roberts & Todd and Casella & Associates

SITE DETERIORATION

Blocks where site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations of demolished buildings, and deteriorating fixtures such as fences.



IGURE 3
ITE DETERIORATION

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
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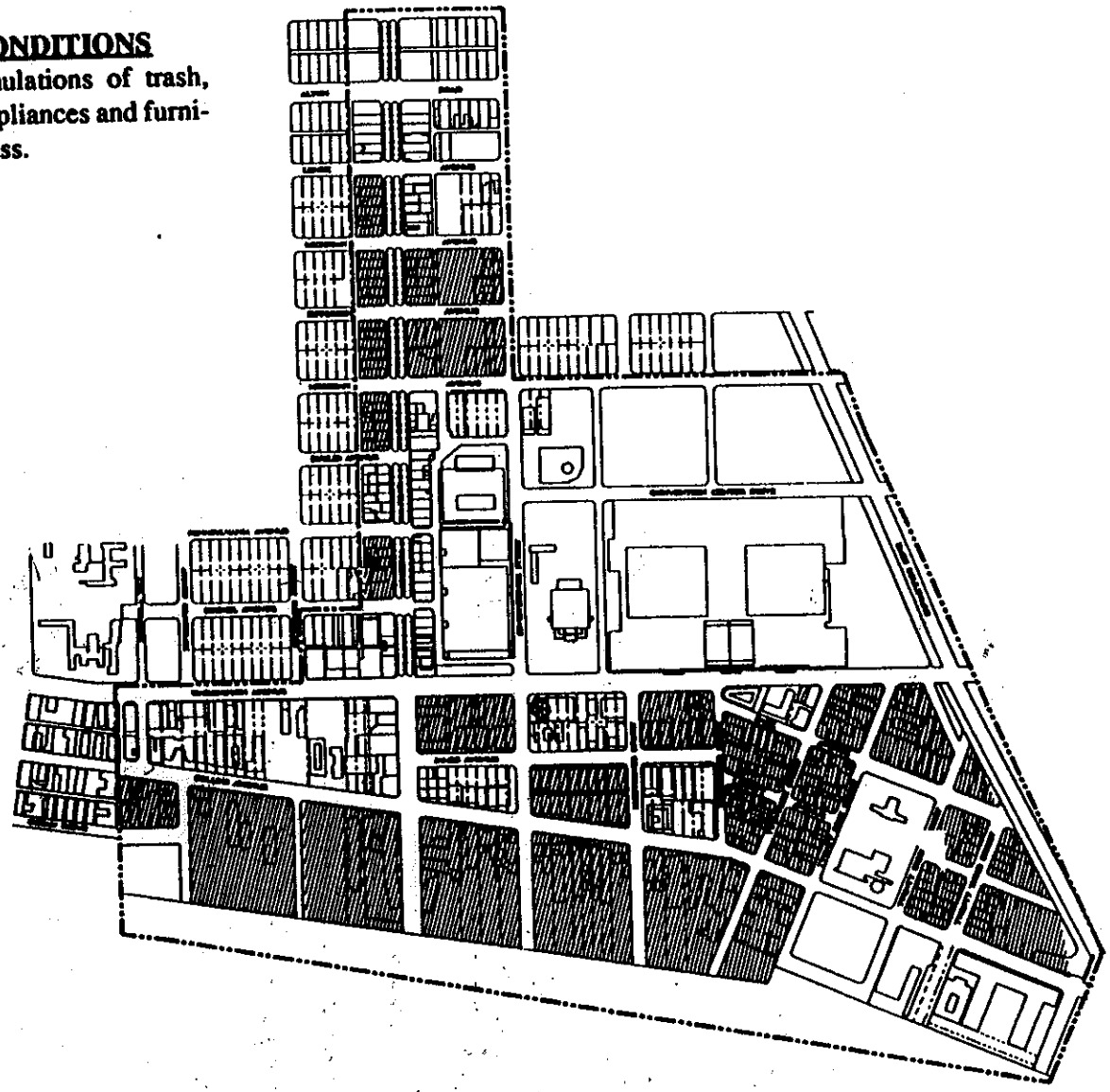
UNSANITARY CONDITIONS

Blocks with accumulations of trash, debris, discarded appliances and furniture, and broken glass.



GURE 4
NSANITARY CONDITION

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

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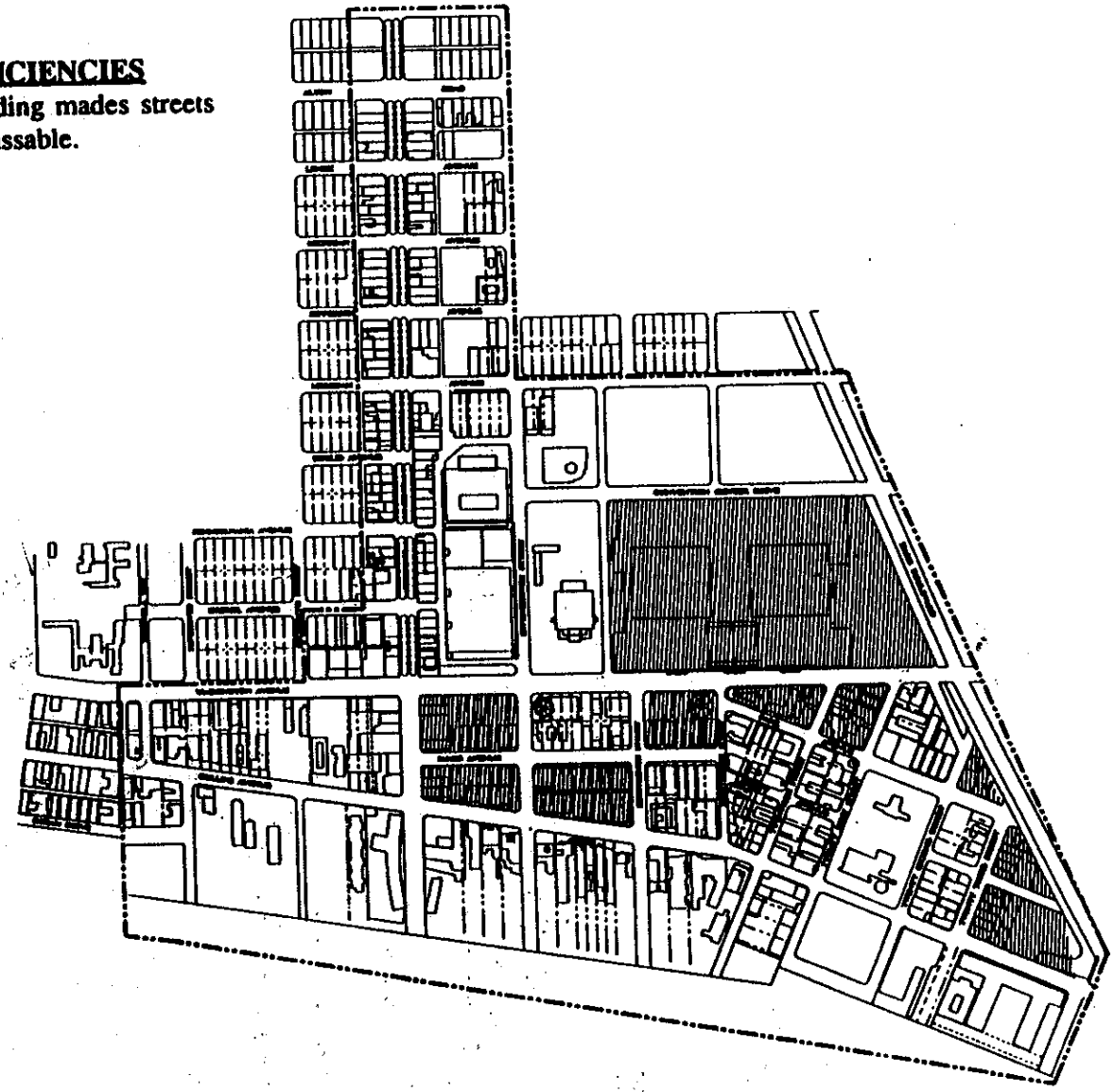
DRAINAGE DEFICIENCIES

Blocks where flooding mades streets and sidewalks impassable.



IGURE 5
RAINAGE DEFICIENCIES

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

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SITE DETERIORATION

Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.

Site deterioration and deficiencies were found in 21 blocks (38% of all blocks in the study area). These blocks were widely dispersed in the study area, as shown by block in *Figure 3: Site Deterioration.*

UNSANITARY CONDITIONS

Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.

Unsanitary conditions were found in 28 blocks, which is 51% of all blocks in the study area. The dispersal of unsanitary conditions is shown by block in *Figure 4: Unsanitary Conditions.*

DRAINAGE DEFICIENCIES

Drainage deficiencies were identified during rains on October 1, 1992, in blocks where flooding was observed that made streets and sidewalks impassable. In addition, an infrastructure adequacy report from the city public works department concludes that "storm sewers in the entire area are totally inadequate for the type of development proposed. The report discribes the storm sewers as a syphon system which backs up at high tide. This circumstance combined with a concentrated rainfall results in significant flooding throughout the area."[1]

Drainage deficiencies were observed in 10 blocks, which is 18% of all blocks in the study area. The dispersal of drainage deficiencies is shown by block in *Figure 5: Drainage Deficiencies.*

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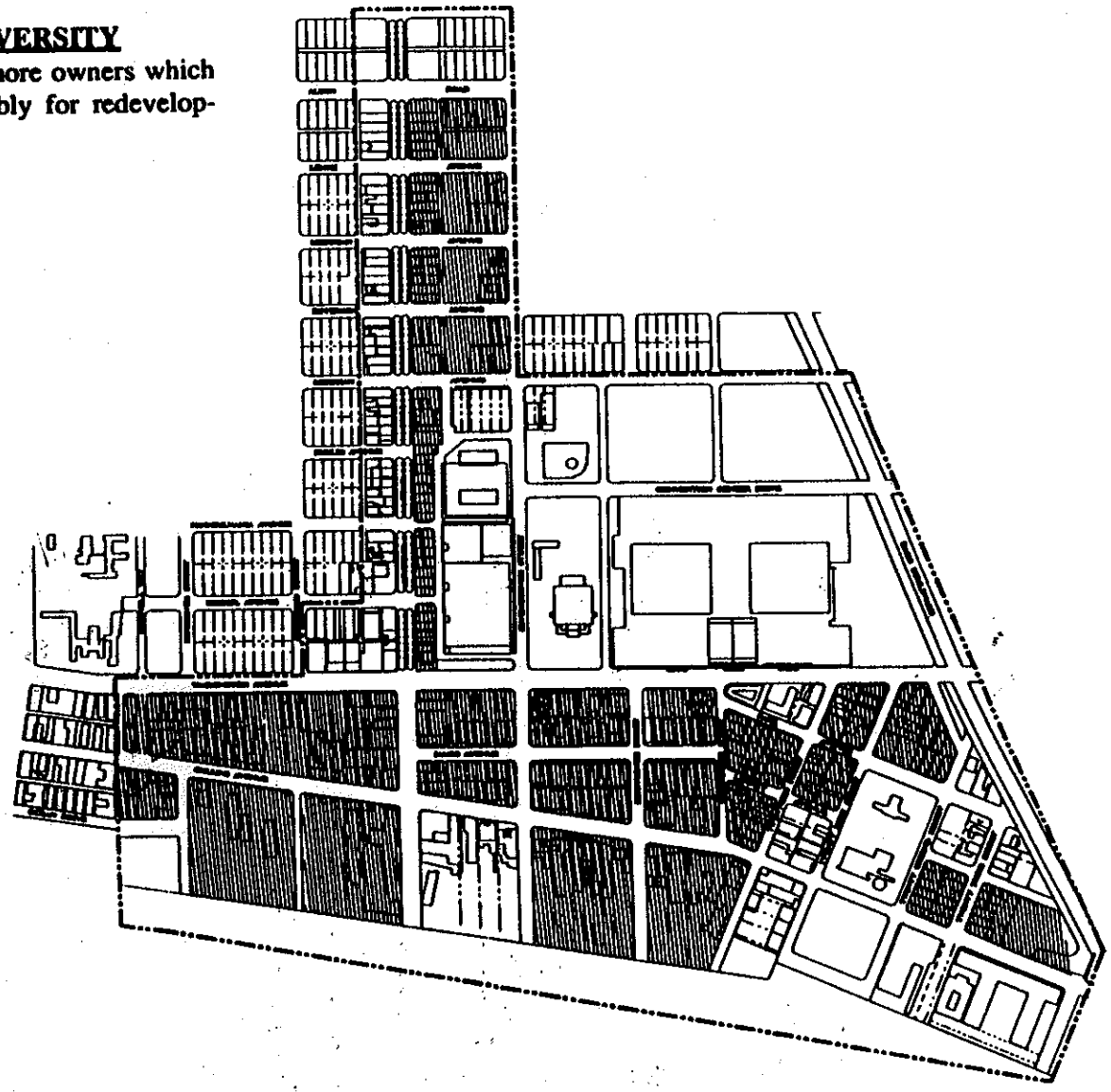
1 Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

OWNERSHIP DIVERSITY

Blocks with 5 or more owners which makes land assembly for redevelopment difficult.



GURE 6
WNERSHIP DIVERSITY
R MORE OWNERS PER BLOCK

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
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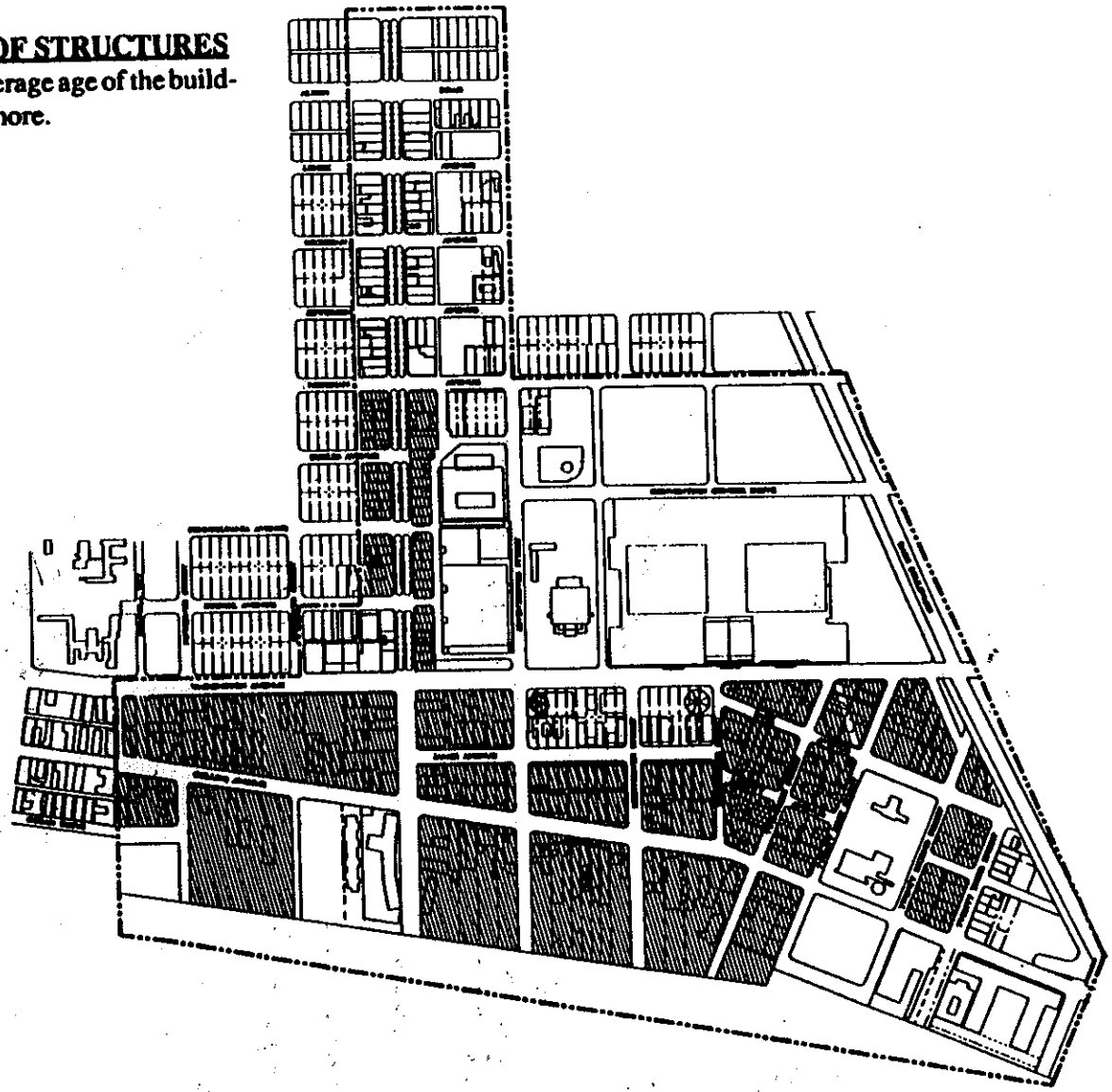
AVERAGE AGE OF STRUCTURES

Blocks where the average age of the buildings is 40 years or more.



URE 7
ERAGE AGE OF STRUCTURES
YEARS

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

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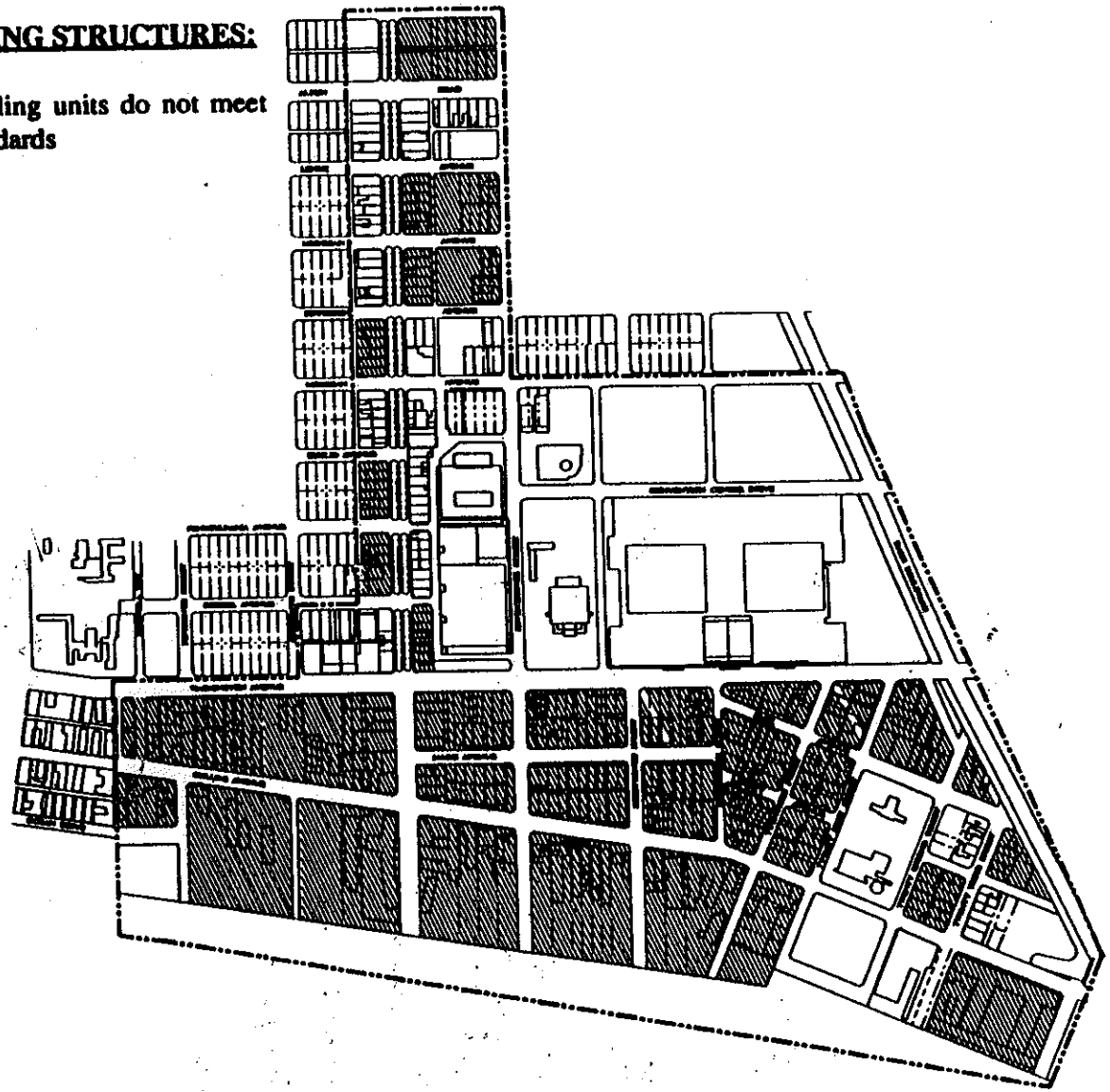
NON-CONFORMING STRUCTURES: SIZE OF UNITS

Blocks where dwelling units do not meet minimum code standards



GURE 8
ON-CONFORMING STRUCTURES
OF UNITS

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

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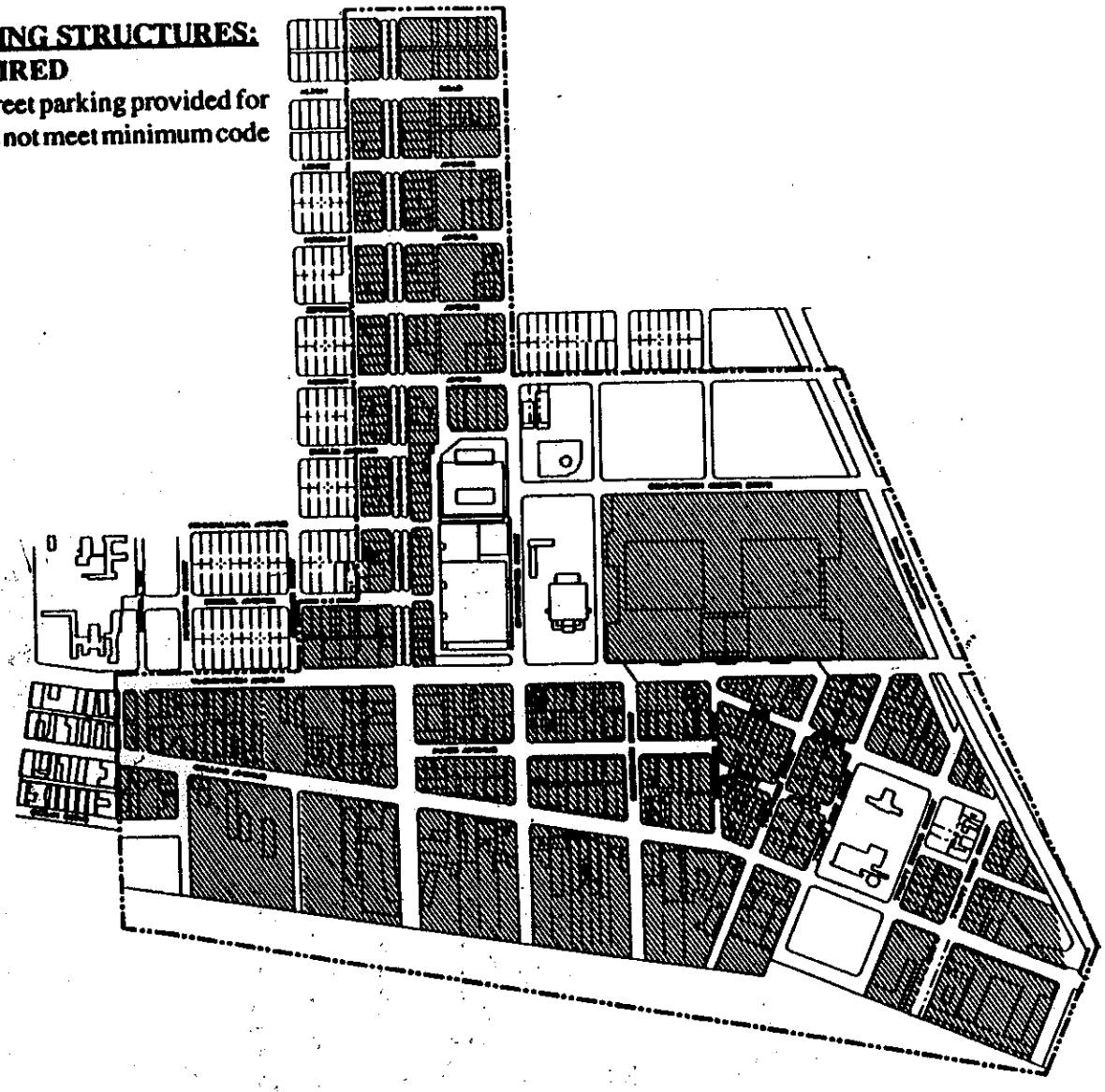
NON-CONFORMING STRUCTURES:
PARKING REQUIRED

Blocks where off-street parking provided for some buildings does not meet minimum code requirements.



GURE 9
ON-CONFORMING STRUCTURES
KING REQUIRED

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
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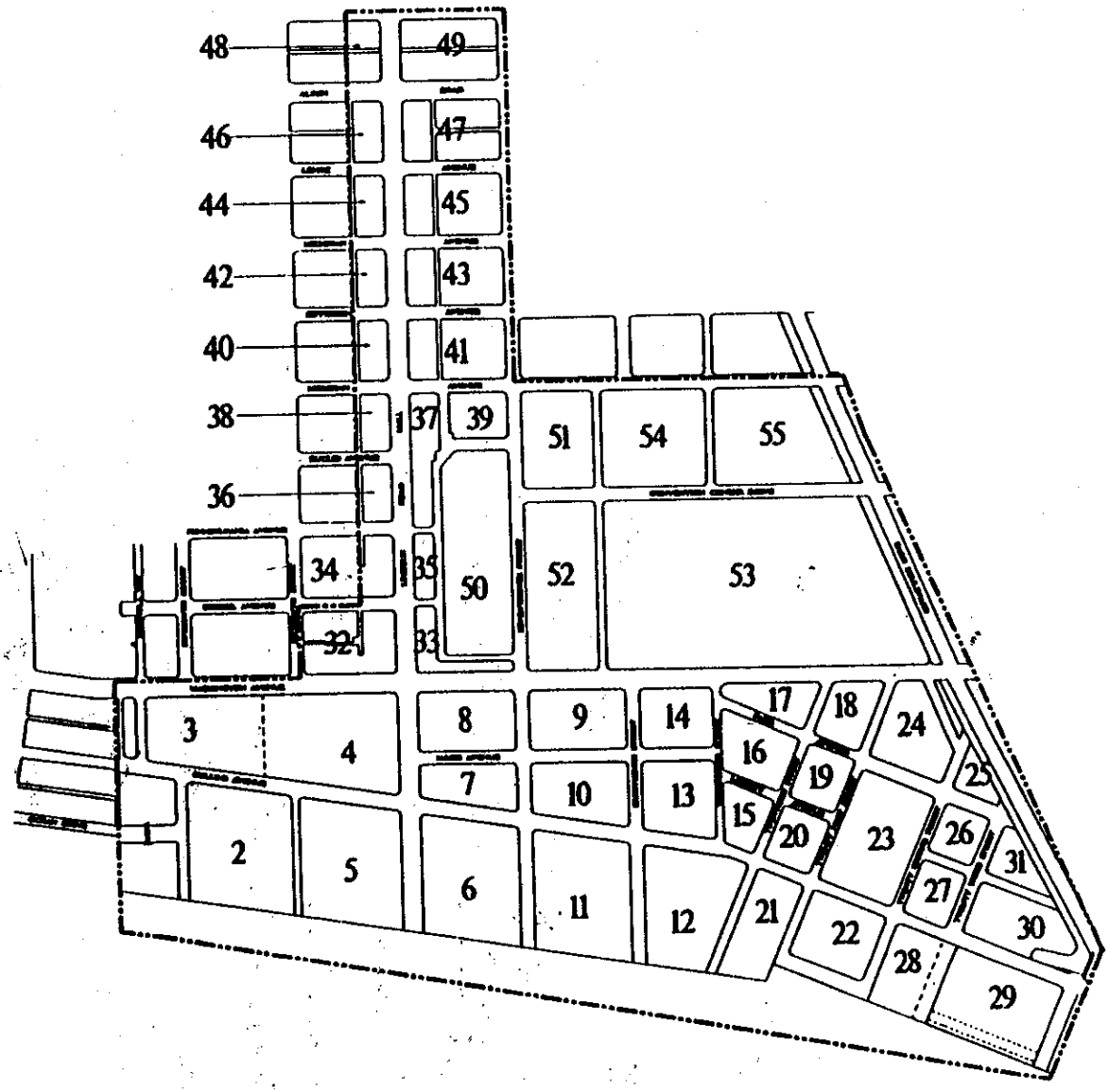
Appendix 1

Key Map and
Conditions Survey and Summary by Block



KEY MAP

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

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Boundaries of the proposed redevelopment area are shown in *Figure 1: Proposed Historic Convention Village Redevelopment Area.*

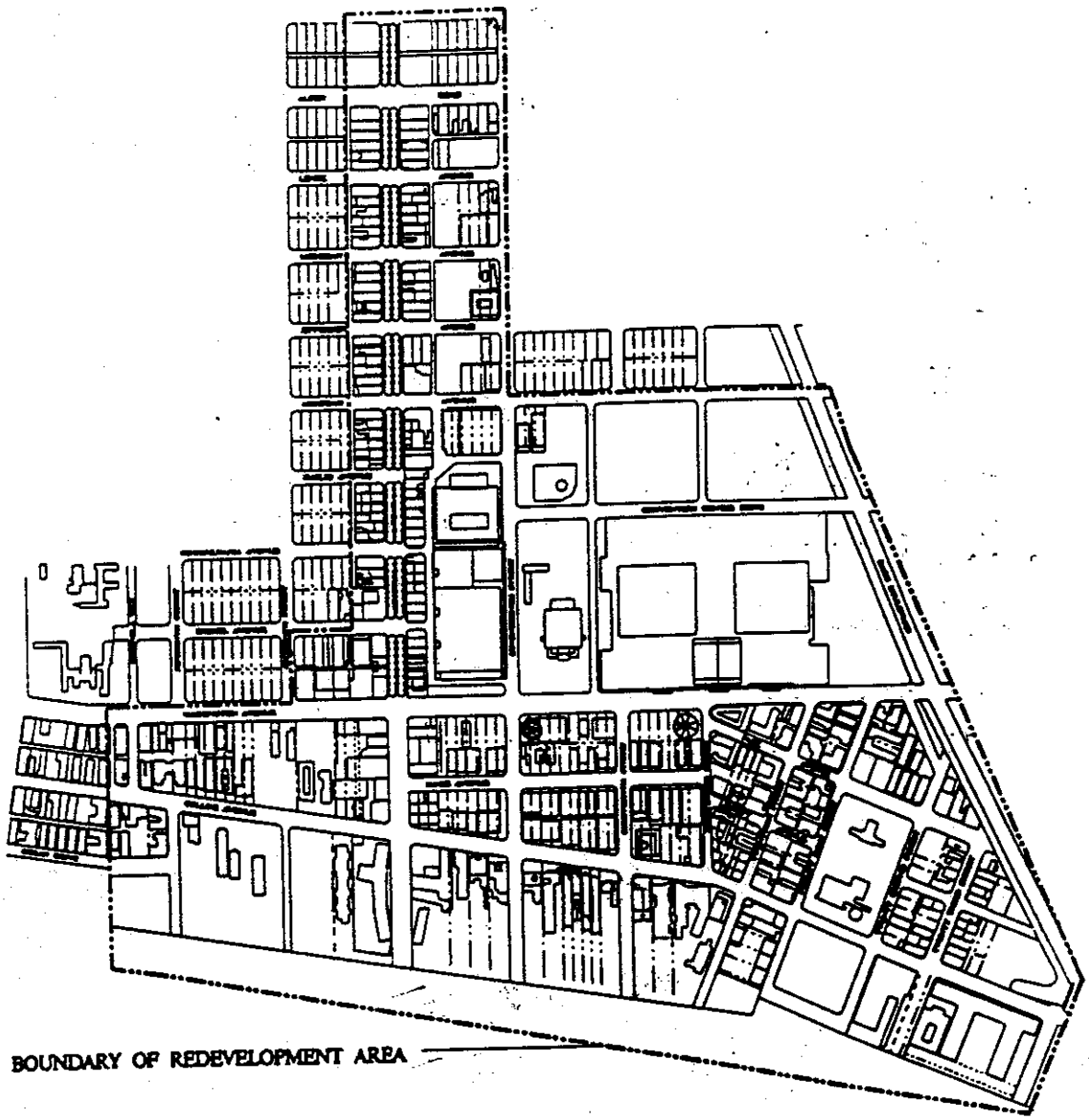

FIGURE 1
PROPOSED CONVENTION VILLAGE
REDEVELOPMENT AREA

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

BLOCK	No. of Bldgs	Bldg Deterioration Minor	Major	Dilap-idated	Percent Deter-iorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg bldg Age in years	NON-CONFORMING STRUCTURES Size of Units	Parking Required	Setbacks	F.A.R.	Closed Bldgs.	Vacant Lot
1	5	4			80%	Yes	Yes		50	48	3	4	3	3	2	2
2	4	2	2		100%		Yes		5	53	2	2	2	2	2	2
3	15	11			73%				17	45	10	15	11	13		1
4	14	10			71%	Yes			14	49	4	14	4	5		
5	2				0%		Yes		164	31	1	2	1	2		1
6	5	3	1	1	100%		Yes		4	45	3	3	3	3	1	
7	10	8			80%	Yes		Yes	6	47	2	10	2	3		1
8	10	6			60%		Yes	Yes	7	45	6	9	5	9	1	2
9	7				0%				23	35	1	7	7	7		1
10	11	9			82%	Yes	Yes	Yes	40	45	9	11	11	11		
11	7	2			29%		Yes		7	49	7	7	7	7		
12	5	1	2		60%	Yes	Yes		7	49	2	3	2	2	3	
13	8	5			63%				142	40	7	8	7	8		1
14	4	4			100%	Yes	Yes	Yes	37	34	1	4	4	3		1
15	7	4			57%		Yes		7	58	6	7	6	7		
16	8	2			25%		Yes		6	49	8	8	8	8		1
17	5	4			80%	Yes		Yes	4	51	5	5	5	5		
18	8	4			50%		Yes	Yes	7	49	8	8	8	8		
19	5	1	2		60%		Yes		5	58	2	2	2	2	3	
20	4	4			100%		Yes		4	58	1	3	1	2	1	1
21	2				0%	Yes	Yes		2	49	2	2	2	2		
22	0								1							
23	2	1			50%				1	32						
24	10	6			60%	Yes	Yes		7	44	9	9	9	9		1
25	2	2			100%		Yes	Yes	4	44	1	1	1	1		2
26	2	2			100%		Yes		4	58					1	1
27	7	6			86%		Yes		7	57	1	7	2	6	2	2
28	1				0%				1	27		1	1	1		
29	1				0%				2		1	1	1	1		
30	4	4			100%		Yes	Yes	8			4	1	2		2
31	4	1	1		50%		Yes	Yes	4		1	4	1	1		

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

BLOCK	No. of Bldgs	Bldg Deterioration Minor	Major	Dilap-idated	Percent Deter-iorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg bldg Age in years	NON-CONFORMING STRUCTURES Size of Units	Parking Required	Setbacks	F.A.R.	Closed Bldgs.	Vacant Lot
32	5	5			100%				2			4	3	4		1
33	4	3			75%	Yes			6	49	1	4	2	4		
34	4	2			50%	Yes	Yes		2	56	1	3	2	2		
35	5	2			40%	Yes			5	52		5		5		
36	2	2			100%	Yes			2	53	1	2	1	2		
37	9	2			22%	Yes			9	58		9		3		
38	5	3			60%	Yes	Yes		3	53		5		5		
39	2	2			100%				2			1	1	1	1	
40	5	3			60%	Yes	Yes		4		1	4	1	4		
41	6	6			100%	Yes	Yes		6			3	2	2		1
42	5	3			60%	Yes	Yes		4			4		2		
43	6	6			100%	Yes	Yes		6		3	5	3	4		
44	5				0%	Yes	Yes		4			4		4		
45	8	4	1		63%	Yes			6		1	6	2	3		2
46	1				0%				1			1		1		
47	7	3			43%				6			3	2	1		4
48	3	1			33%				1			2	2	1		1
49	5	3			60%				3		1	5	1	4		1
50	1		1		100%				1							
51	3	1	1		67%				2						1	
52	1				0%				1							
53	3				0%			Yes	1							
54	0								1							
55	1				0%				1							
TOTAL	275	157	11	1	61%				676	1570	112	231	139	185	18	32
COUNT						21	28	10	55	33	33	46	40	46	11	22
AVERAGE									12.3	47.6						

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

BLOCK	FIRE VIOLATIONS Number of Buildings	HIGH CRIME LOCATIONS Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid	PROPERTY MAINTENANCE & Commercial Code Violations
1		H			H	3
2		H			H	3
3	5	H			H	7
4	1	H			H	1
5	2	H			H	2
6		H			H	2
7	1	H			H	1
8	3	H			H	2
9		H	H	H	H	
10	1	H	H	H	H	3
11		H	H	H	H	2
12		H	H	H	H	2
13		H	H	H	H	4
14	1	H	H	H	H	1
15		H	H	H	H	1
16		H	H	H	H	4
17		H	H	H	H	1
18		H	H	H	H	
19		H	H	H	H	1
20		H	H	H	H	2
21	1	H	H	H	H	
22		H	H	H	H	
23	2					
24	1	H	H	H	H	1
25		H	H	H	H	
26		H	H	H	H	
27	1	H	H	H	H	4
28		H	H	H	H	
29			H	H	H	
30			H	H	H	2
31			H	H	H	

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

BLOCK	FIRE VIOLATIONS Number of Buildings	HIGH CRIME LOCATIONS Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid	PROPERTY MAINTENANCE & Commercial Code Violations
32	2		H		H	1
33	3		H		H	
34	2		H		H	
35	3		H		H	1
36			H		H	
37	3		H		H	
38	1		H		H	2
39					H	
40					H	
41	1				H	
42	2				H	3
43					H	1
44	2				H	
45					H	1
46					H	
47					H	
48					H	
49					H	1
50						
51						
52						
53						
54						
55						
TOTAL	38					59
COUNT	20	27	29	22	48	28
AVERAGE % of BLOCK	36%	49%	53%	40%	87%	51%

Notes on site conditions

BLOCK	
1	Trash, deteriorating parking lots, vacancies.
2	Street end junk, inadequate (unpaved) parking facilities, old foundations.
3	
4	Sidewalk det.
5	Trash, street-end junk, inadequate parking facilities (1601 Collins).
6	Street end trash, broken glass hazard, vacancies.
7	Sidewalk det., inadequate drainage.
8	Dumpster placement, inadequate drainage.
9	
10	Inadequate drainage.
11	Street end trash.
12	Junk. Deteriorating parking lot. Traffic on Collins.
13	
14	Broken walls, trash, inadequate drainage.
15	Trash, inadequate drainage.
16	Dumpster placement.
17	Broken fences.
18	Dumpster placement.
19	Trash.
20	Dumpster placement, vacant theater, inadequate drainage.
21	Sidewalk det., trash, vacant theater, inadequate drainage.
22	
23	
24	Broken fence, trash.
25	Trash, inadequate drainage.
26	Trash, vacant gas stations, inadequate drainage.
27	Trash.
28	-
29	
30	Trash, inadequate drainage.
31	Trash, vacancies, inadequate drainage.

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

Notes on site conditions

BLOCK	
32	
33	Sidewalk det.
34	Inadequate sidewalks, dumpsters.
35	Sidewalk det., deteriorating planters and kiosk.
36	Sidewalk det.
37	Sidewalk and planter deterioration.
38	Sidewalk det., dumpster placement.
39	
40	Sidewalk det., trash around dumpster.
41	Sidewalk det., fountain maint., unsanitary dumpster, illegal parking lot
42	Sidewalk det., dumpster placement, lack of loading zone.
43	Sidewalk det., fountain maint.
44	Sidewalk det., broken tiles, dumpsters and alley maint.
45	Sidewalk det., broken tiles.
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
TOTAL	
COUNT	
AVERAGE	

CONDITIONS SUMMARY OCTOBER 1992 MIAMI BEACH

BLOCK	BUILDING DETERIORATION (over 20%)	SITE DETERIORATION /DEFICIENCY	UNSANITARY CONDITIONS	DRAINAGE DEFICIENCY	OWNERSHIP DIVERSITY 5+/block	AVERAGE AGE OF STRUCTURES (40 years +)	NON-CONFORMING STRUCTURES Size of Units	Parking Required	Setbacks	F.A.R.	CLOSED BLDGS.	VACANT LOT
1	1	1	1	0	1	1	1	1	1	1	1	1
2	1	0	1	0	1	1	1	1	1	1	1	1
3	1	0	0	0	1	1	1	1	1	1	0	1
4	1	1	0	0	1	1	1	1	1	1	0	0
5	0	0	1	0	1	0	1	1	1	1	0	1
6	1	0	1	0	0	1	1	1	1	1	1	0
7	1	1	0	1	1	1	1	1	1	1	0	1
8	1	0	1	1	1	1	1	1	1	1	1	1
9	0	0	0	0	1	0	1	1	1	1	0	1
10	1	1	1	1	1	1	1	1	1	1	0	0
11	1	0	1	0	1	1	1	1	1	1	0	0
12	1	1	1	0	1	1	1	1	1	1	1	0
13	1	0	0	0	1	1	1	1	1	1	0	1
14	1	1	1	1	1	0	1	1	1	1	0	1
15	1	0	1	0	1	1	1	1	1	1	0	0
16	1	0	1	0	1	1	1	1	1	1	0	1
17	1	1	0	1	0	1	1	1	1	1	0	0
18	1	0	1	1	1	1	1	1	1	1	0	0
19	1	0	1	0	1	1	1	1	1	1	1	0
20	1	0	1	0	0	1	1	1	1	1	1	1
21	0	1	1	0	0	1	1	1	1	1	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0
23	1	0	0	0	0	0	0	0	0	0	0	0
24	1	1	1	0	1	1	1	1	1	1	0	1
25	1	0	1	1	0	1	1	1	1	1	0	1
26	1	0	1	0	0	1	0	0	0	0	1	1
27	1	0	1	0	1	1	1	1	1	1	1	1
28	0	0	0	0	0	0	0	1	1	1	0	0
29	0	0	0	0	0	0	1	1	1	1	0	0
30	1	0	1	1	1	0	0	1	1	1	0	1
31	1	0	1	1	0	0	1	1	1	1	0	0

CONDITIONS SUMMARY OCTOBER 1992 MIAMI BEACH

BLOCK	BUILDING DETERIORATION (over 20%)	SITE DETERIORATION /DEFICIENCY	UNSANITARY CONDITIONS	DRAINAGE DEFICIENCY	OWNERSHIP DIVERSITY 5+/block	AVERAGE AGE OF STRUCTURES (40 years +)	NON-CONFORMING STRUCTURES Size of Units	Parking Required	Setbacks	F.A.R.	CLOSED BLDGS.	VACANT LOT
32	1	0	0	0	0	0	0	1	1	1	0	1
33	1	1	0	0	1	1	1	1	1	1	0	0
34	1	1	1	0	0	1	1	1	1	1	0	0
35	1	1	0	0	1	1	0	1	0	1	0	0
36	1	1	0	0	0	1	1	1	1	1	0	0
37	1	1	0	0	1	1	0	1	0	1	0	0
38	1	1	1	0	0	1	0	1	0	1	0	0
39	1	0	0	0	0	0	0	1	1	1	1	0
40	1	1	1	0	0	0	1	1	1	1	0	0
41	1	1	1	0	1	0	0	1	1	1	0	1
42	1	1	1	0	0	0	0	1	0	1	0	0
43	1	1	1	0	1	0	1	1	1	1	0	0
44	0	1	1	0	0	0	0	1	0	1	0	0
45	1	1	0	0	1	0	1	1	1	1	0	1
46	0	0	0	0	0	0	0	1	0	1	0	0
47	1	0	0	0	1	0	0	1	1	1	0	1
48	1	0	0	0	0	0	0	1	1	1	0	1
49	1	0	0	0	0	0	1	1	1	1	0	1
50	1	0	0	0	0	0	0	0	0	0	0	0
51	1	0	0	0	0	0	0	0	0	0	1	0
52	0	0	0	0	0	0	0	0	0	0	0	0
53	0	0	0	1	0	0	0	1	0	0	0	0
54	0	0	0	0	0	0	0	0	0	0	0	0
55	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	43	21	28	10	27	28	33	47	40	46	11	22
COUNT												
AVERAGE												

CONDITIONS SUMMARY

OCTOBER 1992 MIAMI BEACH

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid	PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	DETERIORATION OR AT LEAST THREE OTHERS	BLOCK
1	0	1	0	0	1	1	14	YES	1
2	0	1	0	0	1	1	13	YES	2
3	1	1	0	0	1	1	12	YES	3
4	1	1	0	0	1	1	12	YES	4
5	1	1	0	0	1	1	11	YES	5
6	0	1	0	0	1	1	11	YES	6
7	1	1	0	0	1	1	14	YES	7
8	1	1	0	0	1	1	15	YES	8
9	0	1	1	1	1	0	10	YES	9
10	1	1	1	1	1	1	16	YES	10
11	0	1	1	1	1	1	13	YES	11
12	0	1	1	1	1	1	15	YES	12
13	0	1	1	1	1	1	13	YES	13
14	1	1	1	1	1	1	16	YES	14
15	0	1	1	1	1	1	13	YES	15
16	0	1	1	1	1	1	14	YES	16
17	0	1	1	1	1	1	13	YES	17
18	0	1	1	1	1	0	13	YES	18
19	0	1	1	1	1	1	14	YES	19
20	0	1	1	1	1	1	14	YES	20
21	1	1	1	1	1	0	12	YES	21
22	0	1	1	1	1	0	4	YES	22
23	1	0	0	0	0	0	2	YES	23
24	1	1	1	1	1	1	16	YES	24
25	0	1	1	1	1	0	13	YES	25
26	0	1	1	1	1	0	9	YES	26
27	1	1	1	1	1	1	16	YES	27
28	0	1	1	1	1	0	7	YES	28
29	0	0	1	1	1	0	7	YES	29
30	0	0	1	1	1	1	12	YES	30
31	0	0	1	1	1	0	10	YES	31

CONDITIONS SUMMARY OCTOBER 1992 MIAMI BEACH

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid	PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	DETERIORATION OR AT LEAST THREE OTHERS	BLOCK
32	1	0	1	0	1	1	9	YES	32
33	1	0	1	0	1	0	11	YES	33
34	1	0	1	0	1	0	11	YES	34
35	1	0	1	0	1	1	10	YES	35
36	0	0	1	0	1	0	9	YES	36
37	1	0	1	0	1	0	9	YES	37
38	1	0	1	0	1	1	10	YES	38
39	0	0	0	0	1	0	6	YES	39
40	0	0	0	0	1	0	8	YES	40
41	1	0	0	0	1	0	10	YES	41
42	1	0	0	0	1	1	8	YES	42
43	0	0	0	0	1	1	10	YES	43
44	1	0	0	0	1	0	6	YES	44
45	0	0	0	0	1	1	10	YES	45
46	0	0	0	0	1	0	3	YES	46
47	0	0	0	0	1	0	7	YES	47
48	0	0	0	0	1	0	6	YES	48
49	0	0	0	0	1	1	8	YES	49
50	0	0	0	0	0	0	1	YES	50
51	0	0	0	0	0	0	2	YES	51
52	0	0	0	0	0	0	0		52
53	0	0	0	0	0	0	2		53
54	0	0	0	0	0	0	0		54
55	0	0	0	0	0	0	0		55
TOTAL	20	27	29	22	48	28	530	51	
COUNT							55		
AVERAGE							9.6		

DIVERSITY OF OWNERSHIP

Excessive diversity of ownership is recognized as a condition which inhibits the assembly of land for redevelopment, and makes the use of redevelopment powers necessary in order to facilitate reinvestment. The Florida Redevelopment Act refers to "diversity of ownership ... which prevent(s) the free alienability of land within the deteriorated or hazardous area."

The standard used in this study is that any block having five or more ownership parcels is considered to display excessive diversity of ownership. Using that standard, 27 blocks, which is 49% of all blocks in study area, had excessive diversity of ownership. The dispersal of ownership diversity is shown by block in *Figure 6: Ownership Diversity.*

AGE OF STRUCTURES

Blocks where the average age of buildings was 40 years or more, were identified as having aged structures. In the study area, 28 blocks (51% of all blocks in the area) met the criteria of average building age of 40 years or more. The location of those blocks is shown in *Figure 7: Average Age of Structures.*

NON-CONFORMING STRUCTURES: SIZE OF UNITS

Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code standards. In the study area, 33 blocks (60% of all blocks in the area) included dwelling units whose size is non-conforming to the local code, based upon information provided by City staff. The location of those blocks is shown in *Figure 8: Non-Conforming Structures: Size of Units.*

NON-CONFORMING STRUCTURES: SETBACKS

Blocks where some building setbacks do not meet minimum standards of the local zoning code.

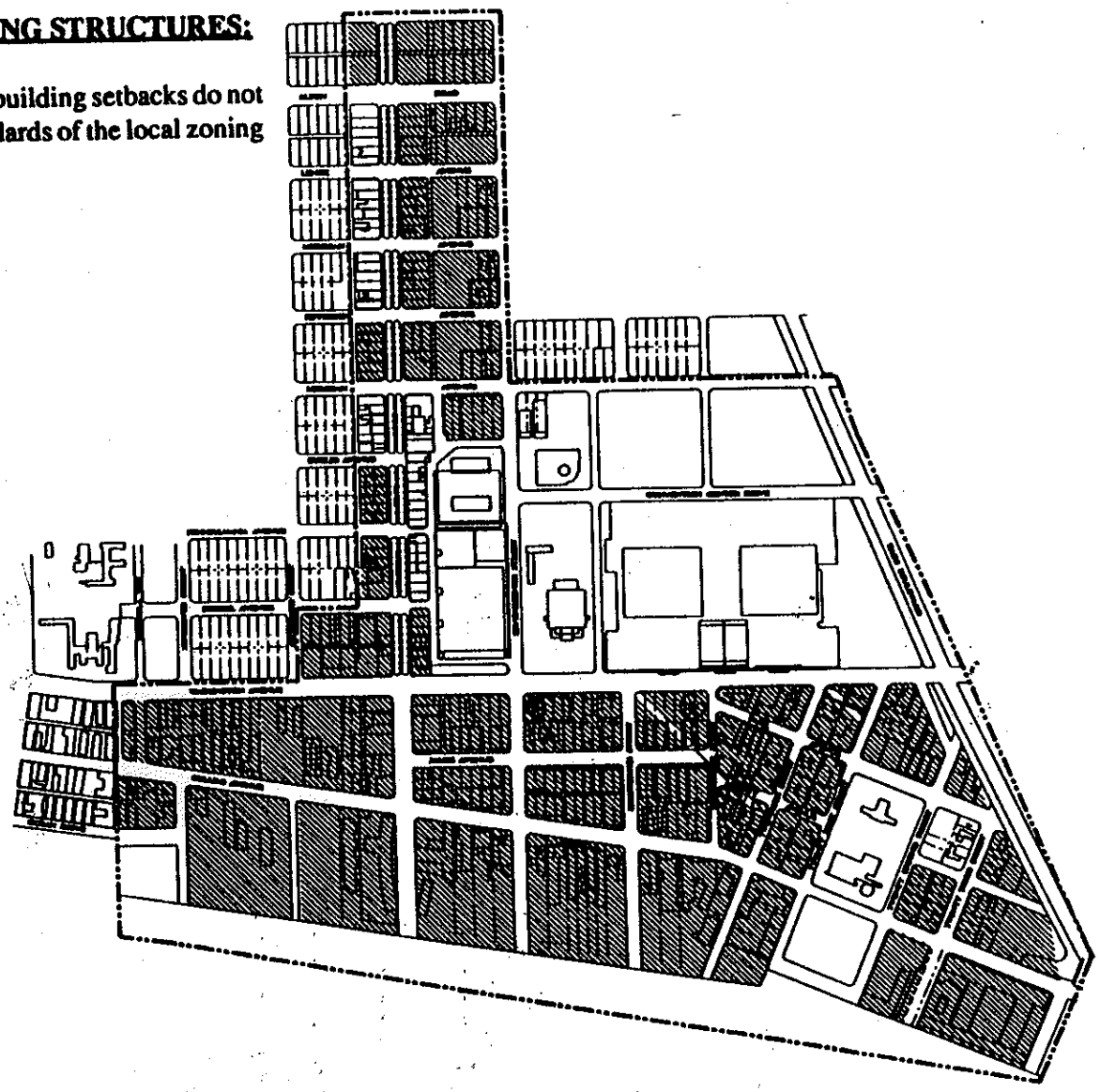

FIGURE 10
NON CONFORMING STRUCTURES

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CASILLA & ASSOCIATES

NON-CONFORMING STRUCTURES:
F.A.R.
Blocks where some buildings do not meet minimum code standards.

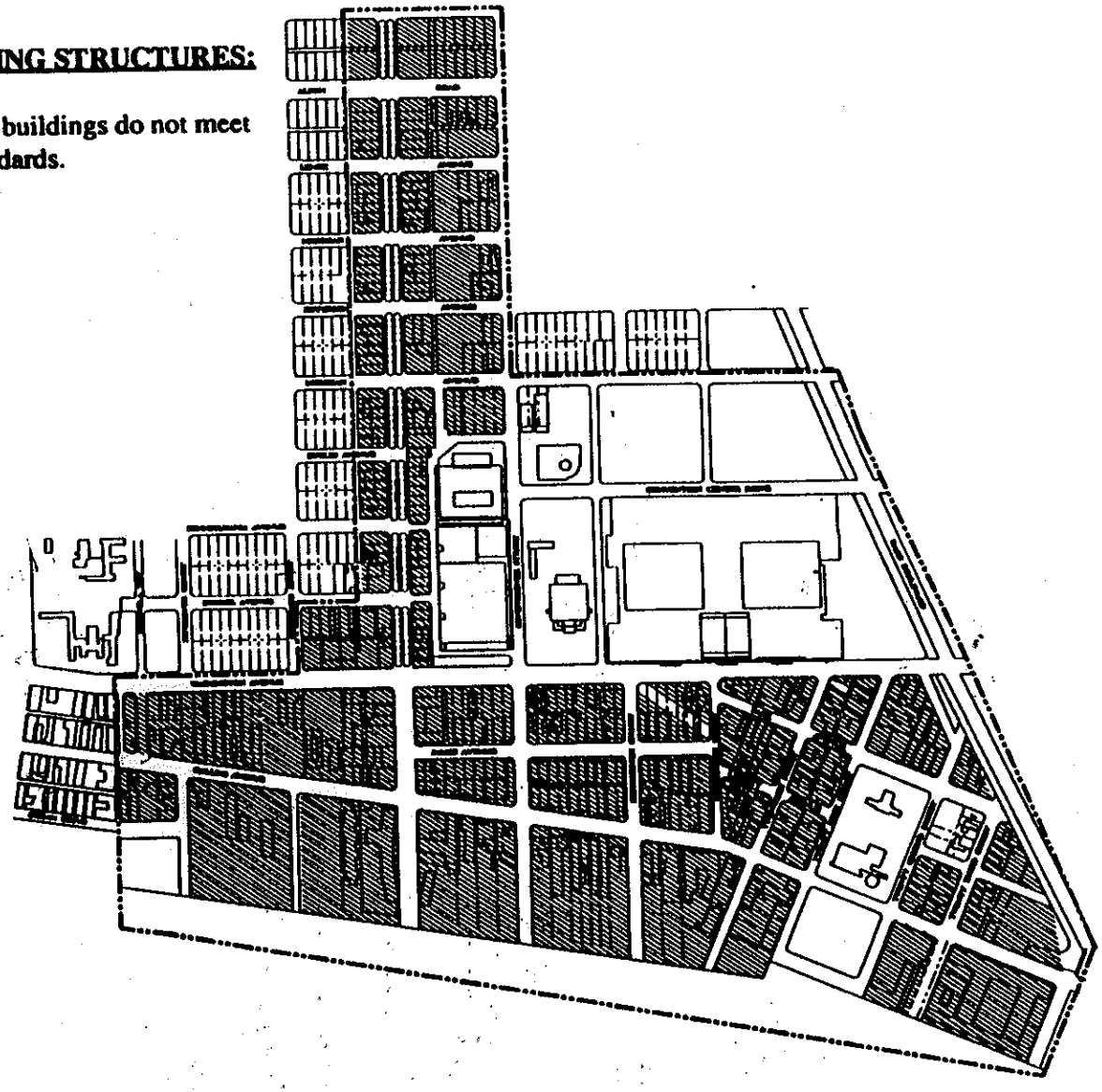

FIGURE 11
NON-CONFORMING STRUCTURES
F.A.R.

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CASELLA & ASSOCIATES

CLOSED BUILDINGS

Blocks which include closed buildings.

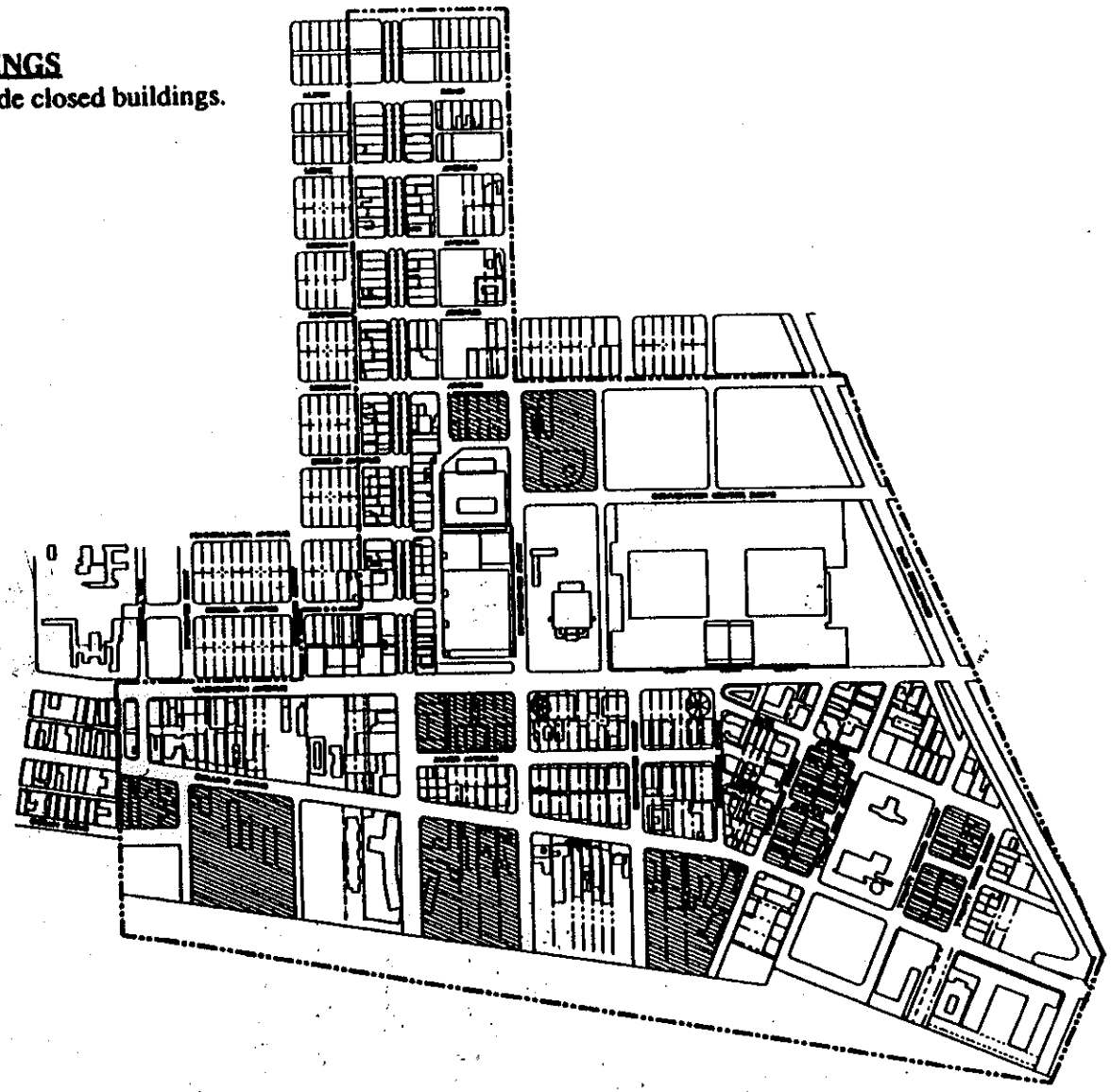

FIGURE 12
CLOSED BUILDINGS

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CASILLA & ASSOCIATES

NON-CONFORMING STRUCTURES: PARKING REQUIRED

Non-conforming parking facilities were identified in blocks where off-street parking provided for some buildings does not meet minimum code standards. In addition, a finding was made that the convention center will need additional parking in the future, based on the Miami Beach Parking and Traffic Study.[2]

In the study area, 47 blocks (85% of all blocks in the area) included buildings that are non-conforming to parking requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 9: Non-Conforming Structures: Parking Required.*

NON-CONFORMING STRUCTURES: SETBACKS

Non-conforming setbacks were identified in blocks where some building setbacks do not meet minimum standards of the local zoning code. In the study area, 40 blocks (73% of all blocks in the area) included buildings that are non-conforming to setback requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 10: Non-Conforming Structures: Setbacks.*

NON-CONFORMING STRUCTURES: F.A.R.

Non-conforming floor area ratio (F.A.R.) was identified in blocks where some buildings do not meet minimum code standards. In the study area, 46 blocks (84% of all blocks in the area) included buildings that are non-conforming to F.A.R. requirements the zoning code, based upon information provided by the city staff. Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

---

2 Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

VACANT LOTS

Blocks which include vacant lots.

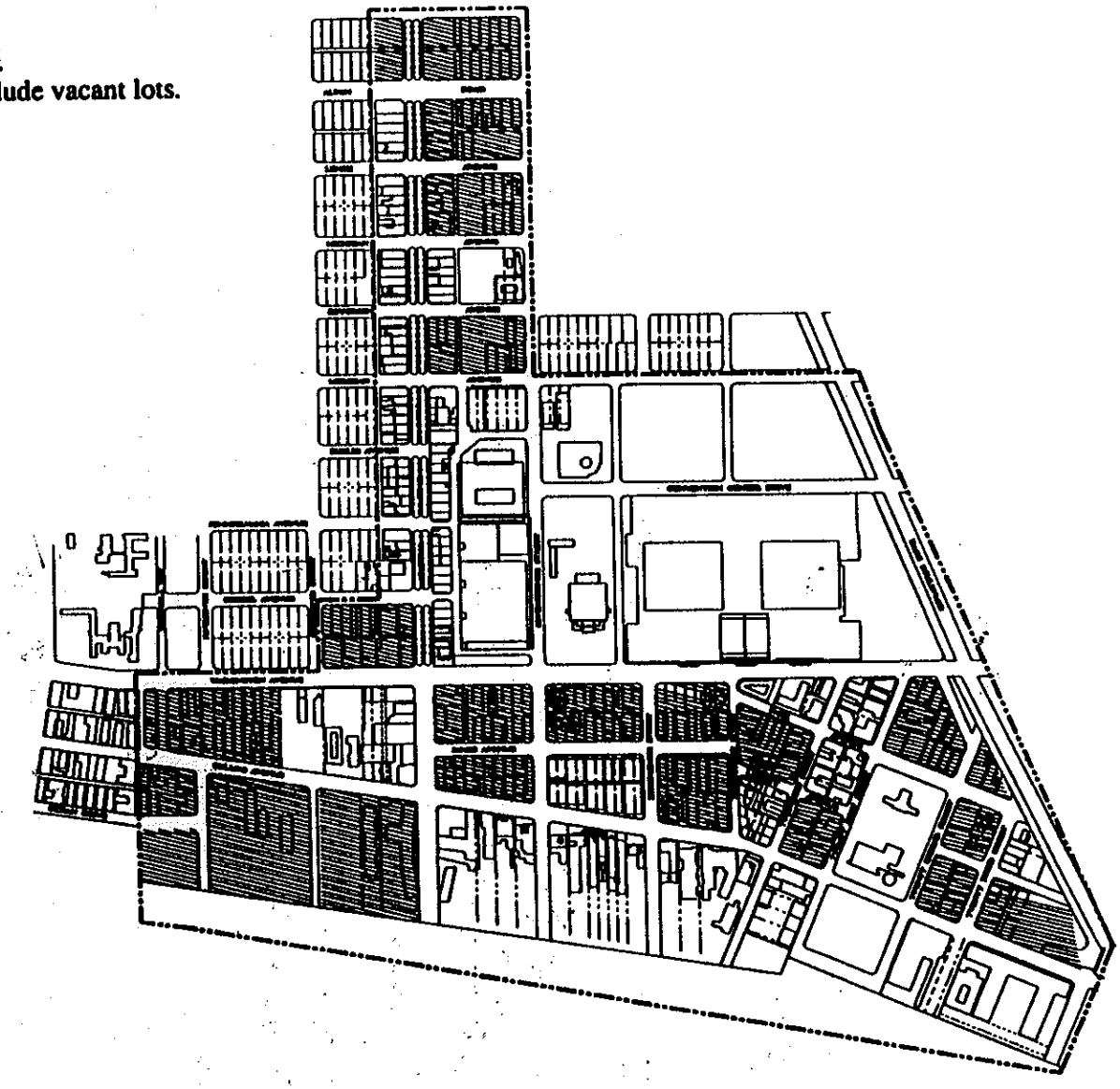

FIGURE 13
VACANT LOTS

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

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VIOLATIONS OF FIRE CODE

Blocks which contain buildings with recent violations of the fire code.

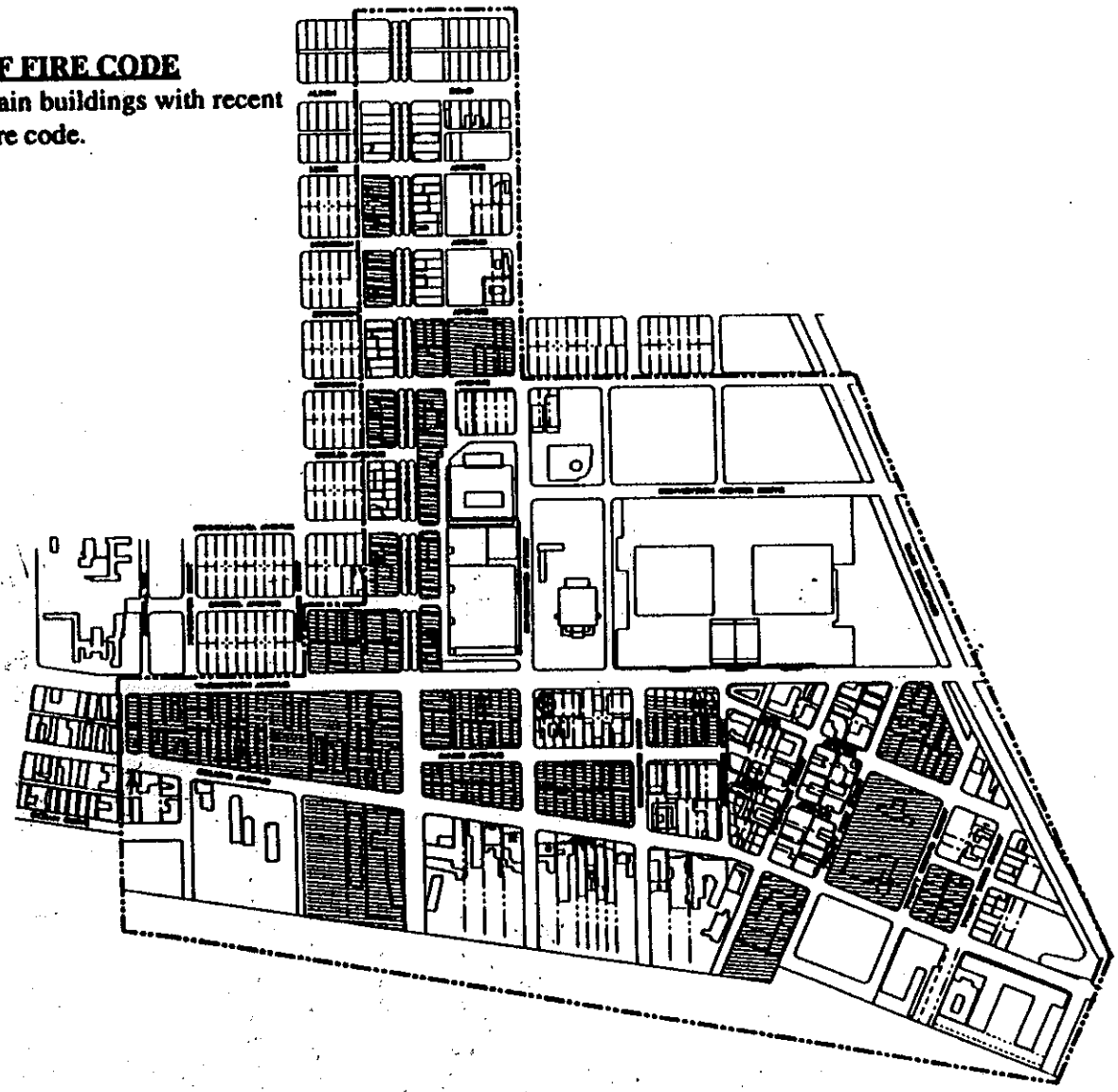

FIGURE 14
FIRE VIOLATIONS

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
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Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

CLOSED BUILDINGS

Closed buildings indicate economic disuse and obsolescence. In the study area, 11 blocks (20% of all blocks in the area) included vacant buildings, based upon information provided by the city staff. The location of those blocks is shown in *Figure 12: Closed Buildings.*

VACANT LOTS

Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills. In the study area, 22 blocks (40% of all blocks in the area) included vacant lots, based upon information provided by the city staff. The location of those blocks is shown in *Figure 13: Vacant Lots.*

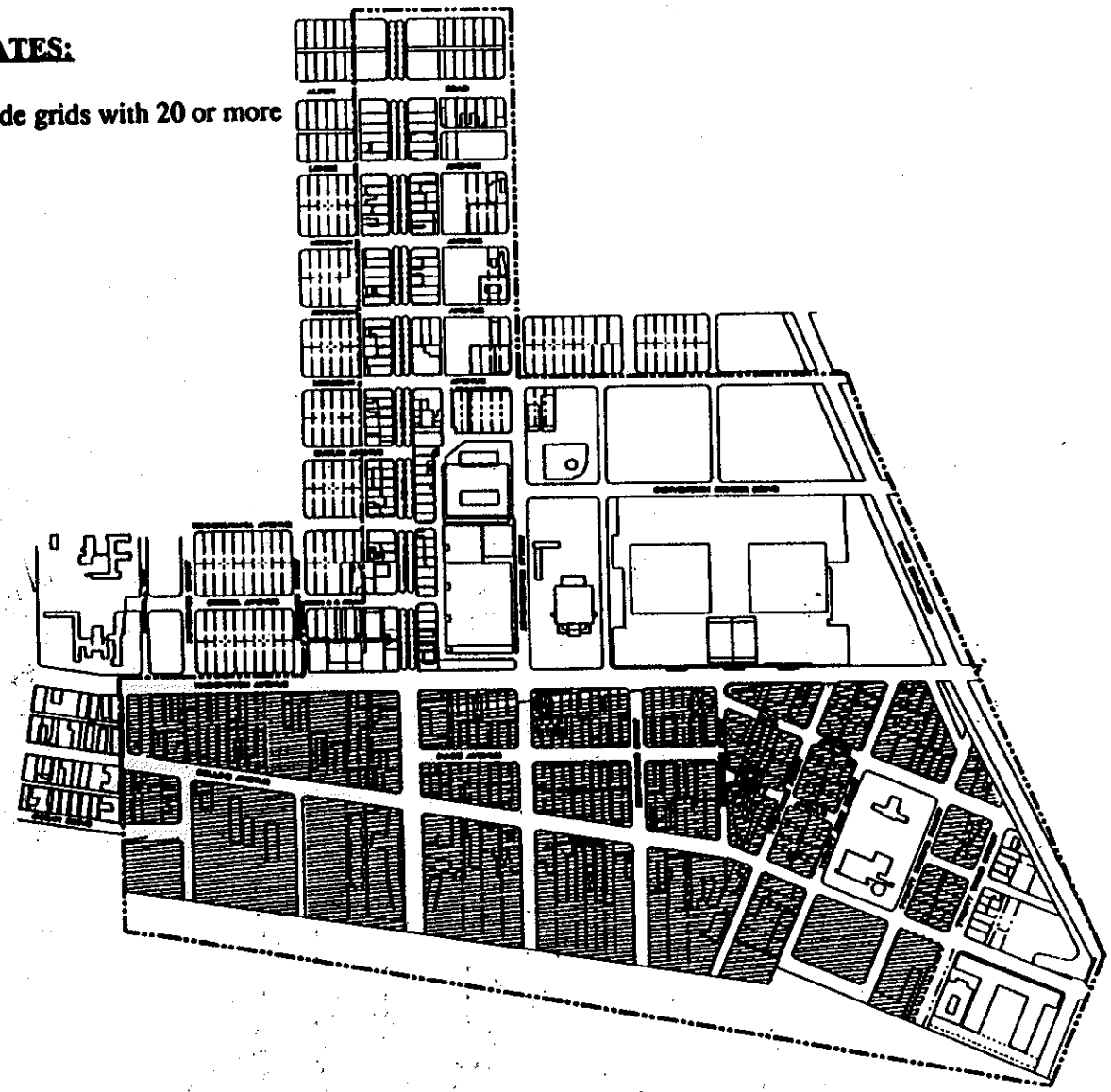
VIOLATIONS OF FIRE CODE

Violations of fire code are dangerous to life and property. In the study area, 20 blocks (36% of all blocks in the area) included buildings that have recent violations of the fire code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 14: Fire Violations.*

HIGH CRIME RATES

High crime rates demonstrate a lack of public safety that inhibits sound development of the area. Information on four types of crime was provided by the

HIGH CRIME RATES:
ROBBERY
Blocks which include grids with 20 or more robberies per grid.



IGURE 15
IGH CRIME RATES
ROBBERY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for City of Miami Beach

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HIGH CRIME RATES:
BURGLARY
Blocks which include grids with 50 or more burglaries per grid.

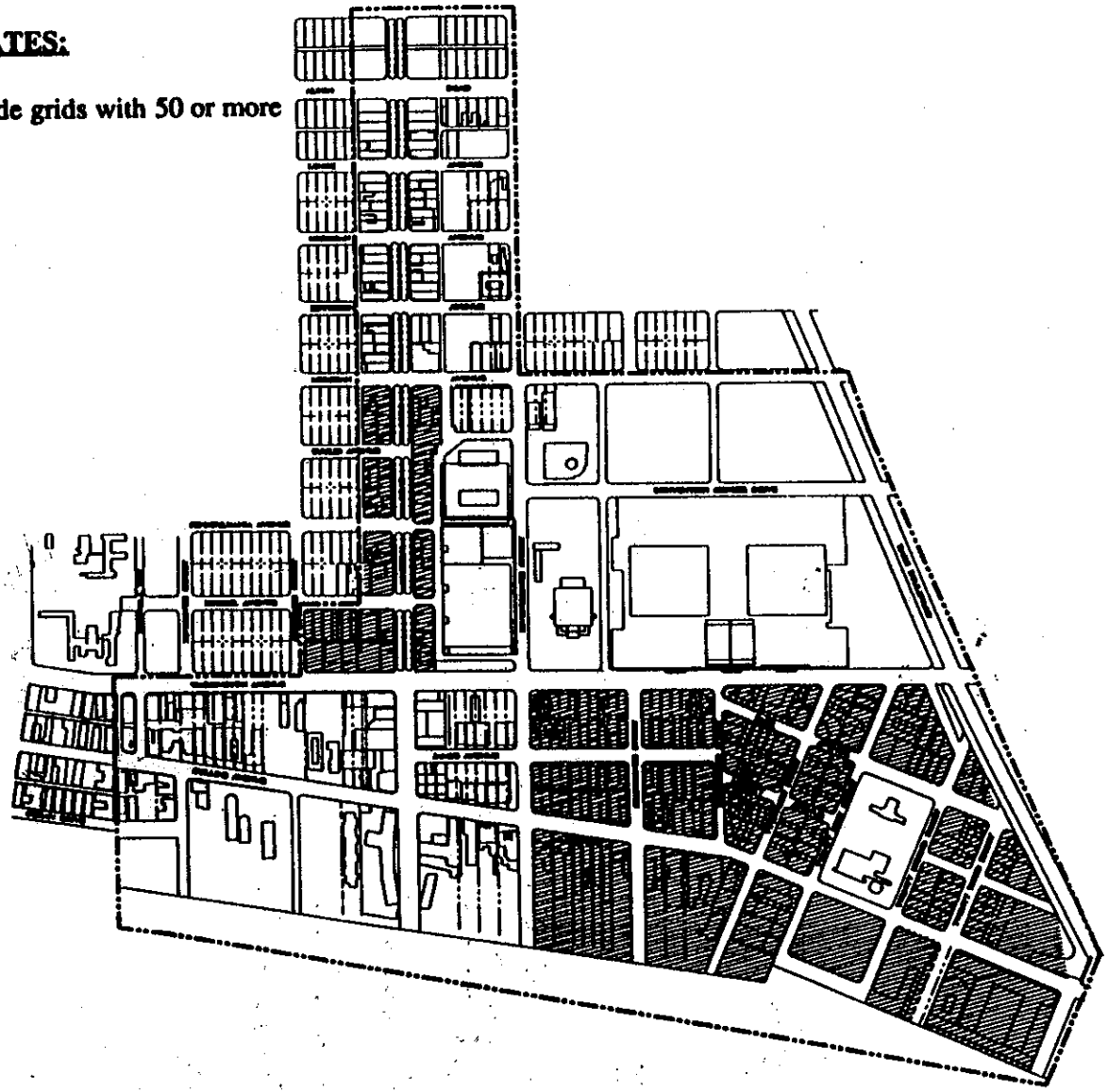

FIGURE 16
HIGH CRIME RATES
BURGLARY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
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HIGH CRIME RATES:
AUTO THEFT
Blocks which include grids with 40 or more auto thefts per grid.

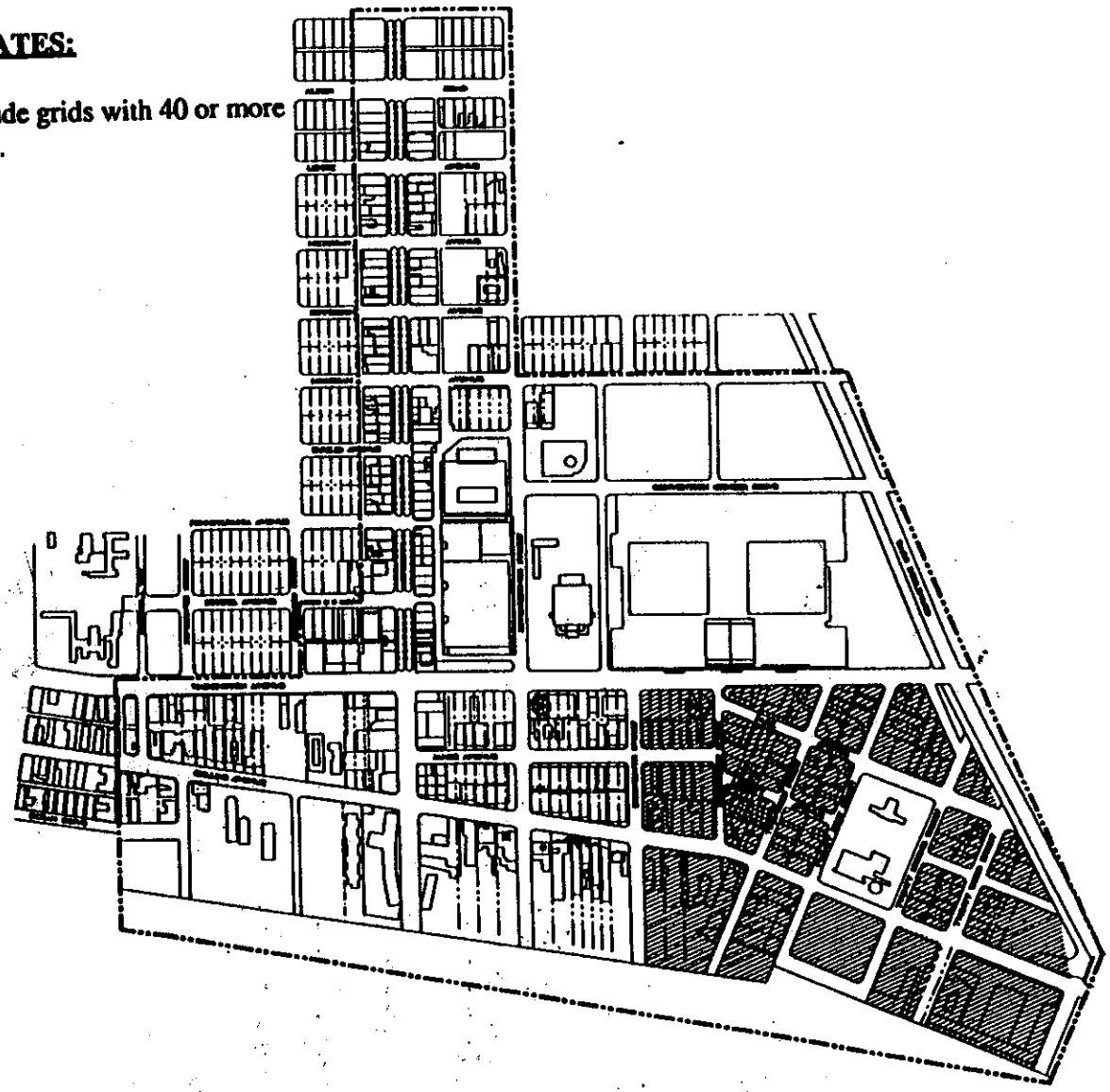

FIGURE 17
HIGH CRIME RATES
AUTO THEFT

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

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HIGH CRIME RATES:
AUTO BURGLARY
Blocks which include grids with 80 or more auto burglaries per grid.

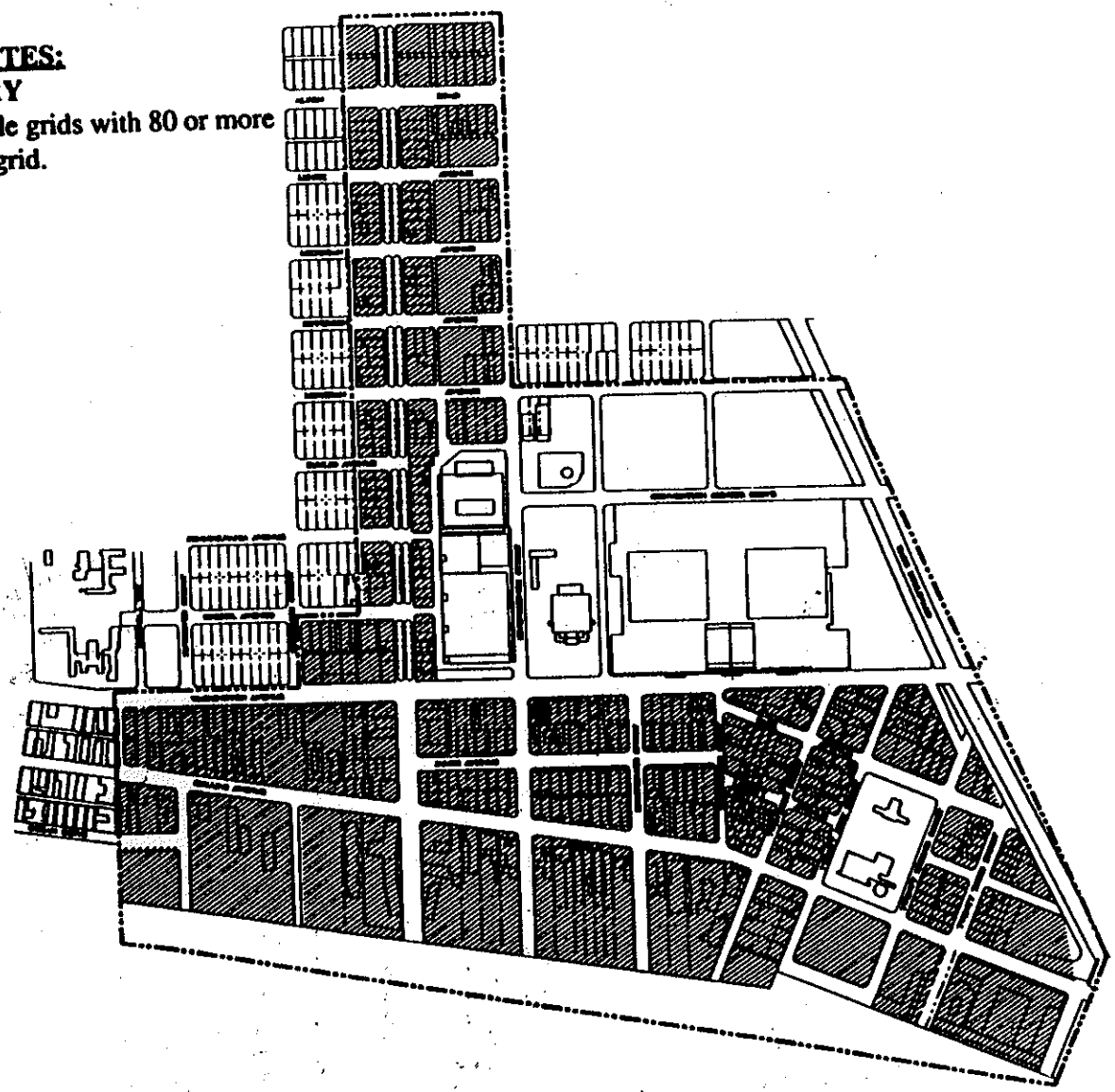

FIGURE 18
HIGH CRIME RATES
AUTO BURGLARY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for City of Miami Beach

WALLACE ROBERTS & TODD

CASELLA & ASSOCIATES

Miami Beach Police Department: robbery, burglary, auto theft, and auto burglary.[3] During the period from January 1st to September 15th, 1992, 800 major crimes occurred in the proposed Historic Convention Village Redevelopment Area. This was 12% of the city's major crime, committed in an area that has 9% of the city's population.

Compounding the crime problem is a streetlight system that is below standard, in extremely poor condition, and subject to frequent outages. According to a report from the city public works department, the entire area needs to be upgraded, both in terms of light levels and conditions of equipment.[4]

Crime is tracked in the city by manageable geographic sections called "grids". The police department report concludes that the historic convention village study area is among the highest, in major crime, of all grids in the city.

Robbery

The highest robbery grid in the city is in the historic convention village study area, and the top six robbery grids are either part of the historic convention village study area or in close proximity to it. Twenty-four percent of all robberies in the city occurred in the historic convention village study area.

In the study area, 27 blocks (49% of all blocks in the area) were included in grids that had more than 20 robberies per grid. The location of those blocks is shown in *Figure 15: High Crime Grids - Robbery*.

---

3 Report entitled "Convention Village Redevelopment Area Crime Data", by the Miami Beach Police Department, September 30, 1992.

4 Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

Burglary

The highest burglary grid in the city is part of the historic convention village study area. The second highest burglary grid in the city is adjacent to the study area, and the third highest grid is part of the study area.

In the study area, 29 blocks (53% of all blocks in the area) were included in grids that had more than 50 burglaries per grid. The location of those blocks is shown in *Figure 16: High Crime Grids - Burglary.*

Auto Theft

The highest auto theft grid in the city is part of the historic convention village study area. Three of the top ten auto theft grids in the city are in the historic convention village study area.

In the study area, 22 blocks (40% of all blocks in the area) were included in grids that had more than 40 auto thefts per grid. The location of those blocks is shown in *Figure 17: High Crime Grids - Auto Theft.*

Auto Burglary

The highest auto burglary grid in the city is part of the historic convention village study area. Of the top four auto burglary grids in the city, two are in the historic convention village study area. Fifteen percent of all auto burglaries in the city occurred in the historic convention village study area.

In the study area, 48 blocks (87% of all blocks in the area) were included in grids that had more than 80 auto burglaries per grid. The location of those blocks is shown in *Figure 18: High Crime Grids - Auto Burglary.*

PROPERTY MAINTENANCE CODE VIOLATIONS

Blocks which contain buildings that have recent violations of the property maintenance standards of the city code.

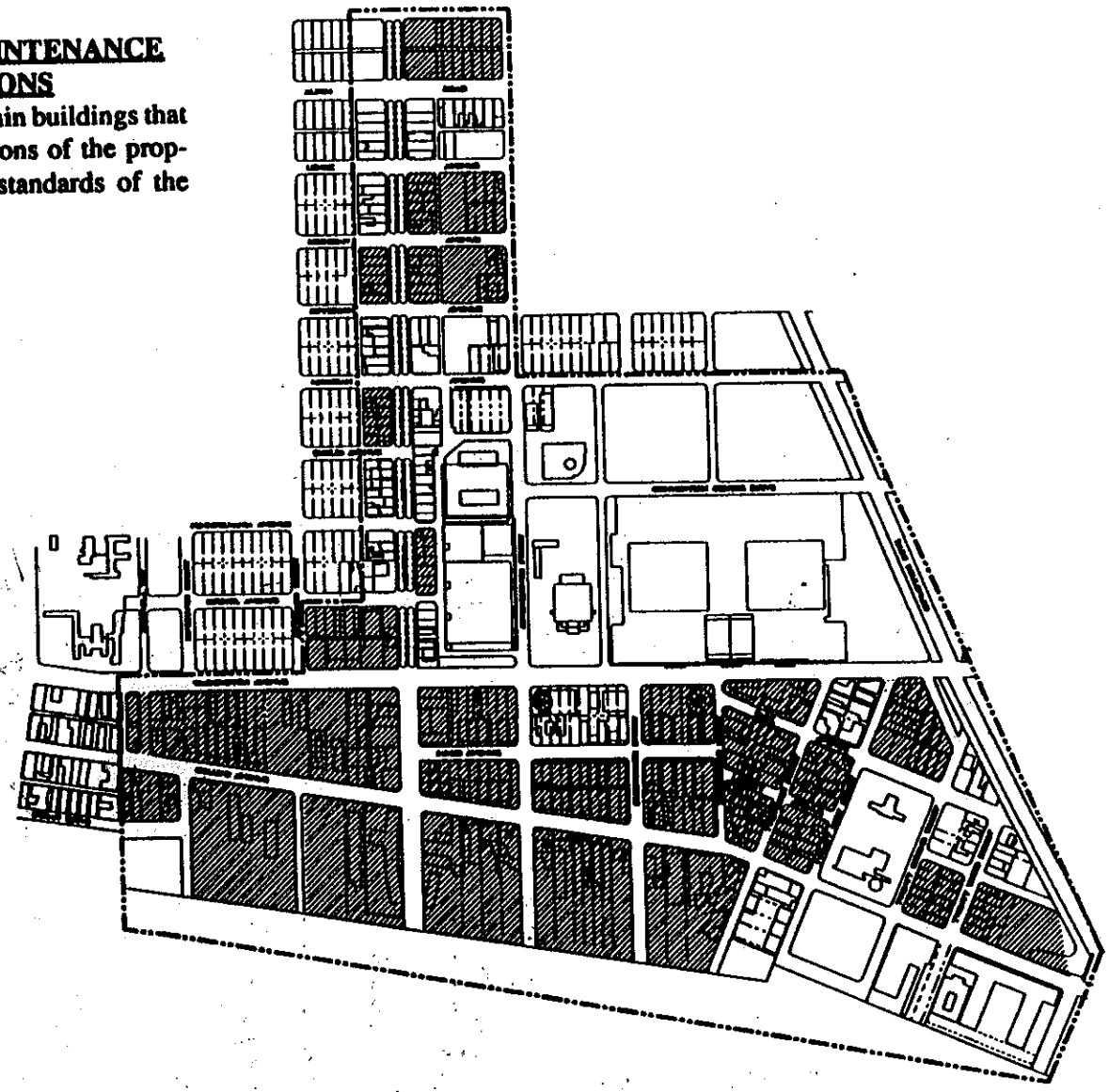

FIGURE 19
PROPERTY MAINTENANCE CODE VIOLATIONS

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CASILLA & ASSOCIATES

PROPERTY MAINTENANCE CODE VIOLATIONS

Property maintenance and commercial properties code violations demonstrate a variety of substandard conditions that inhibit sound development of the area. Examples of these violations include: damage to interior walls and ceilings, broken plaster, unsanitary conditions and vermin infestation, broken glass, peeling paint, inoperative windows, and defective electrical wiring and plumbing.

In the study area, 28 blocks (51% of all blocks) included buildings that have recent violations of the property maintenance standards of the city code. The location of those blocks is shown in *Figure 19: Property Maintenance and Commercial Code Violations.*

COMPOSITE MAP

Blocks containing deterioration or at least three other blighting conditions.

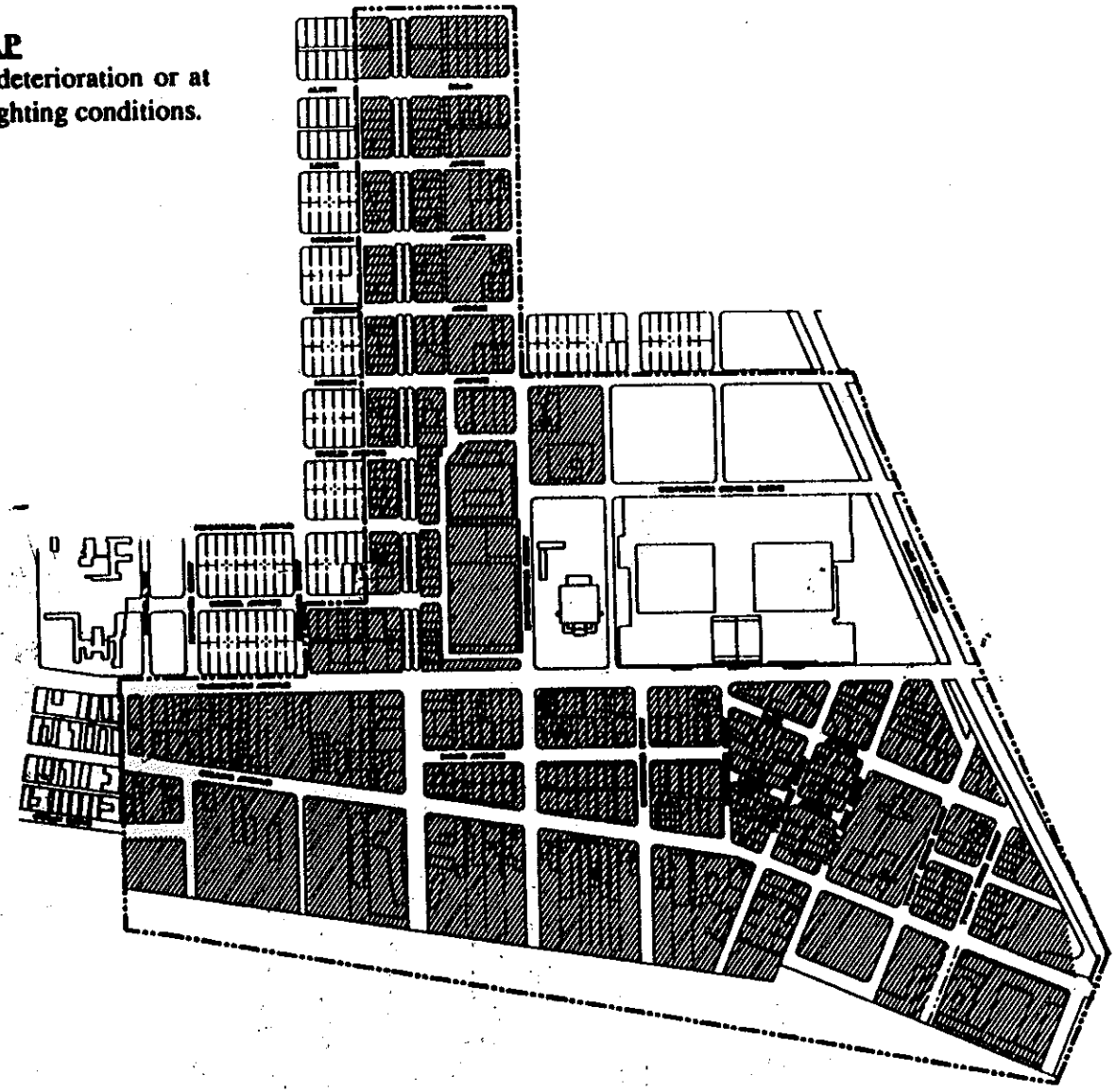

FIGURE 20
COMPOSITE MAP
(DETERIORATION OR AT LEAST THREE OTHER BLIGHTING CONDITIONS)

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

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CONCLUSION

Basis for Finding of Necessity

The necessity for redevelopment in the proposed Historic Convention Village Redevelopment Area is related to indicators of blight namely building deterioration, site deterioration, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. Information was gathered from both field observation and examination of public records and documented herein.

Blight Determination

The proposed Historic Convention Village Redevelopment Area was subjected to a test in which each block was classified as meeting or not meeting blight criteria. To meet blight criteria, a block had to have either (a) building deterioration or site deterioration, or (b) at least three of the following: unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. *Figure 20: Composite Map,* shows which blocks met this test. Of 55 blocks in the study area, 51 blocks, or 93% of all blocks, met the blight test. Most blocks (45) met more than one part of the test.

Extent of blight

As an aid in understanding the extent of blight and the interrelationship of the criteria, a series of 18 maps were prepared (Figure 2 through Figure 19). Each map shows the blocks affected by one of the 18 criteria. For example, the Figure 2 shows the 43 blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the severity of blight in the study area.

A composite map, Figure 20, shows the blocks that met the criteria of deterioration or at least three other conditions. On average each block in the study area was affected by 9.6 different blighting conditions. This shows that blight is substantial and pervasive in the proposed Historic Convention Village Redevelopment Area.

Proposed boundary

The boundary of the proposed Historic Convention Village Redevelopment Area may include the blocks found to meet the blight criteria, and any other blocks within the area that are necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that to meet future needs of the convention center, a new parking structure will be required.[5] The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

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5 Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.
3. A reasonable relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Preforming Arts (TOPA), the Convention Center, and the parking facilities that serve them are related to the economic health of the adjacent Lincoln Road Mall. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive pedestrian linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center, public buildings, and parking lots are located.

Blocks 52, 53, 54, and 55, (where the convention center, The Theater of the Preforming Arts, The Garden Center, and parking lots are located), while not meeting deterioration or other blighting criteria, may reasonably be included in the proposed redevelopment area based on the following considerations:

1. that they represent public facilities necessary to the economic health the adjacent blighted area,
2. that redevelopment funds may be need to be expended within those blocks to correct blighting conditions, and
3. that there is a reasonable relationship between those blocks and correcting blighting conditions in the adjacent area.

SUMMARY

Historic Convention Village Redevelopment Area

Conditions of Blight

Total No. of blocks in the redevelopment area: 55
Total No. of buildings in redevelopment area: 275

CONDITIONS	% OF BUILDINGS/BLOCKS	UNITS
1.Building deterioration	61% of all buildings	169 buildings
2.Site deterioratoin	38% of all blocks	21 blocks
3.Drainage deficiencies	18% of all blocks	10 blocks
4.Unsanitary conditions	51% of all blocks	28 blocks
5.Excessive diversity of ownership	49% of all blocks	12 owners (average per block)
6.Age of structures (40 years and over)	51% of all blocks	48 years (average per block)
7.Non-conforming structures by:		
-Unit size	61% of blocks contain one or more of such structures	112 buildings{1}
-Parking	85% of blocks contain one or more of such structures	231 buildings{2}
-Setbacks	73% of blocks contain one or more of such structures	139 buildings{3}
-Floor-area ratio	84% of blocks contain one or more of such structures	185 buildings{2}
8.Closed buildings	11% of blocks contain one or more of such structures	18 buildings
9.Vacant lots	40% of blocks contain one or more vacant lots	32 lots
10.Fire-Code violations	36% of blocks contain one or more of such structures	38 buildings
11.Property Maintenance and commercial-code violations	51% of blocks contain one or more of such structures	59 buildings
12.Major crimes	12% of the city's major crimes (area represents 9% of the city's population)	800 crimes (Jan/Sep, 1992)

Sub-Notes:

{1} Data available for 33 blocks
{2} Data available for 46 blocks
{3} Data available for 40 blocks