

FINDING OF NECESSITY

COMMUNITY REDEVELOPMENT AREA

JUNE 2016 ADDENDUM TO THE APRIL 2014 REPORT



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PREPARED FOR:
CITY OF MIAMI GARDENS

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

OVERVIEW

The purpose of this addendum is to refine the previous Finding of Necessity (FON) report prepared in April 2014, to include only the NW 27th Avenue Study Area.

Miami Gardens (population 107,167) is located in northern Miami-Dade County and is approximately 20 square miles in size. To the north are the cities of Miramar and West Park and unincorporated Broward County; directly south is the City of Opa-Locka and the Opa-Locka Airport; the cities of Pembroke Park and N. Miami Beach border the City to the east; and unincorporated Miami-Dade County is adjacent to its western, eastern and southern borders.

STUDY AREA DESCRIPTION

The City of Miami CRA Study Area FON report provides and analysis of the properties within the NW 27th Avenue Study Area to determine whether conditions of slum and blight exist sufficiently to merit establishment of a CRA.

For the purposes of this addendum, K&S re-analyzed one sub-area, which is identified as the NW 27th Avenue Study Area. This area is described in detail below and illustrated on **Map A**. The Study Area consists of approximately 1,046 acres or approximately 8.17% of the City (**Figure 1**) and (**Table 1**).

This sub-area is characterized by varying size lots; diversity of ownership; status of infrastructure, e.g., insufficient drainage, damaged swales, crumbling sidewalks; and relatively low land value. Several large tracts of land are vacant, notably in the northwestern corner of the Study Area and along the NW 27th Avenue Corridor.

NW 27th Avenue Study Area

This Study Area includes NW 27th Avenue between NW 215th Street (County Line Road) and SR 826 (Palmetto Expressway). It is bounded by NW 47th Avenue to the west and includes properties north of the Snake Creek Canal, excluding the residential area between NW 37th Avenue north of NW 207th Street and NW 27th Avenue and Calder Race Course and Casino to the east.

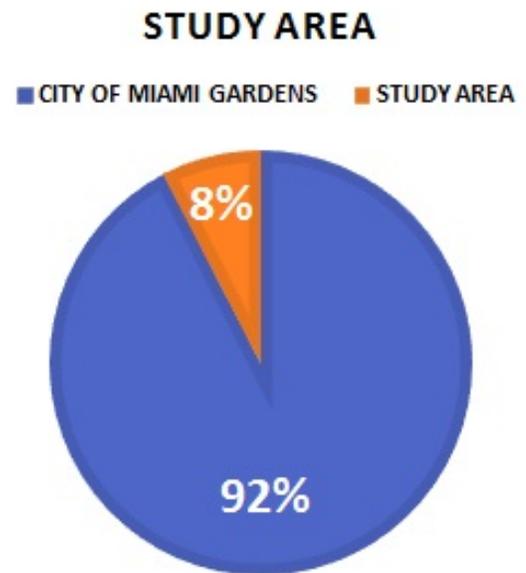


Figure 1: Study Area Comparison

Source: City of Miami Gardens and Miami-Dade Property Appraiser

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

	Square Feet	Acres	Square Miles	Percentage
City of Miami Gardens – Excluding NW 27 th Avenue	511,961,000.00	11,753.00	18.37	91.83%
NW 27 th Avenue	45,575,717.17	1,046.27	1.63	8.17%
City of Miami Gardens - Total	557,568,000.00	12,800.00	20	100.00%

Source: City of Miami Gardens and Miami-Dade Property Appraiser

The Property Appraiser's Office provides data regarding the parcels and their sizes as well as the uses of the property. This data does not necessarily match the data from the City's GIS system since waterways and some roadways are not designated within the Property Appraiser's data.

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EXISTING USES

The land uses that exist within the NW 27th Avenue Study Area are provided in **Table 2** and illustrated on **Figure 2**. These figures are derived from the Property Appraiser data provided for this analysis. The largest component of the land uses are commercial properties with nearly 35 percent allocated to that use.

Residential uses comprise 29 percent of the land uses within the total Study Area and is generally evenly divided between Single Family and Multi-Family. There is also a large amount of Vacant or Undeveloped land in the Study Areas. These properties could be used for either commercial or residential uses.

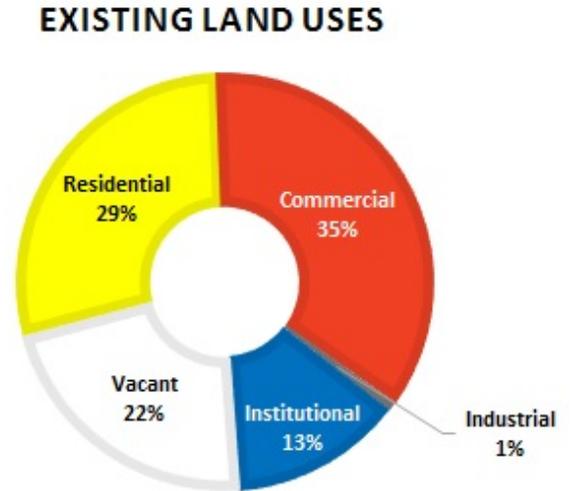


Figure 2: Existing Uses

Source: City of Miami Gardens and Miami-Dade Property Appraiser

The Vacant or Undeveloped properties offer the most significant opportunity for economic development, particularly the large sites that are available. The Vacant or Undeveloped property is located primarily in the 27th Avenue Study Area.

Category	NW 27 th Avenue
Single Family	134.88
Multi Family	164.2
Commercial	369.51
Industrial	7.96
Institutional	139.52
Vacant or Undeveloped	230.2
Total Acres	1,046.27
Percent Total by Study Area	61.50%

Source: City of Miami Gardens and Miami-Dade Property Appraisers

The area designated for analysis contains primarily Commercial and Industrial Land Uses. This is consistent with typical CRA area establishment and planning since the programs are generally designated for those uses. CRA planning is unlike general municipal planning, where a balanced mixture of residential and non-residential uses are proposed.

LAND USE

The City of Miami Gardens adopted Land Use Plan designates the majority of the NW 27th Avenue Study Area as Commerce and single family residential. Below is the Future Land Use Map with the FON boundary overlaid. The area of the Commerce designation can be described as along the transportation corridors and the industrial area, with a large vacant area in the northwest quadrant of the city. The balance of the NW 27th Avenue Study Area is designated Neighborhood which is described as mixed-use, primarily low to medium density residential with small scale neighborhood commercial. The Future Land Use Map has one special designation: NW 27th Avenue Corridor. The area on the southwest quadrant of the intersection of NW 183rd Street and NW 27th Avenue is designated as “Town Center Area”.

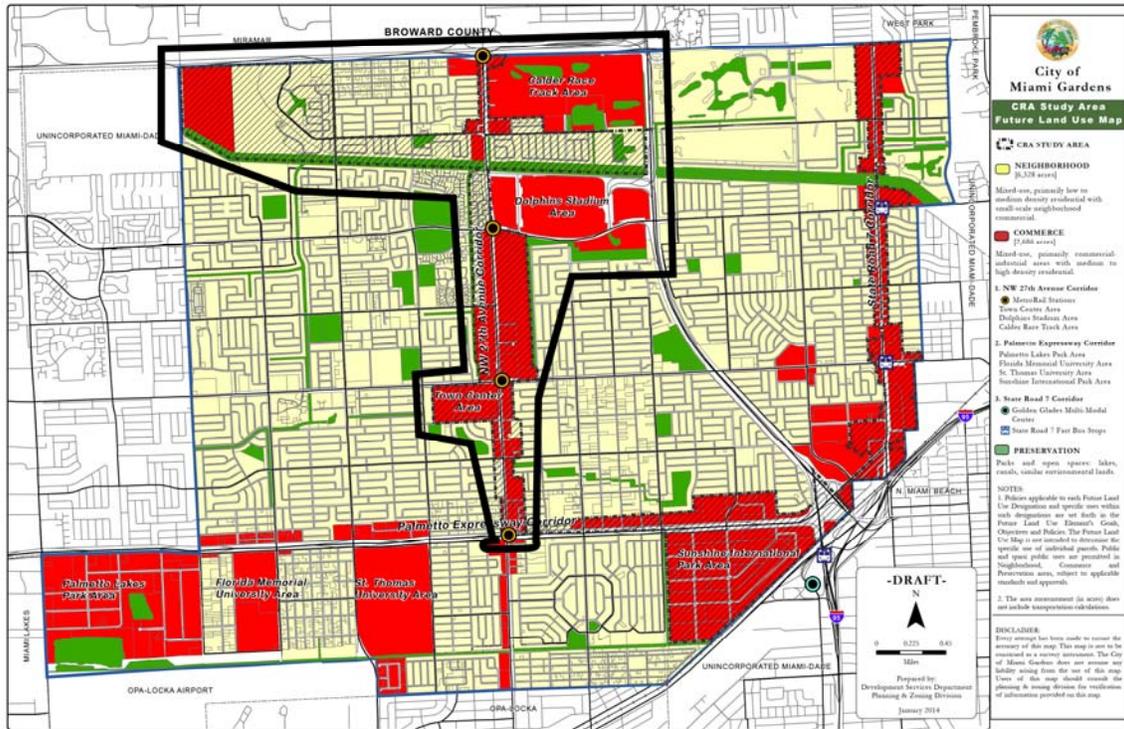
ZONING

The zoning classifications for the properties within the NW 27th Avenue Study Area are illustrated on the map below. The classifications follow the adopted Land Use designations. The transportation corridors are primarily designated PCD-Planned Corridor Development. The Town Center Area designated on the Land Use Map has a corresponding designation of TCO-Town Center Overlay which includes all four quadrants of NW 27th Avenue and NW 183rd Street. The residential zonings within the Study Area are R-1 (single Family), R-2 (Two Family), and R-15, 25 and 50 (Multi-Family). Other minor designations include: Neighborhood Commercial and Government Property.

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Land Use Map

Revised FON study area under this addendum



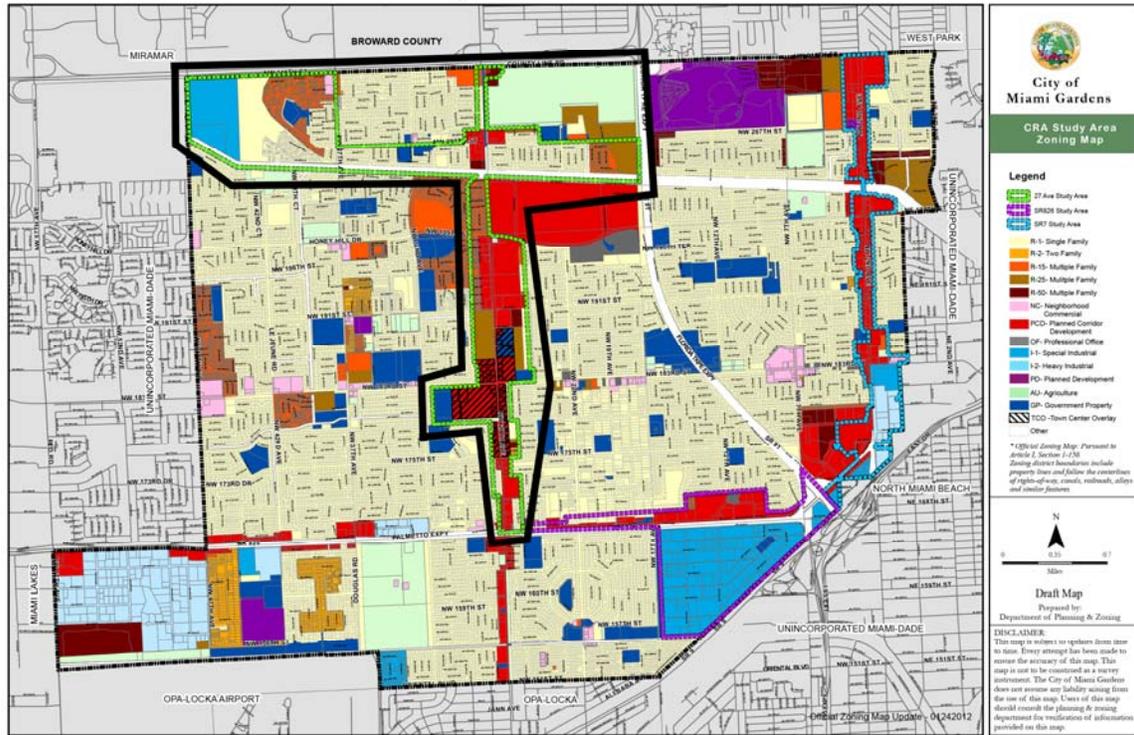
Source: City of Miami Gardens

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FINDING OF NECESSITY 27TH AVENUE STUDY AREA

Zoning Map

Revised FON study area under this addendum



Source: City of Miami Gardens

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A. Socio- Economic Conditions

Race/Ethnicity

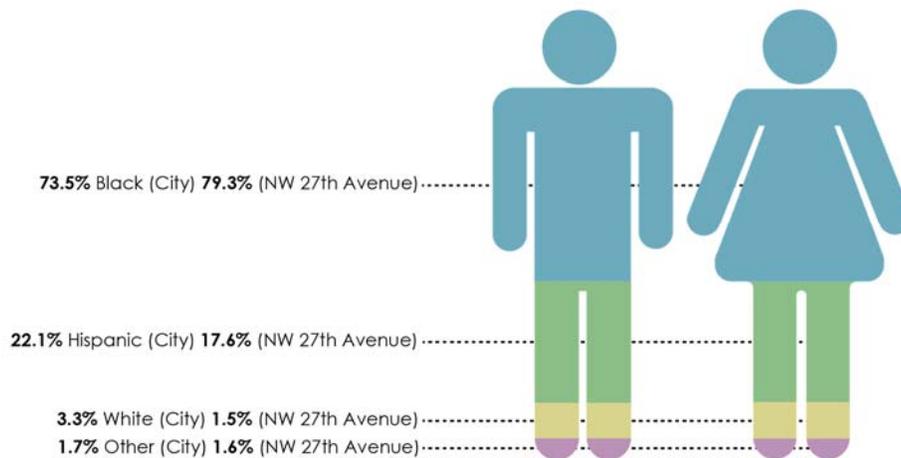


Figure 3: Population Demographics

Source: American Community Survey, 2007-2011

Based on the 2010 U.S. Census, the City of Miami Gardens had a population of 107,167. The proposed NW 27th Avenue Study Area is based on Census Block Group Data translated into a population of 24,976, or 23 percent of the city. This is contrasted with the Study Area being only 7.15 percent acreage of the city. The breakdown of the population race/ethnicity, based on the U.S. Census, indicates that the Study Area is consistent with the data for the entire city. **Figure 3** depicts the racial/ethnic comparison between the City and NW 27th Avenue Study Area.

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Income

As illustrated in **Figure 4**, the median household income for the Study Area is \$43,375.

MEDIAN HOUSEHOLD INCOME

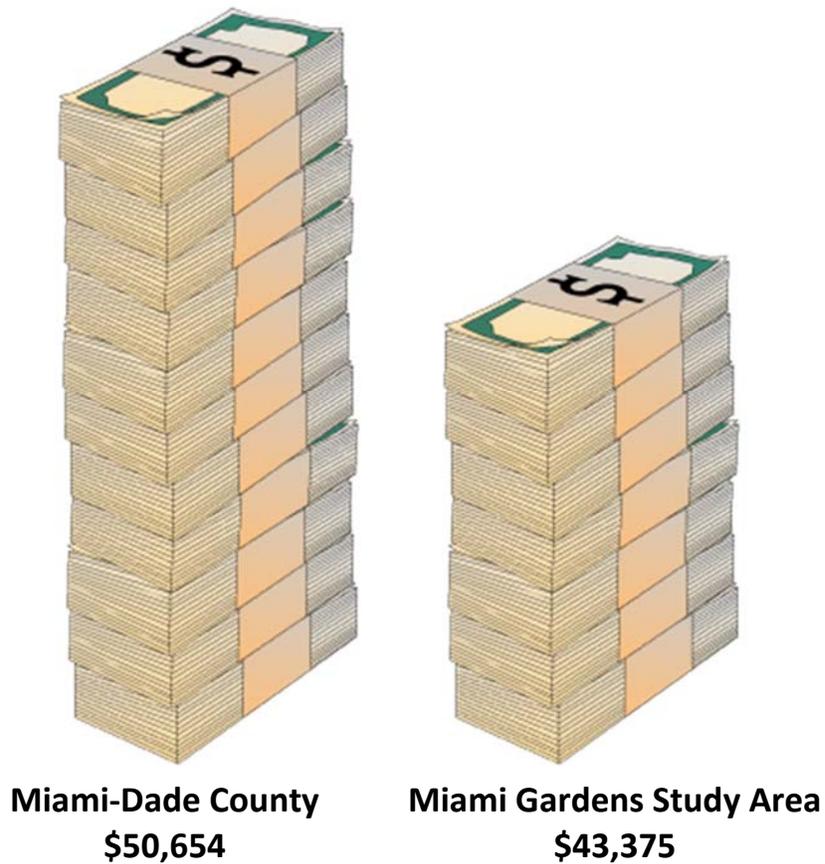


Figure 4: Median Household Income

Source: American Community Survey, 2007-2011

Poverty Level

Poverty level is one indicator of the economic hardship in the community. According to the American Community Survey, 21 percent of individuals are below the poverty level in the City (see **Figure 5**). This is in comparison to 19.1 percent in Miami-Dade County. Based on the similar demographic information, it is reasonable to assume the same contrast exists within the NW 27th Avenue Study Area.

INDIVIDUALS BELOW POVERTY LEVEL

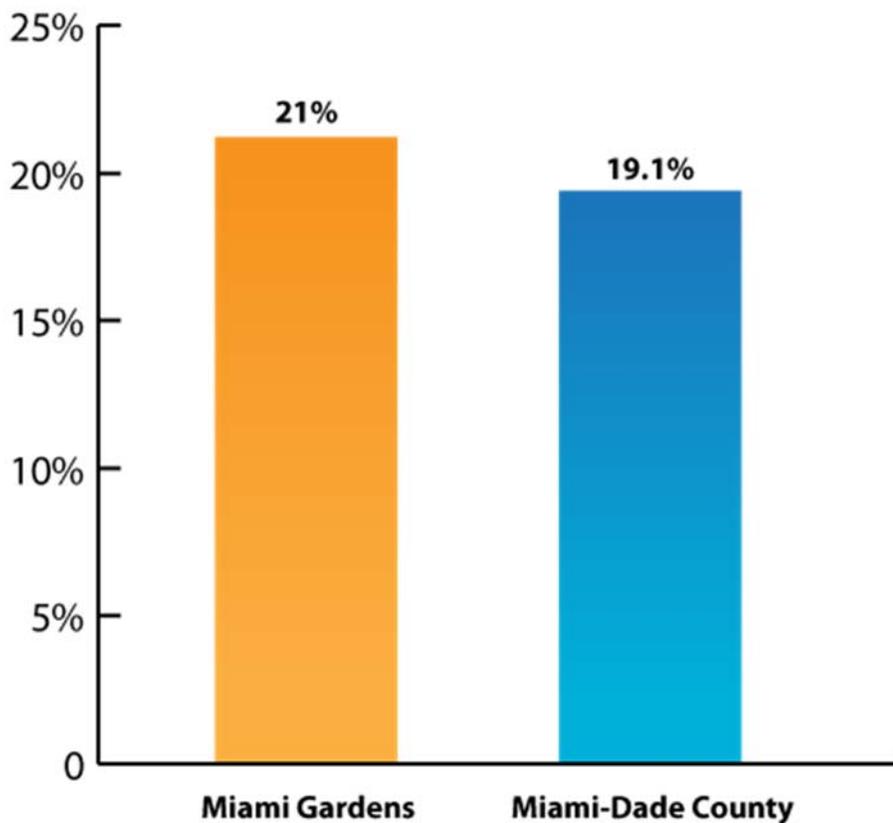


Figure 5: Poverty Level
American Community Survey, 2007-2011

Education

The City of Miami Gardens has a slightly higher education attainment rate than Miami-Dade County. **Table 3** illustrates the education comparison.

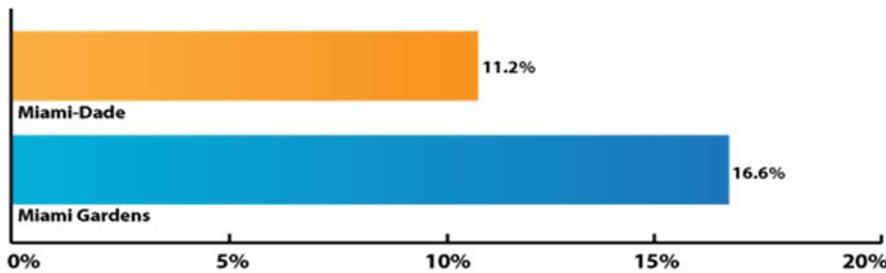
Table 3: Educational Attainment				
	Less than High School Graduate	High School Graduate	Some College or Associate Degree	Bachelor Degree or Higher
City of Miami Gardens	18.7 %	15.7 %	15.2 %	7.8%
Miami-Dade County	15.3 %	12.2 %	10.0 %	5.9 %

Source: American Community Survey, 2007-2011

Employment

Slightly higher educational level, however, has not translated into employment. The City of Miami Gardens unemployment rate is significant compared to Miami-Dade County. For the population segment between the ages of 20 to 24, the unemployment rate in Miami Gardens is 30.5 percent, contrasted to Miami-Dade at 17 percent See **Figure 6**.

OVERALL UNEMPLOYMENT RATE



UNEMPLOYMENT RATE 20-24 YEARS

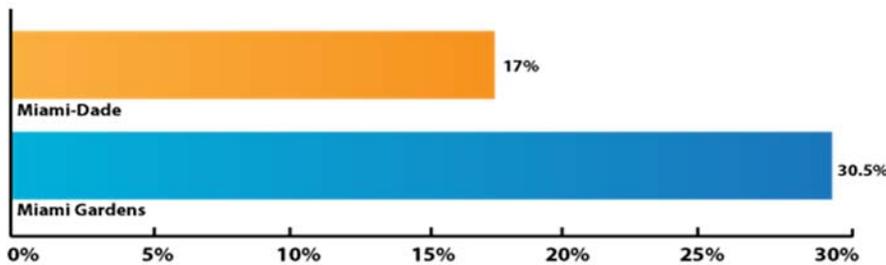


Figure 6: Unemployment Rate
Source: American Community Survey, 2007-2011

B. Site and Structure Conditions

Age of Structures

The majority of structures (39%), both residential and commercial, within the NW 27th Avenue Study Area were constructed from 1950-1970 (see **Figure 7**). The useful life of any building is 30 years. Redevelopment will provide modern, cost-efficient buildings.

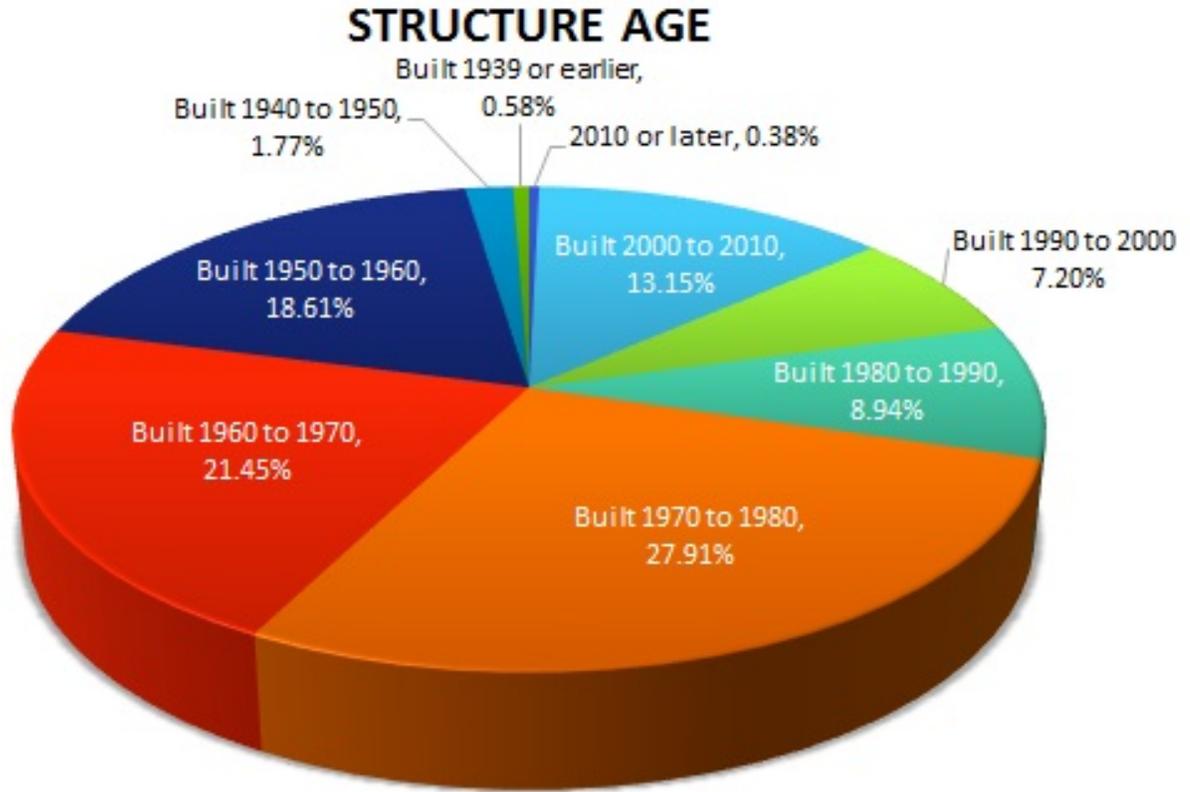


Figure 7: Structure Age

Source: City of Miami Gardens and American Community Survey, 2007-2011

Aggregated Assessed Valuation

Although property valuations have improved considerably since 2010, as reported by the Miami-Dade Property Appraiser, the 2012-2013 taxable values within the City still lag behind Miami-Dade County. See **Figure 8**.

TAXABLE VALUE PERCENT COMPARISON

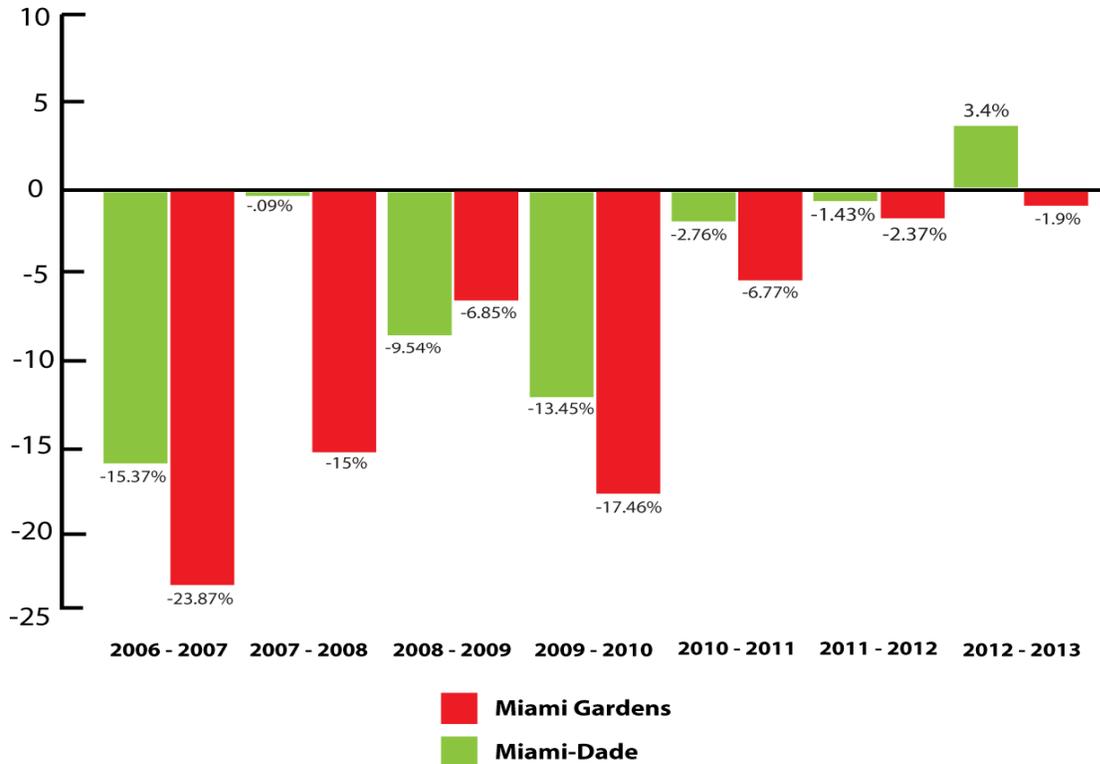


Figure 8: Aggregated Assessed Valuation
 Source: Miami-Dade Property Appraiser

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Vacancy

The 2010 Census data for the City of Miami Gardens identified occupied housing units at 94 percent. The Block Group data extrapolated for the NW 27th Avenue Study Area indicates a lower occupancy rate of 86 percent. **Figure 9** illustrates these home occupancy rates. The lower occupancy rate, coupled with increased crime and code violations is an indicator of blighted conditions in the area.

Occupied Housing Units

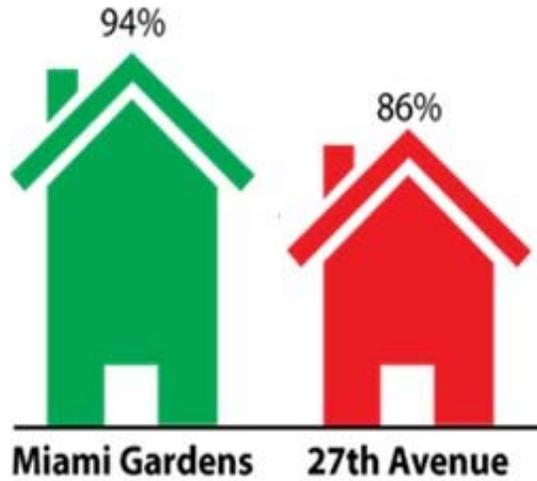


Figure 9: Occupied Housing Units
Source: American Community Survey, 2007-2011

Overcrowding

The Study Area has a higher person per household rate (3.75) than the County (2.9).



Figure 10: Overcrowding
Source: American Community Survey, 2007-2011

Code Enforcement Violations

a. Junk and Trash

The City of Miami Gardens has several categories of code violations which are issued. The categories range from unsafe structures to junk and trash. Code violations are a window into the condition of the community and an indicator to determine blight. Blighted conditions are attributable to lower property values and correlates to a higher crime rate. Analysis of the code violations in the targeted Junk and Trash category indicate that the NW 27th Avenue Study Area has a disproportionate share of violations. In 2013, there were 80 Junk and Trash code violations city-wide, of which 19 percent were in the NW 27th Avenue Study Area. This is unusually high since the NW 27th Avenue Study Area comprises 8.17% of the overall acreage within the City. See **Table 4** and **Figure 11**.



Figure 11: Junk & Trash Code Violations

Source: City of Miami Gardens

Table 4: Junk & Trash Code Violations

	City Wide	Sub-Area NW 27 th Ave	Sub-Area Percentage
2013	80	15	19%
2012	73	26	36%
2011	34	2	6%

Source: City of Miami Gardens, Junk and Trash Violations

b. Unsafe Structures

In the Study Area there are six unsafe structures identified in the NW 27th Avenue Study Area and 97 within the Miami Gardens (this equates to six percent of all unsafe structures within the City).



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Faulty Lot Layout

Many parcels along the commercial corridor were developed when widening of the trafficways, to meet concurrency levels, was not planned. As a result, many of the frontage lots did not provide adequate depth. Widening of the traffic-way corridors has left many lots with poor access and reduced frontage. Thus, inferior properties cannot be adequately developed without intervention.



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Diversity of Ownership

Analysis of the property ownership data indicated that a vast majority of the property is under single ownership. With the exception of government owned parcels, the commercial property along the corridors are individually owned and not assembled. See **Appendix B** for a parcel inventory listing.

Crime Statistics

A higher incidence of crime is a prime indicator of blight. Crime also corresponds to deteriorating neighborhoods; unsafe structures and higher unemployment rates.

As a result of these conditions, a burden is placed on the city by increasing the need for public safety and other services. This has a direct result on increasing expenditure of tax revenues in the area to stop the downward spiral of property values and available tax revenues. Crime also has the effect of further discouraging investment in the area.

PART 1 TOTAL CRIME PER 1,000 POPULATION

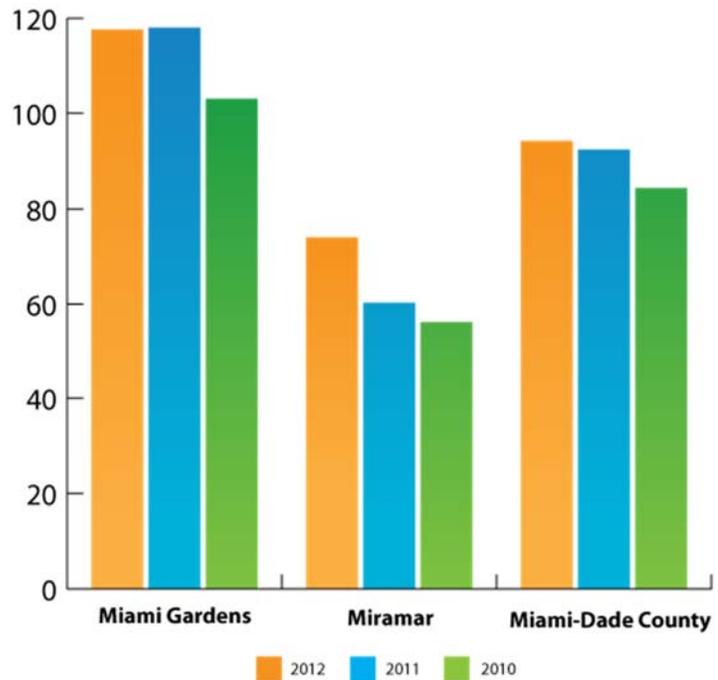


Figure 12: Part 1 Total Crime Per 1,000/Population

Source: FBI Crime Statistics, 2010-2012
<https://www.fbi.gov/stats-services/crimestats>

Crime statistics in the surrounding area, and adjacent municipalities were analyzed to establish a comparison for Part 1 Crimes. Defined by the Uniform Crime Reports compiled by the Federal Bureau of Investigation (FBI), Part 1 Crimes include; Violent Crime, Murder and Non-Negligent Manslaughter, Forcible Rape, Aggravated Assault, Property Crime, Burglary, Larceny-theft, Motor Vehicle Theft and Arson. Crime statistics were also utilized from the City of Miami Gardens Police Department. **Figure 12** illustrates the comparison between Miami Gardens and adjacent city of Miramar and Miami-Dade County crime per 1,000 population.

Although accounting for only 8.17 percent of the city, there are 162 violent Part 1 Crimes reported, which equates to 6.45 crimes per acre.

When making comparisons by crime between municipalities, statistics are prepared as a percent of 1,000 population. The following chart illustrates Part 1 Crime per 1,000 population based on information available from the FBI for the reporting years available. Based on this chart, the City of Miami Gardens has a higher crime rate than adjacent City of Miramar and Unincorporated Miami-Dade County. Based on the analysis of the Study Area crime statistics, it is reasonable to assume that the city-wide rate is attributable to the high rates in the FON Study Area.

Table 5: Total Crime per 1,000 Population Based on FBI Statistics			
	2010	2011	2012
Miami Gardens	117.62	117.99	103.06
Miramar	74.04	60.25	55.97
Miami-Dade County Unincorporated	94.2	92.5	84.4

Source: FBI Crime Statistics

Based on the crime rate analysis, data supports the conclusion that the NW 27th Avenue Study Area meets the criteria related to higher incidence of crime as compared to both the City as a whole and the surrounding communities. Left unaddressed, the crime rates will probably continue to be a burden to the City and residents.

Public Services

a Sanitary Sewer

Wastewater is an important service to ensure the continued economic development of an area.

b Storm Drainage

Within the NW 27th Avenue Study Area, there are several areas where storm drainage requires improvement. The residential areas in the northwest quadrant of the NW 27th Avenue Study Area contain streets that do not drain properly and require improvements.

Other Indicators of Slum and Blight

Brownfields

The primary goal of the Brown Field Redevelopment Act was to reduce health and environmental hazards and create incentives for abandoned or underutilized industrial sites to clean up contamination and promote development. The City of Miami Gardens has a designated Brownfield area known as Carol City Area (Area ID:BF13990200, Federal Code:025). The Brownfield area includes the majority of the NW 27th Avenue corridor.

Enterprise Zones

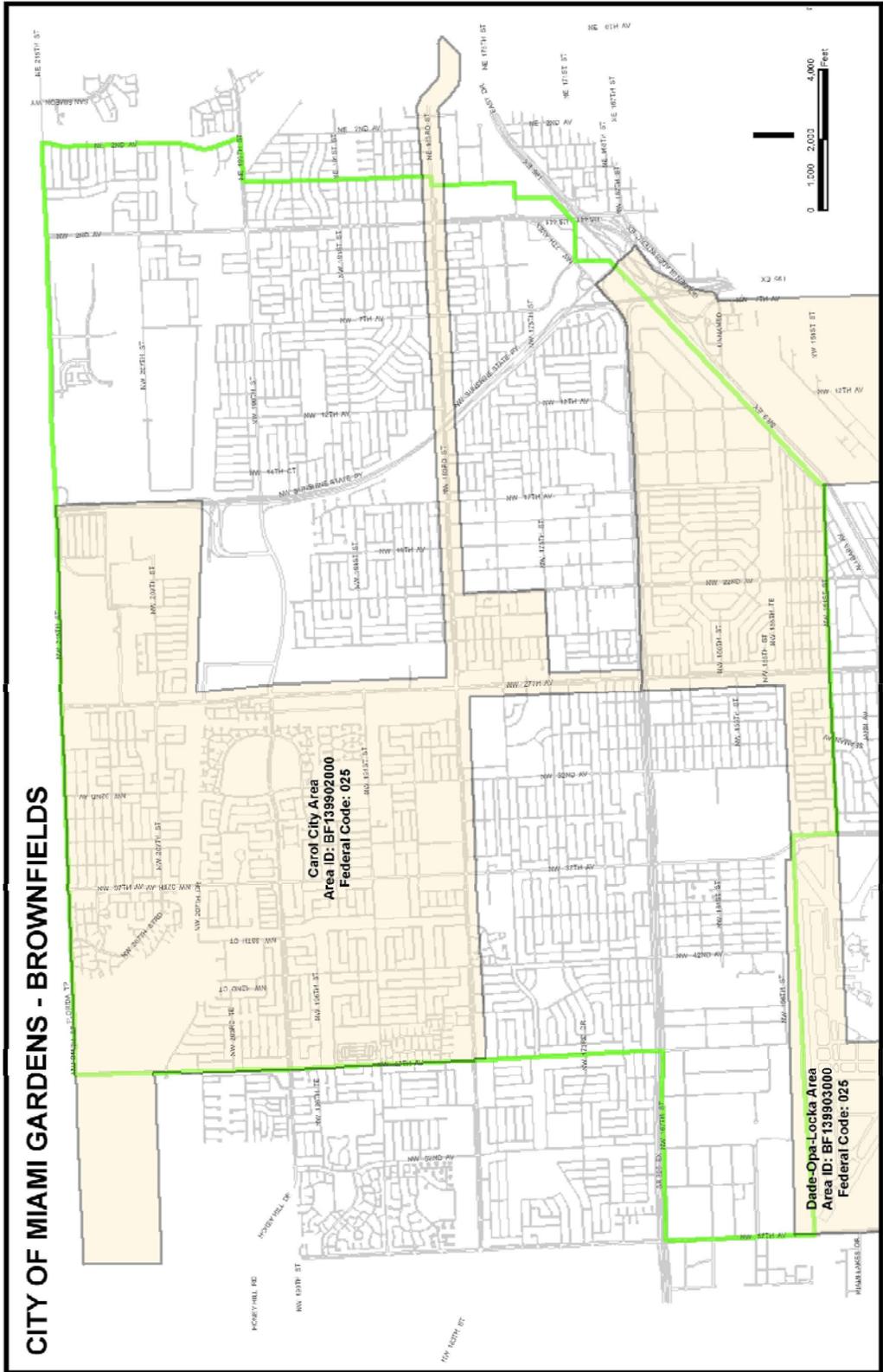
Enterprise Zones are special areas where certain incentives from the State are available for new business. The Enterprise Zone program seeks to attract business investment through a package of incentives which could include; property tax abatement, occupational license fee exemption, and wavier of impact fees. These areas were created based on studies of income and employment based on State requirements.

The City of Miami Gardens has designated Enterprise Zones which for the most part mirror the NW 27th Avenue Study Area. The Enterprise Zone coincides with the major commercial corridor of NW 27th Avenue as illustrated on the Map below.

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FINDING OF NECESSITY 27TH AVENUE STUDY AREA

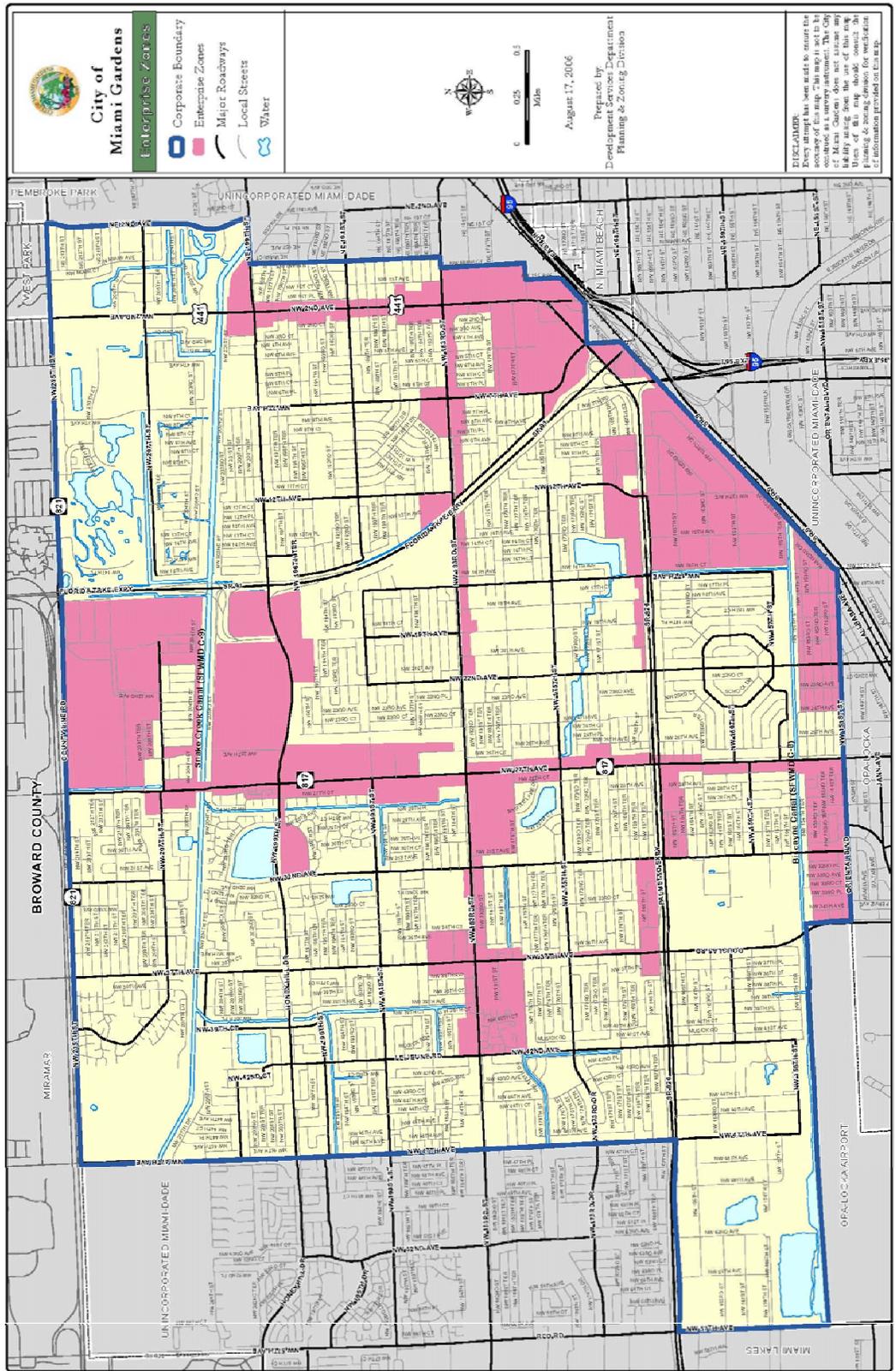
Map D: Brownfields



Source: City of Miami Gardens

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

Map E: Enterprise Zone Map



Source: City of Miami Gardens

Conclusion

Median Household Income is not the only indicator of the economic health of the community and NW 27th Avenue Study Area. Other factors such as unemployment and individuals below the poverty level also serve as indicators. The unemployment rate in Miami Gardens is 16.6 percent, which is above the Miami-Dade rate of 11.2 percent. Combined with a higher unemployment rate; lower Household Income; and 21 percent of its population below the poverty level, a more accurate picture of the community and the NW 27th Avenue Study Area is developed.

The economic profile, when viewed in concert with overcrowding; the age of the structures; faulty lot layout; diverse ownership, with few large parcels; higher vacancy rates; extensive code violations; and high crime rates in the NW 27th Avenue Study Area, all contribute the determination of a finding of blight.

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

APPENDIX A: PHOTOGRAPHIC INVENTORY – NW 27TH AVENUE STUDY AREA



FINDING OF NECESSITY 27TH AVENUE STUDY AREA



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FINDING OF NECESSITY 27TH AVENUE STUDY AREA

APPENDIX B: ANALYSIS – NW 27TH AVENUE STUDY AREA

Median Household Income

BG_Area	BG_Area_AC	CRA_Bndry_Area	CRA_Bndry_Area_AC	Median household income in the past 12 months (in 2012 inflation-adjusted dollars)
9526229	219	3649291	84	56536
9415768	216	2474520	57	44531
13955844	320	1959249	45	29237
13922148	320	4123352	95	50125
7356346	169	3380195	78	27883
16567617	380	16567617	380	34397
19467641	447	5396228	124	25561
3416727	78	3416727	78	35156
6957928	160	1514581	35	51085
7056345	162	1467879	34	51591
31502073	723	6127982	141	71019

Occupancy Rates

TotPop	Hispanic	NH_White	NH_Black	NH_AmInd	NH_Asian	NH_Other	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room
2042	71	3	1968	0	0	0	195	121	89	0	2
2141	196	1	1924	20	0	0	369	181	68	0	0
4167	986	26	3046	0	0	109	728	501	103	0	0

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3288	365	74	2843	0	0	6	181	454	36	0	0
1607	338	22	1238	0	0	9	320	150	63	0	0
3254	1646	119	1489	0	0	0	381	360	75	0	0
2335	148	0	2096	0	13	78	294	343	56	8	15
1049	0	0	1049	0	0	0	176	118	38	16	3
1271	375	126	770	0	0	0	148	161	11	0	0
1876	188	2	1531	0	30	125	151	135	68	0	0
1946	87	7	1852	0	0	0	337	147	52	0	0

Miami Gardens Population

HISPANIC OR LATINO AND RACE	□	□	□	□	□	□	□	□
Total population	18,688,787	*****	18,688,787	(X)	106,631	+/-76	106,631	(X)
Hispanic or Latino (of any race)	4,122,759	+/-194	22.1%	+/-0.1	23,586	+/-1,497	22.1%	+/-1.4
Mexican	610,019	+/-11,559	3.3%	+/-0.1	1,053	+/-508	1.0%	+/-0.5
Puerto Rican	827,544	+/-9,385	4.4%	+/-0.1	3,370	+/-738	3.2%	+/-0.7
Cuban	1,206,102	+/-10,537	6.5%	+/-0.1	9,303	+/-1,311	8.7%	+/-1.2
Other Hispanic or Latino	1,479,094	+/-13,248	7.9%	+/-0.1	9,860	+/-1,296	9.2%	+/-1.2
Not Hispanic or Latino	14,566,028	+/-194	77.9%	+/-0.1	83,045	+/-1,494	77.9%	+/-1.4
White alone	10,917,419	+/-3,163	58.4%	+/-0.1	3,535	+/-628	3.3%	+/-0.6
Black or African American alone	2,831,746	+/-5,009	15.2%	+/-0.1	78,342	+/-1,620	73.5%	+/-1.5
American Indian and Alaska Native alone	40,237	+/-1,793	0.2%	+/-0.1	28	+/-49	0.0%	+/-0.1
Asian alone	447,305	+/-2,966	2.4%	+/-0.1	271	+/-143	0.3%	+/-0.1

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Native Hawaiian and Other Pacific Islander alone	9,993	+/-749	0.1%	+/-0.1	0	+/-104	0.0%	+/-0.1
Some other race alone	53,616	+/-3,486	0.3%	+/-0.1	221	+/-159	0.2%	+/-0.1
Two or more races	265,712	+/-5,800	1.4%	+/-0.1	648	+/-263	0.6%	+/-0.2
Two races including Some other race	19,750	+/-1,602	0.1%	+/-0.1	100	+/-103	0.1%	+/-0.1
Two races excluding Some other race, and Three or more races	245,962	+/-5,505	1.3%	+/-0.1	548	+/-212	0.5%	+/-0.2

NW 27th Avenue Population

BG_Area	TotPop	Hispanic	NH_White	NH_Black	NH_AmInd	NH_Asian	NH_Other
9526229	2042	71	3	1968	0	0	0
9415768	2141	196	1	1924	20	0	0
13955844	4167	986	26	3046	0	0	109
13922148	3288	365	74	2843	0	0	6
7356346	1607	338	22	1238	0	0	9
16567617	3254	1646	119	1489	0	0	0
19467641	2335	148	0	2096	0	13	78
3416727	1049	0	0	1049	0	0	0
6957928	1271	375	126	770	0	0	0
7056345	1876	188	2	1531	0	30	125
31502073	1946	87	7	1852	0	0	0

Structure Age

BG_Area	Housing Units	Built 2010 or later	Built 2000 to 2010	Built 1990 to 2000	Built 1980 to 1990	Built 1970 to 1980	Built 1960 to 1970	Built 1950 to 1960	Built 1940 to 1950	Built 1939 or earlier	Median year structure built	Occupied Housing Units
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9526229	506	0	19	0	64	202	183	38	0	0	1972	407
9415768	659	0	8	24	70	81	380	96	0	0	1966	618
13955844	1554	29	315	190	53	255	454	208	50	0	1973	1332
13922148	693	0	72	30	15	80	72	335	73	16	1958	671
7356346	720	0	28	134	180	348	0	30	0	0	1979	533
16567617	886	0	40	106	63	543	11	123	0	0	1976	816
19467641	936	0	464	29	28	186	155	55	0	19	1999	716
3416727	416	0	15	0	0	173	153	75	0	0	1969	351
6957928	363	0	0	0	12	87	80	182	2	0	1960	320
7056345	429	0	41	11	28	146	103	88	12	0	1971	354
31502073	563	0	14	32	178	55	66	208	0	10	1970	536

Acreage

	Acres	
City of Miami Gardens	12,800.00	
NW 27th Avenue Study Area	1046.27	8.17%

Existing Land Uses

Category	Acres	Percent	Category	Acres	Percent
Single Family	134.88	12.89%	Residential	299.08	28.59%
Multi Family	164.2	15.69%	Commercial	369.51	35.32%
Commercial	369.51	35.32%	Industrial	7.96	0.76%
Industrial	7.96	0.76%	Institutional	139.52	13.33%
Institutional	139.52	13.33%	Vacant	230.2	22.00%
Vacant	230.2	22.00%			
Total Acres	1,046.27				

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Structure Age

Housing Units	Built 2010 or later	Built 2000 to 2010	Built 1990 to 2000	Built 1980 to 1990	Built 1970 to 1980	Built 1960 to 1970	Built 1950 to 1960	Built 1940 to 1950	Built 1939 or earlier	Median year structure built	Occupied Housing Units
506	0	19	0	64	202	183	38	0	0	1972	407
659	0	8	24	70	81	380	96	0	0	1966	618
1554	29	315	190	53	255	454	208	50	0	1973	1332
693	0	72	30	15	80	72	335	73	16	1958	671
720	0	28	134	180	348	0	30	0	0	1979	533
886	0	40	106	63	543	11	123	0	0	1976	816
936	0	464	29	28	186	155	55	0	19	1999	716
416	0	15	0	0	173	153	75	0	0	1969	351
363	0	0	0	12	87	80	182	2	0	1960	320
429	0	41	11	28	146	103	88	12	0	1971	354
563	0	14	32	178	55	66	208	0	10	1970	536

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

Parcel Inventory

NW 27 th Avenue
FOLIO
3411320010010
3421100091150
3421090010016
3411320080600
3421100080310
3421090010010
3421100020100
3421100450020
3421090060050
3411340010910
3421090060080
3421040010591
3421100111410
3421040460011
3411330190010
3421030060100
3421100020131
3421100450010
3421100111391
3421100360010
3421100080311
3421040010600
3421090060510
3421040010014

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

3421100480010
3421030140020
3421100480020
3421090010015
3421030120010
3421100200010
3421100020121
3421090020040
3421100111400
3421090010014
3421100091170
3421100340090
3421030140010
3421090220010
3421100020082
3421030140030
3421090010017
3421100480030
3421100111420
3421040460017
3421040460013
3421100480060
3421040460012
3421100480050
3421040460020
3411330330010
3421040010016

FINDING OF NECESSITY 27TH AVENUE STUDY AREA

3421090010012
3421090250010
3421100340100
3421090060270
3421100480021
3421100480040
3421100020140
3421030120030
3421040010020
3421030060070
3421040010013
3421030300010
3421090060162
3421090010020
3421090020070
3411340000024
3411340080015
3421090010011



KEITH and SCHNARS
FLORIDA'S *Big* LOCAL FIRM