



Miami-Dade Legislative Item File Number: 042309

File Number: 042309**File Type:** Resolution **Status:** Adopted as amended**Version:** 0**Reference:** R-837-04 **Control:****File Name:** CITY OF NORTH MIAMI: SLUM/BLIGHTED AREA **Introduced:** 7/29/2004**Requester:** Office of Community and Economic Development**Cost:****Final Action:** 7/13/2004**Agenda Date:** 7/13/2004 **Agenda Item Number:** 4Y

Notes: THIS IS FINAL VERSION AS ADOPTED. (also see 041777)

Title: RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF CITY OF NORTH MIAMI, FLORIDA DESCRIBED IN MORE DETAIL IN THIS RESOLUTION 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 CITY OF NORTH MIAMI AND OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE CITY OF NORTH MIAMI

Indexes: CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY

Sponsors: NONE**Sunset Provision:** No**Effective Date:****Expiration Date:****Registered Lobbyist:** None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
County Attorney	7/29/2004		Assigned	Gerald T. Heffernan		7/29/2004	
Board of County Commissioners	7/13/2004	4Y amd	Adopted as amended				P

REPORT: Vice Chairperson Sorenson opened the public hearing and the following individuals appeared in connection with the foregoing resolution: •Mr. Donald G. McGregor, J.D., President of the North Miami Campus of Johnson & Wales (J&W) University •Mr. Joseph Celestin, 776 NE 125 Street, Mayor of the City of North Miami •Mr. Jacques Despinosse, North Miami District 3 Councilman •Mr. Norman C. Powell, representing Johnson & Wales University, 17100 NE 19 Avenue Mr. Powell stated that J&W did not oppose the North Miami Community Redevelopment Agency (CRA). He requested that property Johnson & Wales University was considering for purchase, and that was in its footprint for future development, not be designated a slum or blighted area. Assistant County Manager Tony Crapp stated that Agenda Item 4Y Supplement contained updated boundary descriptions. Mr. Kevin Burns, 2065 Alamanda Drive, North Miami, spoke in favor of this resolution. Mr. Andre D. Pierre, Esq., Chairman of the Greater North Miami Chamber of Commerce supported the North Miami CRA. There being no other persons wishing to speak on this matter, the public hearing was closed. Commissioner Heyman spoke in support of the North Miami CRA and the development of Biscayne Landings. She noted the CRA would rehabilitate a blighted area, eliminate a toxic waste site and garbage dump, create a planned community and affordable housing, and support infill policy. She stated that this resolution would not hinder Johnson and Wales' expansion. Commissioner Rolle asked that Assistant County Manager Tony Crapp prepare for the Board's consideration a proposal to adjust tax increment revenues to allow the City of North Miami to share in revenues generated west of Biscayne Boulevard in the proposed Community Redevelopment Area (CRA); that the Year 2004 be used as the base for calculating real estate taxes within the proposed CRA; and that County Manager George Burgess and Assistant County Manager Tony Crapp ensure that the CRA Plan and the interlocal agreement were forwarded together to the County Commission for approval before the end of October 2004. In response to Commissioner Rolle's inquiry, the Assistant County Attorney advised that the property Johnson and Wales University was considering for purchase could be excluded from the CRA at the time the interlocal agreement with the City of North Miami was considered by the Board. The foregoing proposed resolution was adopted as amended to include the legal description contained in 4Y Supplement.

Legislative Text

TITLE

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF CITY OF NORTH MIAMI, FLORIDA DESCRIBED IN MORE DETAIL IN THIS RESOLUTION 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 CITY OF NORTH MIAMI AND OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE CITY OF NORTH MIAMI

BODY

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 as Part III of Chapter 163, Sections 163.330 through 163.450, as amended, ("Act"); and
 WHEREAS, all powers arising pursuant to the Act are conferred upon counties with Home Rule charters, which counties in turn are authorized to delegate certain such powers to municipalities within their boundaries; and
 WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410 of the Act, which provides that in home rule counties, the powers conferred by the Act shall be exercised exclusively by the governing body of such county, provided, however, the governing may, in its discretion, by resolution, delegate certain of those powers to a municipality; and
 WHEREAS, the City Council of the City of North Miami (the "City") adopted a resolution which,

among other things, declared an area within the municipal boundaries of the City to be a "slum or blighted area", and made a finding of necessity as to the rehabilitation, conservation or redevelopment, or a combination of each, with respect to such area; and

WHEREAS, the Board considered the "Findings of Necessity" Report attached as Exhibit A (the "Report"), concerning the existence of slum or blighted areas within the boundaries of the area designated by the City and identified in such Report; and

WHEREAS, the Board concurs with the City and the Report and finds that one or more slum or blighted areas, as defined in Section 163.340 of the Act exist within the area of the City identified in the Report; and

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

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

WHEREAS, the Board finds that there is a need for a community redevelopment agency within the City to carry out the community redevelopment purposes of the Act; and

WHEREAS, the Board desires to delegate certain community redevelopment powers to the City pursuant to the Act,

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

Section 1. The foregoing recitations are incorporated as a part of this resolution by reference. Section 2. Based on findings of the City and the Report, a blighted or slum area exists in an area of the City described in Exhibit "B" to this Resolution and as specifically described in the Report, which is referred to as the "North Miami Redevelopment Area."

Section 3. The rebuilding, rehabilitation, conservation and redevelopment of the North Miami Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City and of Miami-Dade County as a whole, said finding of necessity being made within the meaning of the Act.

Section 4. The North Miami Redevelopment 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 a community redevelopment agency ("CRA") to function in the City to carry out the community redevelopment purposes of the Act.

Section 6. The Board delegates the community redevelopment power to the City to create a CRA pursuant to the Act with the sole power initially to prepare and adopt a plan of redevelopment for the North Miami Redevelopment Area, to submit it to the County's Planning Advisory Board for review as required the Act and upon the completion of such review, to submit it to this Board for approval after notice and public hearing.

HEADER

STAFF RECOMMENDATION

MANAGER'S BACKGROUND

In order to implement the Act, the County must adopt a resolution finding that:

1. An area within the municipal boundaries of the City to be a "slum or blighted area"; and
2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

A Finding of Necessity (FON) Report (Exhibit A) prepared by Siskind, Carlson & Partners examined the conditions in the proposed Redevelopment Area and concluded that blight, as defined in the Act, exists. The City Council of the City of North Miami has adopted a resolution that declared the

proposed redevelopment area to be a "slum and blighted" area. The Miami-Dade County Tax Increment Financing and Coordinating Committee (TIFCC) first reviewed the City's FON for an area comprising 3,634 acres on January 5, 2004, and reviewed an amended FON data on February 2, and March 8, and concluded that it could not support the City's request.

After subsequent meetings between the City and the County administrations an agreement was reached on May 6, 2004 that recognized, on the County's part, the importance of redevelopment powers being made available to the City of North Miami through a CRA, and, on the City's part, provided for defining a more targeted and focused area, and an understanding from both parties that the amount of TIF the district would be entitled to spend would be limited to the amount generated from the area east of Biscayne Boulevard. In a May 12 memo (attached), the County delineated the next steps including an effort to have the City's FON study presented to the Board by the end of June, 2004. The City of North Miami presented a revised FON for more targeted area, comprising a total of approximately 3,224 acres, to the TIFCC on June 7, and the TIFCC voted affirmatively to support the FON. This FON contains both the original data and boundaries and, in the form of comments, contains detailed adjustments to the area together with rationale and methodology as justification. The City of North Miami, cannot proceed with the redevelopment of the proposed Redevelopment Area unless the Board delegates certain redevelopment powers to the City. At its request and in order to assist the City in its redevelopment efforts, it is recommended that the City be delegated the power to:

1. Declare the need for and create a Community Redevelopment Agency, or to declare itself as the agency with the power to exercise such powers which may be assigned to the agency; and
2. Initiate, prepare and adopt a Redevelopment Plan and any amendments thereto, which plan and amendments shall be subject to the subsequent review and approval of the Planning Advisory Board and the Board.

All powers not specifically delegated to the City of North Miami are reserved exclusively for the Board.

Approval by the Board of the North Miami Redevelopment Area and the creation of a Community Redevelopment Agency with certain redevelopment powers does not necessarily lead to the establishment of the Tax Increment Financing District. A viable redevelopment plan is a prerequisite for such action.

Tony E. Crapp, Sr. Assistant County Manager

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MEMORANDUM

Agenda Item No. 4(Y)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D
and Members, Board of County Commissioners

DATE: July 13, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Declaring
Certain Geographic Area of
the City of North Miami to
be a slum or blighted Area,
and Finding of Need for
Creation of a Community
Redevelopment Agency

RECOMMENDATION

It is recommended that the Board of County Commissioners (the "Board"), approve the accompanying resolution, declaring a certain geographic area of the City of North Miami, Florida described in more detail in Exhibit "B", to be a slum or blighted area, pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the "North Miami Redevelopment Area" (the "Redevelopment Area").

It is also recommend that the Board delegate certain redevelopment powers to the City of North Miami, so that the City may take the appropriate measures to create a Community Redevelopment Agency, and to prepare a redevelopment plan.

BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently contained in Part III, Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies and to prepare community redevelopment plans, with which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum or blighted areas, through the use of creative financing mechanisms.

In order to implement the Act, the County must adopt a resolution finding that:

1. An area within the municipal boundaries of the City to be a "slum or blighted area"; and
2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

A Finding of Necessity (FON) Report (Exhibit A) prepared by Siskind, Carlson & Partners examined the conditions in the proposed Redevelopment Area and concluded that blight, as defined in the Act, exists. The City Council of the City of North Miami has adopted a resolution that declared the proposed redevelopment area to be a "slum and blighted" area. The Miami-Dade County Tax Increment Financing and Coordinating Committee (TIFCC) first reviewed the City's FON for an area comprising 3,634 acres on January 5, 2004, and reviewed an amended FON data on February 2, and March 8, and concluded that it could not support the City's request.

After subsequent meetings between the City and the County administrations an agreement was reached on May 6, 2004 that recognized, on the County's part, the importance of redevelopment powers being made available to the City of North Miami through a CRA, and, on the City's part, provided for defining a more targeted and focused area, and an understanding from both parties that the amount of TIF the district would be entitled to spend would be limited to the amount generated from the area east of Biscayne Boulevard. In a May 12 memo (attached), the County delineated the next steps including an effort to have the City's FON study presented to the Board by the end of June, 2004. The City of North Miami presented a revised FON for more targeted area, comprising a total of approximately 3,224 acres, to the TIFCC on June 7, and the TIFCC voted affirmatively to support the FON. This FON contains both the original data and boundaries and, in the form of comments, contains detailed adjustments to the area together with rationale and methodology as justification.

The City of North Miami, cannot proceed with the redevelopment of the proposed Redevelopment Area unless the Board delegates certain redevelopment powers to the City. At its request and in order to assist the City in its redevelopment efforts, it is recommended that the City be delegated the power to:

1. Declare the need for and create a Community Redevelopment Agency, or to declare itself as the agency with the power to exercise such powers which may be assigned to the agency; and
2. Initiate, prepare and adopt a Redevelopment Plan and any amendments thereto, which plan and amendments shall be subject to the subsequent review and approval of the Planning Advisory Board and the Board.

All powers not specifically delegated to the City of North Miami are reserved exclusively for the Board.

Approval by the Board of the North Miami Redevelopment Area and the creation of a Community Redevelopment Agency with certain redevelopment powers does not necessarily lead to the establishment of the Tax Increment Financing District. A viable redevelopment plan is a prerequisite for such action.



for Tony E. Crapp, Sr.
Assistant County Manager



Rich Glasgow
or 3418



STEPHEN P. CLARK CENTER

OFFICE OF THE COUNTY MANAGER
SUITE 2910
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1994
(305) 375-5311

May 12, 2004

Clarance Patterson
City Manager
City of North Miami
776 N.E. 125th Street
North Miami, Florida 33161

RE: Proposed Community Redevelopment Area (CRA) in the City of North Miami

Dear Mr. Patterson:

This correspondence is in follow-up to the meeting I convened on May 6, 2004 relative to the above referenced subject. It was a pleasure meeting with you and your team in reaching an understanding regarding a mutually acceptable plan of action concerning your interest in implementing a redevelopment strategy within the City of North Miami.

By way of this letter I wanted to delineate my understanding of the action steps we have agreed to pursue regarding the County's consideration of the City's request for the creation of a Community Redevelopment Agency (CRA). In this regard, the following plan of action is proposed pursuant our recent meeting that included the City Attorney and yourself.

1. Assistant County Manager Tony E. Crapp, Sr. will work with you to modify the proposed CRA boundaries. Per the City, the boundaries will be modified to exclude those properties presently owned by Johnson & Wales. Per the County, the boundaries will be adjusted so that the area proposed for redevelopment more fully meets the requirements of Chapter 163 of Florida Statutes regarding the designation of areas with blighting conditions and can be more effectively targeted for redevelopment. The revised proposed CRA boundaries will be re-presented to the County's Tax Increment Financing (TIF) Committee.
2. The County recognizes the importance of the redevelopment powers available to a CRA including eminent domain, land assembly and disposition to facilitate the implementation of specific redevelopment projects, and agrees that such powers would assist the City of North Miami's redevelopment objectives.

3. As regards the financial implications of the creation of a CRA it is proposed that (a) **from the CRA area east of Biscayne Boulevard** (e.g. the Munisport site/Biscayne Landings development project) the dollar equivalent of a 95% tax increment will be available to the CRA to be used for those specific projects/programs delineated in the redevelopment plan as approved by the City/CRA and the County with the balance of any unused/unbudgeted increment revenue being returned to the City and County respectively on an annual basis; and (b) **from the CRA area west of Biscayne Boulevard** the dollar equivalent of 100% of the tax increment revenue (e.g. all of the maximum 95% tax increment) is to be excluded from the annual budget of the CRA and all such revenue is to be fully returned to the City and County respectively. The specific project/program expenditures for which the revenues from the area east of Biscayne Boulevard can be used may include: affordable housing development (e.g. land acquisition, relocation, construction, etc.), and limited and specific road and infrastructure improvements at specified locations.

4. The County will make every effort to have the City's Finding of Necessity Study for the revised proposed CRA boundaries in the City of North Miami presented to the Board of County Commissioners prior to June 30, 2004.

I trust that in reviewing this plan of action you will find it to be a fair restatement of our discussions. I look forward to working with you toward a mutually acceptable outcome regarding this matter.

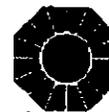
Sincerely,



George M. Burgess
County Manager

cc: Tony E. Crapp, Sr.
Assistant County Manager

MIAMI-DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER

OFFICE OF MANAGEMENT AND BUDGET
111 N.W. 1ST STREET
SUITE 2710
MIAMI, FLORIDA 33128-1992
(305) 375-8143

February 10, 2004

Mr. John Dellagloria, City Attorney
City of North Miami
776 N.E. 125 Street
North Miami, Florida 33161

RE: City of North Miami Proposed Finding of Necessity Study

Dear Mr. Dellagloria:

This correspondence is being sent as a follow-up to the meeting of the Miami-Dade County Tax Increment Financing (TIF) Coordinating Committee that was held on February 2, 2004. During this meeting the TIF Committee heard a presentation from the City of North Miami and discussed the proposed Finding of Necessity (FON) study that has been transmitted by the City for the County's review.

The TIF Committee's objective and role is to review and advise the County Manager regarding whether the FON meets the standards of Florida Statute 163, Chapter III, and whether a condition of slum and/or blight can be declared for the proposed boundaries.

During the referenced meeting members of the TIF Committee asked questions and voiced concerns that I am reiterating below. The Committee requested a comprehensive response at least 10 days prior to the next TIFC meeting, in order that staff could review and distribute the City's response to the Committee. With the next TIFC meeting scheduled for Monday, March 8, 2004, please be advised that your response is required by the close of business on Thursday, February 26, 2004.

1. Request that the City transmit clerk-certified copies of all resolutions passed relative to the City's consideration of the FON.
2. Provide comparison of area data with city-wide and/or county-wide data (incorporate additional data by relating it to FON maps, charts, and explanation of whether severe conditions exist for all, or some of, the available statistical areas in proposed boundary)

John Dellagloria, City Manager
February 10, 2004
Page 2

- a. crime statistics
 - b. code enforcement
 - c. taxable value data (also express per parcel, as FON table hard to follow)
 - d. census data demonstrating overcrowding
 - e. inadequate parking spaces, street layout, traffic patterns
3. Locations of structures in Appendix C. Do such conditions exist in all areas?
 4. Dilapidated structures, map 3 (is legend correct, and is there a predominance or substantial number of structures?)
 5. Provide further demonstration of, and discussion of, predominance of conditions of blight and deterioration in the entire proposed area, versus primarily in smaller areas.

I appreciate your cooperation, and if you have any questions, please do not hesitate to call me at 305 375-1537.

Sincerely,


Jurgen Teintze
TIF Coordinator

c: TIF Committee members

00404

RESOLUTION NO. R-2003-81

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; IDENTIFYING THE COMMUNITY REDEVELOPMENT AREA DESCRIBED GENERALLY AS BEING BOUNDED ON THE WEST BY THE CITY BOUNDARY; ON THE EAST BY BISCAYNE BOULEVARD; ON THE NORTH BY THE CITY BOUNDARY; AND TO THE SOUTH BY THE CITY BOUNDARY; A SEPARATE CRA BOUNDARY AREA INCLUDES AN AREA FROM EAST OF BISCAYNE BOULEVARD TO THE F.I.U CAMPUS, AND AN ADDITIONAL SEPARATE BOUNDARY INCLUDES AN AREA GENERALLY BETWEEN N.E. 123RD STREET ON THE NORTH, 18TH AVENUE ON THE WEST AND THE ALLEY PARALLELING SANS SOUCI BOULEVARD ON THE SOUTH; CONTAINING FINDINGS AND CONCLUSIONS; ADOPTING THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, AND PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes, to delegate powers to municipalities within their boundaries; and

WHEREAS, the Mayor and City Council has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the geographic area within the City of North Miami Community Redevelopment Area is described generally as being bounded on the west by the City boundary; on the east by Biscayne Boulevard; on the north by the City Boundary; and to the south by the City Boundary; a separate CRA Boundary area includes an area from east of Biscayne Boulevard to the F.I.U campus, and an additional separate boundary includes an area generally between N.E. 123rd street on the north, 18th avenue on the west and the alley paralleling Sans Souci Boulevard on the south.

WHEREAS, pursuant to the requirements of Section 163.360, Florida Statutes, the North Miami Community Redevelopment Plan was transmitted to the City of North Miami Planning Commission, which acts as the local planning agency and which received and accepted the plan and transmitted the plan to the Community Redevelopment Agency and then to the Mayor and City Council of the City of North Miami; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Mayor and City Council of the City of North Miami has determined that it is in the public interest to adopt the North Miami Community Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The Mayor and City Council accept the delivery of the North Miami Community Redevelopment Plan to it by the CRA.

Section 3. The Mayor and City Council finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of the City of North Miami and Miami-Dade County to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.
2. The community redevelopment plan is consistent with, and conforms to, the City of North Miami Comprehensive Plan.
3. The Community Redevelopment Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the area covered by the Plan.
4. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area, and not to reduce the current housing stock, or replace existing affordable housing with non-residential uses. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.
5. The community redevelopment plan will afford maximum opportunity, consistent with the needs of the City of North Miami and the Miami-Dade County as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 4. The Mayor and City Council concludes that the North Miami Community Redevelopment Plan complies with the requirement of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act.

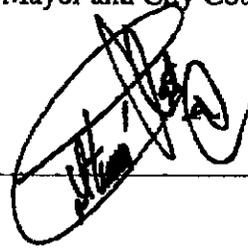
Section 5. The North Miami Community Redevelopment Plan, attached as Composite Exhibit "1," is adopted. The plan is designated as the official redevelopment plan for the community redevelopment area, and it is the intent of the Mayor and City Council that the plan be implemented expeditiously.

Section 6. The City Manager is directed to deliver the plan to the County Commission, the County Manager, and to other responsible county officials, and to diligently seek approval of the plan by the County Commission. The City Manager and the City Attorney are also directed to take all appropriate actions to implement the plan, and any amendments to the plan including, without limitation, entering into negotiating for an interlocal agreement between the City of North Miami and Miami-Dade County, Florida, relating to tax increment financing and implementing the plan and preparing a redevelopment trust fund document.

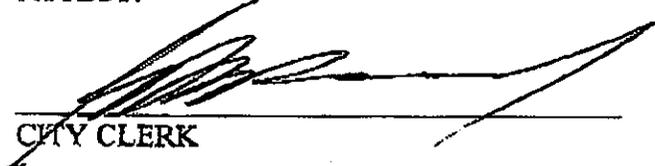
Section 7. This resolution shall take effect immediately upon approval. The North Miami Community Redevelopment Plan shall be in full force and effect upon approval by the County Commission of Miami-Dade County.

PASSED and ADOPTED by a 5-0 vote of the Mayor and City Council this 9th day of December, 2003.

MAYOR



ATTEST:


CITY CLERK

APPROVED AS TO FORM:

Paul C. Dellapina 12-3-03
CITY ATTORNEY

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of North Miami

Florida, this the 3 day of

February 2004

Jacque Viera Deputy City Clerk

RESOLUTION NO. R-2003-76

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ACCEPTING A "FINDING OF NECESSITY" REPORT FOR A COMMUNITY REDEVELOPMENT AREA IN THE CITY OF NORTH MIAMI; DECLARING THAT AREAS OF THE CITY OF NORTH MIAMI, FLORIDA ARE SLUM OR BLIGHTED AREAS AS DEFINED IN SECTION 163.340, FLORIDA STATUTES; DECLARING THE REHABILITATION AND REDEVELOPMENT OF THESE AREAS AS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE CITY AND DIRECTING THE CITY MANAGER TO INITIATE AND PREPARE A PLAN FOR REDEVELOPMENT FOR ADOPTION IN ACCORD WITH CHAPTER 163, FLORIDA STATUTES.

WHEREAS, the City of North Miami, Florida has retained Siskind Carlson & Judson and Partners & R.G. Orman and Company, Inc. (SCP/IP/RGO) Consulting Services to prepare a report concerning a "finding of necessity" with respect to community redevelopment; and

WHEREAS, SCP/IP/RGO has prepared a "Finding of Necessity" report for a North Miami Community Redevelopment Area, dated October, 2003; and

WHEREAS, the Mayor and City Council has considered expert testimony by SCP/IP/RGO concerning the existence of slum and blighted areas within the City in accord with the "Finding of Necessity" report; and

WHEREAS, the Mayor and City Council find that one or more slum or blighted areas, as defined in Section 163.340 Florida Statutes, exists within the City's boundaries; and

WHEREAS, the Mayor and City Council find that rebuilding, rehabilitation, conservation and redevelopment of the slum and blighted areas is necessary and in the interest of the public health, safety, and welfare of the residents of the City of North Miami pursuant to the provisions of Chapter 163; and

WHEREAS, the Mayor and City Council find the slum and blighted areas are appropriate for redevelopment, and find the need to create a Community Redevelopment Area in the City of North Miami.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. That the Mayor and City Council of the City of North Miami accepts the "Finding of Necessity" report for the Community Redevelopment Area in the City of North Miami, dated October, 2003 and attached as "Exhibit 1," conditioned upon any necessary finding

by Miami-Dade County that the North Miami Redevelopment Area is a blighted area within the meaning of Chapter 163, Florida Statutes, and further conditioned upon the eventual delegation of authority by Miami-Dade County to the Mayor and City Council of the City of North Miami.

Section 2. That, as evidenced by the expert testimony of SCP/JP/RGO, a blighted or slum area, as defined in Section 163.340, Florida Statutes, exists and is specifically delineated in the report attached as Exhibit 1, with the areas described in the report referred to as the "North Miami Redevelopment Area."

Section 3. That the rebuilding, rehabilitation, conservation and redevelopment of the North Miami Redevelopment Area as provided in Chapter 163 Florida Statutes is necessary and in the interest of the public health, safety, and welfare of the residents of the City of North Miami.

Section 4. That the North Miami Redevelopment Area is found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 5. That, pursuant to Section 163.357, Florida Statutes, the City Council declares itself to be the Community Redevelopment Agency.

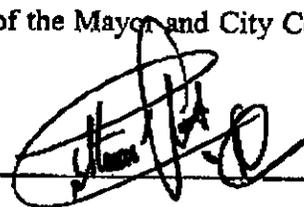
Section 6. That the City Manager is authorized to initiate and prepare a plan for redevelopment for adoption in accordance with Chapter 163, Florida Statutes, and to present the plan to the Planning Commission which serves as the local planning agency for the City.

Section 7. That the Miami-Dade County Commission is requested to delegate all statutory powers under Chapter 163, Florida Statutes to the City for establishing the CRA in the City.

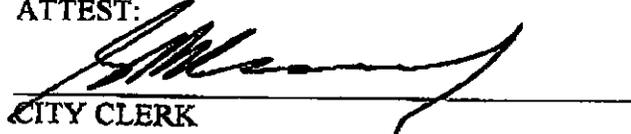
Section 8. This Resolution shall be effective upon adoption.

PASSED and ADOPTED by a 3-0 vote of the Mayor and City Council this 2 day of December, 2003.

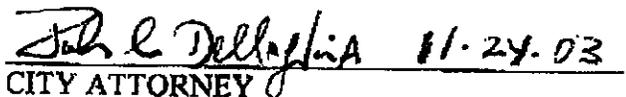
MAYOR



ATTEST:

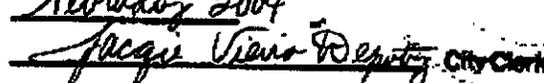

CITY CLERK

APPROVED AS TO FORM:

 11-24-03
CITY ATTORNEY

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of North Miami Florida, this the 3 day of February 2004

Deputy City Clerk



MEMORANDUM
(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: July 13, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(Y)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4 (Y)
7-13-04

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF CITY OF NORTH MIAMI, FLORIDA DESCRIBED IN MORE DETAIL IN THIS RESOLUTION 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 CITY OF NORTH MIAMI AND OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE CITY OF NORTH MIAMI

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 as Part III of Chapter 163, Sections 163.330 through 163.450, as amended, ("Act"); and

WHEREAS, all powers arising pursuant to the Act are conferred upon counties with Home Rule charters, which counties in turn are authorized to delegate certain such powers to municipalities within their boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410 of the Act, which provides that in home rule counties, the powers conferred by the Act shall be exercised exclusively by the governing body of such county, provided, however, the governing may, in its discretion, by resolution, delegate certain of those powers to a municipality; and

WHEREAS, the City Council of the City of North Miami (the "City") adopted a resolution which, among other things, declared an area within the municipal boundaries of the City to be a "slum or blighted area", and made a finding of necessity as to the rehabilitation, conservation or redevelopment, or a combination of each, with respect to such area; and

WHEREAS, the Board considered the "Findings of Necessity" Report attached as Exhibit A (the "Report"), concerning the existence of slum or blighted areas within the boundaries of the area designated by the City and identified in such Report; and

WHEREAS, the Board concurs with the City and the Report and finds that one or more slum or blighted areas, as defined in Section 163.340 of the Act exist within the area of the City identified in the Report; and

WHEREAS, the Board 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 the City and of Miami-Dade County; and

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

WHEREAS, the Board finds that there is a need for a community redevelopment agency within the City to carry out the community redevelopment purposes of the Act; and

WHEREAS, the Board desires to delegate certain community redevelopment powers to the City pursuant to the Act,

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

Section 1. The foregoing recitations are incorporated as a part of this resolution by reference.

Section 2. Based on findings of the City and the Report, a blighted or slum area exists in an area of the City described in Exhibit "B" to this Resolution and as specifically described in the Report, which is referred to as the "North Miami Redevelopment Area."

Section 3. The rebuilding, rehabilitation, conservation and redevelopment of the North Miami Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City and of Miami-Dade County as a whole, said finding of necessity being made within the meaning of the Act.

Section 4. The North Miami Redevelopment 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 a community redevelopment agency ("CRA") to function in the City to carry out the community redevelopment purposes of the Act.

Section 6. The Board delegates the community redevelopment power to the City to create a CRA pursuant to the Act with the sole power initially to prepare and adopt a plan of redevelopment for the North Miami Redevelopment Area, to submit it to the County's Planning Advisory Board for review as required the Act and upon the completion of such review, to submit it to this Board for approval after notice and public hearing.

Section 7. The Board shall consider the delegation of additional community redevelopment powers to the CRA in the form of an interlocal agreement by subsequent resolution of this 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:

- | | |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson | |
| Katy Sorenson, Vice-Chairperson | |
| Bruno A. Barreiro | Jose "Pepe" Diaz |
| Betty T. Ferguson | Sally A. Heyman |
| Joe A. Martinez | Jimmy L. Morales |
| Dennis C. Moss | Dorin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 13th day of July, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency



Gerald T. Heffernan

By: _____
Deputy Clerk

Appendix B Boundary Description

City of North Miami Proposed Community Redevelopment Area Boundary

The proposed City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami which is located at the centerline of the intersection of Opa Locka Boulevard and NW 17th Ave. and then proceeds south until it jogs left approximately 220 feet at the rear of the parcels directly south of the parcels that are below the centerline of 128th Street. It then proceeds south to 127th Street. It then turns right approximately 220 feet to the centerline of NW 17th Ave. It proceeds south to NW 119th Street and travels east along the centerline until it reaches the western Limited access Right of Way line adjacent to Interstate 1-95. The CRA boundary turns left and proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Ave where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south Right of Way line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the eastern Right of Way line of NE 2nd Avenue until it reaches the northern Right of Way line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern Right of Way line of NE Miami Place. It then turns left and travels north approximately 360 feet at the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western Right of Way line of NE 2nd Avenue. It then jogs left approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line. It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14th Avenue. It travels north along the western Right of Way line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern Right of Way line of NE 123rd Street. It then turns right along the southern Right of Way line of NE 123rd Street and travels easterly until it reaches NE 16th Avenue. It turns right and travels south along the western Right of Way line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern Right of Way line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then

turns left and travels west approximately 870 feet until it reaches the Florida East Coast Railway lines (FEC). It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a North Westerly direction. It then jogs north along arch creek approximately 330 feet at the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern Right of Way line of NE 16th Avenue. The CRA boundary then travels south along the eastern Right of Way line of NE 16th Avenue approximately 270 feet. It then turns right and travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135th Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street. It then turns right and travels west until it reaches the eastern Right of Way line of NE 14th Avenue and turns right and goes north until it reaches the southern Right of Way line of NE 140th Street. It then turns right and goes east until reaches the eastern Right of Way line of NE 16th Avenue where it turns left and travels north until it reaches the southern Right of Way line of NE 141st Street. It turns right and goes east along the southern Right of Way line of NE 141st Street until it reaches NE 16th Court. It then travels south along the western Right of Way line of NE 16th Court until it reaches the southern Right of Way line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern Right of Way line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC Right of Way and the boundary of the City of North Miami, where it then turns left and follows the FEC Right of Way and the boundary of the City of North Miami northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC Right of Way diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western Right of Way line of NE 20th Lane and turns right and travels until it reaches the northern Right of Way line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Avenue. It then turns left and travels west along NE 149th Street until it reaches NE 11th Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10 CT until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western Right of Way line of NE 10th Avenue and jogs left and travels south until it reaches the northern Right of Way line of NE 143rd Street. It then turns right and travels west until it reaches the eastern Right of Way line of NE 8th Avenue where it turns right and goes north until it reaches the northern Right of Way line of NE 145th Street. It then turns left and travels west until it reaches the eastern Right of Way line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western Right of Way line of NE 5th Avenue. It then turns left and travels south until it reaches the northern Right of Way line of NE 131st Street where it turns right and travels west until it reaches the eastern Right of Way line of NE 4th Avenue. It then turns left and travels south until it reaches the southern Right of Way line of NE 129th Street where it turns left and travels east until it

reaches the western Right of Way line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels west approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the western Right of Way line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Blvd. It then turns left and travels south on the western Right of Way line of Griffin Blvd approximately 2000 feet at a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the parcel directly north of NE 125th Street until it reaches NE 2nd Avenue. The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second parcels directly north of NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the intersection of Opa Locka Boulevard and NW 17th Avenue. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue.

The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street.

The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and fifteen properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the west to NW 6th Avenue on the east plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and thirteen properties fronting on the north side of NW 124th Street, from and including the second property directly east NW 6th Avenue on the east to NW 6th Avenue on the west plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers: 0622290070010, 0622290070170, 0622290070190, 0622290070200, 0622290070210, 0622290070280, 0622290070290,

0622290070300, 0622290070310, 0622290070320, 0622290070630, 0622290070810,
0622290080552, 0622290080558, 0622290080559, 0622290550050, 0622290550060,
0622290550160, 0622290570010, 0622290570070 and 0622290570080.

A separate CRA boundary starts at the intersection of NE 146th Street and NE 19th Avenue and proceeds east approximately 830 feet and then turns right and travels north approximately 960 feet along the western parcel line of the parcels directly east of NE 19th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 19th Avenue where it turns left and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 19th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 19th Avenue.

An additional separate CRA Boundary includes the "Munisport" property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent FIU property on the East and three properties fronting on the North side of NE 151st Street, from Biscayne Boulevard East to and including the property directly east of FIU Stadium Drive.

An additional separate CRA Boundary starts at the intersection of NE 121st Street and NE 18th Avenue and proceeds east to the western Right of Way line of NE 19th Avenue. It then turns left and travels north to the southern Right of Way line of NE 122nd Street and then turns left and travels west approximately 180 feet. It then turns north until it reaches the centerline of NE 123rd Street. It then travels East on 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east, of NE 123rd Street. It then proceeds west to the southern boundary of the Right of Way of the alley to the North of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 18th Avenue and turns right on the westerly Right of Way of NE 18th Avenue to the point of beginning.

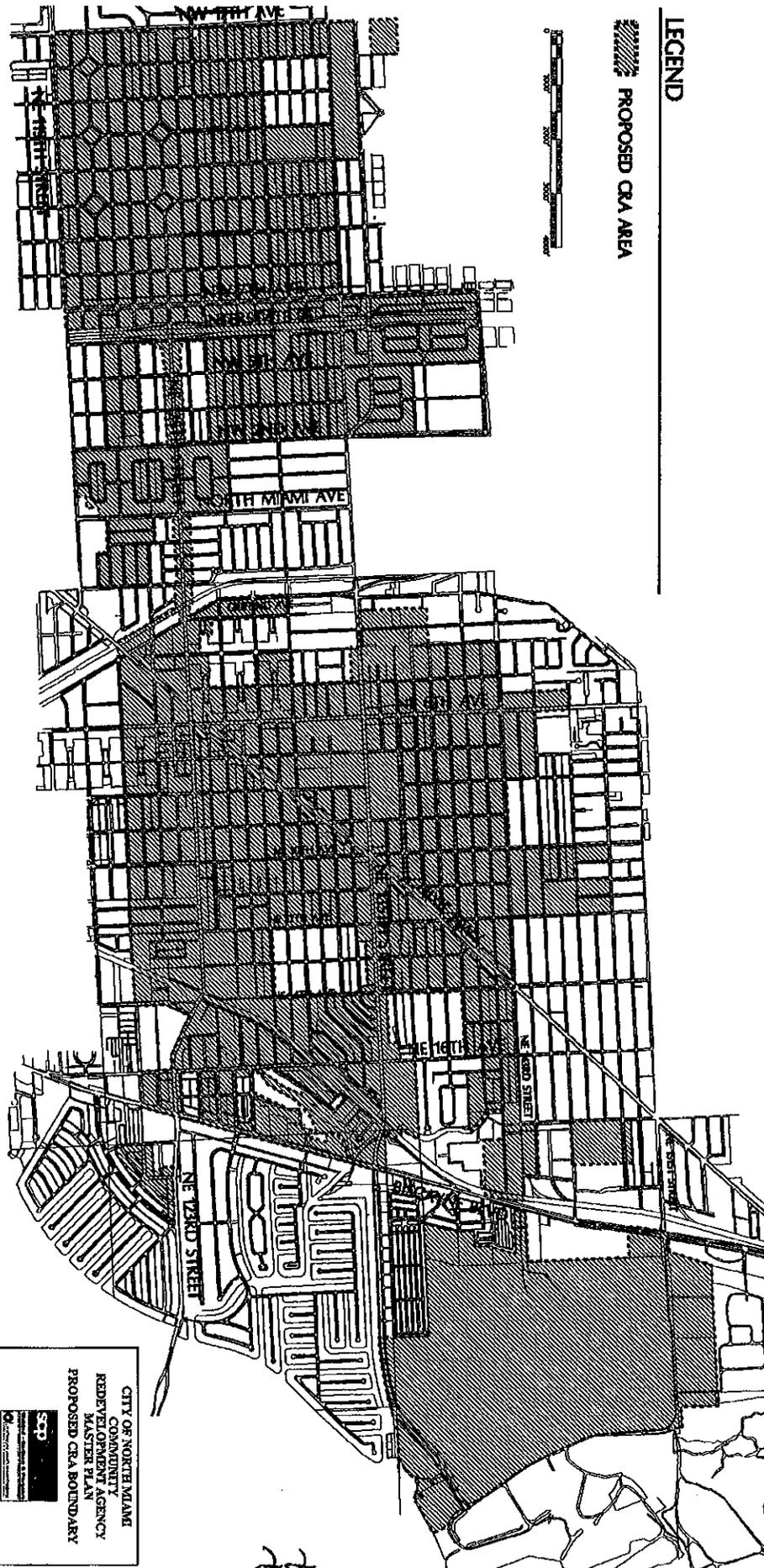
Furthermore the CRA boundary shall include the following Rights of Way as follows:

1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 123rd Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street
16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue

23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 7th Court and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue

LEGEND

PROPOSED CRA AREA





MEMORANDUM

Supplement to
Agenda Item No. 4(Y)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed. D
and Members, Board of County Commissioners

DATE: July 13, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Supplemental Information
BCC July 13 Resolution
Accepting the Finding of
Necessity Study for the
City of North Miami

Please find attached a revised legal description of the boundaries for the proposed City of North Miami Community Redevelopment Area. A resolution accepting the Finding of Necessity (FON) study is scheduled for the July 13, 2004 BCC agenda.

This supplemental information includes minor modifications to the legal description of the proposed redevelopment area boundaries that were included in the FON study, presented at the Economic Development and Human Services Committee. The modifications were designed to more accurately link certain areas included within the boundaries of the proposed CRA.

Tony E. Crapp, Sr
Assistant County Manager

Appendix A

Boundary Description

City of North Miami Proposed Community Redevelopment Area Boundary

The proposed City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami (City) which is located at the centerline of NW 17th Avenue approximately 30 feet south of the Opa Locka Boulevard and NW 17th Avenue intersection. The boundary then proceeds south along the city boundary until it jogs east approximately 220 feet along the rear of the row of parcels located directly south of the centerline of 128th Street. It then proceeds south to 127th Street. It then turns west approximately 220 feet to the centerline of NW 17th Avenue. It proceeds south along the city boundary to NW 119th Street and travels east along the centerline until it reaches the western limited access Right-of-Way (R/W) line adjacent to Interstate I-95. The CRA boundary proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Avenue where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south R/W line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the west R/W line of NE 2nd Avenue until it reaches the southern R/W line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern R/W line of NE Miami Place. It then turns right and travels north approximately 175 feet and then turns west along the northern R/W line of NE 123rd Terrace. It then travels north 360 feet to the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western R/W line of NE 2nd Avenue. It then jogs right approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line (FEC). It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14th Avenue. It travels north along the eastern R/W line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern R/W line of NE 123rd Street. It then turns right along the southern R/W line of NE 123rd Street and travels easterly until it reaches NE 16th Avenue. It turns right and travels south along the western R/W line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern R/W line of Biscayne Boulevard. The boundary travels north along the eastern R/W line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then turns left and travels west approximately 870 feet until it reaches the FEC. It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a northwesterly direction. It then jogs north along Arch Creek approximately 330 feet to the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern R/W line of NE 16th Avenue. The CRA boundary then travels south along the eastern R/W line of NE 16th Avenue approximately 270 feet. It then turns right and

travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135th Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street. It then turns right and travels west until it reaches the eastern R/W line of NE 14th Avenue and turns right and goes north until it reaches the southern R/W line of NE 140th Street. It then turns right and goes east until reaches the eastern R/W line of NE 16th Avenue where it turns left and travels north until it reaches the southern R/W line of NE 141st Street. It turns right and goes east along the southern R/W line of NE 141st Street until it reaches NE 16th Court. It then travels south along the western R/W line of NE 16th Court until it reaches the southern R/W line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern R/W line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC R/W and the boundary of the City, where it then turns left and follows the FEC R/W and the boundary of the City northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC R/W diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western R/W line of NE 20th Lane and turns right and travels until it reaches the northern R/W line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Street. It then turns left and travels west along NE 149th Street until it reaches NE 11th Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10th Court until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western R/W line of NE 10th Avenue and jogs left and travels south until it reaches the northern R/W line of NE 143rd Street. It then turns right and travels west until it reaches the eastern R/W line of NE 8th Avenue where it turns right and goes north until it reaches the southern R/W line of NE 145th Street. It then turns left and travels west until it reaches the eastern R/W line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south until it reaches the northern R/W line of NE 131st Street where it turns right and travels west until it reaches the eastern R/W line of NE 4th Avenue. It then turns left and travels south until it reaches the southern R/W line of NE 129th Street where it turns left and travels east until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels east approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the eastern R/W line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Boulevard. It then turns left and travels south on the western R/W line of Griffin Boulevard approximately 2000 feet to a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the row of parcels directly north of NE 125th Street until it reaches NE 2nd Avenue. The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second row of parcels directly north of

NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the centerline of NW 17th Avenue along the western boundary line of the City. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue.

The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street.

The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and twenty-three properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the east to NW 6th Avenue on the west plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and twenty properties fronting on the north side of NW 124th Street, from and including the second property directly east of NW 6th Avenue on the west to NW 2nd Avenue on the east plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers: 0622290070010, 0622290070170, 0622290070190, 0622290070200, 0622290070210, 0622290070280, 0622290070290, 0622290070300, 0622290070310, 0622290070320, 0622290070630, 0622290070810, 0622290080552, 0622290080558, 0622290080559, 0622290550050, 0622290550060, 0622290550160, 0622290570010, 0622290570070 and 0622290570080.

A separate CRA boundary starts at the intersection of NE 146th Street and NE 18th Avenue and proceeds east approximately 830 feet and then turns left and travels north approximately 960 feet along the eastern parcel line of the parcels directly east of NE 18th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 18th Avenue where it turns right and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 18th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 18th Avenue.

An additional separate CRA Boundary includes the "Munisport" property east of Biscayne Boulevard and adjacent mangrove preserve areas east to the adjacent FIU property on the east and three properties fronting on the north side of NE 151st Street, from Biscayne Boulevard east to and including the property directly east of FIU Stadium Drive.

An additional separate CRA Boundary starts at the northwest corner of the parcel that is located north of NE 121st Street facing the easterly R/W of NE 18th Avenue. The boundary proceeds east along the northern parcel line of the parcels directly north of NE 121st Street and turns north along the western parcel line of the parcel west of NE 19th Avenue. The boundary jogs west approximately 65 feet before continuing north along the western parcel line of the parcel west of NE 19th Avenue below NE 123rd

Street until it reaches the southern R/W line of NE 123rd Street. It then travels east on the southern R/W line of 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east of NE 123rd Street. It then proceeds west to the southern boundary of the R/W of the alley to the north of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 17th Road and turns right on the easterly R/W of NE 18th Avenue to the point of beginning.

Furthermore the CRA boundary shall include the following R/W's as follows:

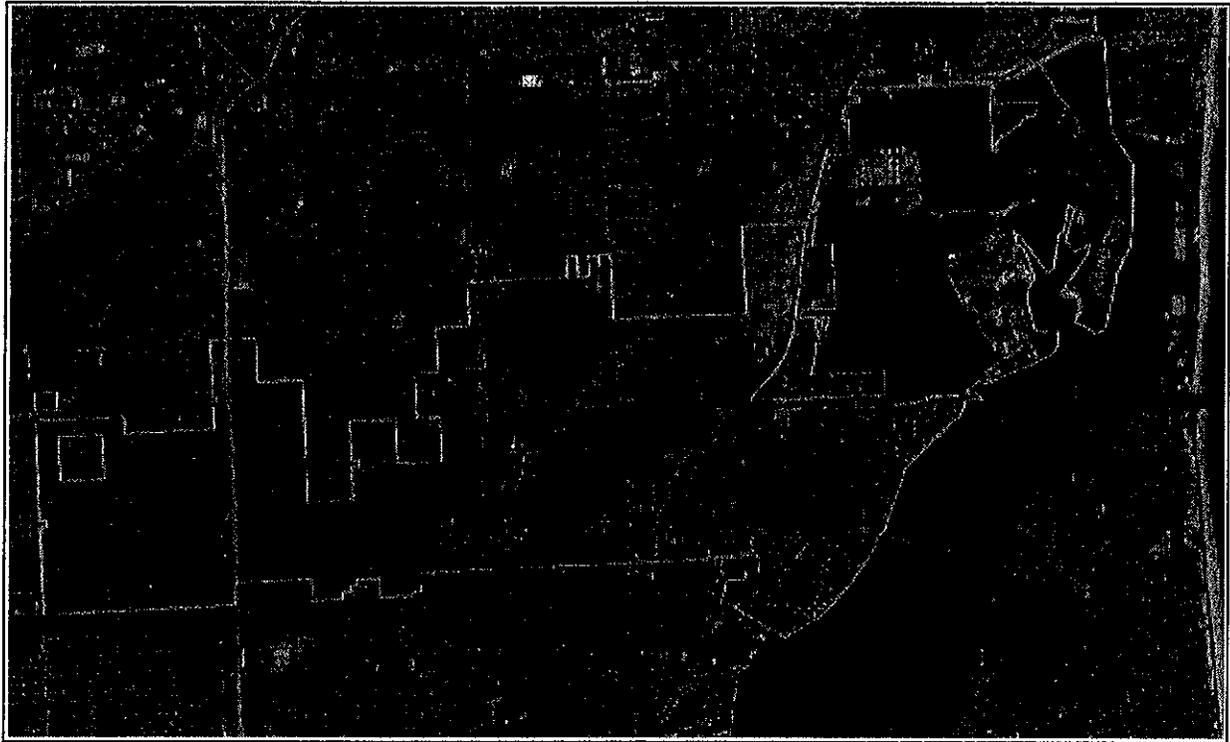
1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 119th Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street
16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue
23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 6th Avenue and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue



CITY OF NORTH MIAMI
"FINDING OF NECESSITY"

FOR
THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
ESTABLISHMENT AND BOUNDARY

TAX INCREMENT FINANCE COORDINATING COMMITTEE
COMMENT RESPONSE



CITY OF NORTH MIAMI
"FINDING OF NECESSITY"

FOR
THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
ESTABLISHMENT AND BOUNDARY

November, 2003

City of North Miami

**“A FINDING OF NECESSITY”
for a
Community Redevelopment Agency and
Community Redevelopment Area Boundary**

Prepared for
City of North Miami
North Miami, Florida

November, 2003

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FACT SHEET

TITLE: City of North Miami Finding of Necessity for the creation of a
Community Redevelopment Area

PREPARED FOR: The North Miami City Council

AUTHORIZING AGENT: North Miami City Council
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EXECUTIVE SUMMARY

The City of North Miami City Council authorized the preparation of a Finding of Necessity study for the creation of a Community Redevelopment Area and Community Redevelopment Agency, pursuant to Florida Statutes. The results of the study are summarized in this part and provided in detail in the remaining text.

The Florida Supreme Court, in upholding the provisions of Chapter 163, Part III, Florida statutes, has allowed local governments broad discretion in determining slum and blight and has held that the determination of blight is a judgement of the local government based on substantial, competent evidence. Florida Statute 163.340 (8) sets the standards for such determination and summarily states that blight occurs when the factors found substantially impair or arrest the sound growth of a county or municipality and are a menace to the public health, safety, morals and general welfare in its present condition of use.

Findings of Slum and Blighting Conditions

This study demonstrates with substantial competent evidence that slum and blighted conditions exist and that the rehabilitation and redevelopment of the area is necessary in the interest of public health, safety, morals and welfare of the residents of the area and the county. Findings in the field and other supporting data demonstrate that conditions of slum and blight exist and that statutory conditions are met and qualify the study area for a "Finding of Necessity" (Map 3, Composite of Substandard Structural Conditions).

Slum: Field inspections indicate that there is an abundance of slum conditions as shown by the presence of deteriorated infrastructure and building structures (See Map 3). In addition, conditions which endanger life or property are shown on Maps 4 and 5, Incidences of Crime.

*Blight: For the purpose of this finding, it is demonstrated that in the proposed boundary area (See Map 1, **Proposed Area Boundary**), there exists blight in the form of the following factors:*

- a. Substandard structural conditions*
- b. Conditions which endanger life or property*

- c. *Deterioration of site or other improvements and land use conflicts*
- d. *A deficiency of safe and sanitary low and moderate income housing*
- e. *Predominance of defective or inadequate street layout.*

*It should be noted again that for the purposes of a Finding of Necessity only **one** of the conditions of blight needs to be demonstrated. In the study area five (5) of the statutory conditions are met. Substantial, competent evidence is provided to support each of the five categories. The evidence is more compelling for some of the conditions. In order to clarify which conditions best meet the standards for substantial, competent evidence, the various findings are set forth in rank order. Each of the following conditions qualifies the study area for a "Finding of Necessity".*

Substandard Structural Conditions

*Map 3 illustrates neighborhood areas where substandard structural conditions exist. The deteriorating and deteriorated (dilapidated) structures within the proposed redevelopment area are characterized using the nomenclature **deteriorated** or **dilapidated** structures.*

Conditions which Endanger Life or Property

Criminal activity has long been a condition of the area that has discouraged redevelopment. This statement is supported by reports from property owners in the redevelopment area. The City Police Department has provided detailed map information on the location of crime. Non-Violent and violent crime is separately mapped on Maps 4 and 5.

Deteriorated Site or Other Improvements

Deteriorated site improvements speak to the functionability of the site including the improvements on

the site. In addition to building condition, the economic viability of the present use has been analyzed. A "highest and best use" standard was applied making the assumption that market conditions are the same in the study area as they would be in most other market areas of Miami-Dade County. That assumption is justified in terms of the potential future uses made possible by redevelopment. The term "functionally obsolete" is applied to structures that could be yielding more return to the land if the building were torn down and replaced. Many of the deteriorated site conditions are the result of inappropriate mix of land uses. These unplanned mixed uses, together with functionally obsolete uses and vacant land combine to create a deteriorated redevelopment environment. Such conditions sustain blight because reinvestment in neighborhoods characterized by deteriorated site conditions is unattractive to developers and investors. Functionally obsolete structures also contribute to land use conflicts by allowing the continued existence of marginally viable businesses and potential criminal habitat. Map 6, Code Enforcement Incidents, indicates a pervasive level of code violations over much of the study area.

Low and Moderate Income Housing

While the absence of low or moderate income housing can qualify an area for creating a CRA, data and field research indicate that even though there exists some low or moderate income housing in the study area, a majority of this low and moderate income housing does not qualify as "decent, safe and sanitary" nor is it sized adequately for family use. Additionally, quality, low and moderate income housing is needed for relocation purposes and to allow for eventual replacement of much of the existing housing stock. There is clear evidence from the field research that many of the housing units are in need rehabilitation or remodeling to accommodate sizes adequate for family units. In addition, there are observable and anecdotal conditions indicating severe overcrowding in apartment blocks and on some single-family sites.

Predominance of Defective or Inadequate Street Layout.

The dominance of Dixie Highway, a 1.9-mile lengths, cutting through business and residential blocks on a diagonal layout when all the other streets are in a conventional grid pattern has to be identified as a blighting influence. The diagonal direction creates many small and unusual block shapes that lead to underutilization of the land for either residential or business purposes. Moreover the diagonal layout brings the heavily traveled road into many residential neighborhoods adversely impacting the quiet enjoyment of a residential environment.

Other defective street layouts occur because streets that were once residential in nature have become arterial roadways serving through traffic rather than local residential traffic. The best examples of such streets are NE 125th Street, 135th Street and NE 6th Avenue.

PURPOSE AND TEXT ORGANIZATION

The purpose of this document is to provide the results of an analysis of the Study Area identified on the Location Map. The study was conducted to determine if slum and blight conditions exist which would warrant the identification of boundaries for a Community Redevelopment Area (CRA).

This document is organized in three main sections: a background study is presented which establishes the legal and planning framework for creating a CRA and Tax Increment Financing Trust Fund. The second section provides a brief survey and analysis of the ways in which the study area meets the requirements of Florida statutes for a Finding of Necessity. The third section is an appendix, which provides additional supporting data and explanations.

METHODOLOGY

Study Area

The boundaries of the study area and proposed CRA boundary are identified on Map 1 and a legal description in the Appendix defines the CRA boundary. In order to implement a plan within the Community Redevelopment Area, conditions in the study area must meet certain conditions as

described by Florida Statutes. The Finding of Necessity requirements and procedures are prescribed in Chapters 163.340 and 163.355, F.S., summarized in this report.

Research

Various documents have been reviewed to obtain data relative to the statutory requirements that must be met. The matrix in Appendix B lists the documents that have been reviewed and are incorporated in this document by reference. Information from those documents and data resources has been used in the formulation of this document.

Field Surveys and Data Collection

Various field surveys were conducted; these surveys were conducted on different days. The intent of the surveys was to record certain observable conditions that meet the requirements in the statutes relative to a "Finding of Necessity". These surveys were conducted by viewing the entire proposed area on a parcel-by- parcel basis. The specific criteria utilized to establish the data needed/indicated on the maps are as described in the above referenced chapters of the Florida statutes. After the field surveys were completed, maps indicating the observed conditions were prepared. The maps were prepared to show the general location of the various conditions observed. Additionally, meetings were held at departments of the City of North Miami at which data was requested and subsequently provided.

BACKGROUND

Development Status and Plans

Map 1, Proposed CRA Boundary, delineates the boundary of the proposed redevelopment area. The subject area was built out to businesses, multifamily and single family residential and industrial uses over a period of 60 years. Map 2, Zoning Map, illustrates that the area is planned and land development regulations exist for a wide variety of land uses within the study area. Little land is currently vacant in the study area but many uses and structures are functionally obsolete and a relatively high vacancy rate in business structures was observed.

Redevelopment Statutes and Process

In order to utilize the tax increment financing mechanism in Florida, a Community Redevelopment Agency must be created and a redevelopment plan adopted. Prior to exercising authority to create a

Community Redevelopment Agency, the governing body (the City) must adopt a resolution finding that one or more slum or blighted areas exist or a shortage of housing affordable to residents of low or moderate income exist and that the rehabilitation of such areas is necessary in the interest of the public welfare.

Florida Statutes Section 163.335 (2000), declares that slums and blighted areas in the state are “...a serious and growing menace, injurious to the public health, safety, morals, and welfare...” It further states that the existence of slums and blighted areas contributes to “...the spread of disease and crime...” Such areas are “...an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues....”, and their existence “...impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities;...” Also, subsection (1) finds and concludes that the “...prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2) contains a declaration of the range of public policy responses that are deemed appropriate in dealing with the problems of slums and blight. Some slums and blighted areas “...can be conserved and rehabilitated through appropriate public action...” by the “...means provided in this part...” such conservation or rehabilitation may be effected to eliminate, remedy, or prevent the “...evils enumerated.” Other slums and blighted areas, in contrast, “...or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation.” Section 163.335(3) finds and declares that redevelopment as contemplated by the act is a public purpose for which public funds may be expended and the power

of eminent domain and the police powers can be exercised.

Section 163.355(5) declares that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; and that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities. The use of tax increment financing for the funding of redevelopment activities was found constitutional by the Florida Supreme Court in the case of *State v. Miami Beach Redevelopment Agency*, 392 So. 2d. 875, (1980). After making its finding that slum or blight exists, the governing body (City Council) must further find the need for a community redevelopment agency (CRA) to function within the municipality to carry out the purposes of the Florida Redevelopment Act. The governing body, by resolution, may either designate itself as the board of the commissioners of the agency, or by ordinance, appoint a board of commissioners pursuant to Section 163.356, Florida Statutes.

LEGAL FINDINGS AND REQUIREMENTS VS. EXISTING CONDITIONS

Legal Requirements

Florida Statutes, Section 163.355 provides the conditions required for a Finding of Necessity. A finding of necessity is a necessary prelude to modifying or expanding the boundaries of a Community Redevelopment Area. The section prescribes:

“Finding of Necessity by County or Municipality. No county or municipality shall exercise the authority conferred by this part until after the governing body has adopted a resolution finding that:

- (1) One or more slum or blighted areas or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income,

- including the elderly, exist in such county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of public health, safety, morals, or welfare of the residents of such county or municipality.”

It is important to note that only one of the stated conditions need to be found for the City to make a Finding of Necessity, and that the City has broad discretion in making its determination. Field inspections found that there is an abundant amount of slum conditions and the presence of deteriorated structures indicate one or more slum or blighted areas in the City. This report demonstrates with substantial, competent evidence that slum and blight exist in the study area.

Section 163.340(7) defines a slum area as follows:

- “(7) *Slum area* means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.”

A blighted area is defined by Florida Statutes at F.S. 163.340(8) as either:

- (a) “An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes or one or more of the

following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

1. Predominance of defective or inadequate street layout;
2. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
3. Unsanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Inadequate and outdated building density patterns;
6. Tax or special assessment delinquency exceeding the fair value of the land;
7. Inadequate transportation and parking facilities; and
8. Diversity of ownership or defective or unusual conditions of the title which prevent the free alienability of land within the deteriorated or hazardous area; or

- (b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at the present or following proposed construction.”

The essential difference between the two concepts as defined by the legislature is that a slum is an area where conditions actively and directly menace the essential public order while a blighted area is one where conditions are not conducive to sound growth and the public good is impaired by the various impediments to such growth.

Findings of Slum and Blighting Conditions

For the purpose of this finding, it is demonstrated that in the designated study area depicted on Map

1, Proposed CRA Boundary there exists slum and blight as indicated by the following factors:

- A. Substandard structural conditions
- B. Conditions which endanger life or property
- C. Deterioration of site or other improvements and land use conflicts
- D. A deficiency of safe and sanitary low and moderate income housing
- E. Predominance of defective or inadequate street layout

EXISTING CONDITIONS FINDINGS

It should be noted again that for the purposes of a Finding of Necessity only *one* of the statutorily required conditions needs to be demonstrated. In the Study Area, five (5) of the statutory conditions are present and are demonstrated by substantial, competent evidence. Since the evidence is more compelling for some of the conditions than for others, in order to clarify which conditions best meet the standards for substantial, competent evidence, the various findings are set forth in rank order.

(A) Substandard Structural Conditions.

The deteriorating and deteriorated structures within the proposed redevelopment area are characterized on the maps using the nomenclature "Deteriorated and Dilapidated Structures" collectively deteriorated and dilapidated structures are referred to as "Substandard". While these terms are not defined by Section 163.340 Florida Statutes, the definitions and observable conditions required by the U.S. Department of Housing and Urban Development (HUD) are instructive and are listed below.

Deteriorated: Substandard, Suitable for Rehabilitation. Deteriorated buildings are those that need minor or major repairs to correct one or more of the following defects:

- (a) Broken or missing materials in small areas of exterior wall and roof
- (b) Badly weathered appearance
- (c) Indications of rotting

- (d) Shifting of the roof-line or foundation
- (e) Open cracks in exterior walls
- (f) Porch steps unstable, unsafe or in disrepair

Dilapidated: Substandard, Beyond Rehabilitation. Dilapidated buildings are those that do not provide safe and adequate shelter, or the cost of renovation exceeds the worth of the property after renovation. Such properties have one or more of the following critical structural defects:

- (a) Inadequate or missing original construction
- (b) Severe damage due to fire or weather
- (c) Holes in large areas of the roof
- (d) Sagging roof-lines or bulging walls
- (e) Doors or windows incapable of being closed and secured
- (f) Large areas of rot or termite damage
- (g) Severe foundation settling

Field mapping of structural deficiencies (See Map 3) indicates the specific location of deteriorated or dilapidated structures in the area.

(B) Conditions which Endanger Life or Property

Criminal activity throughout the proposed CRA area has long been a condition which has discouraged redevelopment. This fact is supported by anecdotal evidence from property owners in the redevelopment area. It is also supported by police department experience and mapped data. Map 4 indicates the incidence of non-violent crimes and Map 5 depicts the location of violent crimes in the study area.

(C) Deteriorated Site or Other Improvements

Many of the deteriorated site conditions are the result of inappropriate mix of land uses. These unplanned mixed uses, together with functionally obsolete uses and vacant land combine to create a deteriorated redevelopment environment. See Map 3. Such conditions sustain blight because reinvestment in neighborhoods characterized by deteriorated site conditions is financially unattractive to developers and investors. Functionally obsolete structures also contribute to land use conflicts by allowing the continued existence of marginally viable businesses. In addition, Map 6 which documents the incidence of code violations also supports the finding of deteriorated site and other improvements. The map

reports 50 different violation types and they are pervasive over the entire study area. Incidents such as “pool unmaintained” or “overgrown lot” or “debris and junk” contribute to the finding of deteriorated site conditions.

This area also creates a drain on City services since vacant properties are often purchased by nonprofit organizations, which, after buying the underutilized property, remove the lands and buildings from the tax roll. Lack of up-to-date utility infrastructure, vacancies, functionally obsolete land uses and the general deterioration of the properties have combined to dramatically reduce the value of improvements in proportion to the value of the lands. Overall, in the study area, the property improvements are valued at \$ 786 million dollars and the land is valued at \$ 409 million. This creates an **improvements to land ratio of 1.92/1**. This figure is in contrast to the standard rule of thumb for such ratios which is at 4.0/1. In other words, the expected improvement value is normally four times the land value. In addition, map 7, Taxable Property Values, shows that 51% of the properties within the Proposed CRA Boundary Area have a taxable value of **less than \$50,000**. All of this analysis clearly demonstrates that many of the buildings in the study area have little or no value in the marketplace for the properties. This fact strongly indicates the need for a redevelopment plan that dramatically changes the urban built environment.

The infrastructure also contributes to the deteriorated site conditions. The condition of existing potable water lines and facilities, sanitary sewers, storm sewers, swales, sidewalks, curb and gutter and roadways were evaluated with a view of ascertaining their condition and capacity relative to providing services for the proposed redevelopment plan.

(D) Low and Moderate Income Housing

The absence of low or moderate-income housing can justify a finding of necessity. Data and field research indicate that while there is some low or moderate income housing in the study area, a majority of this housing does not qualify as “decent, safe and sanitary” nor is it sized adequately for family use. Additionally, quality low and moderate income housing is needed in the redevelopment area for relocation purposes and to allow for eventual rehabilitation of

much of the existing housing stock. These factors combined create a severe shortage of low or moderate income housing in a decent, safe and sanitary environment. In addition, there are observable and anecdotal conditions indicating severe overcrowding in apartment blocks and on some single-family sites.

(E) Predominance of Defective or Inadequate Street Layout.

The dominance of Dixie Highway cutting through business and residential blocks on a diagonal layout when all the other streets are in a conventional grid pattern has to be identified as a blighting influence. The diagonal direction creates many small and unusual block shapes which lead to underutilization of the land for either residential or business purposes. Moreover the 1.9-mile long diagonal layout brings the heavily traveled road into many residential neighborhoods adversely impacting the quiet enjoyment of the residential environments.

Other defective street layouts occur because streets that were once residential in nature have become arterial roadways serving through traffic rather than local residential traffic. The best examples of such streets are NE 125th Street, 135th Street and NE 6th Avenue.

CONCLUSIONS

The findings presented in this document comprise substantial competent evidence that the conditions of slum and blight exist in the proposed CRA area. Based on the study and analysis presented in this report, there is substantial competent evidence that slum and blight conditions exist which impair or arrest the growth within the extension area and that present conditions and uses in the area are detrimental to the public health, safety, morals and public welfare.

The predominant conditions are

- (a) A substantial number of deteriorated and dilapidated structures -- Map 3
- (b) Conditions which endanger life or property
- (c) Deterioration of site or other improvements - Map 3
- (d) Inadequate low and moderate income housing in a decent, safe and sanitary condition, with adequate size, to meet the needs of the community.
- (e) Predominance of defective and inadequate street layout.

Description of Proposed Community Redevelopment Area

The Proposed Community Redevelopment Area, Map 1, is generally described as: the entire portion of the City West of Biscayne Boulevard, together with the "Munisport" property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent F.I.U. property on the East, and three properties fronting on the North side of N.E. 151st Street from Biscayne Boulevard East to and including the "Stadium" site; and **excluding** that area between the Biscayne Canal and North Miami Avenue generally between N.E. 127th Street and N.E. 135th Street; and also **excluding** the entire portion of the City East of the Biscayne Canal to Biscayne Boulevard excluding: properties between the Biscayne Canal and Griffing Boulevard; the Greenwich Planned Unit Development; The "Portofino" Planned Unit Development; and a group of residential properties west of the Arch Creek between N.E. 136th Street and N.E. 140th/141st Street.

Action should be taken immediately to eliminate existing slum and blight conditions, prevent its reoccurrence and to enhance and protect the public investments previously made in the

area. The preservation and/or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to the pursuit of redevelopment and revitalization. Tax increment financing is an effective method of providing a source of ad valorem tax funds focused on the need for redevelopment. As redevelopment progresses, the tax base for will be enhanced and thereby increase the ability of the CRA to accomplish its redevelopment objectives.

The North Miami City Council, based upon the substantial, competent evidence presented in this report should find that there exists within the area described on Map 1, areas of slum and blight that are characterized by a substantial number of deteriorated and dilapidated structures, conditions which endanger life or property, deterioration of site or other improvements, inadequate low and moderate income housing in a decent, safe and sanitary condition, with adequate size, to meet the needs of the community, and a predominance of defective or inadequate street layout. The Council should further find that the rehabilitation, conservation or redevelopment, or a combination thereof, in the above described area is necessary to preserve, protect and enhance the public health, safety, morals and general welfare of the residents of the City of North Miami, Florida. In order to make these findings the council should, based on the data presented, make this finding of necessity and thereby justify the creation of the CRA area as proposed on Map 1.

Appendix A

Boundary Description

City of North Miami Proposed Community Redevelopment Area Boundary

The proposed City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami which is located at the centerline of the intersection of Opa Locka Boulevard and NW 17th Ave. and then proceeds south until it jogs left approximately 240 feet at the rear of the parcels directly south of the parcels that are below the centerline of 128th Street. It then proceeds south to 127th Street. It then turns right approximately 240 feet to the centerline of NW 17th Ave. It proceeds south to NW 119th Street and travels east along the centerline until it reached the western Limited access Right of Way line adjacent to Interstate I-95. The CRA boundary turns left and proceeds north until it reaches the centerline of 121 Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Ave where it then makes a right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then makes a right approximately 230 feet and then makes a left and travels north approximately 230 feet. It then jogs right and travels for approximately 200' until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then makes a right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650' until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet and then makes a slight jog of approximately 60' onto NE 120th Street, where it then turns right and travels south approximately 330 feet until it reaches the intersection of NE 119th Street. It then turns left along the centerline of NE 119th Street and travels east approximately 850' where it then jogs slightly south approximately 50 feet. It then travels approximately 205 feet in a North Easterly direction where it then jogs right approximately 70. It then jogs in a southeasterly direction approximately 150 feet and then turns left and travels north approximately 600'. It then turns east and travels in a straight line until it reaches the centerline of NE 121st street. The CRA boundary travels east along the centerline of NE 121st street and crosses over the Florida East Coast Railway line. It continues along the centerline of NE 121st Street until it makes a left at the intersection of NE 14th Avenue. It travels north along the centerline of NE 14th Ave. approximately 600' and then jogs slightly to the north until it reaches the centerline of NE 123rd Street. It then makes a right along the centerline of NW 123rd street and travels east until it reaches NE 16th Ave. It makes south along NE 16th avenue until it reaches NE 121 St. The CRA boundary then makes a left along NE 121st Street and travels east until it hits the centerline of Biscayne Boulevard until it reaches a point that is approximately 200' north of the centerline of NE 135th Street. The CRA boundary then makes a left and travels west approximately 870 feet until it reaches the Florida East Coast Railway lines (FEC). It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a North Westerly direction. It then jogs north along arch creek approximately 330 feet. It then makes a left and goes west until it reaches the centerline of NE 16th Avenue. The CRA boundary then travels north along the centerline of NE 16th avenue until it reaches the centerline of NE 141st Street. It

makes a right and goes east along the centerline of NE 141st street until it reaches NE 16th court. It then travels south along the centerline of NE 16th CT until it reaches NE 140 Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the centerline of NE 142nd Street. It travels approximately 530 feet and then makes a right and travels south approximately 400'. It then makes a left and travels east until it hits the FEC, where it then follows the FEC Right of Way until NE 151st Street. The CRA boundary makes a left at the centerline of NE 151st street and then travels west until it reaches the centerline of NE 18th Avenue. It travels south until it reaches NE 143rd Street. It makes a right and travels west along NE 143rd street until it reaches NE 12th Avenue. It travels north along the centerline of NE 12th Avenue until it reaches NE 149th Avenue. It travels west along NE 149th Street until it reaches NE 11th Avenue. It travels south along NE 11th Avenue. It travels west one block and then travels north NE 10 CT until it reaches NE 147th Street. It then travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary travels west until it reaches NE 5th Court. It makes a left along the centerline of NE 5th Court and travels south until it reaches NE 143rd Street. It then travels west along NE 143rd Street until it reaches NE 4th Avenue. It travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then makes a right and travels east on NE 135th Street until it reaches NE 4th Avenue. It travels south on NE 4th Avenue until it reaches NE 131st Street. It makes a right on NE 131st Street and travels west until it comes to Griffin Blvd. It travels south on Griffin Blvd approximately 2000 feet until makes a right and crosses over the Biscayne Canal until it reaches NE 2nd Avenue. The CRA boundary then makes a right on NE 2nd Avenue until it reaches NE 127th Street. It then travels west until it reaches NE Miami Ct. It then travels north along the centerline of North East Miami court approximately 140 feet until it reaches NE 127th TE. It then travels west until it reaches North Miami Avenue. It travels along the centerline of North Miami Avenue until it makes a left at NW 128th Street. It travels along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. The CRA boundary makes a left along the centerline of NW 139th Street and travels west until it reaches NW 5th Avenue. It then makes a right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary makes a left at NW 143rd Street and travels west until it reaches NW 7th Ave. It then travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It travels west along NW 135th Street until it reaches NW 12th Ave. It then travels north along the centerline of NW 12th Ave. until it reaches Opa Locka Blvd until it reaches the point of beginning at the intersection of Opa Locka Blvd and NW 17th Ave. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue.

The CRA boundary excludes those areas that are bounded by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Blvd.

A separate CRA Boundary includes the "Munisport" property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent FIU property on the East and three properties fronting on the North side of NE 151st Street, from Biscayne Boulevard East to and including the "Stadium" site.

An additional separate Boundary starts at the intersection of NE 121st Street and NE 18th Avenue and proceeds east to the Western Right of Way line of NE 19th Avenue. It then makes a left and travels north to the Southern Right of Way line of NE 122nd Street and then turns left and travels west approximately 180 feet. It then turns north until it reaches the centerline of NE 123rd Street. It then travels East on 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east, of NE 123rd Street. It then proceeds west to the southern boundary of the right of way of the alley to the North of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 18th Avenue and turns right on the westerly right of way of NE 18th Avenue to the point of beginning.

Appendix B

Matrix of Data and Research Resources

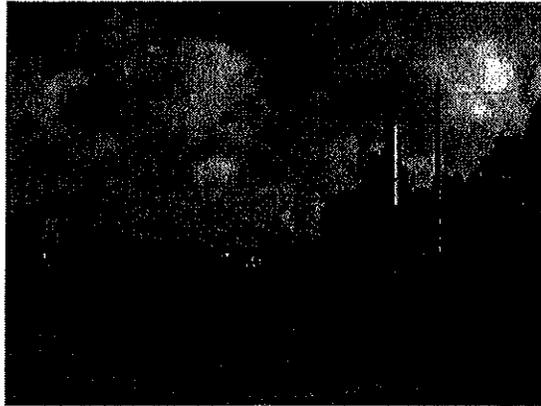
NORTH MIAMI CRA - DATA/MATERIALS LOG

Item #	Date Acquired	Date Released	Description	Category	Comments
1.00	N/A	6/24/2003	Future Land Use Plan	Land Use	
1.01	1/1/1999		Existing Land Use	Land Use	
1.02	3/22/03	8/28/2003	City of North Miami - Future Land Use Map EIR/BLD	Land Use	
1.03			Future Land Use Map	Future Land Use (map)	
1.04		8/1/2003	North Miami Area Map	Map (land use)	
1.05		8/28/2003	Miami-Dade County Land Use Info.	Land Use	
2.00	1/1/2003	8/1/2003	Aerial	Aerial	
2.01		8/21/2003	Aerial Views (4 plans)	Aerial	
2.02		8/21/2003	Aerial Enlargements & Key Plan	Aerial	
3.00	7/29/2002	7/29/2003	City of North Miami - Economic Dev. Plan	Planning	
3.01	7/14/03	7/14/2003	Northwest of South Ave. City of North Miami	Planning	
3.02	1991	8/28/2003	Tax Incentive Financing Tool for Affordable Housing	Planning/Housing	
3.03	1991	8/28/2003	Comprehensive Plan - City of N. Miami	Planning	
3.04	8/1/88	8/28/2003	Comprehensive Master Plan - N. Miami	Planning	
3.05	8/1/94	8/28/2003	North Miami Downtown Action Plan	Planning	
3.06	11/7/89	8/28/2003	Vision 2010 - Program Report	Planning	
3.07	2/23/90	8/28/2003	Economic Development Program - N. Miami	Planning	
3.08	8/23/03	8/28/2003	Consolidated Plan 2003-2008 - N. Miami	Planning	
3.09	8/1/88	8/28/2003	Business Inventory - N. Miami	Planning	
3.10		8/28/2003	Miami-Dade County GIS Coverage Parcel	Planning/GIS	
3.11		8/28/2003	Miami-Dade County Data Tables PTK Sales	Planning/GIS	
3.12		8/28/2003	Miami-Dade County Data Tables PTK Master	Planning/GIS	
3.13		8/6/2003	City of North Miami ODBG Eligible Block Map	Planning/MAP	
3.14	8/18/03	8/17/03	City Owned Properties - City of North Miami	Planning	
3.15	8/18/03	8/17/03	Vacant Lots (Privates) - City of North Miami	Planning	
3.16	8/23/03		Historical Sites - Dade Co.	Planning	
3.16.1	10/9/03	10/9/03	Historical Sites - FL Dept of State - Historical Resources	Planning	
3.17	8/28/03		Charter of the City of North Miami	Planning/Zoning	
4.00	7/16/03	7/16/2003	City Finance Report (of City Website)	Budget	
4.01	8/30/03	8/30/2003	City of North Miami - Preliminary Budget FY 2003-2004	Budget	
5.00	1/8/03	8/21/2003	North Miami Police Report (Blat Trail)	Police	
5.01		8/21/2003	North Miami Police Annual Report	Police	
5.02		8/21/2003	Police Zones - Color Map	Police	
5.03	8/29/2003	8/29/2003	Crime Incidents - May - Victim	Police	
5.04	8/29/2003	8/29/2003	Crime Incidents - Victim	Police	
5.05	10/18/2003	10/18/2003	Violent Crime Cluster Locations - Graphic Map	Police	
5.06	10/18/2003	10/18/2003	Non-Violent Crime Cluster Locations - Graphic Map	Police	
5.07		8/21/2003	2000 Census of Population and Housing, FL State Data Ctr.	Demographics	
5.08		8/21/2003	North Miami Census TRAILS - 2000	Demographics	
5.09	7/1/93	8/21/2003	Socio-Economic Profile - City of North Miami	Demographics	
5.10		8/21/2003	Census Tracts	Demographics	
7.00	8/1/01	8/21/2003	Citywide Improvement Study & Report	Capital Improvements	
7.01			Capital Improvement Program Summary (2002-2003)	Capital Improvements	
7.02			5 Year Capital Improvement Program (FY 2004-2008)	Capital Improvements	
7.03	2003	8/28/2003	Capital Improvement Program 2004-2008	Capital Improvements	
7.04	8/1/02	8/21/2003	Technical Memorandum NE 125th Street (SR 922) Improvement Feasibility Study - City of	Capital Improvements	
8.00		8/21/2003	North Miami Zip Codes	US Postal Service	
10.00		8/21/2003	Transportation Corridor Map	Study Materials	
10.01	8/13/03	8/21/2003	Colored Zoning Map (4 Denise Sheets)	Study Materials	
10.02		8/21/2003	Windshield Observation Trip Route Map	Study Materials	
10.03			Planometric Index & Maps	Study Materials	
10.04			Short Windshield Route	Study Materials	
10.05	8/15/2003	8/15/2003	CRA Concept & Method Plan (preliminary)	Study Materials	
10.06	8/28/2003	8/28/2003	Council Workshop Information Packet (hand out)	Study Materials	
11.00		8/21/2003	City of North Miami Appendix A Zoning	Zoning Codes	
11.01	11/1/88	8/28/2003	Code Ordinances - City of N. Miami	Zoning Codes	
11.02	8/18/03	8/18/2003	City of N. Miami - Code Violations (8/18/02-8/18/03)	Zoning Codes - violations	
11.03		8/28/2003	Miami-Dade County Zoning Information	Zoning Codes	
11.04	8/23/2003		City Charter Applicable Data	Zoning/City Charter	
11.05	chrd 1991	8/18/2003	City of N. Miami - 1991 Zoning Use Classification Plan	Zoning/1991 Map	
12.00		8/28/2003	Transit Circulator Plan, Phase II, Attachment	Transit	
12.01	8/26/2003	8/26/2003	City of North Miami Transit Director Plan Phase II - Implementation Plan	Transit	
12.02	10/19/2003	8/28/2003	Transportation Element (draft 2) Revised	Transit	
13.00	2/1/89	8/28/2003	Parks & Recreation - City of N.M. Needs Assessment Study	Parks	
13.01	8/28/03	8/28/2003	Parks & Recreation - City of N.M. Statistical Information on Use	Parks	
13.02	10/31/03	10/31/2003	How to Use Parks for Community Revitalization	Parks	
14.00	8/12/82	8/28/2003	FIL - Job Center for Environmental & Urban Studies	Finance	
15.00	8/22/05	8/28/2003	Multi-Family Bids Database - N. Miami	Housing	
16.00	8/28/2003	8/4/2003	City of North Miami - Public Works Information - Sewer & Potable	Utilities Data	
16.01	10/19/03	10/19/2003	North Miami Water/Sewer Information	Utilities Data	
16.02	8/15/03	8/15/03	City Parcel Photography (2276 photos)	Photography/Remote	
16.03	8/23/03		Video	Environmental	
20.00	8/28/2003		Transportation Element	Transportation	
21.00	10/2/2003		FIU North Miami Campus - Facilities Map	Education	
22.00		8/22/2003	Oblique Aerial Photography & GPS Access (883 photos)	Other Studies/Utilities	
19.00	11/3/2003	11/3/2003	Facts Sheet	Study Data	
10.00	11/3/2003	11/3/2003	City of North Miami Zoning Analysis	Study Data	
10.00	11/3/2003	11/3/2003	Land Use/Zoning Table	Study Data	

Appendix C

Representative Photographs

Predominance of Defective or Inadequate Street Layout



Odd-shaped parcels created by diagonal Dixie Highway



Inadequate rights-of-way for arterial streets



Unsafe access to arterial streets

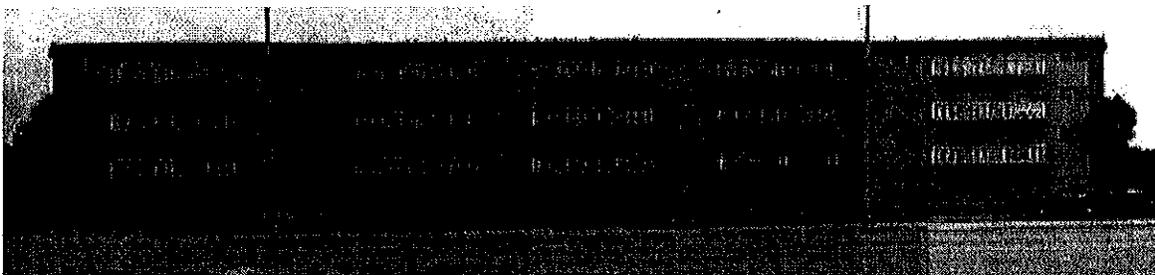
**A Deficiency of Safe and Sanitary
Low and Moderate Income Housing**



Backing into traffic; inadequate open space (16NE6thAve)



Junk and trash present on site

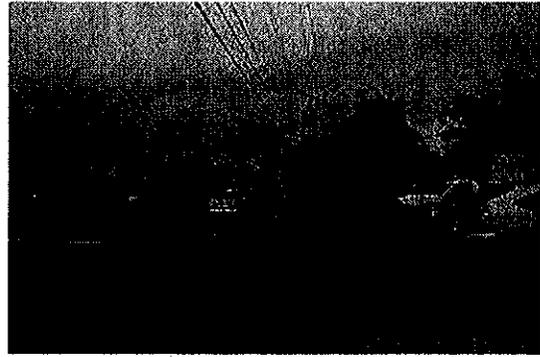


Minimalist housing with limited amenities and limited open space

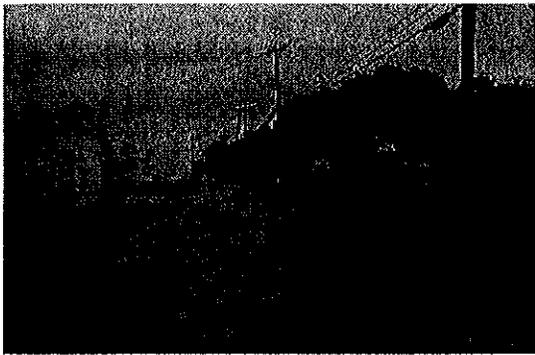
Deteriorated Site Conditions and Land Use Conflicts



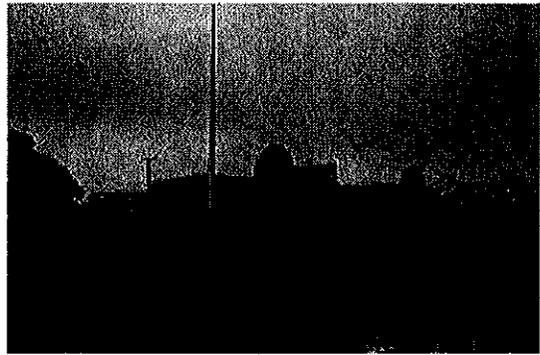
Land use conflicts; no drainage, sidewalks



Land use conflicts



Land use conflict; business and homes



Functionally obsolete commercial buildings

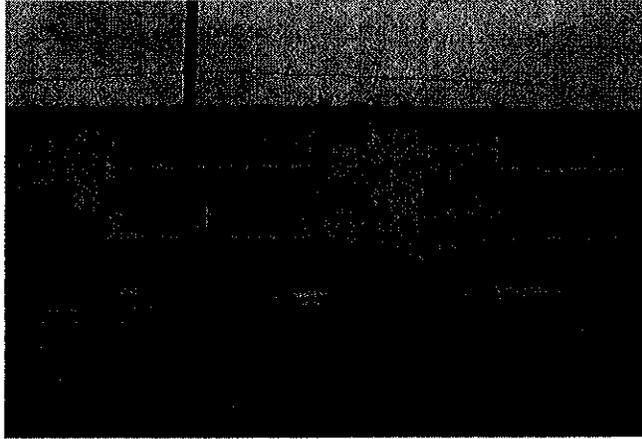


Functionally obsolete restaurant building



Missing sidewalks and storm drainage

Conditions Which Endanger Life or Property



Backing into traffic and lack of open space



Inadequate sidewalks

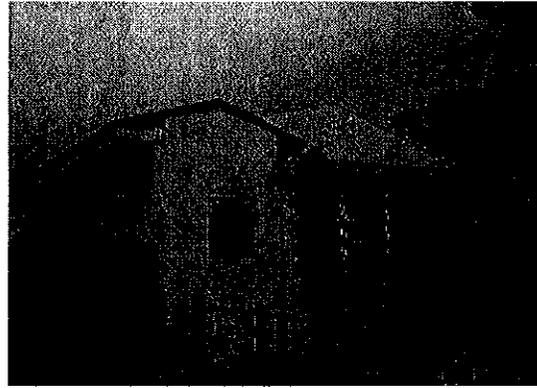


Dangerous access to arterial road

Substandard Structural Conditions



Unpainted; falling plaster



Rotting facia; grass growing from roof



Peeling paint and plaster; broken steps



Rotting facia; unkept landscaping



Lack of paint; broken screen



Broken awning; rotted structure

Appendix D

City of North Miami

Fact Sheet

Total City Size	-	5,600 Acres
Proposed CRA Size	-	3,634 Acres (2,362 net of roads and Govt. properties)
City Population	-	60,036 persons
Unemployed	-	3,097 persons

Existing City Taxable Value	-	\$ 1,366,643,785. (2002)
Proposed CRA Taxable Value	-	\$ 780,857,974.
Balance of City Taxable value	-	\$ 585,785,800.
Taxable Land to Improvement Ratio	-	1.92

City of North Miami Housing Breakdown:

Total Dwelling Units (Avail.)	-	22,281
Dwelling Units (Occupied)	-	20,541
Owner-occupied	-	10,367
Renter Occupied	-	10,174
Dwelling Units (within CRA)	-	15,593
Dwelling Units (Outside CRA)	-	6,686

City Population Growth:

1980	-	42,550
1990	-	49,990
2000	-	60,036

Year Housing Structures Built:

1990 - 2000	646	structures
1980 - 1989	1,771	structures
1939 - 1979	19,550	structures

Housing (Within Proposed CRA Boundary):

Single Family	-	6,845
Multifamily (3 or more units)	-	5,082
Condominium	-	2,403
Town Houses	-	119
Duplex	-	788
Total Housing Units	-	15,237

City of North Miami - Household Income:

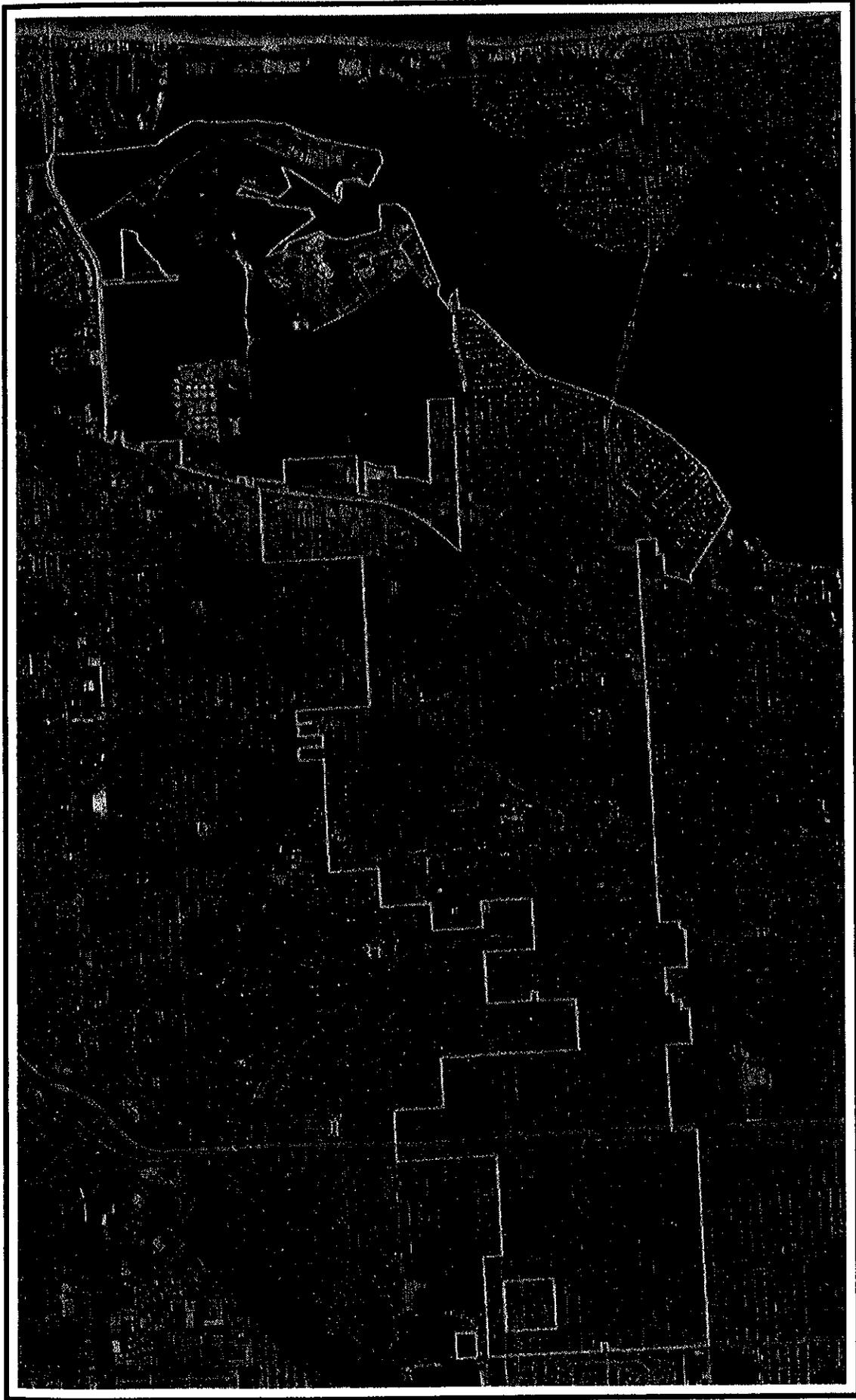
Median Household Income	-	29,778
Less than \$24,999	-	8,505
\$25,000 to \$49,000	-	6,787
\$50,000 to \$99,999	-	3,813
\$100,000 to \$200,000	-	1,322

Poverty Status (below poverty level):

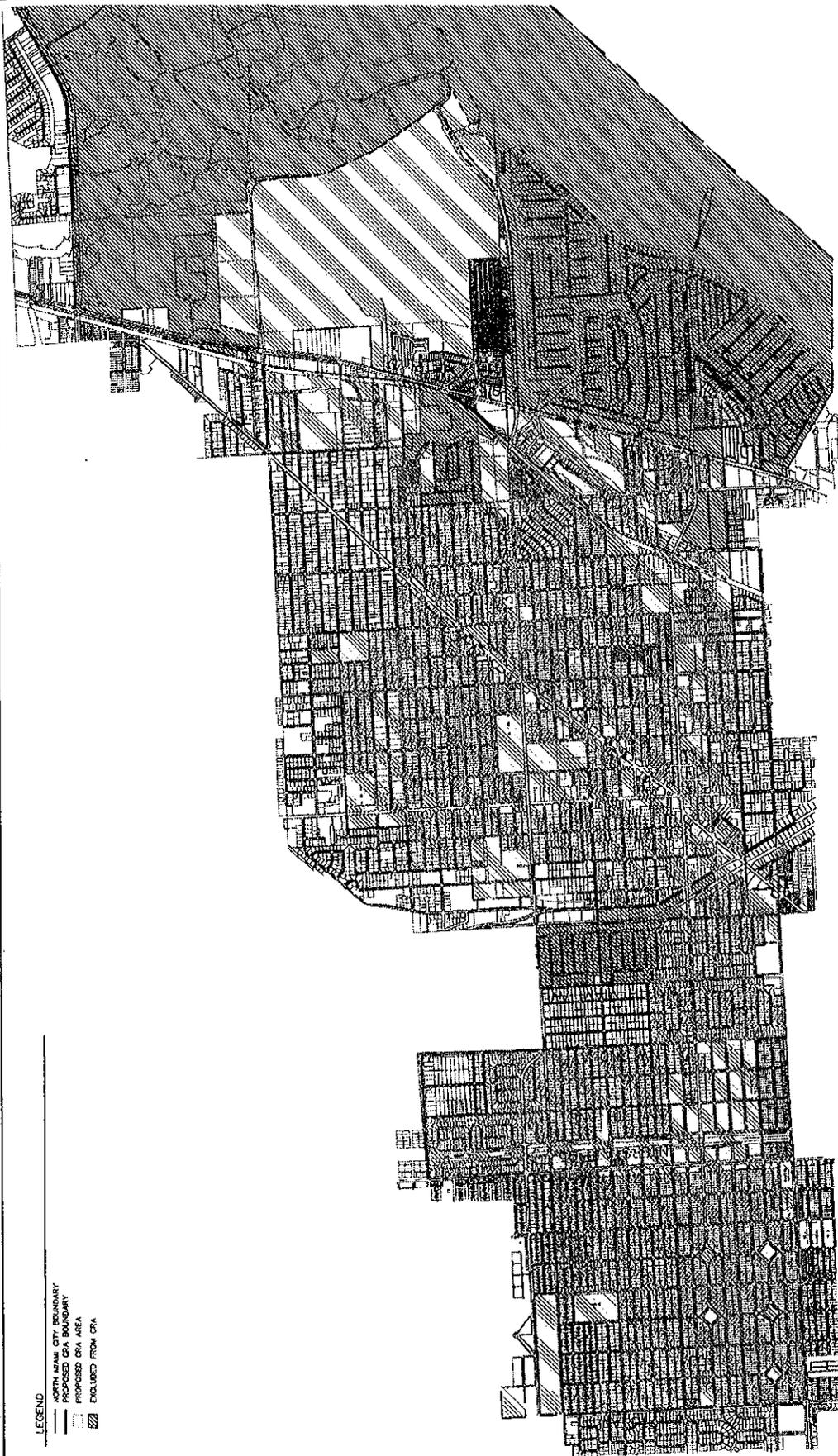
Individuals	-	14,055
Families	-	2,826
Families with female householder, no husband present	-	1,372

**CITY OF NORTH MIAMI
PROPOSED CRA
TAXABLE VALUES PER ZONING AREAS**

LAND USE TYPE	NO. OF UNITS	LAND AREA IN ACRES	UNITS PER ACRE	EXISTING BUILDING AREA	LAND VALUE	BLDG VALUE	TOTAL VALUE	ASSESSED VALUE	ASSESSED AMOUNT PER ACRE	TAXABLE AMOUNT	TAXABLE AMOUNT PER ACRE
1-1 Zoning District											
RESIDENTIAL - SINGLE FAMILY	27	5.09	5.31	28,026	544,618	1,063,549	1,608,167	1,606,638	296,260	1,258,638	247,101
DUPLEX	2	0.30	6.67	1,440	33,069	53,489	87,458	87,458	291,694	87,458	291,694
MULTIFAMILY 3 OR MORE UNITS	23	1.86	44.65	65,874	226,150	1,704,950	1,931,100	1,931,100	1,038,823	1,931,100	1,038,823
COMMERCIAL	83	30.85	0.75	408,858	5,339,203	10,449,588	16,788,771	15,768,771	511,729	15,768,771	511,729
VACANT LAND	0	1.72	0.00	0	166,812	0	166,812	166,812	0	166,812	96,751
RELIGIOUS	0	7.03	0.00	78,072	443,110	5,157,289	5,600,409	5,600,409	797,067	0	0
MUNICIPAL / GOVERNMENTAL	0	0.94	0.00	0	1,125	77,424	126,095	203,519	217,625	0	0
Total	136	47.78	2.83	884,185	6,831,286	18,554,950	28,382,236	28,284,707	529,149	19,230,779	402,454
1-2 Zoning District											
RESIDENTIAL - SINGLE FAMILY	6	0.78	6.44	7,902	79,880	263,481	353,371	316,563	407,576	266,583	343,200
DUPLEX	1	0.22	4.47	1,740	30,338	56,833	95,871	95,871	428,769	95,871	428,769
MULTIFAMILY 3 OR MORE UNITS	1	0.28	8.79	2,945	36,750	74,280	111,049	111,049	420,634	111,049	420,634
CONDOMINIUMS	37	0.65	56.45	337,903	1,013,708	1,351,610	1,351,610	1,351,610	2,082,062	750,360	1,144,776
COMMERCIAL	2	12.94	0.15	150,462	2,160,369	5,332,113	7,522,482	7,522,482	581,207	7,522,482	581,207
VACANT LAND	0	4.52	0.00	0	724,168	0	724,168	724,168	160,261	724,168	160,261
RELIGIOUS	1	0.13	7.58	1,520	18,375	44,154	62,529	62,529	473,899	0	0
Total	47	18.51	2.41	164,559	3,417,783	6,813,398	10,231,180	10,184,372	521,913	9,470,593	485,334
1-3 Zoning District											
RESIDENTIAL - SINGLE FAMILY	5	0.80	6.23	6,581	96,230	354,980	456,190	312,830	389,807	262,830	327,504
DUPLEX	2	0.26	7.62	1,987	42,526	70,486	113,012	101,568	387,078	76,668	291,802
MULTIFAMILY 3 OR MORE UNITS	17	0.47	35.61	10,010	80,658	462,822	563,480	462,822	974,833	462,822	974,833
COMMERCIAL	20	34.21	0.58	471,395	6,583,828	15,740,844	22,324,670	22,324,670	852,998	22,324,670	852,998
VACANT LAND	0	2.32	0.00	0	462,646	0	462,646	462,646	199,165	462,646	199,165
RELIGIOUS	0	4.25	0.00	53,138	398,001	4,234,672	4,633,573	4,633,573	1,089,682	0	0
MUNICIPAL / GOVERNMENTAL	0	5.16	0.00	32,282	434,003	1,721,110	2,155,193	2,155,193	418,052	0	0
Total	44	47.48	0.93	575,403	8,098,868	22,408,028	30,006,896	30,453,302	641,401	23,689,636	498,838
1-4 Zoning District											
DUPLEX	2	0.26	7.74	1,429	14,270	28,095	43,065	43,065	165,748	43,065	165,748
MULTIFAMILY 3 OR MORE UNITS	142	2.61	54.51	163,538	498,994	3,275,045	3,774,039	3,774,039	1,448,714	3,774,039	1,448,714
CONDOMINIUMS	110	2.71	40.53	0	915,670	2,747,010	3,662,680	3,662,680	1,349,486	1,875,180	680,896
COMMERCIAL	8	23.26	0.28	332,475	2,872,114	10,441,515	13,413,620	13,413,620	576,703	10,109,769	434,657
VACANT LAND	0	2.15	0.00	0	380,499	0	380,499	380,499	176,884	380,499	176,884
MUNICIPAL / GOVERNMENTAL	0	0.40	0.00	8,869	0	0	0	0	872,620	0	0
Total	269	31.48	8.26	604,311	4,872,700	16,631,202	21,703,992	21,703,992	689,466	16,182,442	514,067
1-5 Zoning District											
RESIDENTIAL - SINGLE FAMILY	11	1.24	8.67	12,538	223,650	602,604	726,154	708,339	571,393	656,339	531,060
DUPLEX	8	0.74	10.79	7,516	138,061	258,057	356,118	387,302	622,221	382,302	488,512
MULTIFAMILY 3 OR MORE UNITS	251	4.80	52.27	236,403	873,093	5,926,144	6,798,227	6,798,227	1,415,823	6,798,227	1,415,823
CONDOMINIUMS	46	0.62	49.78	0	279,688	839,083	1,118,750	1,118,750	1,210,272	371,260	401,821
COMMERCIAL	3	45.98	0.07	816,479	12,628,190	10,002,164	31,630,344	31,630,344	687,986	31,630,344	687,986
VACANT LAND	0	8.27	0.00	0	1,006,449	0	1,006,449	1,006,449	122,010	1,006,449	122,010
EXEMPT EDUCATIONAL	129	16.74	8.19	374,983	4,239,609	7,042,287	11,281,876	11,281,876	716,822	1,921,754	122,069
Total	448	77.70	5.77	1,447,895	19,391,730	33,669,189	52,960,918	52,934,287	691,277	42,751,665	550,224
1-6 Zoning District											
RESIDENTIAL - SINGLE FAMILY	14	2.85	4.92	17,174	386,422	626,928	1,023,350	936,273	329,073	811,273	285,140
DUPLEX	2	0.11	18.34	1,418	25,650	50,226	75,876	75,876	695,823	76,876	695,823
MULTIFAMILY 3 OR MORE UNITS	136	3.54	38.44	84,019	856,725	2,230,356	3,089,081	3,089,081	879,145	3,089,081	879,145
CONDOMINIUMS	119	1.85	64.34	0	910,184	2,730,552	3,640,735	3,640,735	1,968,522	1,706,985	923,956
COMMERCIAL	15	48.67	0.31	887,672	12,858,892	33,193,168	46,092,040	46,094,095	948,778	46,094,095	948,778
VACANT LAND	0	3.22	0.00	0	695,673	0	695,673	695,673	185,053	0	0
RELIGIOUS	1	1.81	0.55	17,880	671,041	1,376,930	2,047,971	2,047,971	1,130,008	0	0
MUNICIPAL / GOVERNMENTAL	0	8.67	0.00	87,878	2,110,397	6,931,255	9,050,652	9,050,652	1,043,750	0	0
Total	287	70.72	8.67	1,076,641	18,635,874	47,079,405	65,615,278	65,520,256	626,487	62,326,883	740,444
1-7 Zoning District											
RESIDENTIAL - SINGLE FAMILY	23	0.16	5.14	1,344	37,276	42,430	78,705	78,705	489,007	79,705	489,007
DUPLEX	23	0.49	24.45	28,087	177,611	793,633	971,244	971,244	1,032,517	971,244	1,032,517
MULTIFAMILY 3 OR MORE UNITS	0	108.16	0.00	2,022,924	22,745,877	40,280,286	63,028,163	63,028,163	582,701	60,159,554	556,186
COMMERCIAL	0	5.84	0.00	0	1,076,573	0	1,076,573	1,076,573	190,769	1,076,573	190,769
VACANT LAND	0	7.71	0.00	37,395	1,275,781	1,135,817	2,411,578	2,411,578	312,775	0	0
MUNICIPAL / GOVERNMENTAL	0	0	0.20	0	25,313,097	42,262,166	87,565,263	87,565,263	851,017	62,287,076	607,871
Total	24	122.62	0.20	0	25,313,097	42,262,166	87,565,263	87,565,263	851,017	62,287,076	607,871
1-8 Zoning District											
COMMERCIAL	0	2.21	0.00	0	432,636	93,417	628,053	628,053	238,030	526,053	238,030
Total	0	1,138.55	0.00	227,873	31,107,495	838,729	31,824,153	31,824,153	28,001	0	0
1-9 Zoning District											
MUNICIPAL AVAILABLE FOR DEV.	0	193.59	0.00	0	5,208,612	0	5,208,612	5,208,612	28,001	0	0
Total	0	1,330.14	0.00	0	38,406,107	838,729	37,244,836	37,244,836	28,001	0	0
1-10 Zoning District											
COMMERCIAL	0	8.67	0.00	0	908,746	9,188,015	10,074,761	10,074,761	1,181,577	0	0
Total	0	1,330.14	0.00	0	38,406,107	838,729	37,244,836	37,244,836	28,001	0	0
1-11 Zoning District											
RESIDENTIAL - SINGLE FAMILY	875	193.17	4.53	1,499,288	27,932,273	58,353,289	86,285,572	71,358,501	369,398	53,166,501	278,179
DUPLEX	30	4.47	6.72	30,588	1,080,014	1,604,312	2,684,624	1,448,908	323,951	1,221,908	273,576
MULTIFAMILY 3 OR MORE UNITS	4	0.88	4.52	9,339	82,343	228,467	318,810	317,199	358,421	292,198	330,172
COMMERCIAL	0	2.65	0.00	10,723	488,751	31,603	803,254	803,254	302,611	803,254	302,611
VACANT LAND	0	1.78	0.00	0	243,721	0	243,721	243,721	138,109	243,721	138,109
RELIGIOUS	0	6.70	0.00	44,348	817,097	3,094,005	3,911,102	3,911,102	584,114	0	0
MUNICIPAL / GOVERNMENTAL	0	1.40	0.00	0	285,987	0	285,987	285,987	203,829	0	0
Total	909	219.71	4.14	1,539,966	31,289,214	72,238,303	103,627,517	85,439,432	402,632	55,717,582	253,582
1-12 Zoning District											
RESIDENTIAL - SINGLE FAMILY	5520	1,077.79	5.12	7,230,748	162,529,204	272,682,137	435,411,341	378,402,736	346,454	264,527,738	245,438
DUPLEX	276	32.05	8.61	269,423	5,033,402	9,457,728	14,491,129	15,663,725	423,177	11,468,725	358,348
MULTIFAMILY 3 OR MORE UNITS	248	9.54	26.00	176,122	1						



CITY OF NORTH MIAMI BOUNDARY

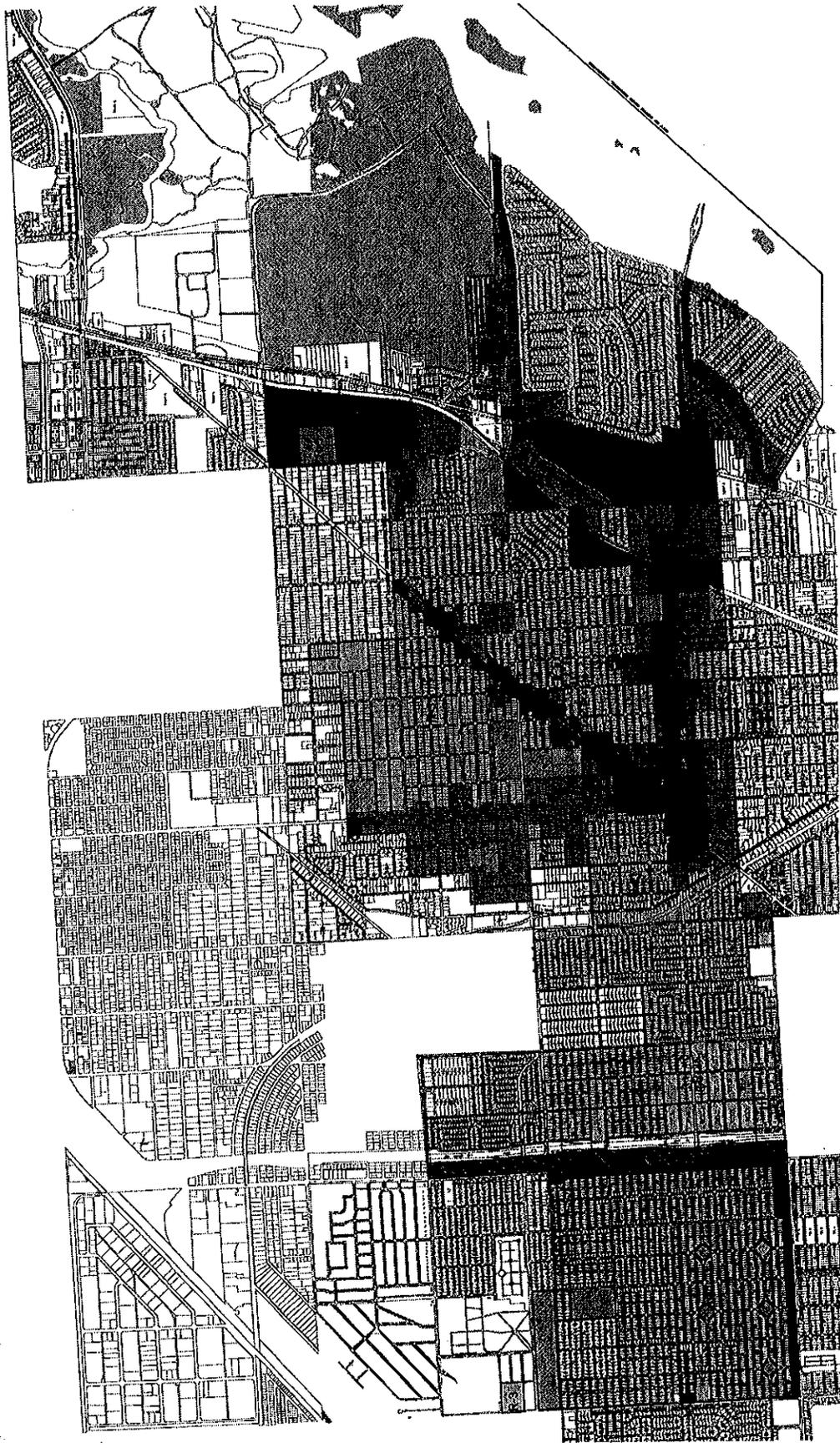


LEGEND
 — NORTH MIAMI CITY BOUNDARY
 — PROPOSED CRA BOUNDARY
 ▨ PROPOSED CRA AREA
 ▩ EXCLUDED FROM CRA

CITY OF MIAMI
 COMMUNITY DEVELOPMENT AGENCY
 MASTER PLAN
 CRA STUDY BOUNDARY

Prepared by:
 DRS-Architects D. Stone, Jr. and Associates
 1000 Biscayne Blvd., Suite 1000
 E.C. Orlando & Co., Inc.

CRA
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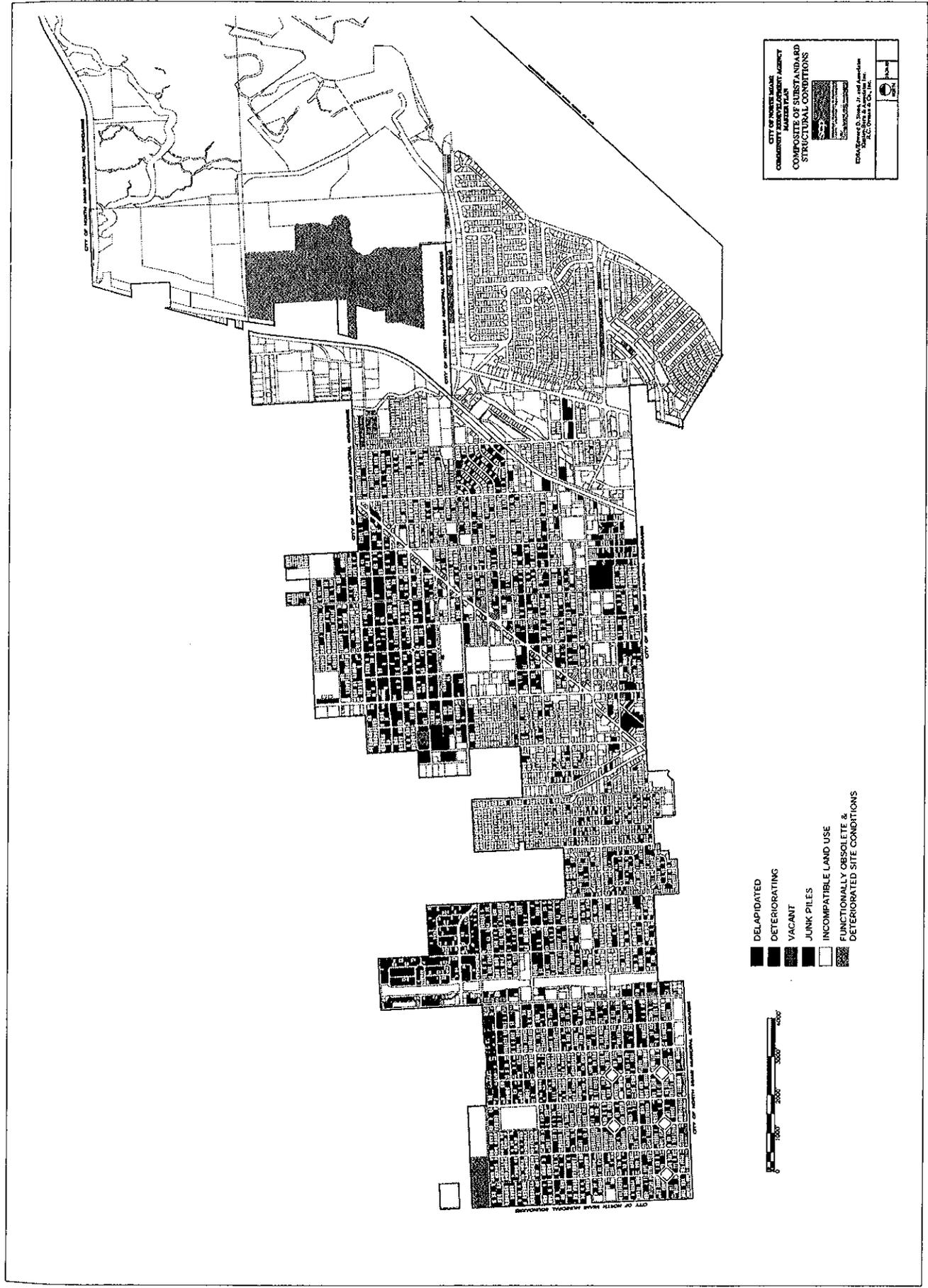
CITY OF PHOENIX PLANNING AND COMMUNITY DEVELOPMENT AGENCY
 COMMUNITY DEVELOPMENT AGENCY
 ZONING DISTRICT MAP

DATE: 10/15/01
 BY: [Signature]
 FOR: [Signature]

101

- PARKING**
- C-1 COMMERCIAL LOCAL NEIGHBORHOOD
 - C-2 COMMERCIAL
 - C-3 COMMERCIAL HIGHWAY
 - C-4 COMMERCIAL BULKYWARE AND EASY
 - C-5 COMMERCIAL BULKYWARE AND FAST
 - C-6 COMMERCIAL CENTER BUSINESS
 - B-1 BUSINESS DISTRICT
 - B-2 LIGHT INDUSTRIAL
- RESIDENTIAL**
- R-1 SINGLE-FAMILY RESIDENTIAL
 - R-2 SINGLE-FAMILY RESIDENTIAL
 - R-3 SINGLE-FAMILY RESIDENTIAL
 - R-4 SINGLE-FAMILY RESIDENTIAL
 - R-5 SINGLE-FAMILY RESIDENTIAL
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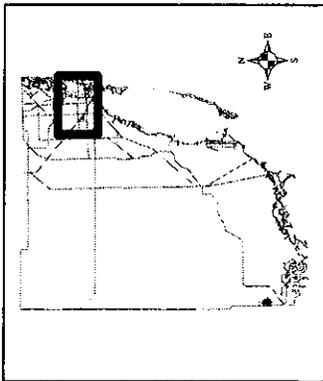


CITY OF PROVIDENCE PLANNING AND DEVELOPMENT AGENCY
 MARKET PLAN
 COMPOSITE OF SUBSTANDARD STRUCTURAL CONDITIONS
 EDMUNDSON, O'SHEA, JR. and Associates, Inc.
 1000 North Main Street, Providence, R.I. 02903
 401-863-1100

- DELAPIDATED
- DETERIORATING
- VACANT
- JUNK PILES
- INCOMPATIBLE LAND USE
- FUNCTIONALLY OBSOLETE & DETERIORATED SITE CONDITIONS



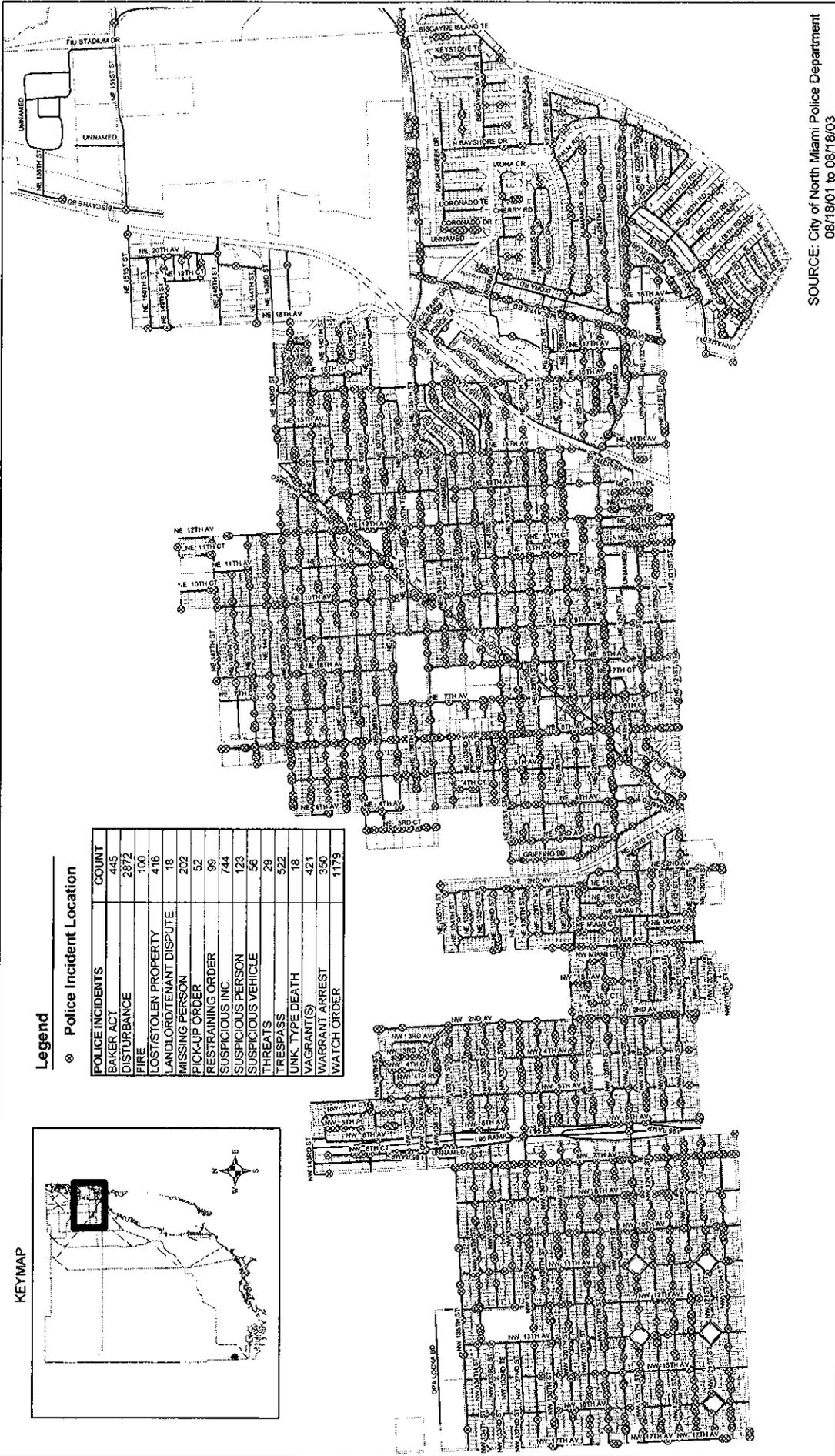
KEYMAP



Legend

⊗ Police Incident Location

POLICE INCIDENTS	COUNT
BAKER ACT	445
DISTURBANCE	2872
FIRE	100
LOST/STOLEN PROPERTY	416
LANDLORD/TENANT DISPUTE	18
MISSING PERSON	202
PICK-UP ORDER	52
RESTRAINING ORDER	99
SUSPICIOUS INC	744
SUSPICIOUS PERSON	123
SUSPICIOUS VEHICLE	56
THREATS	29
TRESPASS	522
UNK. TYPE DEATH	18
VAGRANT(S)	421
WARRANT ARREST	350
WATCH ORDER	1179



SOURCE: City of North Miami Police Department
08/18/01 to 08/18/03



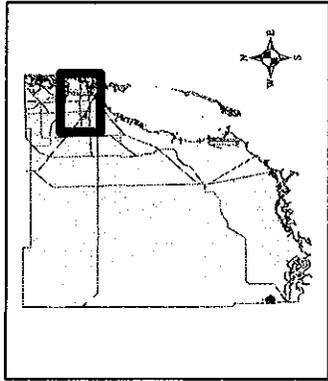
Kimley-Horn
and Associates, Inc.

POLICE INCIDENT LOCATIONS FOR 2002 AND 2003
CITY OF NORTH MIAMI



NORTH MIAMI
City of Progress

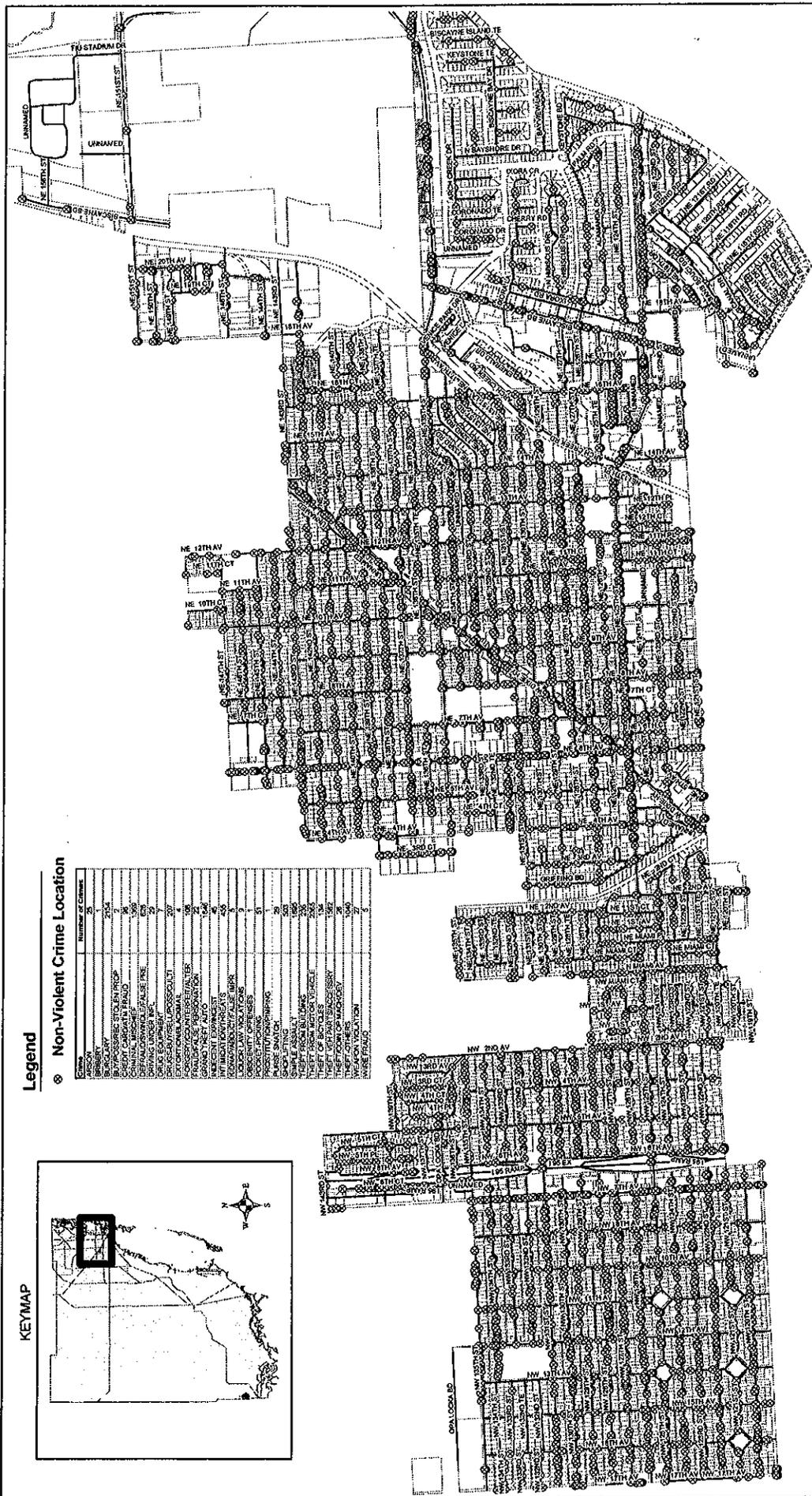
KEYMAP



Legend

⊙ Non-Violent Crime Location

CRIME	NUMBER OF CRIME
AGGRAVATED BATTERY	2
AGGRAVATED CHILD MOLESTATION	1
AGGRAVATED SEXUAL BATTERY	1
AGGRAVATED SEXUAL ABUSE	1
AGGRAVATED SEXUAL ASSAULT	1
AGGRAVATED SEXUAL OFFENSE	1
AGGRAVATED SEXUAL OFFENSE - 2ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 3RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 4TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 5TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 6TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 7TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 8TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 9TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 10TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 11TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 12TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 13TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 14TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 15TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 16TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 17TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 18TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 19TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 20TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 21ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 22ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 23RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 24TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 25TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 26TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 27TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 28TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 29TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 30TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 31ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 32ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 33RD DEGREE	1
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AGGRAVATED SEXUAL OFFENSE - 36TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 37TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 38TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 39TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 40TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 41ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 42ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 43RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 44TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 45TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 46TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 47TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 48TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 49TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 50TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 51ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 52ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 53RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 54TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 55TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 56TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 57TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 58TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 59TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 60TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 61ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 62ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 63RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 64TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 65TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 66TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 67TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 68TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 69TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 70TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 71ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 72ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 73RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 74TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 75TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 76TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 77TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 78TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 79TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 80TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 81ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 82ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 83RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 84TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 85TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 86TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 87TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 88TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 89TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 90TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 91ST DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 92ND DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 93RD DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 94TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 95TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 96TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 97TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 98TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 99TH DEGREE	1
AGGRAVATED SEXUAL OFFENSE - 100TH DEGREE	1



SOURCE: City of North Miami Police Department
RMS Database 08/18/01 to 08/18/03



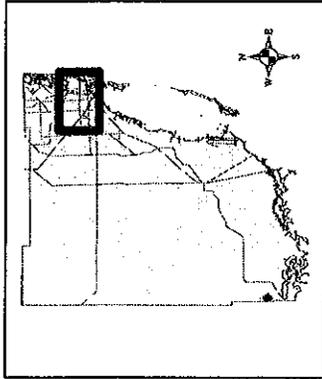
Kimley-Horn
and Associates, Inc.

NON-VIOLENT CRIME LOCATIONS FOR 2002 AND 2003
CITY OF NORTH MIAMI



NORTH MIAMI
City of Progress

KEYMAP



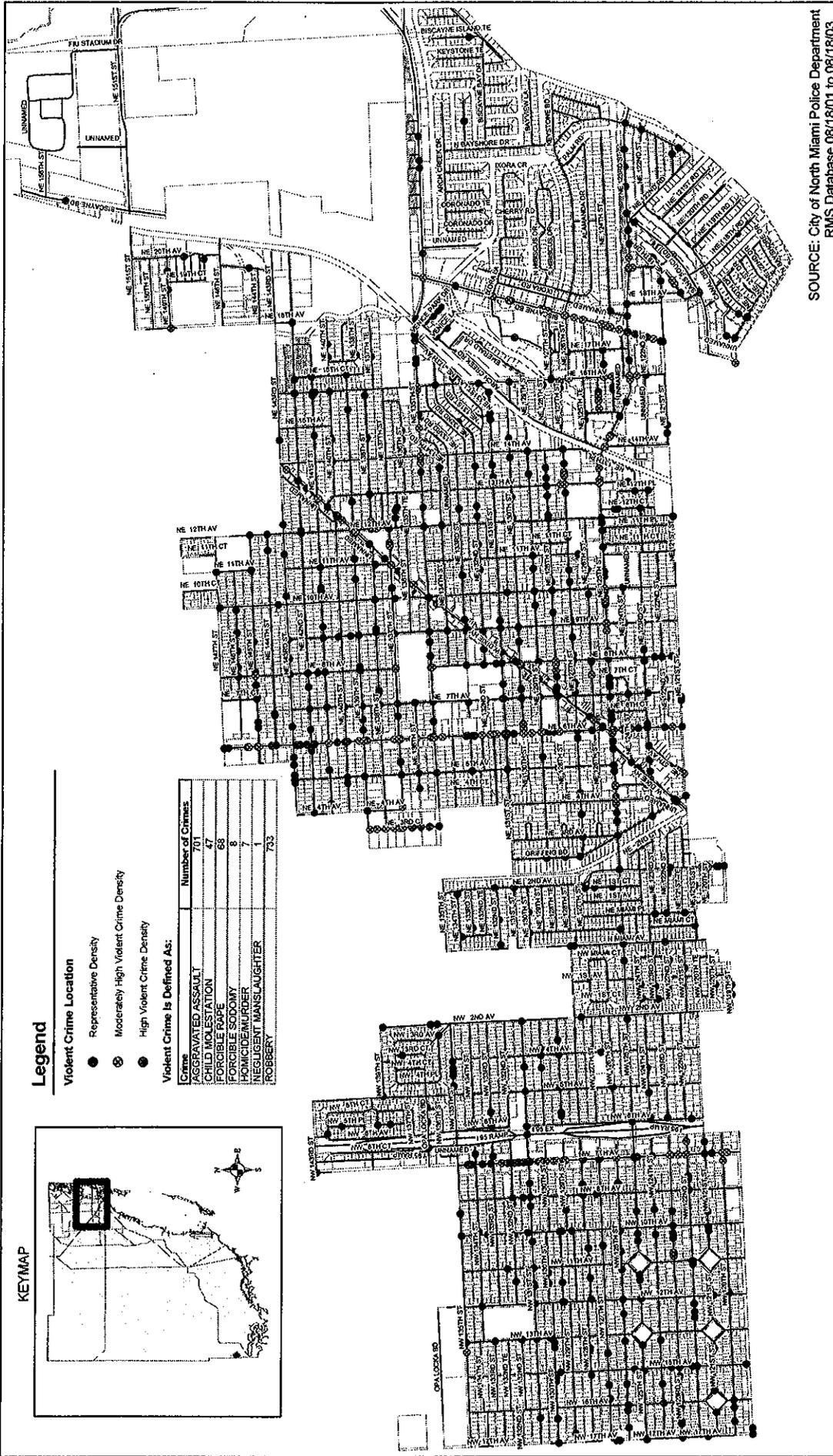
Legend

Violent Crime Location

- Representative Density
- ⊙ Moderately High Violent Crime Density
- ⦿ High Violent Crime Density

Violent Crime Is Defined As:

Crime	Number of Crimes
AGGRAVATED ASSAULT	701
CHILD MOLESTATION	47
FORCIBLE RAPE	68
FORCIBLE SODOMY	8
HOMICIDE/MURDER	7
NEGLECTENT MANSLAUGHTER	1
ROBBERY	733



SOURCE: City of North Miami Police Department
RMS Database 08/18/01 to 08/18/03



**Kimley-Horn
and Associates, Inc.**

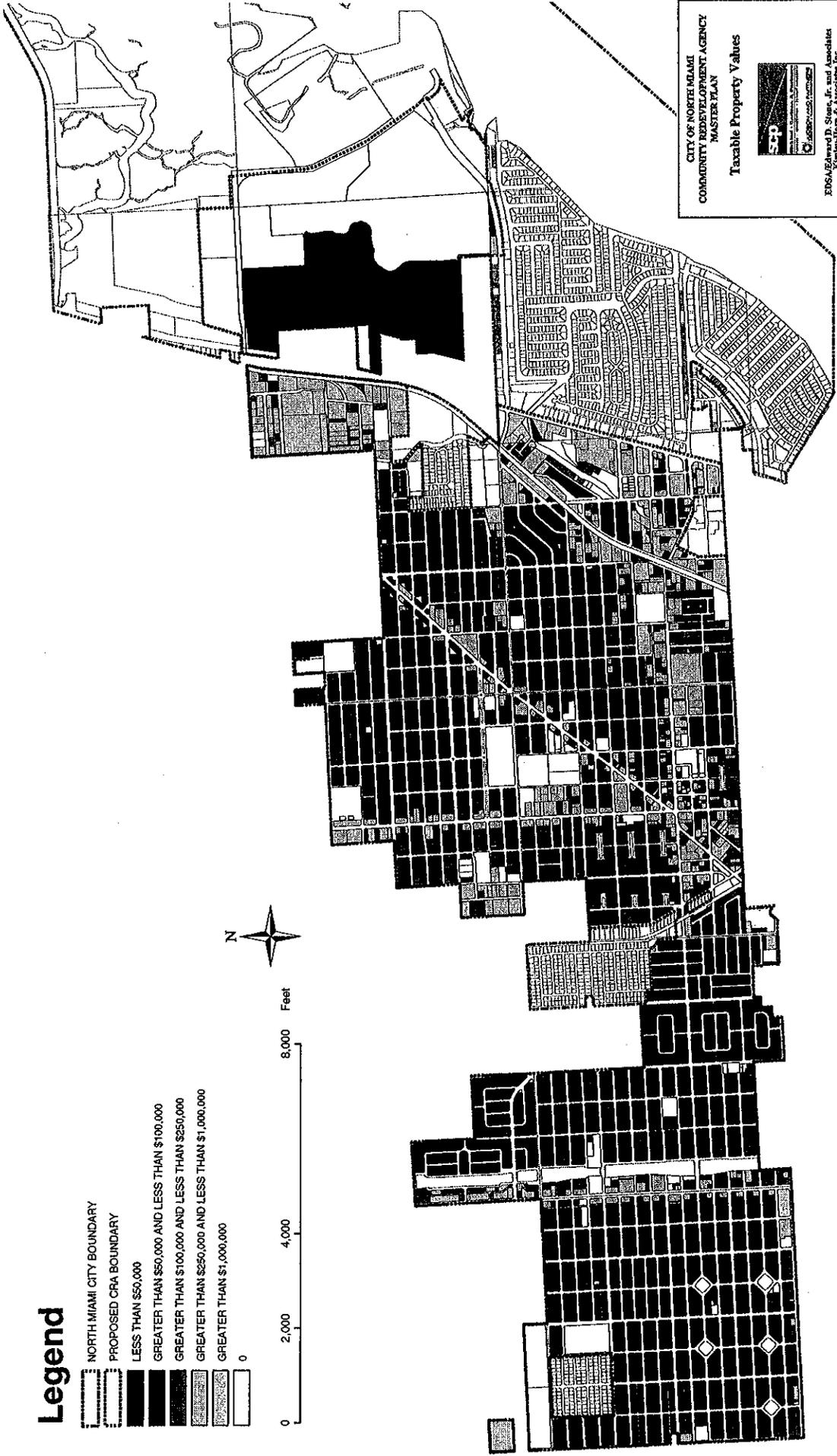
**VIOLENT CRIME INCIDENT LOCATIONS FOR 2002 AND 2003
CITY OF NORTH MIAMI**



NORTH MIAMI
City of Progress

Legend

-  NORTH MIAMI CITY BOUNDARY
-  PROPOSED CRA BOUNDARY
-  LESS THAN \$50,000
-  GREATER THAN \$50,000 AND LESS THAN \$100,000
-  GREATER THAN \$100,000 AND LESS THAN \$250,000
-  GREATER THAN \$250,000 AND LESS THAN \$1,000,000
-  GREATER THAN \$1,000,000
-  0



CITY OF NORTH MIAMI
 COMMUNITY REDEVELOPMENT AGENCY
 MASTER PLAN
 Taxable Property Values



EDSA Edward D. Stone, Jr. and Associates
 Kinley, Ivey & Associates Inc.
 E.C. Orman & Co., Inc.

10-19-98
 CRA
 IV-1

FINDING OF NECESSITY

TAX INCREMENT FINANCE COORDINATING COMMITTEE COMMENT RESPONSE

February, 2004

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**TAX INCREMENT FINANCE COORDINATING COMMITTEE
COMMENT RESPONSE**

OVERVIEW

The City of North Miami Finding of Necessity found that there are conditions of both "Slum & Blight" in the proposed area. Florida Statute 163.355, "Finding of Necessity by County or Municipality" requires that one or more "Slum or Blighted" areas or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income exist and; that the conditions meet the criteria described in 163.340(7) or (8). The difference between "Slum and Blight" in the statute is primarily differentiated by intensity. "Slum" indicates a predominance of conditions and "Blight" a substantial amount.

For example, to have a valid Finding of Necessity it must meet the criteria for "Blight" which requires two or more of the blight indicators. "Slum" requires one or more of the "Slum" indicators. This comment response clearly shows with data and analysis that the area meets at least one of the "Slum" criteria conditions; overcrowding, and at least three of the Blight Conditions; effective tax stagnation, site and other improvements deterioration, and incidence of crime higher than the remainder of the County and Municipality.

However technical this response is, the most important aspect of this submitted material is one of the primary responsibilities for a Finding of Necessity (FS163.355(1)), and that is demonstrating that there are one or more areas in which there is a shortage of housing affordable to residents of low and moderate income.

The following material indicates the subject, the Data and Conclusions and relevancy of the response. The next sheet shows a map of the areas defined in the data.

I. NEED FOR AFFORDABLE HOUSING

Florida Statute 163 requires a finding of necessity to exercise community redevelopment authority, 163.355 (1) requires the statement that one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such municipalities; and (2) the rehabilitation, conservation, or redevelopment, or a combination thereof, such area... including ... the development of housing which residents of low and moderate income...can afford, is necessary...

The following methodology is presented to support the conclusions and findings.

I.1. Population:

Data:

Population presented by census tract and block group. Shows the proposed CRA area population of 46,182
See Table I.1, Page 7.

I.2. Per capita income:

Data:

Shown by census tract, block group, population, and per capita income per block group
See Table I.2, Page 8.

Conclusion:

The chosen CRA area has a significant income difference of \$6,932/year (Dade county at \$18,497 and the CRA area at \$11,525) in per capita income. This analysis shows that Dade County's, per capita income is 160.5% greater than the North Miami CRA's, or conversely, the per capita income in the CRA is 62.3% of Miami-Dade County's.

I.3. Household Income Below Poverty Level:

Data:

Shown by census tract, block group, total households and households with income below poverty level
See Table I.3, Page 9.

Conclusion:

The CRA area has 3,705 households (of 14,440) with incomes below the poverty level or 25.7% of households. Therefore, there are 142% more households below the poverty level within the proposed CRA than in Dade County.

I.4. Population Increases and Housing Unit Increases

Data:

Shown as 1980, 1990, 2000 population figures by decade and percentage increases; 1980, 1990, 2000 housing units, housing unit increases and percentage increases. See Table I.4, Page 11.

Conclusion:

The analysis shows that while the population in the proposed CRA rose 40.7% in 20 years the number of housing units increased by only 8.5%; while during the same period the Miami-Dade population increased 38.6% while the housing units increased 28%. Therefore the analysis shows that Dade County's housing unit increase to population increase over North Miami is 347%.

I.5. A. Overcrowding in the City of North Miami

Data:

Shown by occupied housing units by census tract, overcrowded units per tract: percent overcrowded units. See Table I.5a, Page 12.

Conclusion:

The analysis shows that 28% of the housing units in the City of North Miami are overcrowded as compared to 20% in Dade County. The analysis therefore shows that the City of North Miami is 139% more overcrowded than Miami-Dade County.

B. Overcrowding in the Proposed CRA

Data:

Shown by occupied housing units by census tract, overcrowded units per tract: percent overcrowded units. See Table I.5b, Page 13.

Conclusion:

The analysis shows that 32% of the housing units in the City of North Miami are overcrowded as compared to 20% in Dade County. The analysis therefore shows that the City of North Miami is 159% more overcrowded than Miami-Dade County.

I.6. A. Rent as a Percentage of Household Income

Data:

Numbers of households by census tract and block groups spending greater than 35% of their income for gross rent. See Table I.6a, Page 15.

Conclusion:

Of the 7,148 households in the proposed CRA 2,941 households (41%) pay more than 35% of their income for rent; which is 105.5% greater as related to Miami-Dade County.

B. Low and Moderate Income

Data:

Shown by census tract; block groups; CRA households; households of low and moderate income; and percentages of households of low and moderate income. See Table I.6b, Page 16.

Conclusion:

Of the 14,192 households within the CRA, 8,178 households, or 58%, of the total households are low and moderate income. The two paragraphs in FS 163.355, (Findings of Necessity) that are required to be stated in the resolution authorizing the "Findings" are: (1) One or more...slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income...exist in such...municipality; and (2) the rehabilitation, conservation, or redevelopment...of such areas...including the development of housing which residents of low and moderate income can afford.

The importance of this element of the Findings, cannot be overstated, particularly the relationship of Tables I.2- Low Per Capita Income; Table I.3- 3,705 households with incomes below poverty level; Table I.5b- 4,458 overcrowded housing units and Table I.6a- 2,912 households spending greater than 35% of their income for rent.

The data showing comparisons between the proposed CRA, the City of North Miami, and Dade County conclusively meet one of the required factors for establishing blight.

Table I.1

City of North Miami Proposed CRA Population Analysis

Census Tracts	Block Groups	Block Group Pop.	CRA Pop. (Extrapolated)
1.09	1	1,637	41
1.10	1	3,178	3,178
2.08	1	2,668	2,668
	2	2,918	2,918
	3	1,975	1,975
	4	2,430	2,430
2.09	1	2,449	1,469
	2	2,714	2,388
	3	685	685
	4	2,027	203
2.10	2	2,668	293
	3	2,881	2,881
	4	3,017	1,852
3.04	3	1,956	685
	4	1,737	1,563
	5	1,070	706
	6	1,240	1,240
	7	788	788
	8	1,566	1,096
3.05	2	2,741	987
	3	3,242	2,918
3.06	1	2,168	1,626
	2	3,186	2,867
4.01	3	878	184
4.05	1	1,221	849
	2	1,268	1,268
	3	1,062	1,062
	4	969	485
4.06	1	1,259	1,259
	2	747	747
	6	1,058	1,058
	7	1,084	1,084
12.02	6	968	22
12.03	4	3,005	105
12.04	1	5,466	301
Total All Block Groups		70,754	
Total of CRA Block Groups			45,882

Source:

P1. TOTAL POPULATION [1] - Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Table I.2

City of North Miami Proposed CRA Per Capita Income Comparative Analysis

Census Tracts	Block Groups	Population	Per Capita Income
1.09	1	41	18,269
1.10	1	3,178	11,833
2.08	1	2,668	13,170
	2	2,918	10,257
	3	1,975	11,630
	4	2,430	11,530
2.09	1	1,469	11,027
	2	2,388	9,642
	3	685	5,957
	4	203	16,486
2.10	2	293	8,594
	3	2,881	11,675
	4	1,852	9,704
3.04	3	685	9,765
	4	1,563	10,908
	5	706	11,698
	6	1,240	11,051
	7	788	13,062
	8	1,096	10,280
3.05	2	987	10,283
	3	2,918	18,830
3.06	1	1,626	12,795
	2	2,867	10,861
4.01	3	184	9,848
4.05	1	849	11,019
	2	1,268	9,463
	3	1,062	9,546
	4	485	12,367
4.06	1	1,259	10,080
	2	747	9,383
	6	1,058	10,357
	7	1,084	9,193
12.02	6	22	24,826
12.03	4	105	12,406
12.04	1	301	32,827
Total of CRA		45,882	11,576
Miami-Dade County Per Capita Income		2,253,362	18,497
Per Capita Income Difference Between the Proposed CRA Area and Miami-Dade County		6,921	
Miami-Dade County Per Capita Income as Related to the Proposed CRA Area		160% Greater than CRA	
Proposed CRA Area Per Capita Income as Related to Miami-Dade County		63% Less than Miami-Dade County	

Source:

P82. PER CAPITA INCOME IN 1999 (DOLLARS) [1] - Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Table I.3

City of North Miami Proposed CRA

Household Income Below Poverty Level Comparative Analysis

Census Tracts	Block Groups	Total Households	Households with Income in 1999 below poverty level:
1.09	1	18	0
1.10	1	1,386	375
2.08	1	919	241
	2	918	249
	3	784	263
	4	713	238
2.09	1	532	149
	2	672	157
	3	204	118
	4	91	10
2.10	2	74	18
	3	860	183
	4	556	147
3.04	2	166	44
	4	447	104
	5	196	36
	6	314	48
	7	181	42
	8	314	64
3.05	2	285	64
	3	953	232
3.06	1	537	114
	2	1,010	331
4.01	3	47	9
4.05	1	228	50
	2	319	51
	3	274	39
	4	124	16
4.06	1	350	75
	2	217	47
	6	271	57
	7	228	41
12.02	6	9	1
12.03	4	42	10
12.04	1	146	88
Total of CRA		14,385	3,711
Miami-Dade County		777,378	140,569
Percent of Households within Proposed CRA Area with Income Below Poverty Level		26%	
Percent of Households within Miami-Dade County with Income Below Poverty Level		18%	
Miami-Dade County Households with Income Below Poverty Level as Related to the Proposed CRA Area		70% Less than CRA	
Proposed CRA Area Households with Income Below Poverty Level as Related to the Miami-Dade County		143% Greater than Miami-Dade County	

Source :P92. POVERTY STATUS IN 1999 OF HOUSEHOLDS BY HOUSEHOLD TYPE BY AGE OF HOUSEHOLDER [59] - Universe: Households
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Miami-Dade County :
 Households - 777,378
 Households (Below Poverty Level) - 140,569
 Percentage (Below Poverty Level) - 18.08%

City of North Miami:
 Households - 20,427
 Households (Below Poverty Level) - 4,453
 Percentage (Below Poverty Level) - 21.8%

CRA:
 Households - 14,440
 Households (Below Poverty Level) - 3,705
 Percentage (Below Poverty Level) - 25.66%

Census Tract 4.01
 CRA Households - 34
 CRA Households (Below Poverty Level) - 6
 % CRA Households (Below Poverty Level) - 17.64%

Census Tract 4.05
 CRA Households - 1,004
 CRA Households (Below Poverty Level) - 167
 % CRA Households (Below Poverty Level) - 16.63

Census Tract 4.06
 CRA Households - 1,066
 CRA Households (Below Poverty Level) - 220
 % CRA Households (Below Poverty Level) - 20.64%

Census Tract 3.04
 CRA Households - 1,725
 CRA Households (Below Poverty Level) - 345
 % CRA Households (Below Poverty Level) - 20.00%

Census Tract 3.06
 CRA Households - 1,047
 CRA Households (Below Poverty Level) - 455
 % CRA Households (Below Poverty Level) - 43.45%

Census Tract 3.05
 CRA Households - 985
 CRA Households (Below Poverty Level) - 237
 % CRA Households (Below Poverty Level) - 24.06%

Census Tract 2.10
 CRA Households - 1,55
 CRA Households (Below Poverty Level) - 364
 % CRA Households (Below Poverty Level) - 23.48

Census Tract 12.02
 CRA Households - 12
 CRA Households (Below Poverty Level) - 2
 % CRA Households (Below Poverty Level) - 16.66%

Census Tract 2.09
 CRA Households - 1,591
 CRA Households (Below Poverty Level) - 455
 % CRA Households (Below Poverty Level) - 28.59

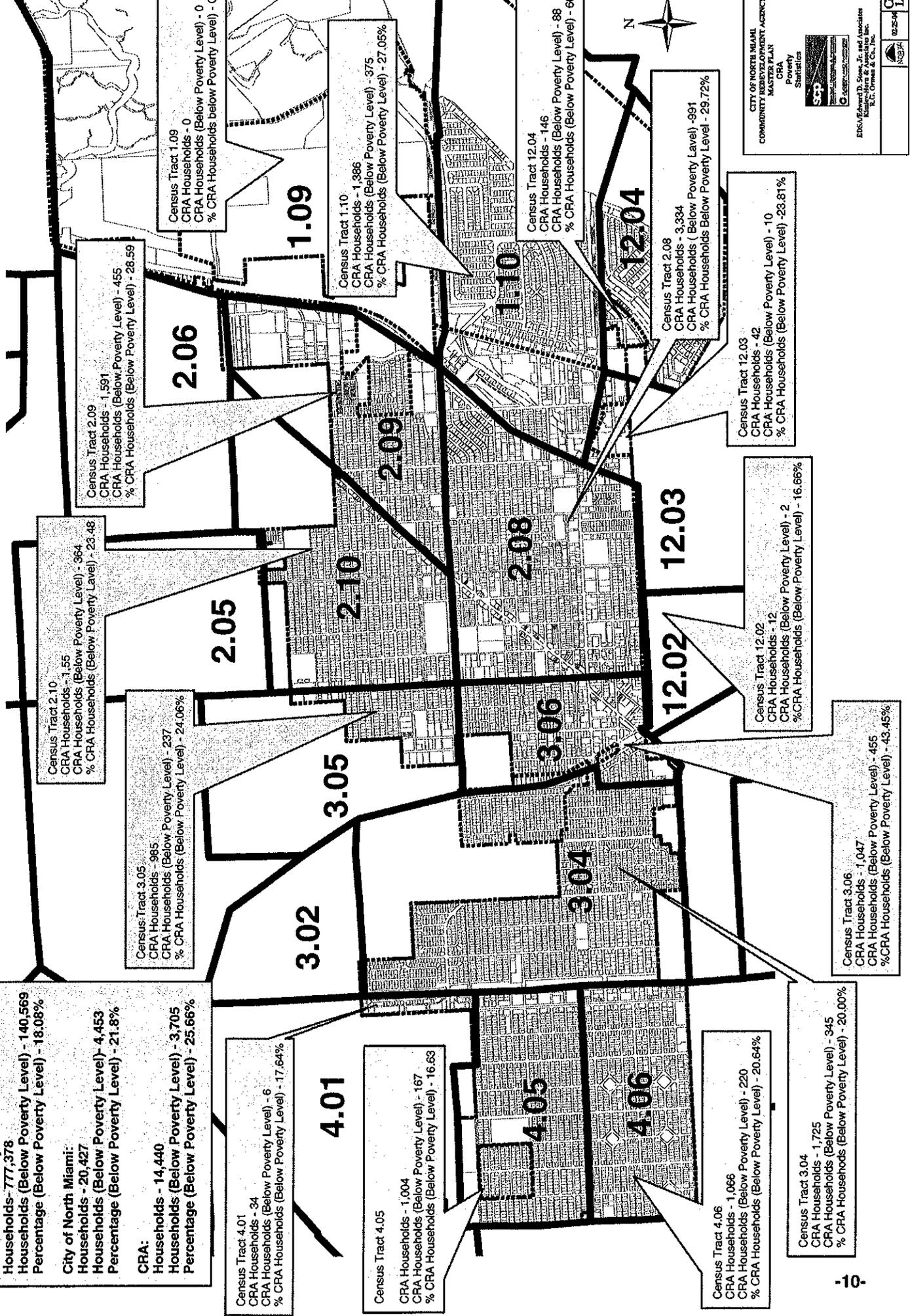
Census Tract 12.03
 CRA Households - 42
 CRA Households (Below Poverty Level) - 10
 % CRA Households (Below Poverty Level) - 23.81%

Census Tract 1.10
 CRA Households - 1,386
 CRA Households (Below Poverty Level) - 375
 % CRA Households (Below Poverty Level) - 27.05%

Census Tract 12.04
 CRA Households - 146
 CRA Households (Below Poverty Level) - 88
 % CRA Households (Below Poverty Level) - 60

Census Tract 2.08
 CRA Households - 3,334
 CRA Households (Below Poverty Level) - 991
 % CRA Households Below Poverty Level - 29.72%

Census Tract 1.09
 CRA Households - 0
 CRA Households (Below Poverty Level) - 0
 % CRA Households below Poverty Level) - 0



CITY OF NORTH MIAMI
 COMMUNITY REDEVELOPMENT AGENCY
 MASTER PLAN
 CRA
 Poverty
 Statistics

SP
 SPATIAL ANALYSIS
 SOFTWARE

EDSA
 Edward D. Stee, Jr. and Associates
 Planning & Analytics Inc.
 1815 University Ave., Suite 100
 Coral Gables, FL 33134

02/2014

Table I.4

City of North Miami Population Increase to Housing Units Increase Comparative Analysis

Population	1980	1990	2000	Total Increase (%)
Miami Dade Co. Population	1,625,509	1,937,094	2,253,362	
Population Increase		311,585	316,268	
Miami Dade Co. % of Population Increase		19.2%	16.3%	38.6%
City of North Miami Population	42,566	49,998	59,880	
Population Increase		7,432	9,882	
City of North Miami % of Population Increase		17.5%	19.8%	40.7%

Housing Units	1980	1990	2000	Total Increase (%)
Miami Dade Co. Housing Units	665,382	771,288	852,278	
Housing Unit Increase		105,906	80,990	
Miami Dade Co. % of Housing Unit Increase		16%	11%	28%
City of N. Miami Housing Units	20,533	22,107	22,281	
Housing Unit Increase		1,574	174	
City of N. Miami % of Housing Unit Increase		8%	1%	9%

Miami-Dade County Housing Unit Increase to Population Increase %		83%	64%	73%
City of North Miami Housing Unit Increase to Population Increase %		44%	4%	21%
Miami-Dade County Unit Increase to Population Increase as Related to the City of North Miami		189%	1615%	347%

Source: Miami Dade County Facts - 2003 pgs. 5 & 33

Table I.5a

City of North Miami Overcrowding Comparative Analysis

Housing Units Census Tract	Occupied Housing Units per Tract	Overcrowded Units per Tract	Percent Overcrowded per Tract
1.06	199	33	17%
1.09	249	28	11%
1.10	3,582	573	16%
2.08	3,330	1,167	35%
2.09	2,486	846	34%
2.10	1,490	519	35%
3.04	2,042	623	31%
3.05	1,238	461	37%
3.06	1,644	488	30%
4.01	47	22	47%
4.05	945	263	28%
4.06	1,079	391	36%
12.02	9	0	0%
12.03	495	71	14%
12.04	1,685	232	14%
City of North Miami	20,520	5,717	28%
Miami-Dade Co.	776,774	155,432	20%
Miami-Dade County Overcrowding as Related to the City of North Miami	72% Less than the City of North Miami		
City of North Miami Overcrowding as Related to the Miami-Dade County	139% Greater than Miami-Dade County		

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2004.

Table I.5b

City of North Miami Proposed CRA Overcrowding Comparative Analysis

Housing Units Census Tract	Occupied Housing Units per Tract	Overcrowded Units per Tract	Percent Overcrowded per Tract
1.06	0	0	0%
1.09	18	2	11%
1.10	1,386	222	16%
2.08	3,330	1,167	35%
2.09	1,499	510	34%
2.10	1,490	519	35%
3.04	1,618	494	31%
3.05	1,238	461	37%
3.06	1,547	459	30%
4.01	47	22	47%
4.05	945	263	28%
4.06	1,066	386	36%
12.02	9	0	0%
12.03	42	6	14%
12.04	146	20	14%
Proposed CRA	14,381	4,531	32%
Miami-Dade Co.	776,774	155,432	20%
Miami-Dade County Overcrowding as Related to the City of North Miami		63% Less than CRA	
City of North Miami Overcrowding as Related to the Miami-Dade County		158% Greater than Miami-Dade County	

Source: U.S. Census Bureau, Census 2000, Summary
 File 3, Miami-Dade County Department of Planning and Zoning, Research Setion, 2004.
 Analysis of Tract Data and Proposed CRA Boundary Limits

Table 1.5c

City of North Miami Proposed CRA Bedrooms in Housing Units

Census Tracts	Block Groups	Number of Units						Total Bedrooms
		(0) Bedroom / Unit	(1) Bedroom / Unit	(2) Bedrooms / Unit	(3) Bedrooms / Unit	(4) Bedrooms / Unit	(5+) Bedrooms / Unit	
1.09	1	3	12	7	2	0	0	35
1.10	1	513	811	187	43	0	0	1,827
2.08	1	63	339	303	139	68	8	1,737
	2	259	350	320	103	21	0	1,642
	3	227	295	153	112	7	7	1,227
	4	165	305	257	52	38	0	1,292
2.09	1	86	319	85	32	0	0	671
	2	107	276	195	121	67	10	1,454
	3	40	108	48	18	5	0	318
	4	16	53	31	9	0	0	158
2.10	2	2	19	46	23	5	0	202
	3	149	197	296	187	41	0	1,663
	4	127	150	178	177	27	0	1,272
3.04	3	3	11	38	88	27	0	462
	4	46	30	186	167	25	0	1,049
	5	24	0	86	56	18	5	461
	6	21	7	94	141	49	0	835
	7	46	6	101	91	0	0	527
	8	4	72	141	85	11	0	657
3.05	2	17	62	63	29	11	4	356
	3	146	394	248	48	16	10	1,294
3.06	1	74	212	143	68	25	0	876
	2	148	617	265	134	13	0	1,749
4.01	3	2	9	19	17	2	1	113
4.05	1	19	17	98	86	12	0	538
	2	34	5	130	151	31	0	876
	3	18	16	99	133	32	0	759
	4	20	3	27	50	17	5	320
4.06	1	45	47	175	69	24	0	745
	2	28	17	77	64	0	17	476
	6	0	59	70	117	43	0	722
	7	17	33	94	99	33	13	732
12.02	6	0	1	4	5	1	0	28
12.03	4	4	22	18	3	0	0	71
12.04	1	14	64	70	13	6	2	291
Total of CRA		2,487	4,938	4,352	2,732	675	82	27,435
Miami-Dade County		111,094	205,039	237,985	203,165	78,325	16,670	1,798,248
CRA Population		45,263						
CRA Population / Bedroom		1.65						
Miami-Dade County Population		2,253,362						
Miami-Dade County Population / Bedroom		1.25						
Miami-Dade County Population / bedroom as Related to the Proposed CRA		76% Less than CRA						
Proposed CRA Population / Bedroom as Related to the Miami-Dade County		132% Greater than Miami-Dade County						

Table 1.5c.1

City of North Miami Proposed CRA Rooms in Housing Units Comparative Analysis

Census Tracts	Block Groups	Qty. of People	Number of Units									Total Rooms	Pop/Rm Ratio
			(1) Room / Unit	(2) Rooms / Unit	(3) Rooms / Unit	(4) Rooms / Unit	(5) Rooms / Unit	(6) Rooms / Unit	(7) Rooms / Unit	(8) Rooms / Unit	(9+) Rooms / Unit		
1.09	1	41	2	8	5	5	1	2	0	0	0	70	0.58
1.10	1	3,178	476	467	376	115	59	46	7	8	0	3,682	0.86
2.08	1	2,668	20	246	276	119	88	81	75	7	8	3,395	0.79
	2	2,918	230	198	302	147	79	68	18	0	11	3,148	0.83
	3	1,975	220	147	171	102	45	95	14	7	0	2,384	0.83
	4	2,430	133	153	264	92	67	86	22	0	0	2,604	0.83
2.09	1	1,469	86	141	185	52	31	23	0	5	0	1,464	0.80
	2	2,388	86	150	220	84	143	49	17	16	10	2,728	0.86
	3	685	31	57	71	7	48	0	0	5	0	666	0.83
	4	203	2	11	15	24	9	9	6	1	0	314	0.65
2.10	2	334	9	21	21	9	25	13	5	5	1	437	0.76
	3	2,881	76	101	323	97	149	149	55	32	0	3,915	0.74
	4	2,021	99	143	239	132	48	38	27	0	0	2,287	0.88
	3	685	0	6	27	21	28	20	42	13	9	916	0.75
3.04	4	1,563	10	24	141	79	54	83	45	10	7	2,023	0.77
	5	706	0	0	60	26	36	34	23	5	5	914	0.77
	6	1,240	0	7	67	98	46	78	16	0	0	1,417	0.88
	7	788	6	36	52	53	21	33	30	13	0	1,083	0.74
	8	1,096	0	36	97	23	76	59	11	12	0	1,362	0.80
	2	548	13	32	35	42	18	19	17	4	5	750	0.73
	3	2,529	146	239	178	158	90	21	13	17	0	2,593	0.81
	1	1,626	71	114	129	31	58	50	22	29	0	1,786	0.81
3.06	2	2,867	127	267	357	153	98	60	42	14	0	3,600	0.80
4.01	3	184	0	2	11	16	5	10	5	1	0	229	0.81
4.05	1	849	0	28	39	24	65	48	22	8	0	1,100	0.77
	2	1,268	0	39	59	30	88	60	37	26	12	1,750	0.72
	3	1,062	0	27	48	18	145	51	9	0	0	1,364	0.78
	4	485	3	8	28	6	21	21	11	16	9	644	0.75
4.06	1	1,259	20	46	91	79	87	30	7	0	0	1,365	0.92
	2	747	0	45	45	29	67	0	17	0	0	795	0.84
	6	1,058	0	43	36	24	85	43	58	0	0	1,379	0.77
	7	1,084	0	33	65	46	38	32	43	21	11	1,395	0.76
12.02	6	22	0	0	1	1	3	2	1	1	1	58	0.38
12.03	4	105	4	12	12	13	2	3	1	0	0	151	0.70
12.04	1	301	13	18	46	46	25	10	4	3	6	662	0.45
Total of CRA			1,883	2,905	4,092	2,001	1,948	1,426	722	279	95	54,410	
Miami-Dade County			74,479	128,320	169,699	127,147	120,431	99,551	67,609	38,905	26,137	3,568,001	
CRA Population			45,263										
CRA Population / Room			0.83										
Miami-Dade County Population			2,253,362										
Miami-Dade County Population / Room			0.63										
Miami-Dade County Population / Room as Related to the Proposed CRA			76% Less than CRA										
Proposed CRA Population / Room as Related to the Miami-Dade County			132% Greater than Miami-Dade County										

Table 1.5c.2

City of North Miami Rooms in Housing Units Comparative Analysis

Census Tracts	Block Groups	Qty. of People	Number of Units									Total Rooms	Pop/Rm Ratio
			(1) Room / Unit	(2) Rooms / Unit	(3) Rooms / Unit	(4) Rooms / Unit	(5) Rooms / Unit	(6) Rooms / Unit	(7) Rooms / Unit	(8) Rooms / Unit	(9+) Rooms / Unit		
1.09	1	491	26	91	64	57	17	19	0	0	2	845	0.58
1.10	1	3,178	476	467	376	115	59	46	7	8	0	3,682	0.86
	2	4,571	215	435	413	372	189	307	204	139	94	9,985	0.46
2.08	1	2,668	20	246	276	119	88	81	75	7	8	3,395	0.79
	2	2,918	230	198	302	147	79	68	18	0	11	3,148	0.83
	3	1,975	220	147	171	102	45	95	14	7	0	2,384	0.83
	4	2,430	133	183	264	92	67	86	22	0	0	2,604	0.83
2.09	1	1,469	86	141	185	52	31	23	0	5	0	1,464	0.70
	2	2,388	86	150	220	84	143	49	17	16	10	2,728	0.88
	3	685	31	57	71	7	48	0	0	5	0	666	0.69
	4	2,027	18	110	146	239	92	86	58	9	0	3,086	0.66
2.10	2	334	9	21	21	9	25	13	5	5	1	437	0.76
	3	2,881	76	101	323	97	149	149	55	32	0	3,915	0.74
	4	2,021	99	143	239	132	48	38	27	0	0	2,287	0.88
3.04	3	1,506	0	14	60	46	62	43	92	28	21	2,017	0.75
	4	1,563	10	24	141	79	54	83	45	10	7	2,023	0.77
	5	706	0	0	60	26	36	34	23	5	5	914	0.77
	6	1,240	0	7	67	98	46	78	16	0	0	1,417	0.88
	7	788	6	36	52	53	21	33	30	13	0	1,063	0.74
	8	1,086	0	36	97	23	76	59	11	12	0	1,362	0.80
	2	548	13	32	35	42	18	19	17	4	5	750	0.73
	3	2,529	146	239	178	158	90	21	13	17	0	2,593	0.88
3.06	1	1,689	75	121	137	33	62	53	23	31	0	1,897	0.68
	2	3,186	149	312	417	179	115	70	49	16	0	4,206	0.76
4.01	3	184	0	2	11	16	5	10	5	1	0	229	0.81
4.05	1	849	0	28	39	24	65	48	22	8	0	1,100	0.77
	2	1,268	0	39	59	30	88	60	37	26	12	1,750	0.72
	3	1,062	0	27	48	18	145	51	9	0	0	1,364	0.78
	4	485	3	8	28	6	21	21	11	16	9	644	0.75
4.06	1	1,259	20	46	91	79	87	30	7	0	0	1,365	0.97
	2	747	0	45	45	29	67	0	17	0	0	795	0.84
	6	1,058	0	43	36	24	85	43	58	0	0	1,379	0.77
	7	1,084	0	33	65	46	38	32	43	21	11	1,395	0.78
12.02	6	22	0	0	1	1	3	2	1	1	1	58	0.38
12.03	4	1,202	49	137	139	144	23	37	10	0	2	1,741	0.69
12.04	1	4,919	220	296	745	749	413	159	58	46	98	10,718	0.46
Total of CRA			2,416	3,990	5,664	3,535	2,713	2,070	1,124	488	297	81,958	
Miami-Dade County			74,479	128,320	169,699	127,147	120,431	99,551	67,609	38,905	26,137	3,568,001	
City of North Miami Population			59,880										
City of North Miami Population / Room			0.73										
Miami-Dade County Population			2,253,362										
Miami-Dade County Population / Room			0.63										
Miami-Dade County Population / Room as Related to the City of North Miami			87% Less than CRA										
City of North Miami Population / Room as Related to the Miami-Dade County			115% Greater than Miami-Dade County										

Table 1.5d

City of North Miami Proposed CRA Overcrowding Persons per Room Comparative Analysis

Percent of housing that is overcrowded within the CRA (Table 1.5b)	31%
Countywide Non-Overcrowded Population to Room Ratio (As derived from below)	0.54 pop/rm

If the County's housing units are 20% overcrowded (Table 1.5a) and an overcrowded housing unit has more than 1.01 pop/rm ratio, THEN a NON-OVERCROWDED HOUSING UNIT'S population to room ratio for Miami-Dade County would be the (County's total population less the County's overcrowded population) / (80% of the total County rooms) or $1,532,626 \text{ pop} / 2,854,401 \text{ rms} = 0.54$

Proposed CRA Area Overcrowded Population (As derived from below)	17,036
--	--------

If the Proposed CRA Area's housing units are 31% (Table 1.5b) overcrowded, THEN the OVERCROWDED population would be, $54,410 \text{ rms. (Table 1.5c) } \times 31\% \times 1.01 \text{ pop/rm} = 17,036$

CONCLUSION

Therefore the Proposed CRA area's NON-OVERCROWDED HOUSING UNITS have a Population to Room Ratio of $(45,263 \text{ pop (Table 1.4) } - 17,036 \text{ pop (from above)}) / (54,410 \text{ rms (Table 1.5c) } \times 69\%)$ or $28,228 / 37,543 = 0.75 \text{ pop/rm}$

Miami-Dade County :
 Occupied Housing Units - 776,774
 Overcrowded Housing Units - 155,432
 Percentage Overcrowded - 20.0%

City of North Miami:
 Occupied Housing Units - 20,520
 Overcrowded Housing Units - 5,717
 Percentage Overcrowded - 27.9%

Proposed CRA:
 Occupied Housing Units - 14,897
 Overcrowded Housing Units - 4,759
 Percentage Overcrowded - 31.9%

Census Tract 4.01
 Total Occupied Housing Units - 3,049
 N. Mia Occupied Housing Units = 47
 Overcrowded Units = 22
 Overcrowded Units = 46.8%

CRA Occupied Housing Units = 47
CRA Overcrowded Units = 22
CRA % Overcrowded Units = 46.8%

Census Tract 4.05
 Total Occupied Housing Units - 1,172
 N. Mia Occupied Housing Units = 945
 Overcrowded Units = 263
 Overcrowded Units = 27.8%

CRA Occupied Housing Units = 945
CRA Overcrowded Units = 263
CRA % Overcrowded Units = 27.8%

Census Tract 4.06
 Total Occupied Housing Units - 2,137
 N. Mia Occupied Housing Units = 1,079
 Overcrowded Units = 391
 Overcrowded Units = 36.2%

N Miami CRA Occupied Units = 1,079
CRA Overcrowded Units = 391
CRA % Overcrowded Units = 36.2%

Census Tract 3.04
 Total Occupied Housing Units - 2,671
 N. Mia Occupied Housing Units = 2,042
 Overcrowded Units = 623
 Overcrowded Units = 30.5%

CRA Occupied Housing Units = 1,744
CRA Overcrowded Units = 532
CRA % Overcrowded Units = 30.5%

Census Tract 3.06
 Total Occupied Housing Units - 1,840
 N. Mia Occupied Housing Units = 1,644
 Overcrowded Units = 488
 Overcrowded units = 29.7%

CRA Occupied Housing Units = 1,644
CRA Overcrowded Units = 464
CRA % Overcrowded Units = 29.7%

Census Tract 2.08
 Total Occupied Housing Units - 3,330
 N. Mia Occupied Housing Units = 3,330
 Overcrowded Units = 1,167
 Overcrowded units = 35.0%

CRA Housing Units = 3,330
CRA Overcrowded Units = 1,167
CRA % Overcrowded Units = 35.0%

Census Tract 12.03
 Total Occupied Housing Units - 3,038
 N. Miami Occupied Housing Units = 495
 Overcrowded Units = 71
 Overcrowded Units = 14.3%

CRA Occupied Housing Units = 281
CRA Overcrowded Housing Units = 40
CRA % Overcrowded = 14.3%

Census Tract 12.04
 Total Occupied Housing Units - 2,660
 N. Mia Occupied Housing Units = 1,685
 Overcrowded Units = 232
 Overcrowded Units = 13.8%

CRA Housing Units = 81
CRA Overcrowded Housing Units = 11
CRA % Overcrowded Units = 13.8%

Census Tract 2.09
 Total Occupied Housing Units - 2,752
 N. Mia Occupied Housing Units = 2,486
 Overcrowded Units = 846
 Overcrowded Units = 34.0%

CRA Occupied Housing Units = 2,245
CRA Overcrowded Units = 764
CRA % Overcrowded Units = 34.0%

Census Tract 2.10
 Total Occupied Housing Units - 2,634
 N. Mia Occupied Housing Units - 1,490
 Overcrowded Units = 519
 Overcrowded units = 34.8%

CRA Occupied Housing Units = 1,490
CRA Overcrowded Housing Units = 519
CRA % Overcrowded Units = 34.8%

Census Tract 3.05
 Total Occupied Housing Units - 2,275
 N. Mia Occupied Housing Units - 1,238
 Overcrowded Units = 461
 Overcrowded units = 37.2%

CRA Occupied Housing Units = 1,238
CRA Overcrowded Housing Units = 461
CRA % Overcrowded Units = 37.2%

Census Tract 1.09
 Total Occupied Housing Units - 701
 N. Mia Occupied Housing Units = 249
 Overcrowded Units = 28
 N. Miami % Overcrowded Units = 11.2%

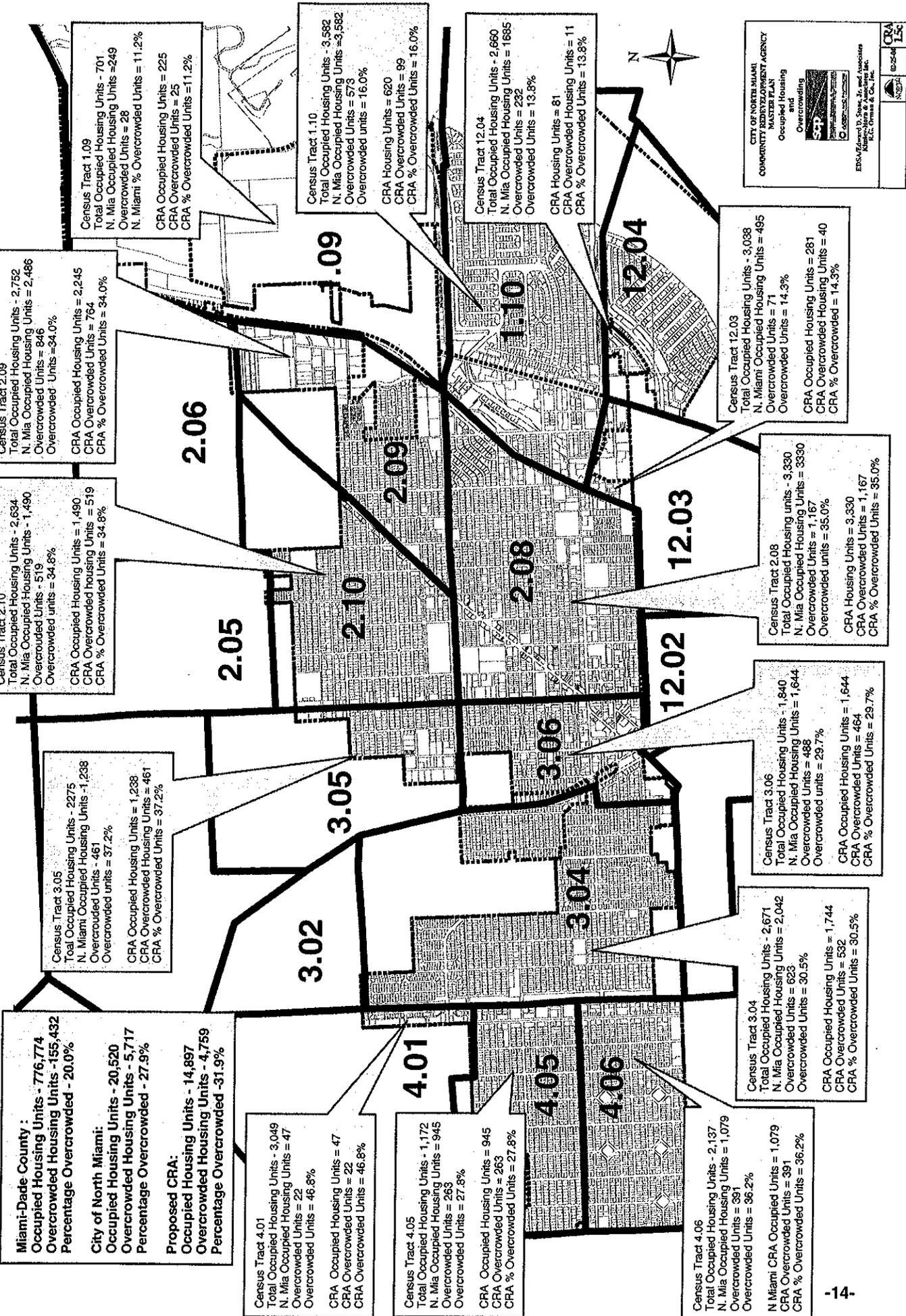
CRA Occupied Housing Units = 225
CRA Overcrowded Units = 25
CRA % Overcrowded Units = 11.2%

Census Tract 1.10
 Total Occupied Housing Units - 3,582
 N. Mia Occupied Housing Units = 3,582
 Overcrowded Units = 573
 Overcrowded Units = 16.0%

CRA Housing Units = 620
CRA Overcrowded Units = 99
CRA % Overcrowded Units = 16.0%

Census Tract 12.04
 Total Occupied Housing Units - 2,660
 N. Mia Occupied Housing Units = 1,685
 Overcrowded Units = 232
 Overcrowded Units = 13.8%

CRA Housing Units = 81
CRA Overcrowded Housing Units = 11
CRA % Overcrowded Units = 13.8%



CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
 MASTER PLAN
 Occupied Housing
 and
 Overcrowding

ES&A
 Edward D. Stone, Jr. and Associates
 Miami, Florida

CRA 15c

Table I.6a

City of North Miami Proposed CRA Gross Rent as a Percentage of Household Income Comparative Analysis

Census Tracts	Block Groups	Total	Less than 35 Percent	Greater than 35 Percent	Not Computed
1.09	1	9	5	3	1
1.10	1	866	506	298	62
2.08	1	418	171	221	26
	2	689	321	359	9
	3	535	237	271	27
	4	573	280	223	70
2.09	1	430	239	154	37
	2	385	147	178	60
	3	198	82	98	18
	4	69	48	16	5
2.10	2	33	15	13	5
	3	350	218	101	31
	4	209	115	75	19
3.04	3	8	8	0	0
	4	82	54	18	10
	5	18	4	13	1
	6	0	0	0	0
	7	68	33	35	0
	8	46	23	23	0
3.05	2	185	97	65	23
	3	736	415	252	69
3.06	1	257	150	85	22
	2	673	347	295	31
4.01	3	18	12	5	1
4.05	1	27	19	4	4
	2	36	16	20	0
	3	54	31	17	6
	4	3	0	3	0
4.06	1	45	23	22	0
	2	41	0	18	23
	6	25	17	8	0
	7	59	29	30	0
12.02	6	2	1	0	1
12.03	4	29	15	9	5
12.04	1	65	28	33	4
Total of CRA		7,241	3,706	2,965	570
Miami-Dade County		326,833	175,769	127,500	23,564
Percent of Households within Proposed CRA Area with Rent Greater than 35 % of Household Income		41%			
Percent of Households within Miami-Dade County Rent Greater than 35% of Household Income		39%			
Miami-Dade County Households Rent Greater than 35% of Household Income as Related to the Proposed CRA Area		95% Less than CRA			
Proposed CRA Area Households Rent Greater than 35% of Household Income as Related to the Miami-Dade County		105% Greater than Miami-Dade County			

Source : H69. GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999 [11] - Universe: Specified renter-occupied housing units
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Table I.6b

City of North Miami Proposed CRA Low and Moderate Income Comparative Analysis

Census Tracts	Block Groups	Quantity of Households	Household of Low and Moderate Income	Household of Low and Moderate Income %
1.09	1	18	9	50%
1.10	1	1,386	1,005	73%
2.08	1	919	461	50%
	2	918	640	70%
	3	784	528	67%
	4	713	456	64%
2.09	1	532	361	68%
	2	672	353	53%
	3	204	153	75%
	4	91	47	52%
2.10	2	74	40	54%
	3	860	389	45%
	4	556	329	59%
3.04	3	166	80	48%
	4	447	189	42%
	5	196	98	50%
	6	314	140	45%
	7	181	78	43%
	8	314	163	52%
3.05	2	285	170	60%
	3	953	571	60%
3.06	1	537	304	57%
	2	1,010	602	60%
4.01	3	47	25	53%
4.05	1	228	117	51%
	2	319	204	64%
	3	274	105	38%
	4	124	44	35%
4.06	1	350	217	62%
	2	217	110	51%
	6	271	114	42%
	7	228	95	42%
12.02	6	9	3	33%
12.03	4	42	27	64%
12.04	1	146	69	47%
Total of CRA		14,385	8,296	58%
Miami-Dade County		777,378	350,457	45%
Proposed CRA Area Low and Moderate Income Households per Thousand		577		
Miami-Dade County Low and Moderate Income Households per Thousand		451		
Miami-Dade County Low and Moderate Income as Related to the Proposed CRA Area		78% Less than CRA		
Proposed CRA Area Low and Moderate Income as Related to the Miami-Dade County		128% Greater than Miami-Dade County		

Source: P52. HOUSEHOLD INCOME IN 1999 [17] - Universe: Households - Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Analysis of Tract Data and Proposed CRA Boundary Limits w/ a 3 Person Average Household Size
 Homes & Communities - HUD Home Program Income Limits 1999

II. INCIDENCE OF CRIME

Florida Statute 163.355 establishes criteria for the Finding of Necessity as defined in 163.340 (7) or (8) to qualify for “slum and/or blight.” F.S. 163.340 (8) (j) is one (of two or more) indicator(s) of blight.

It reads “incidence of crime in the area higher than in the remainder of the county of municipality.”

Further 163.335 (1) indicates that “slum and blighted areas” constitute a serious and growing menace injurious to the ...welfare of the residents and contributes substantially...to the spread of crime...imposes burdens, which decrease the tax base and reduce tax revenues...and consume an excessive proportion of its (the municipality) revenues because of extra services required for police...and other forms of public protection...

The following Table II.1 and Graphic Map CRA-C-1 is presented to support the conclusions and “Findings”.

II.1. Part 1 Crimes

Data:

Shown by crime grid sector of North Miami and the proposed CRA area.

Conclusion:

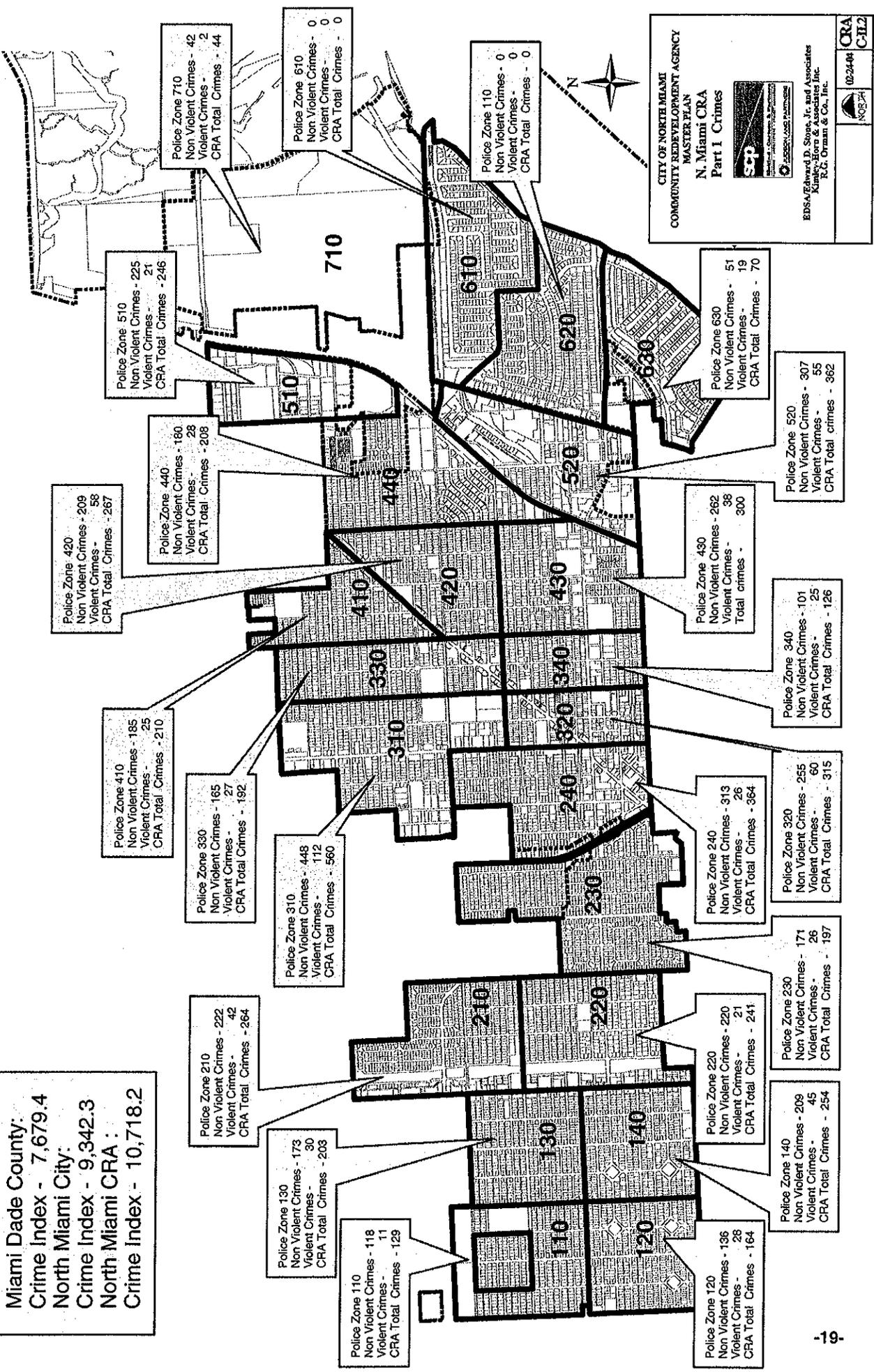
The analysis shows that the Part 1 occurrence of crime in the City of North Miami is 122% greater than Dade County and that the crime incidence in the proposed CRA is 140% greater than Dade County.

Table II. 1
City of North Miami Proposed CRA
Part 1 Crimes Analysis

Crime Grid Sector	Miami-Dade County	North Miami Part 1 Crimes (by grid)	CRA (N. Miami) Part 1 Crimes (by grid)		
			Violent & Non-Violent Crimes	Non-Violent Crime Incidents	Violent Crime Incidents
110		130	118	11	129
120		164	136	28	164
130		203	173	30	203
140		254	209	45	254
210		264	222	42	264
220		241	220	21	241
230		216	171	26	197
240		375	313	51	364
310		560	448	112	560
320		315	255	60	315
330		192	165	27	192
340		126	101	25	126
410		210	185	25	210
420		267	209	58	267
430		300	262	38	300
440		208	180	28	208
510		246	225	21	246
520		483	307	55	362
610		97	-	-	-
620		137	-	-	-
630		351	51	19	70
710		44	42	2	44
Totals		5,383	3,992	724	4,716
Crime Index	7,679.40	9,342.30			10,419.11
% Higher Than Miami-Dade Co.		122%			136%

Crime Index Formula :
Crime Index = Crime Rate Per 100,000; 100K/CRA Population multiplied by Total Part 1 Crime Incidents.
 (100K/45,263 = 2.20931 x 4,716 = 10,419.11)

Miami Dade County:
 Crime Index - 7,679.4
 North Miami City:
 Crime Index - 9,342.3
 North Miami CRA:
 Crime Index - 10,718.2



III. DETERIORATION OF SITE OR OTHER IMPROVEMENTS

Florida Statute 163.340 (7), "slum area" means...there is a predominance of buildings or improvements...impaired by reason of dilapidation, deterioration, age or obsolescence... Furthermore, 163.340 (8) (e) lists deterioration of site or other improvements as one of the conditions of "blight."

III.1. Composite Substandard Structural Conditions

Data:

Data maps prepared from windshield surveys and site inspections. See Composite Substandard Structural Conditions Maps, CRA-1-12

Conclusion:

A substantial number of properties are deteriorated and they are widespread throughout the proposed CRA area. In addition a predominance of substandard private and public site conditions exist including: infrastructure; swale and drainage; deficiencies; and inadequate, deteriorating, or non-existent sidewalks.

In addition to the deteriorating substandard properties a substantial number of functionally obsolete structures and uses contribute to land use conflicts and unplanned mixed uses. These substandard properties and conditions sustain blight because reinvestment in these neighborhoods is financially unattractive. It also creates a drain on the City income by lowering taxable values, or eliminating them in the case of non-profit entities.

IV. TAX VALUES

Florida Statute 163.340 (8) (b) indicates one (of two or more) of the conditions of blight is that assessed values of real property failed to show appreciable increase over the 5 years prior to the "finding"...

Furthermore, 163.335 (5) declares that the preservation or enhancement of the tax base...is essential to the health of the taxing authority...

IV.1. Assessed Value Comparative Analysis

Data:

Five (5) year assessed value tables for properties in Miami-Dade County; properties within the CRA area; with annual increases by %; 5-year total increases by %; and average yearly increase by %.

See Table IV.1, Page 23.

Conclusion:

The assessed value of all properties in Dade County increase a total of 49% over the 15 years previous to the Findings, while the values in the proposed CRA increase only 29.69% over the same period of time. The analysis shows that Dade County assessed property values over the 5 years were 172% higher than the proposed CRA.

IV.2. Taxable Land Value and Property Improvement Values

Data:

Land value and improvement values within the proposed CRA. Source – Miami Dade County Property Appraisers Office.

Conclusion:

The property improvement value within the CRA is \$786,000,000 and the land value is \$409,000,000. This creates an improvement to land ratio of 1.92 to 1.0. This figure is in stark contrast to an accepted norm of 4.0 to 1.0. The expected improvement value is normally 4 times the land value. This also is a major indicator of blight in that investors and homeowners are reluctant to make improvements due to the blighted conditions. This is substantiated in the field observations of deteriorating site and building conditions with little or no remodeling observed.

IV.3. Taxable Values

Data:

Shown in Taxable Value Map.

Source: Miami Dade County Property Appraisers Office

See Table IV.3, Page 24

Conclusion:

Analysis of the mapped taxable values shows that 51% of the properties within the proposed CRA have a taxable value of less than \$50,000.

Table IV.1

City of North Miami Proposed CRA Assessed Value Comparative Analysis

All Properties in Miami-Dade County			Annual Increase (%)	5 Yr Total Increase (%)	Avg. Annual Increase (%)
Year	Count	Assessed			
2003		164,000,000,000	15.5%	49.1%	8.3%
2002		142,000,000,000	11.8%		
2001		127,000,000,000	8.5%		
2000		117,000,000,000	6.4%		
1999		110,000,000,000			

All Properties in Proposed CRA Area			Annual Increase (%)	5 Yr Total Increase (%)	Avg. Annual Increase (%)
Year	Count	Assessed			
2003	10,388	1,239,838,146	11.4%	28.6%	5.2%
2002	10,387	1,113,445,316	5.2%		
2001	10,382	1,058,893,345	7.0%		
2000	10,380	989,211,978	2.6%		
1999	10,380	963,989,861			

Miami-Dade County 5 Yr. Total Assessed Value Increase as Related to the Proposed CRA Area	172%
Proposed CRA Area 5 Yr. Total Assessed Value Increase as Related to North Miami-Dade County	58%

Source: Miami-Dade County Property Appraisers Office

Table IV.3

City of North Miami Proposed CRA Taxable Property Values Quantitative analysis

Properties Types / Value	No. of Properties	Percent of Total
Taxable Value of 0	173	1.99%
Taxable Value of 0 to 50K	4,232	48.59%
Taxable Value of 50K to 100K	3,134	35.98%
Taxable Value of 100K to 250K	744	8.54%
Taxable Value of 250K to 1,000K	321	3.69%
Taxable Value of Greater Than 1,000K	106	1.22%
Total	8,710	
Taxable Value of Less Than 50K	4,405	51%
Taxable Value of Less Than 100K	7,539	87%

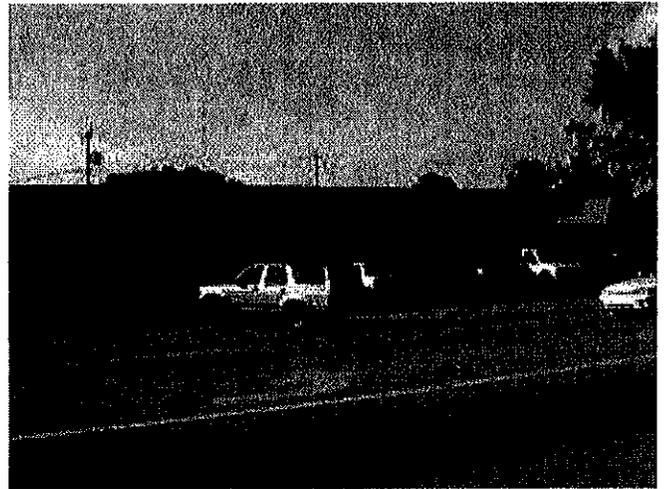
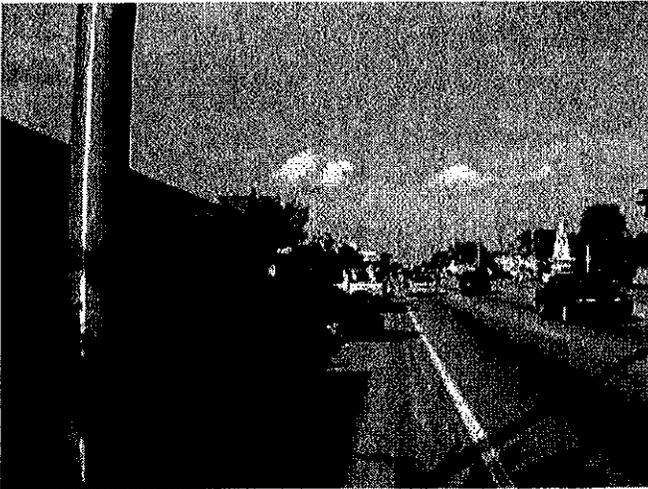
Source: Miami-Dade County Property Appraisers Office

CONDITIONS THAT ENDANGER LIFE OR PROPERTY



West side of Dixie Highway, approximately at 130th Street

1. Unsafe access to vehicular streets, cars back directly into oncoming traffic and also park over the sidewalks.
2. Inadequate sidewalks



Similar condition showing parking backing directly into oncoming traffic

CONDITIONS THAT ENDANGER LIFE OR PROPERTY



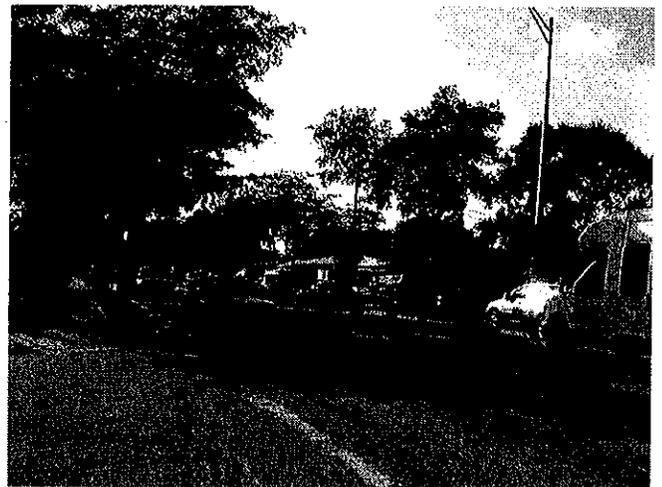
NE 11th Court (between 123 & 125th Streets)
Unsafe conditions; inadequate infrastructure evident. Inappropriate mix of land uses.



6th Avenue at NE 136th Street
Unsafe conditions, inadequate building setbacks for offstreet parking backing onto heavily trafficked street.



NE 16th Avenue (between 131 & 132 Streets).
Inappropriate mix of land uses; facility impaired by functional obsolescence, or deterioration. Inadequate building setbacks for existing parking/use. Automobiles parked on shoulder (ROW) of 16th Avenue, a heavily trafficked arterial street.

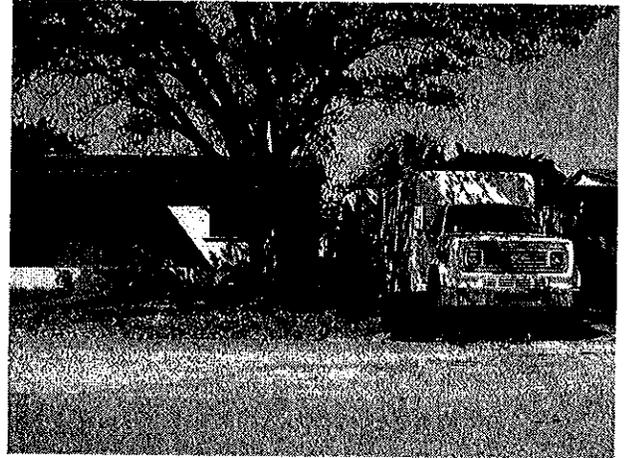


NW 125th Street (East of I-95). Single family residential traffic backing up directly onto a major boulevard.

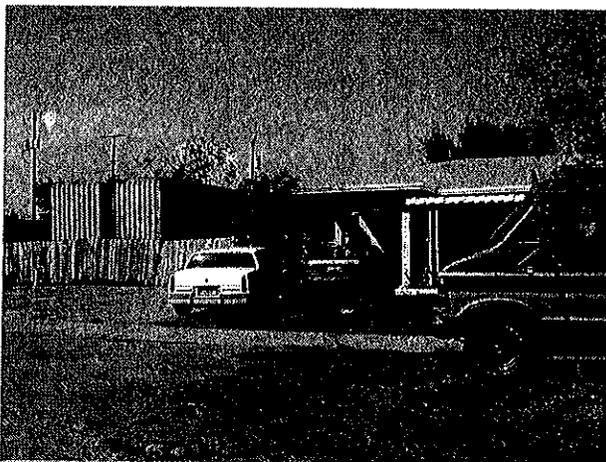
INAPPROPRIATE MIX OF LAND USES



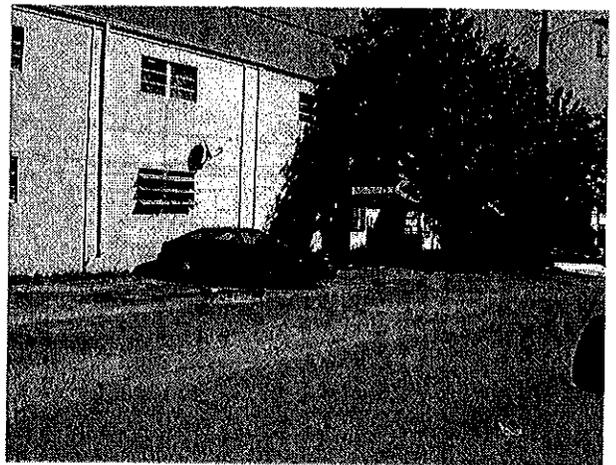
NW 121 Street (East of 7th Avenue)
Inappropriate mix of land uses.
Facility impaired by functional obsolescence,
age and/or deterioration



NW 121 Street (East of 7th Avenue)
Inappropriate mix of land uses. Facility
impaired by functional obsolescence,
age and/or deterioration



NW 120th Street (East of 7th Avenue)
Inappropriate mix of land uses.
Facility impaired by functional obsolescence,
age and/or deterioration

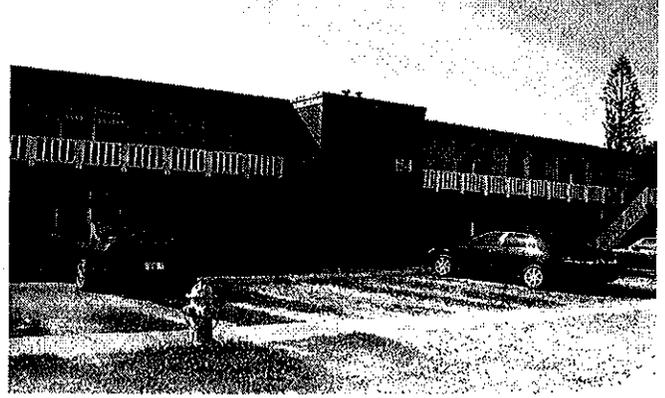


NW 133 Street parallel to 195
Functionally obsolescent residential structure,
in industrial zone, deteriorating conditions.

INAPPROPRIATE MIX OF LAND USES

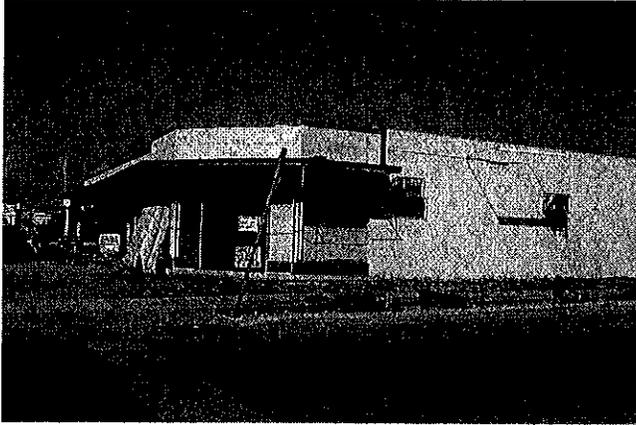


Alley (between NW 129-130th Streets)
Functionally obsolescent residential facility,
deteriorated conditions.



NW 134st (East of 7th Avenue)
Deteriorated site and infrastructure.
Facility impaired by functional obsolescence, and
deterioration. Multi-family residential within
commercial/industrial zone.

FUNCTIONALLY OBSOLESCENT FACILITY

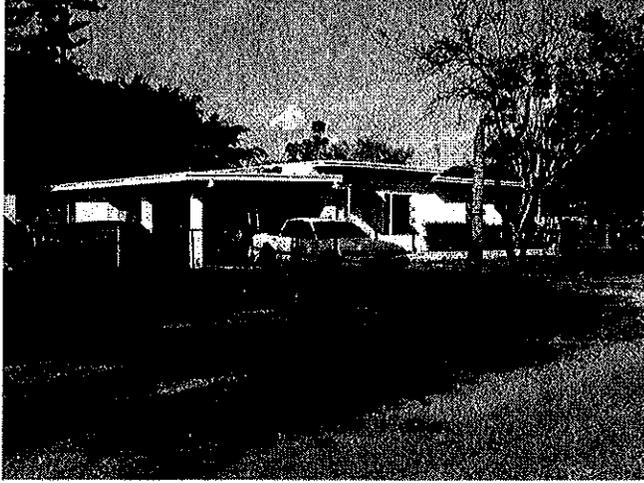


NW 7th Avenue, corner with 120th Street
Functionally obsolete block of commercial buildings. Deteriorated site improvements and infrastructure.



Access Road parallel to I-95
(between NW 140 & 142 St.)
Inappropriate mix of land uses. Functionally obsolete and deteriorated residential structure.

DETERIORATING SITE CONDITIONS OR IMPROVEMENTS



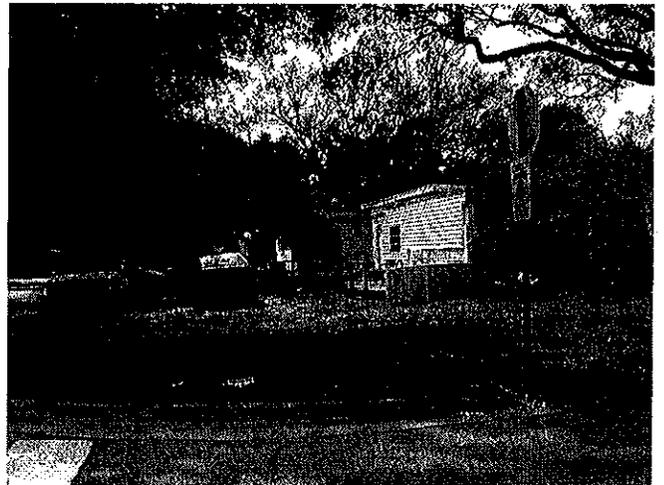
NW 125th Street (between 13th & 15th Ave.)
Inadequate infrastructure evident.



NW 125th Street (between 10th & 11th Ave.)
Inadequate infrastructure evident.
Deteriorating site and improvements.



NE 131 Road
Inadequate infrastructure; deteriorating site and improvements.

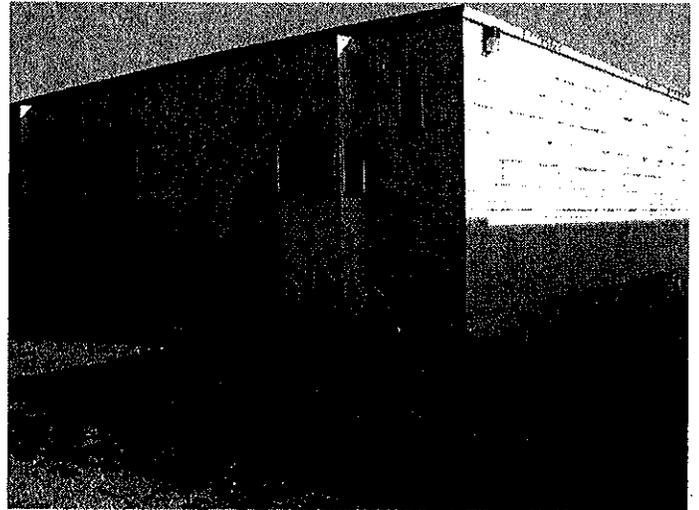


NE 9th Avenue, corner with 123rd St.
Inadequate infrastructure, deteriorating site and improvements.

DETERIORATING SITE CONDITIONS OR IMPROVEMENTS



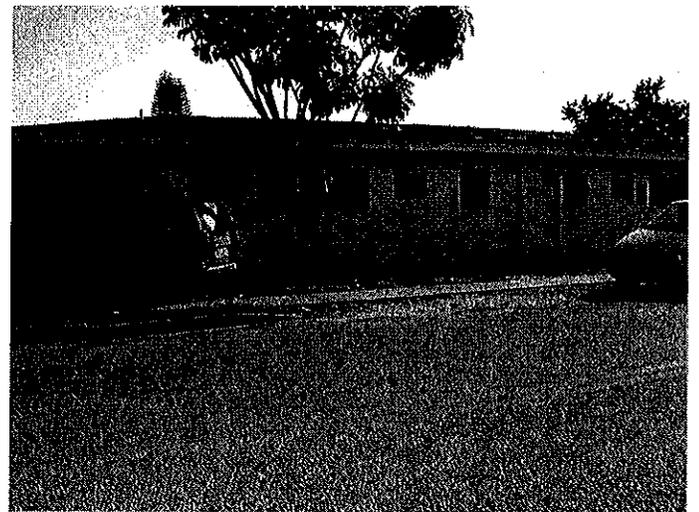
NE 133 Street. (Alleyway behind 6th Ave.)
Residential facility impaired by site deterioration.



School Facility at NE 139th Street
(between 7th & 8th ave.)
Facility deterioration evident.



NE 6th Avenue (corner with 136th street)
Facility is impaired by functional obsolescence,
deteriorated units, and attracts criminal activity
near school.



North facade of previous photograph

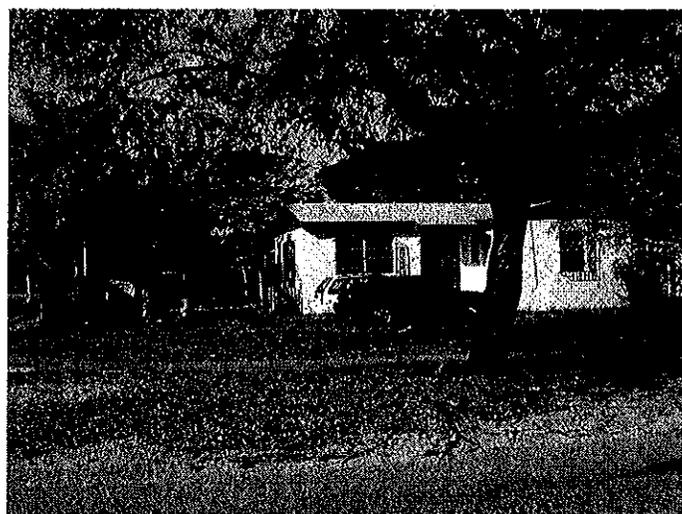
DETERIORATING SITE CONDITIONS OR IMPROVEMENTS



NE 12th Avenue
Deteriorating site and improvements



Alley west of 7th Ave.
(between NW 131 & 132 St.)
Deteriorating site conditions and improvements.



NW 125th Street (between 10th & 11th Ave.)
Deteriorated site conditions.

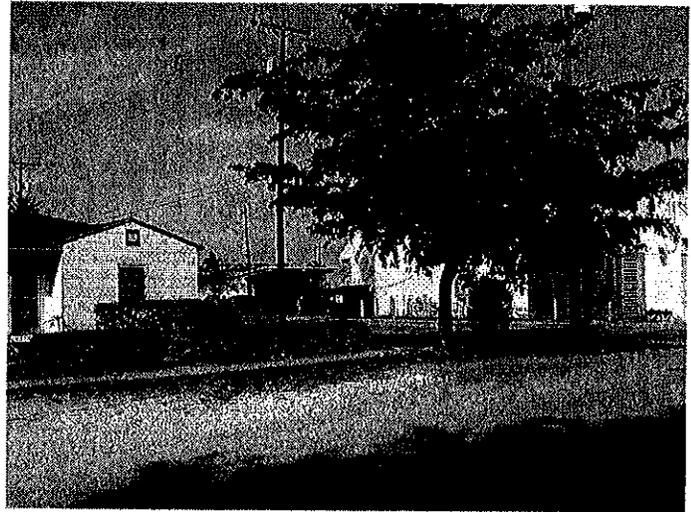


NW 125th Street (between 13th & 15th Ave.)
Deteriorating site and improvements.

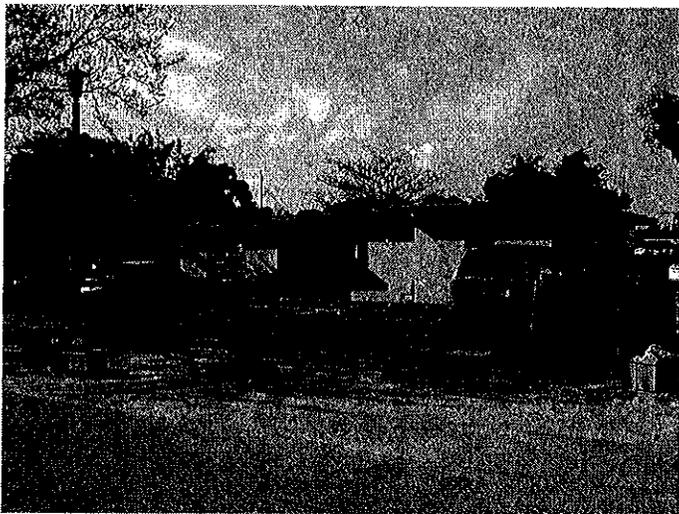
DETERIORATING SITE CONDITIONS OR IMPROVEMENTS



NW 129th Street (between 8th & 9th Ave.)
Inadequate infrastructure.



Alley west of 7th Ave. (at NW 133 St.)
Unbuffered mix of land uses.
Inadequate infrastructure evident.

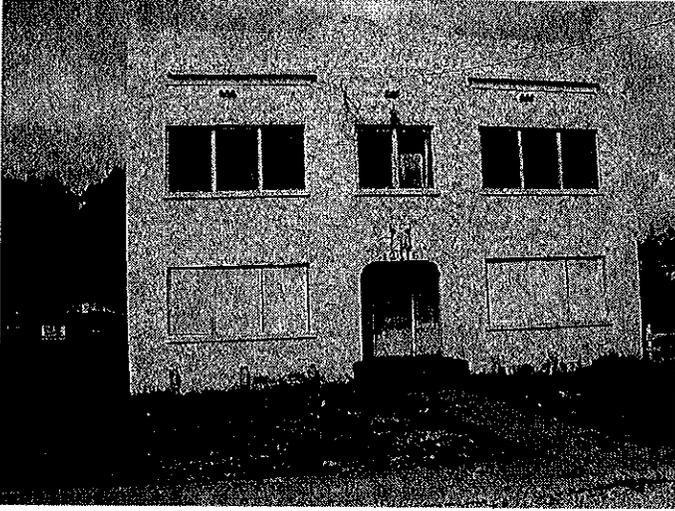


NW 125th Street (between 11th & 12th Ave.)
Inadequate infrastructure evident.
Deteriorating site and improvements.

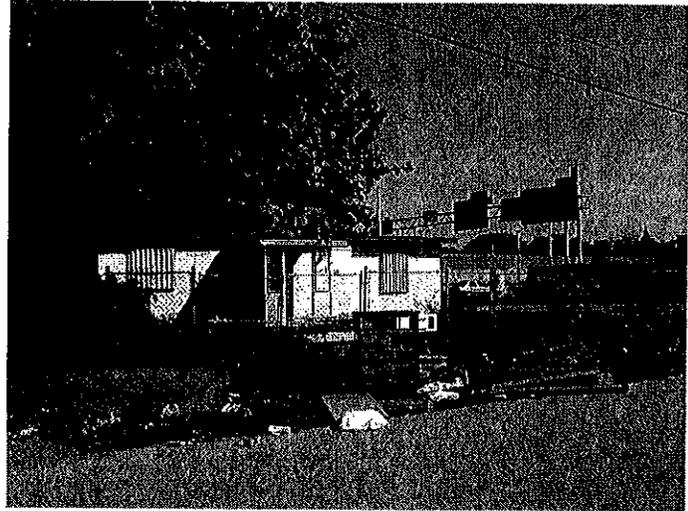


NW 120th Street & 5th Avenue)
Deteriorating site and improvements.

ABANDONED PROPERTY



NE 5th Avenue (between 121 & 123rd Streets)
Abandoned property, functionally obsolete and
deteriorated.



NW 133 Street (East of 7th Avenue)
Abandoned residential structure within 7th Avenue
commercial district, deteriorating conditions.
(dumping)