

FINDING OF NECESSITY

FOR THE

PROPOSED CRA AREA

CITY OF SOUTH MIAMI

PREPARED FOR:

CITY OF SOUTH MIAMI OFFICE OF DEVELOPMENT

BY:

DICKEY CONSULTING SERVICES

MAY 1996

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Finding of Necessity
City of South Miami Study Area

Executive Summary

The establishment of a redevelopment area requires an official finding of necessity for redevelopment by the City and acceptance by Dade County. A finding of necessity for redevelopment is based on the existence of conditions found in a community as described in Florida Statute: Community Redevelopment Act of 1969, Chapter 163, Part III.

Upon review and assessment of the study area and application of appropriate criteria set forth in the Statute, the proposed City of South Miami CRA was found to have a combination of conditions that require a need for redevelopment. The following conditions were applicable in the study area:

- **Building Deterioration.** A large number of structures were found to be in either major or minor deteriorating condition. These structures are scattered throughout the study area.
- **Site Deterioration and Deficiencies.** Site deterioration and deficiencies were prevalent in the form of broken glass, broken pavement in streets and sidewalks, overgrown weeds in vacant lots and existing structures, abandoned foundations from demolished buildings, deteriorating fences, and garbage & debris either in the front yards or back allies.
- **Unsanitary Conditions.** Unsanitary conditions include abandoned cars, furniture and fixtures, accumulation of trash and debris, broken glass, environmental hazards i.e., septic tanks, grease traps at auto repair, fiber glass & painting shops. Air quality & waste water are concerns in a some blocks.
- **Drainage Deficiencies.** Drainage deficiencies were observed during rainy days of the external window shield field study. Several blocks showed signs of flooding whereby water was standing on the streets and sidewalks.
- **Diversity of Ownership.** Diversity of ownership was found in several blocks where buildings or parcels were owned by five or more entities per block.
- **Age of Structures.** There are several blocks where the age of the structures on average are 40 years or more. Several additional structures ranging between 30 to 39 years in age.
- **Property Maintenance Code Violations.** Violation of property maintenance standards lead to substandard conditions arising in the buildings and inhibits investments in the area for redevelopment.

- Non-Conforming Structures. Size of Units. Several blocks were identified where the size of a unit to its lot size did not meet the minimum code requirements.
- Non-Conforming Structures. Parking Requirements. Non-conforming parking arrangements were identified in blocks where off-street parking does not meet minimum code standards as well as where streets are too narrow for parked cars and two-way traffic.
- Closed Buildings. Closed buildings indicate obsolescence and stagnant economic growth. Ten buildings were found to be closed or boarded up in the study area.
- Vacant Lots. Vacant lots denote non-productive use of land in a community which leads to blighting conditions i.e., unsanitary conditions, breeding ground for crime, and limits the tax revenues to the city.
- Inadequate Street Layout. Several blocks have streets that are not wide enough to maintain two-way traffic flow and several blocks do not have adequate street parking.
- High Crime Rates: Grand theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses are prevalent in the study area. High crime rates reflect a lack of adherence to the law and public safety. This inhibits redevelopment initiatives.

Based on the facts stated in this report, the City's governing body may reasonably request a delegation of authority from Dade County under the Community Redevelopment Act of 1969, Chapter 163, Part III, and may make an official finding that a redevelopment area is necessary in the study area.

Methodology

Study Area

The initial study area was defined by the City back in 1986. Throughout this ten year period it has remained in the community development comprehensive plan of both the City and Dade County. The boundaries are shown in Exhibit A: Key Map - Proposed Boundary for a community reinvestment area (CRA), City of South Miami.

Field Survey

The study area was reviewed and assessed by consultants and City staff during February through April of 1996. The consultant examined buildings from the exterior. Notations were made on a work sheet when buildings showed signs of deterioration. Three classifications were used to describe building deterioration: major deterioration, minor deterioration, or dilapidated. Also, this window shield survey by the consultant included checking the study area for other conditions such as deterioration of site, unsanitary conditions, drainage deficiencies (noted during rainy days,) and other blighting conditions as stated in this report. The primary days of the field survey were March 9th, 14th and 21st. The City's Building and Zoning staff reviewed the building/parcel analysis of the consultant and confirmed the findings and made recommendations as to dilapidated structures that may need to be demolished.

Public Records

Other information was obtained from the City or Dade County records which included the 1990 and 1995 real property tax rolls, property and maintenance code violation records, police crime data: City of South Miami Evaluation and Appraisal Report, and the City of South Miami's Comprehensive Plan. These records were used to obtain data on: property and maintenance code violations, drainage deficiencies, unsanitary conditions, diversity of ownership, age of structures, non-conforming structures, vacant lots, inadequate streets, and high crime rates in the area.

Compilation of Data

Data obtained in the field and from City records and reports were assembled into a spreadsheet format. The block by block data include the following: number of buildings/parcels per block, number and percent of buildings showing deterioration (major and minor), presence of site deficiencies, presence of unsanitary conditions, presence of drainage deficiencies, diversity of ownership, average age of buildings, number of blocks having buildings in non-compliance with building and zoning codes (size of unit to lot, parking), number of closed buildings, vacant lots, property and maintenance code violations, and crime rates as reported by the police department. The detailed block by block data is shown in Exhibit B: Conditions Survey.

Criteria

Each block was assessed as to whether it did or did not meet the criteria established relative to blighting conditions as stated in the Florida Statute Chapter 163.335. Findings and declarations of necessity and 163.340. Definitions. They are listed below.

1. Building deterioration of 20% or more. (Standards for building deterioration are stated in the building deterioration section of this report).
2. Presence of site deterioration or deficiencies.
3. Presence of unsanitary conditions.
4. Drainage Deficiencies.
5. Diversity of Ownership:
6. Average age of Structures: 40 plus years.
7. Property Maintenance Code Violations.
8. Presence of non-Conforming Structures. Size of Unit to Lot size.
9. Presence of non-Conforming Structures. Parking Requirements
10. Presence of closed buildings.
11. Presence of vacant lots.
12. Presence of inadequate street layout.
13. High crime rates in these categories: grand theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses.

Determination of Need

Each block was reviewed and an assessment made as to whether it individually met the test of either (a) deterioration or (b) at least 3 of the other blighting criteria. Please note the following examples:

1. Eight of the nine buildings in Block #13 show signs of deterioration, a rate of 88%.
2. Block #11 did not show building deterioration but it can be classified as blighted on the basis of the nine conditions it did meet i.e., drainage deficiency, diversity of ownership, violation of property maintenance code, inadequate street layout, grand theft, robbery, burglary, auto theft, and battery.

Mapping

To assist with clarifying the results of the study relative to the extent of blight and the interrelationships of the conditions, a sequence of 18 maps were prepared, each depicting the distribution of one of the criteria. The first map shows the blocks that met the building deterioration (more than 20% per block) criteria. The second shows those blocks meeting the unsanitary conditions criteria and the remainder follow the spreadsheet listing of criteria.

Proposed Boundaries

Usually, the boundaries of a study area for a proposed community redevelopment area includes a number of blocks which have been found to meet the blight criteria outlined in Florida Statute Chapter 163, Part III. However, other blocks within the surrounding area are generally considered a part of the redevelopment area necessary to the objective of eliminating blight even though they are not blighted individually.

The blocks that do not individually meet the blight criteria but are necessary to foster development initiatives that eliminate blight in adjacent blocks are included for several reasons. Some are listed below:

1. Blocks that do not meet blight criteria individually may be affected by one or more conditions and the correction of such could enhance the economic health of the blighted area. An example is the need for parking facilities to accommodate the businesses in the surrounding areas of blocks 48 and 49 as well as to provide parking for the businesses in blocks 48 and 49. The success of the redevelopment initiatives in block 49 is necessary to the economic well being of the adjacent blighted area of blocks 1 through 48.

2. A functional relationship may exist between blocks not meeting blight criteria and the adjacent blighted area being considered. For example, linking the businesses and activities that are downtown and in the business district with business and activities in the blighted area represented in blocks 1 through 49 is reasonable in order to address the high crime in the northwestern, central, and southern parts of the study area as well as the surrounding neighborhoods.
3. Redevelopment funds may be needed to eliminate deficiencies in blocks not meeting blight criteria in order to correct or stabilize conditions in the blighted area. Examples include, drainage deficiencies, traffic flow deficiencies, and environmental hazards. However, these same problems exist in the study area and redevelopment funds will need to be used in these affected blocks as well.

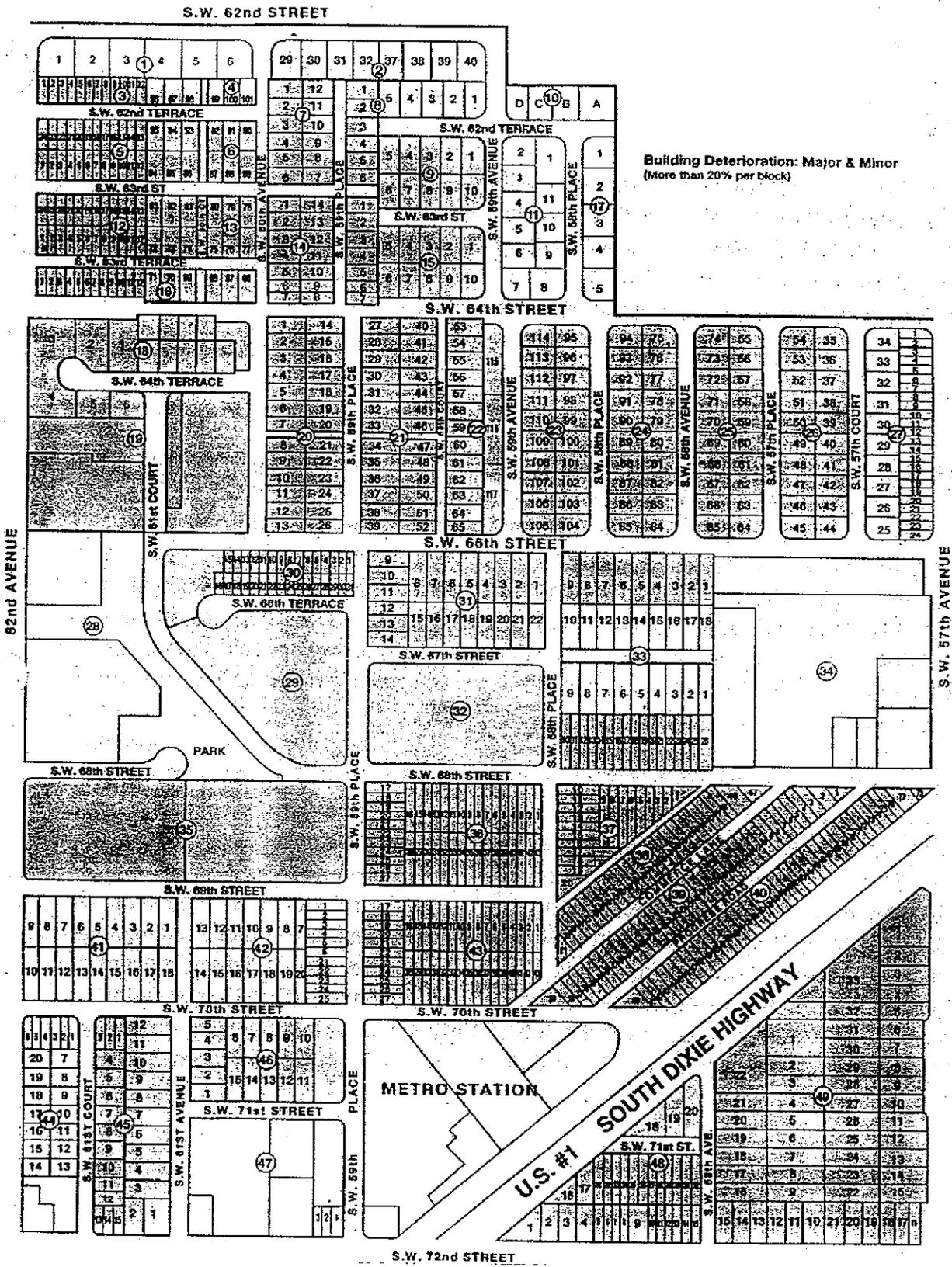
BUILDING DETERIORATION

An exterior (window shield) building condition survey was conducted by the consultant during February through April of 1996. Buildings were classified in four categories:

1. Sound condition
2. Minor deterioration
3. Major deterioration
4. Dilapidated

Buildings classified as showing minor deterioration may have faulty roofing, siding, windows, doors, porches, awnings, drain spouts, etc.. Those with extensive damage to any of the above elements or having a combination of such conditions are classified in the major deterioration category. Buildings with doors, awnings, windows, siding, fences, steps, porches, roofs, and other elements falling apart as well as broken or no foundations can be classified as dilapidated.

Building deterioration is prevalent in a large portion of the buildings in the study area. Exhibit I in the addendum taken from the City's EAR closeout report indicates the blighted areas in the City (1,2,3). All three are within the study area. The overall rate of deterioration in the study area shows 59% of all buildings in that condition. Out of 710 buildings/parcels, 335 - minor, 86 - major, and 32 - dilapidated. Thirty-three of the blocks or 67% of the study area is affected. It should note that block 49 is being cited as more than 20% deteriorated because of its current condition at the time of the slum and blight study. The map marked Figure 1 shows the results of the study along with the conditions survey marked Exhibit B.



S.W. 72nd STREET

FIGURE 1

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

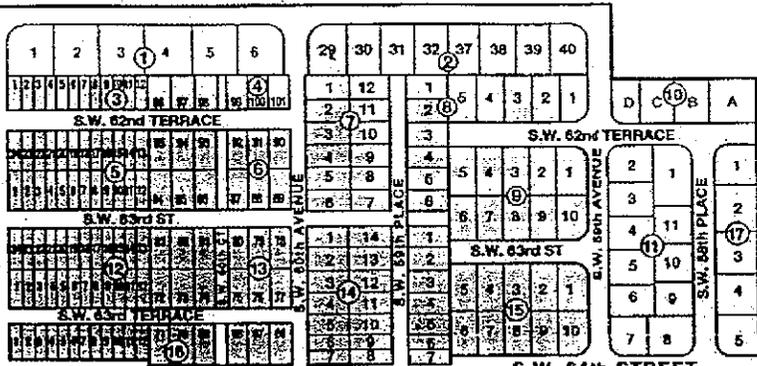
SITE DETERIORATION

Site deterioration and deficiencies were found in thirty-seven of the blocks in the study area or 76% of all blocks in the study area. Site deterioration and deficiencies consist of broken pavement and sidewalks, overgrown weeds and grass, broken glass and debris, abandoned cars and furniture, broken fences, and abandoned foundations from demolished buildings. See the Figure 2 map which indicates the applicable blocks.

UNSANITARY CONDITIONS

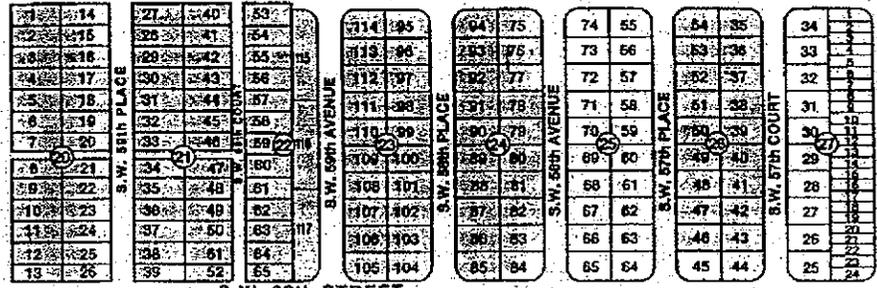
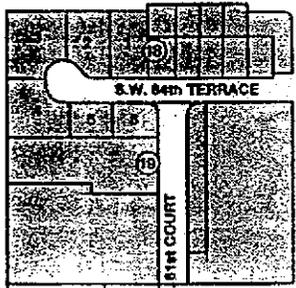
Unsanitary conditions include accumulation of trash and debris, broken glass, abandoned cars/furniture, overcrowding and environmental hazards caused by the prevalence of septic tanks, grease traps at auto repair, fiber glass, and painting shops. Air quality and waste water are concerns in a few blocks of the study area. Overcrowding was cited as a problem in the South Miami Target area profile prepared by the Research Division of Metropolitan Dade County Planning Department, May 1993, (Exhibit I Page 15). This profile states that about 20% of the occupied units in the target area (the same geographic area as the study area here) contained more than one person per room, the standard measure of overcrowding. This was slightly higher than the 18 percent in the county as a whole. Renter occupied units were somewhat more likely to be crowded, with 21% having more than one person per room. This was lower than the county's 26% of rental units. The City's EAR states that the sanitary sewers serve over one-third of the City's land area. The remaining two-thirds of the City is served by on-site septic tank systems. The report indicates that this is an eventual unsanitary condition for the City. Most of the proposed CRA area is served by sanitary sewer but many of the homes in the served area are yet to be connected to the collection system. Also, approximately one-fifth of the proposed CRA area is not served. It is a matter of regional policy to eliminate the use of septic tanks on lots smaller than one acre. Therefore, most of the residential lots in South Miami should be served by sanitary sewers (See Exhibit IV for the documentation about sanitary servers in the City). Thirty-seven of the blocks in the study area show signs of unsanitary conditions. This is 71% of the study area. See Figure 3 map which shows the affected areas.

S.W. 62nd STREET

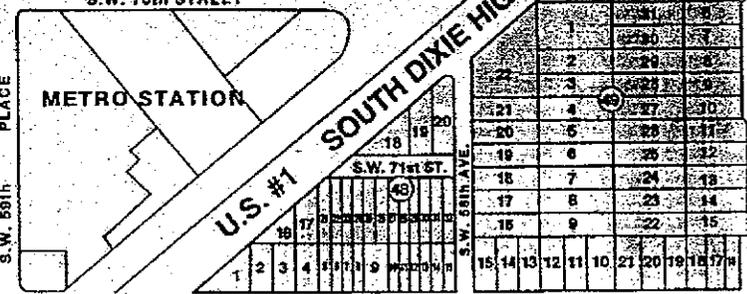
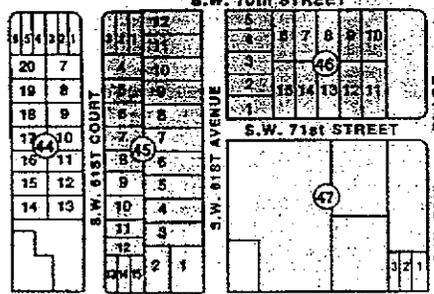
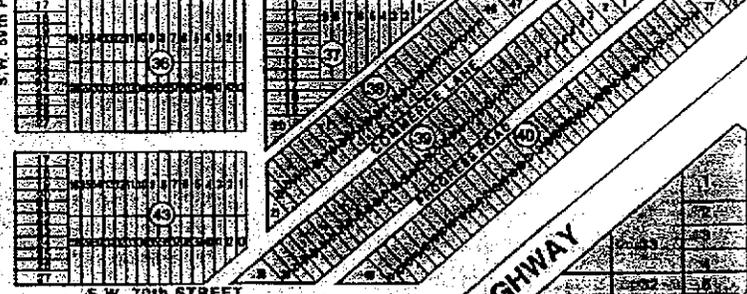
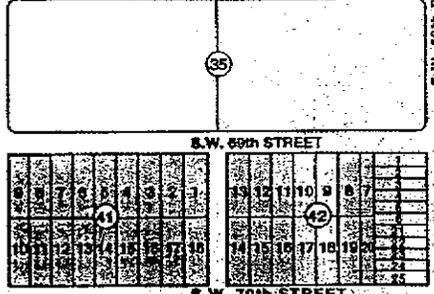
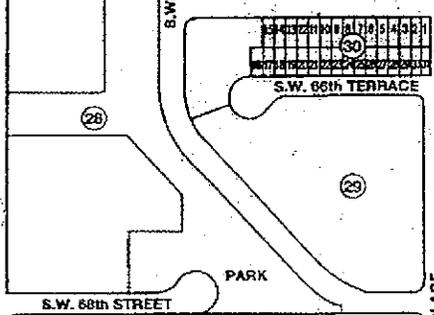


Site Deterioration and Deficiencies (at least 3 per block)

S.W. 62nd AVENUE



S.W. 67th AVENUE



S.W. 72nd STREET

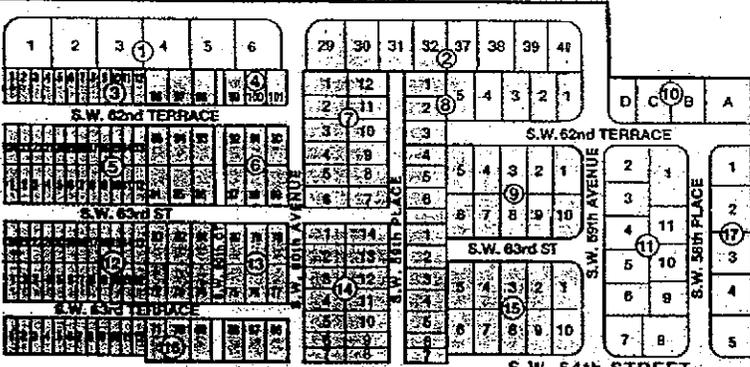
FIGURE 2

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

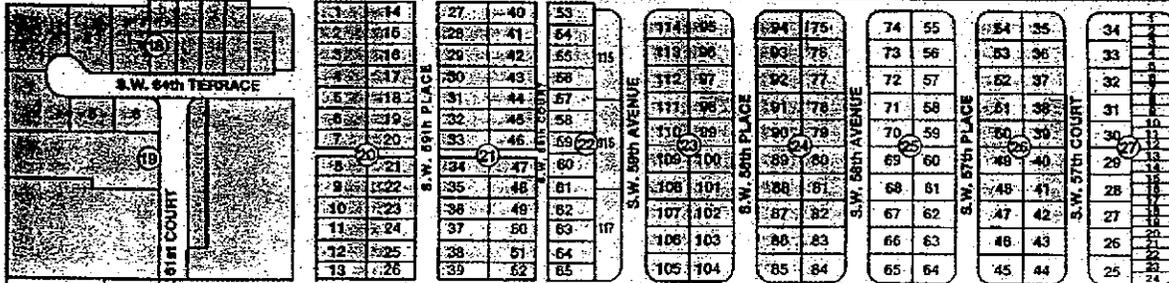
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S.W. 62nd STREET

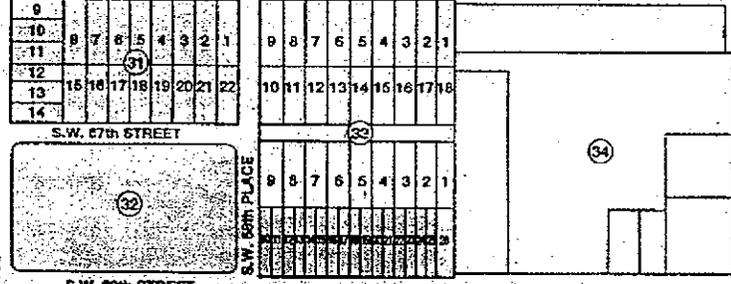


Unsanitary Conditions

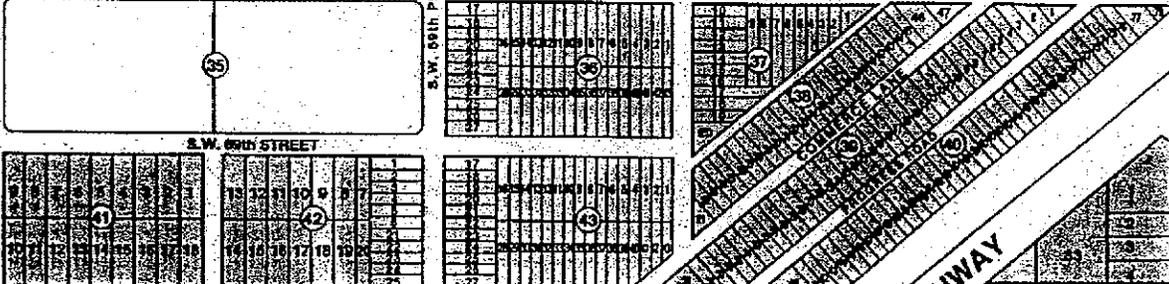
S.W. 64th STREET



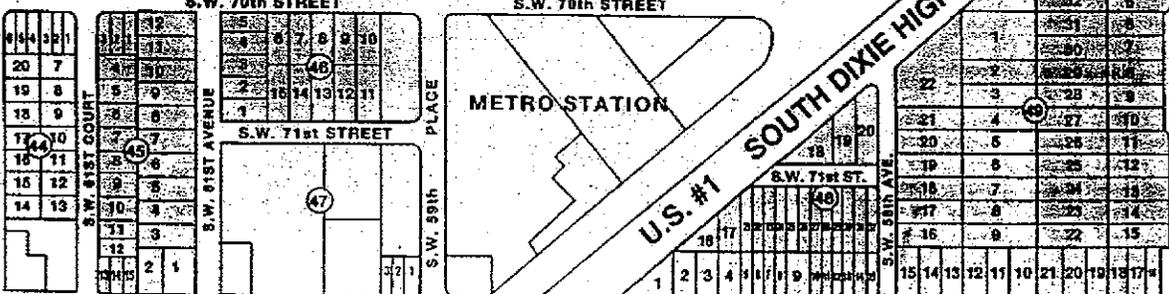
S.W. 66th STREET



S.W. 68th STREET



S.W. 70th STREET



S.W. 72nd STREET

FIGURE 3

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

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DRAINAGE DEFICIENCIES

Drainage deficiencies were identified during the consultants field survey in the months of February through April of 1996. Parts of the study area were provided with french drains and catch basins but there is still a substantial amount of water that resides in the area during heavy rains. Blocks 2-16, 19-26, and 36-40 show signs of standing water on either the sidewalks or streets or both. Block grant funds have been allocated to correct a few of these blocks. (See Exhibit V). Due mostly to the lack of the City's drainage data, the existing comprehensive plan identifies a need for a comprehensive drainage engineering study to be done to determine the capacity and the existing levels of service for the City's drainage facilities. Twenty-nine of the blocks in the study area are affected which is 59% of all blocks in the study area. See Figure 4 map which indicates the various blocks.

DIVERSITY OF OWNERSHIP

Diversity of ownership is considered to be a deterrent to the redevelopment process. A large number of diverse owners makes it difficult for developers or other interested parties to assemble land for redevelopment purposes. Thirty-eight or 78% of the blocks in the study area have diverse ownership patterns. The consultant considered only those blocks which had five or more different owners of buildings/parcels on an individual block. It should be noted that some of the blocks (20-26 & 31-33) consist of single family dwellings with long term owners and would not necessarily be candidates for redevelopment needing a change of ownership. See Figure 5 map depicting the data as discussed.

AGE OF STRUCTURES

The blocks with an average age of 40 years or more were identified as well as those with ages between 30-39 years. Twenty blocks or 41% of the study area have buildings with an age of 40 years or over. This is a substantial number. See Figure 6 map with this information.

PROPERTY MAINTENANCE CODE VIOLATIONS

Violation of property maintenance requirements lead to substandard conditions and endanger the life and property of those in the dwellings. Twenty-nine or 59% of the blocks in the study area have dwellings or parcels that do not meet the standards set forth by the City. This information was obtained from the City's property maintenance code violations list which cited 1,020 complaints against property owners in the target area from January 1995 to December 1995. Figure 7 shows those blocks.

NON-CONFORMING STRUCTURES: SIZE OF UNITS

Non-conforming unit size to lot size was identified in those blocks where dwelling units did not meet the minimum code standards set by the City. Fifteen of the blocks in the study area or 33% include dwellings units which are non-conforming to the current City codes. Figure 8 map shows the applicable blocks.

NON-CONFORMING STRUCTURES: PARKING REQUIRED

Non-conforming parking facilities or the lack thereof were identified in block areas where off-street parking available for some buildings does not meet minimum City code standards. As stated in the proposed boundary discussion, parking in several areas of the study area is not provided where needed. Blocks 2-9, 12-16, 30, 36-40, 48 & 49 all have parking needs. In the study area, 20 blocks or 41% of the blocks include buildings that are non-conforming to parking requirements set forth by the City's zoning codes. This is the consultants observation based on a window shield survey. Figure 9 map shows the blocks where parking requirements are not being met.

CLOSED BUILDINGS AND VACANT LOTS

Closed buildings indicate obsolescence and economic stagnation. In the study area, 8 blocks or 16% of the blocks include vacant and or boarded-up buildings. Based on the field survey conducted by the consultant and information obtained from the City staff, a total of 8 buildings were found to be closed.

Vacant lots are a sign that land is not being utilized which limits the tax revenues (See Exhibit VI City of South Miami Tax Revenue: Commercial and Residential and Exhibit III existing land use in South Miami), the use of potential productive property, and may lead to a breeding ground for crime, unsanitary conditions, and other social ills. Twenty-seven blocks or 55% of all blocks in the study area included vacant lots. The field survey conducted by the consultant and information obtained from the City staff confirmed these findings.

The location of those blocks with either closed buildings or vacant lots or both is shown on the Figure 10 map attached.

S.W. 62nd STREET

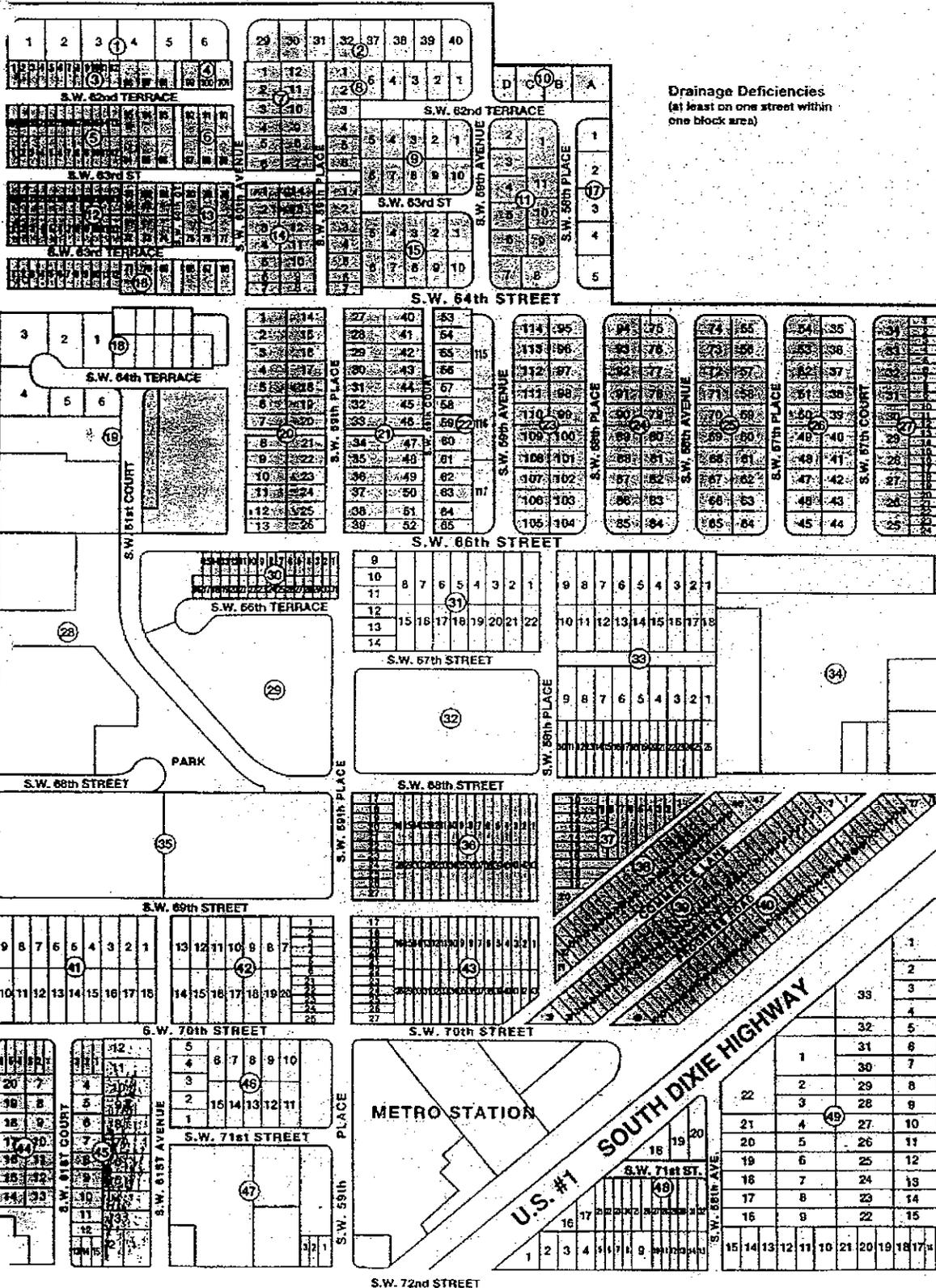


FIGURE 4

JS

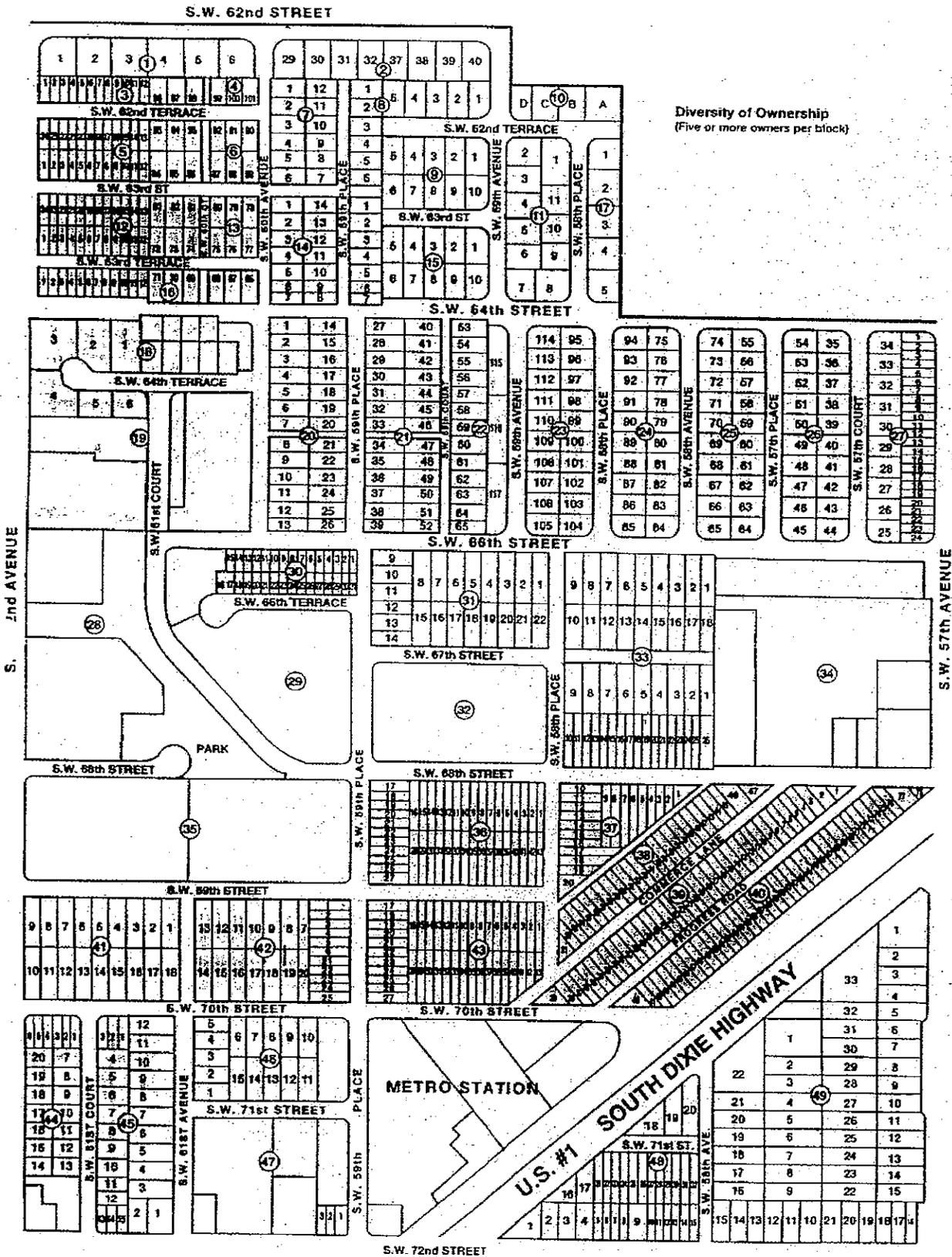
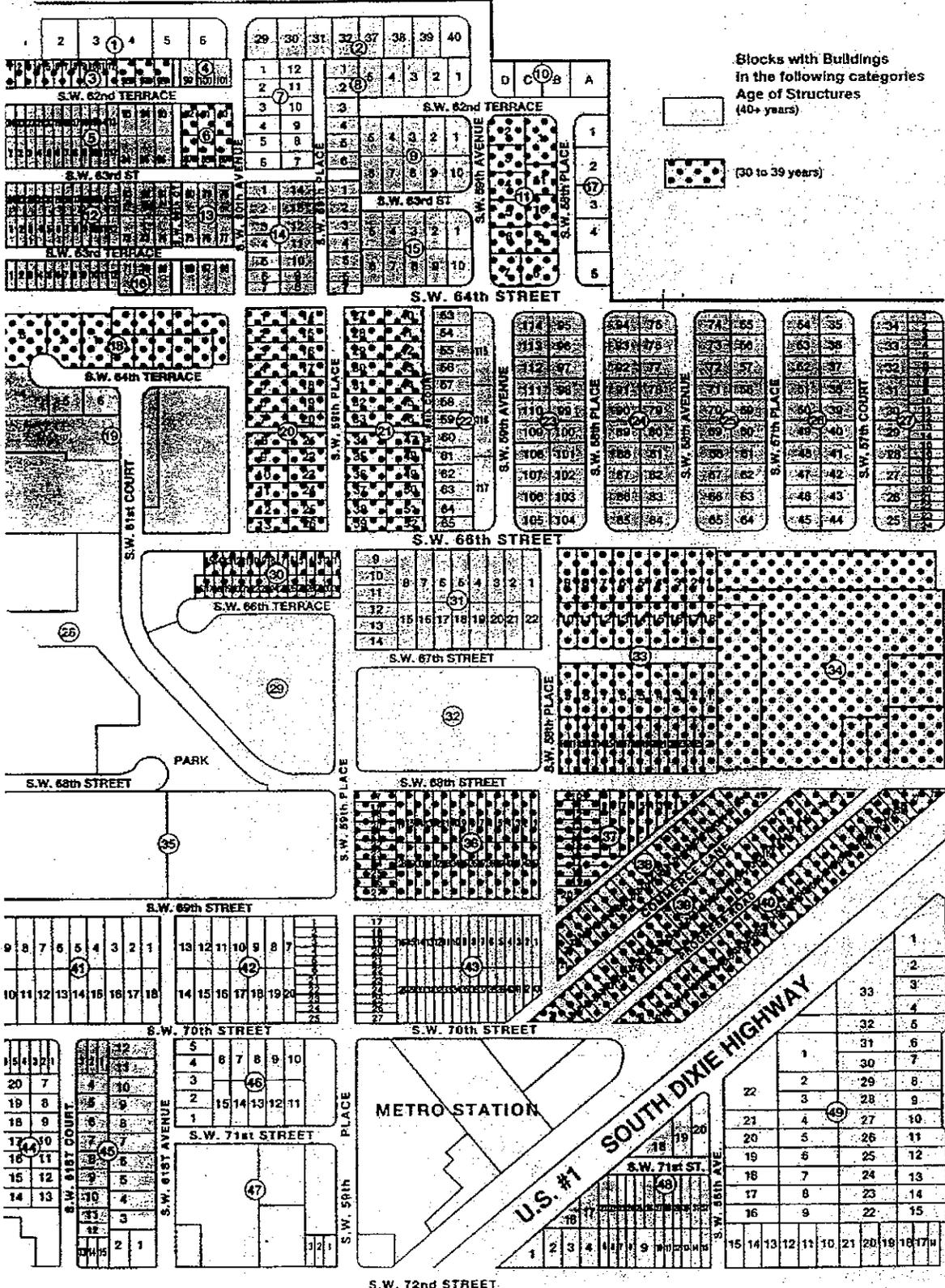


FIGURE 5
CITY OF MIAMI FINDING OF NECESSITY

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S.W. 62nd STREET



Blocks with Buildings
in the following categories
Age of Structures
(40+ years)

(30 to 39 years)

S.W. 72nd STREET

FIGURE 6

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

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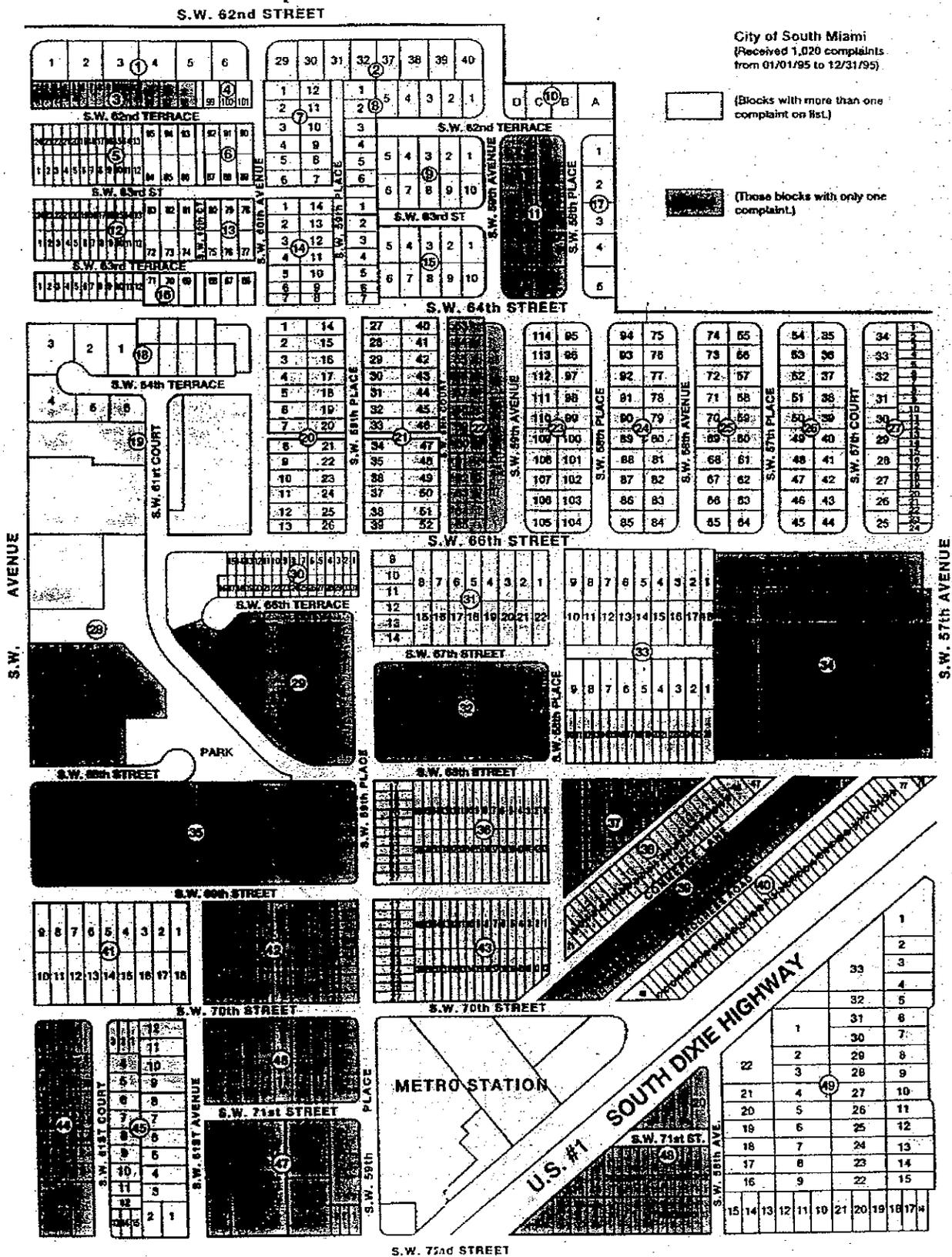
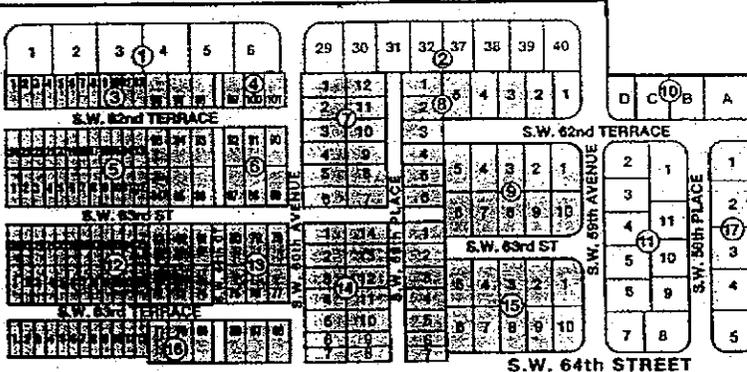


FIGURE 7
CITY OF MIAMI, FINDING OF NECESSITY

JP

S.W. 62nd STREET



Non-Conforming Structures
 (Size of units relative to the lot size:
 max. Bldg. coverage over specified
 dimensional requirements - residential)

2nd AVENUE

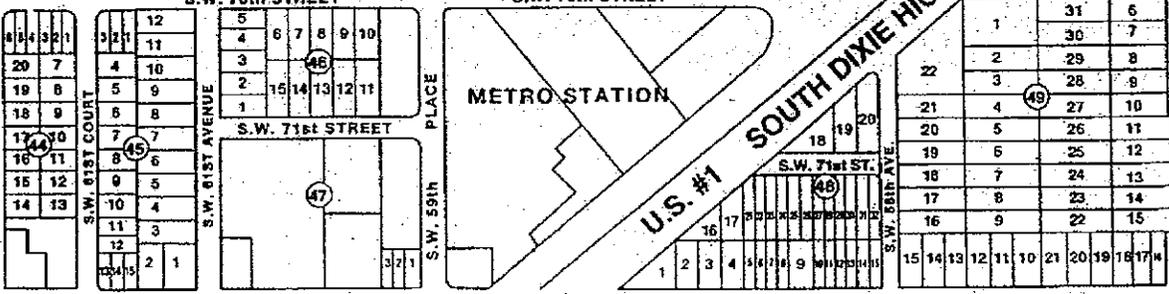
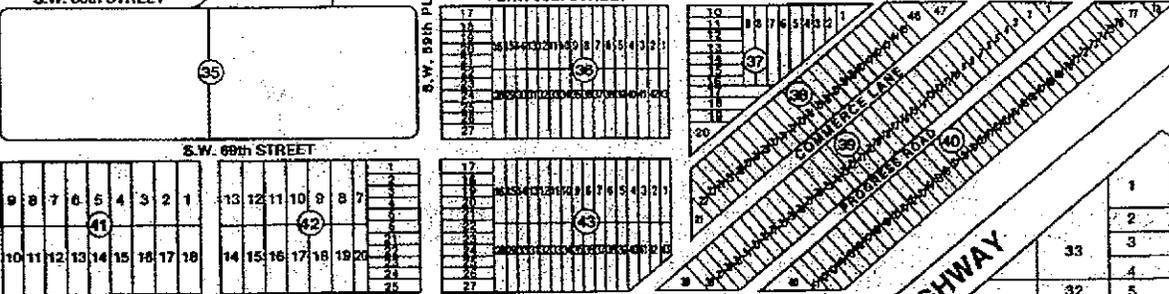
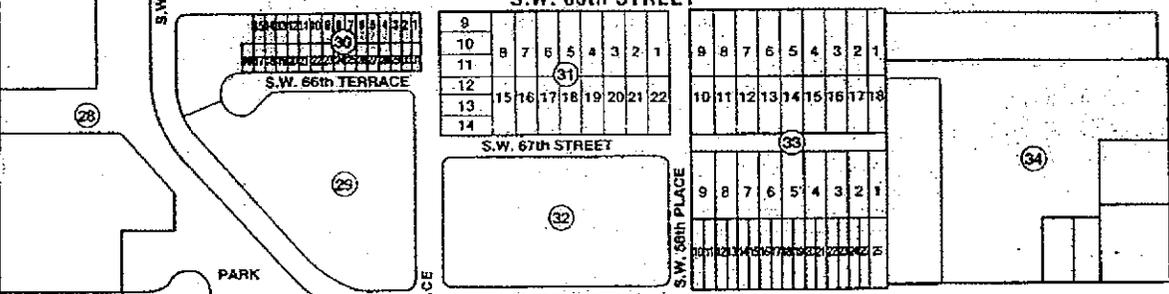
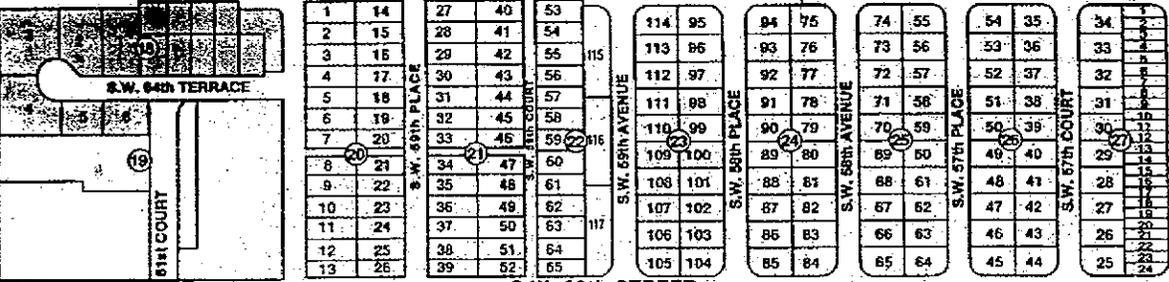


FIGURE 8

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

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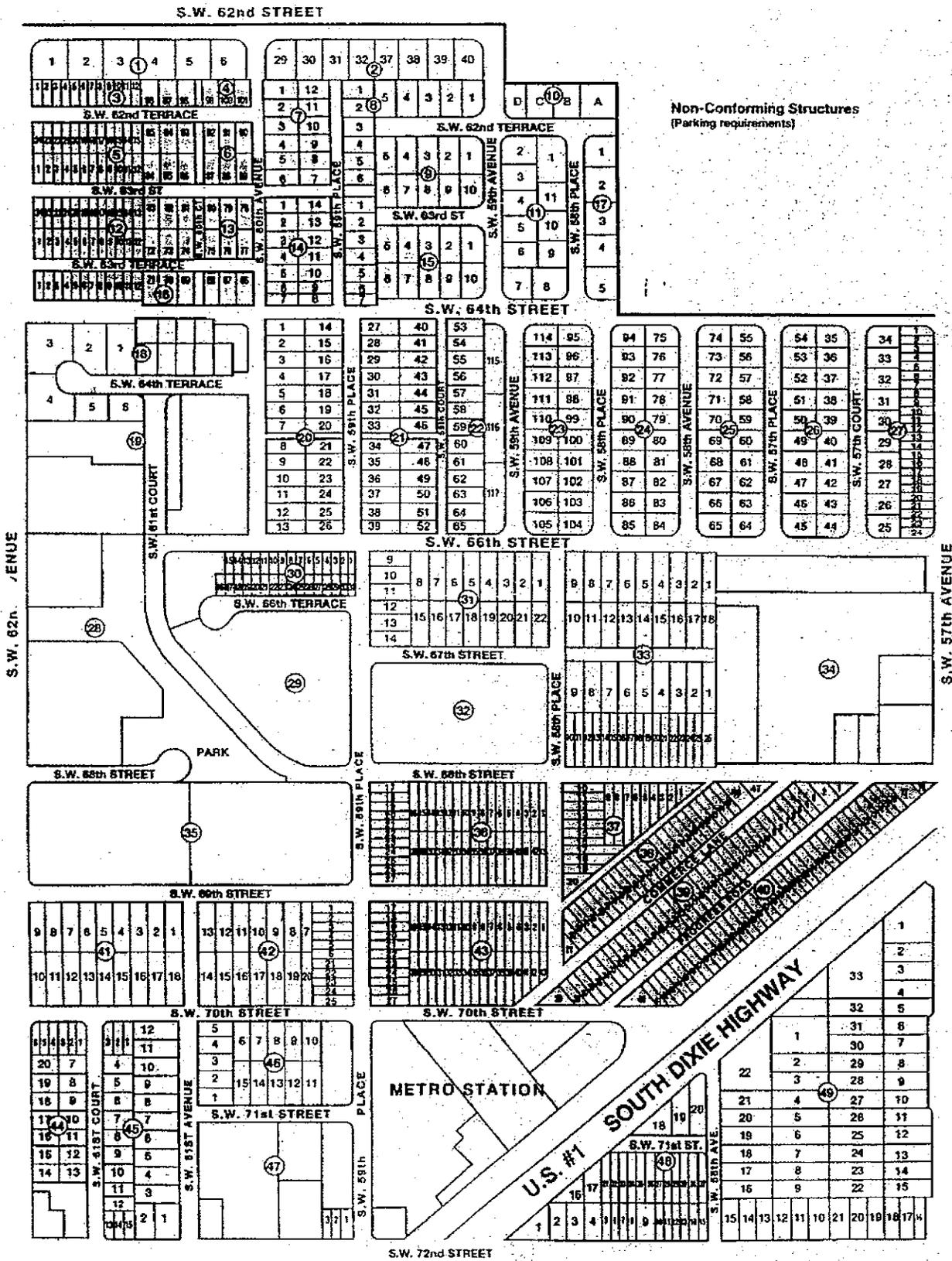
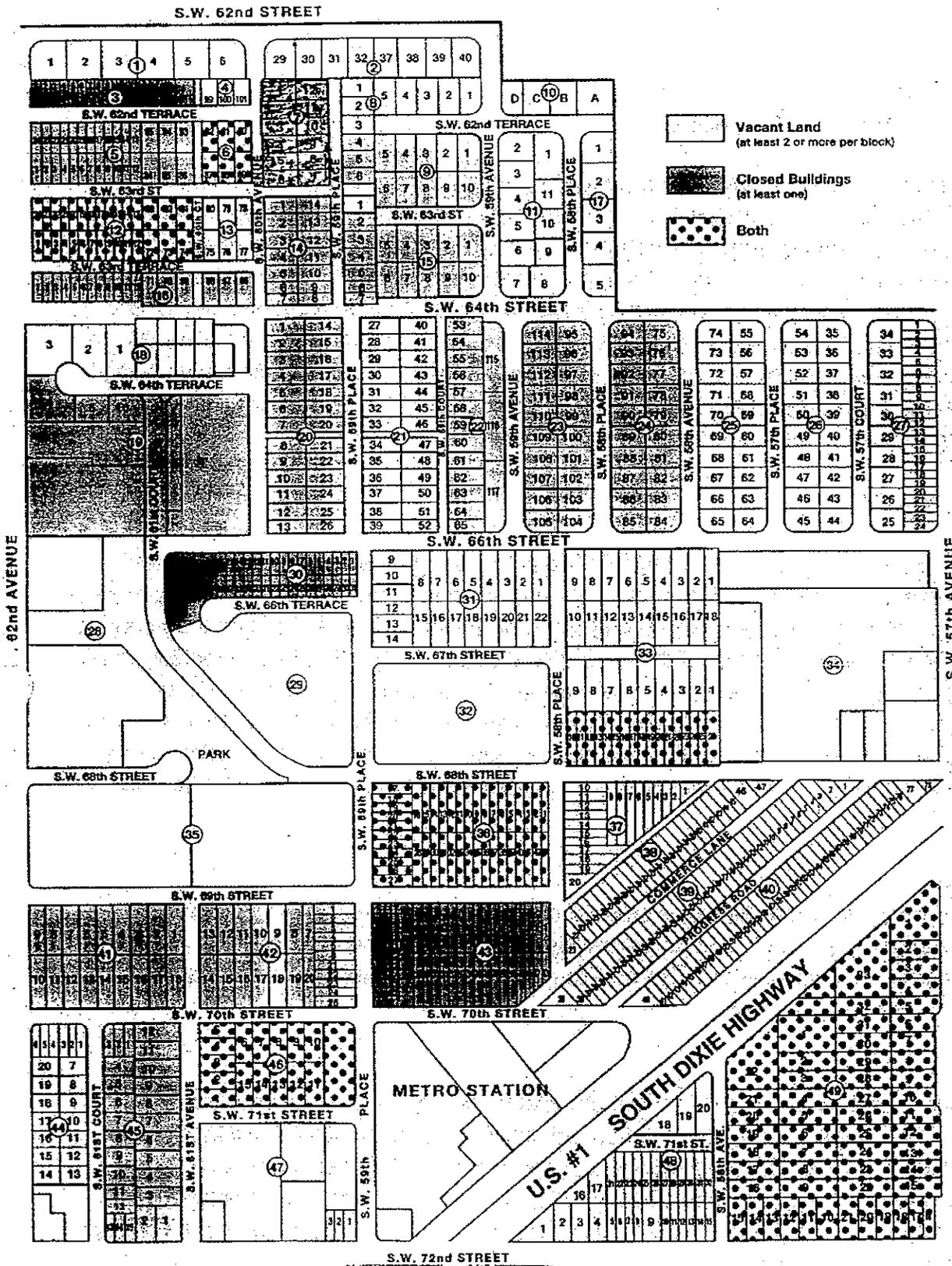


FIGURE 9
CITY OF MIAMI FINDING OF NECESSITY



S.W. 72nd STREET

FIGURE 10

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

INADEQUATE STREET LAYOUT

Several blocks within the study area have streets that are not wide enough to maintain two-way traffic flow and parking (Blocks 3-17). Some do not have adequate parking space to meet the minimum zoning code requirements set forth by the City. Narrow roads and streets do not allow for parking on the street and the lots in these areas do not have enough square footage to accommodate off street parking. Also the streets in blocks 37,38,39,40 & 48 feed into major streets or highways that are not conducive to adequate traffic flow. Twenty-two blocks or 45% of the total blocks in the study area include streets with inadequate width to accommodate traffic flow and parking requirements. Exhibit B: (conditions survey) indicates the blocks affected by the inadequate street layout.

HIGH CRIME RATES

High crime rates demonstrate a lack of adherence to the law and public safety that deters continued economic development in an area. Information on eight types of crime was provided by the City's Police Department. The report includes crimes committed during the period of January 1, 1994 through November 12th, 1995. They are: Grand theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses. A discussion of each will follow: The City's Report for 1994 & 1995 indicates that the study area has a higher level of crime in certain categories than other parts of the City (See Exhibit VII). Forty-five incidents of crime were reported in the Bakery Center area during the time period of January 1, 1995 through June 5, 1996.

Grand Theft

Twenty-seven of the blocks in the study area or 55% of the total blocks include dwellings affected by grand theft. A high percentage of the grand thefts occurred in the central and southern part of the study area. Figure 11 map shows the blocks where grand theft was committed over a two year period.

Robbery

The second highest number of blocks affected by crime in the study area included those where robberies were committed. Thirty-two blocks or 65% of all total blocks in the study area include robberies committed over a two year period. Sixty-seven percent of the 102 robberies committed in the City in 1994 and 50% of the 75 robberies committed in the City in 1995 were in the study area. Figure 12 map indicates the blocks where robberies were committed over a two year period.

Burglary

The highest number of blocks affected by crime include those where burglaries were committed. Thirty-six blocks or 73% of all blocks in the study area were subjected to burglaries. Forty-six percent or 256 burglaries committed in 1994 and 34% or 292 burglaries committed in 1995 were committed in the targeted area. Figure 13 shows the blocks where burglaries were committed over a two year period.

Auto Theft

Auto theft is prevalent throughout the study area. Twenty-one of the blocks or 43% of the total blocks in the study area include those where auto theft was committed. Figure 14 indicates where auto theft was committed over a two year period.

Auto Burglary

Auto burglaries were committed proportionally throughout the study area. Twenty-seven blocks or 55% of the total study area include blocks where auto burglaries were committed over a two year period. Figure 15 map shows the wide spread condition.

Battery and Assaults

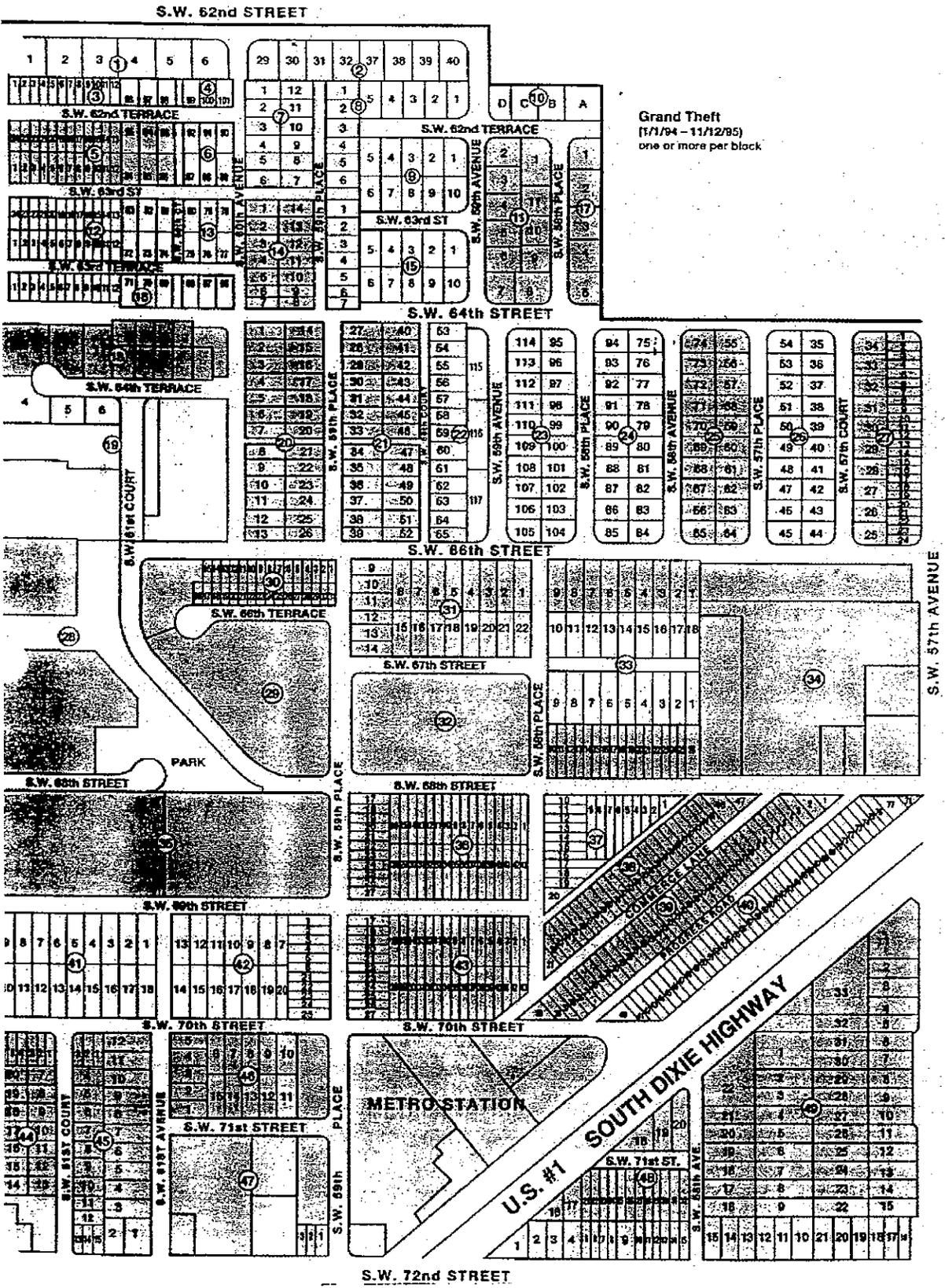
The third highest number of blocks affected by crime include those where aggravated batteries and assaults were committed. Thirty-one of the blocks or 63% of the total study area include blocks where aggravated batteries and assaults were committed over a two year period. Figure 16 map shows the blocks affected by these crimes.

Homicides

The only murders in the City in 1994 (2 murders) and 1995 (1 murder) were committed in the study area. Three blocks or 1% of the total study area include blocks where murders were committed over a two year period. Figure 17 indicates the blocks where these murders occurred.

Sex Offenses

The only sexual batteries in 1994 (3 sexual offenses) and 1995 (3 sexual offenses) were in the study area. Four blocks or 1% of the total study area include blocks where sexual offenses were committed over a two year period. Figure 18 shows the blocks where these sexual offenses were committed.



Grand Theft
 (11/1/94 - 11/12/95)
 one or more per block

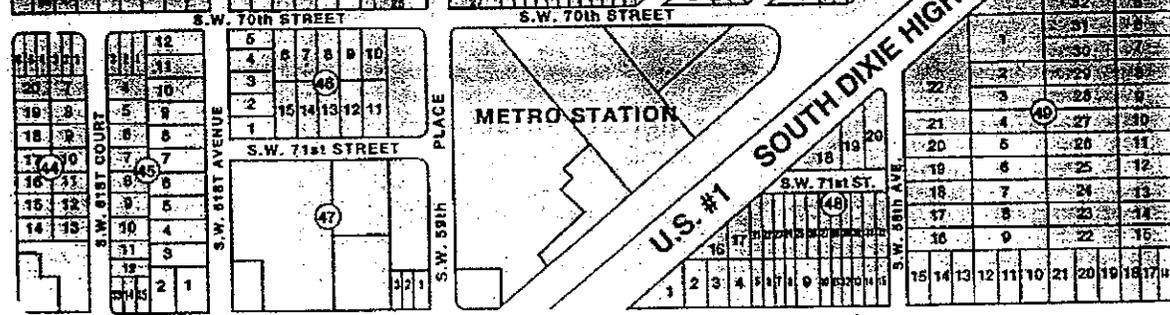
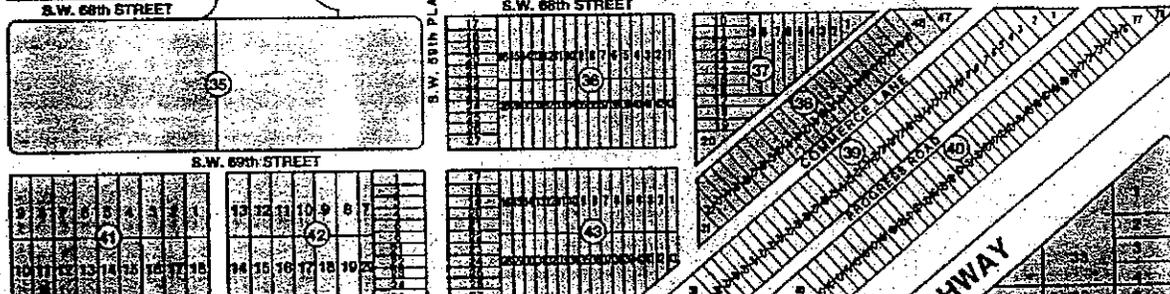
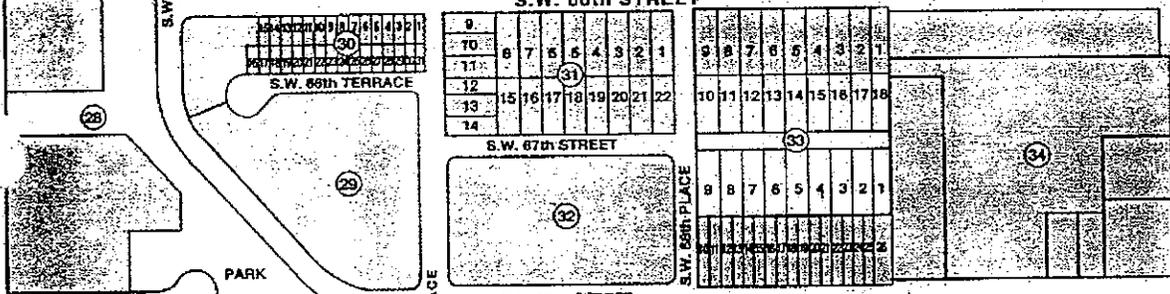
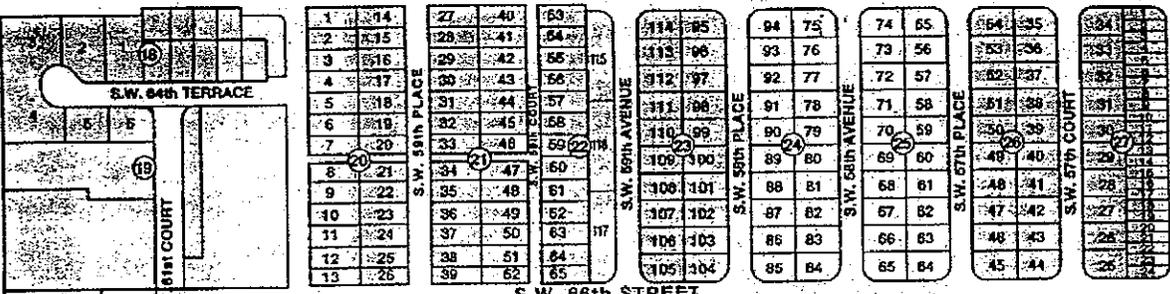
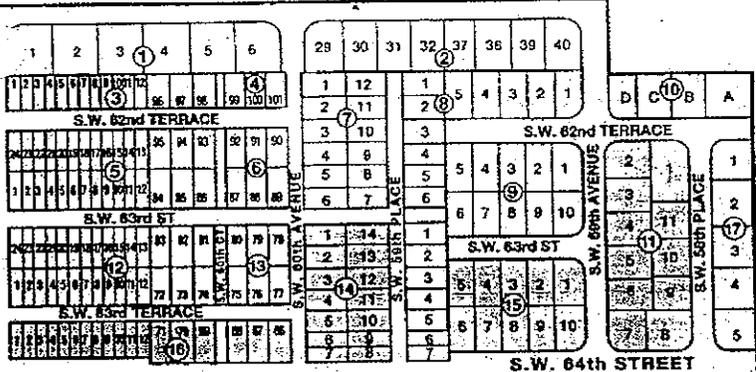
S.W. 72nd STREET
 FIGURE 11

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

34

S.W. 62nd STREET



S.W. 72nd STREET

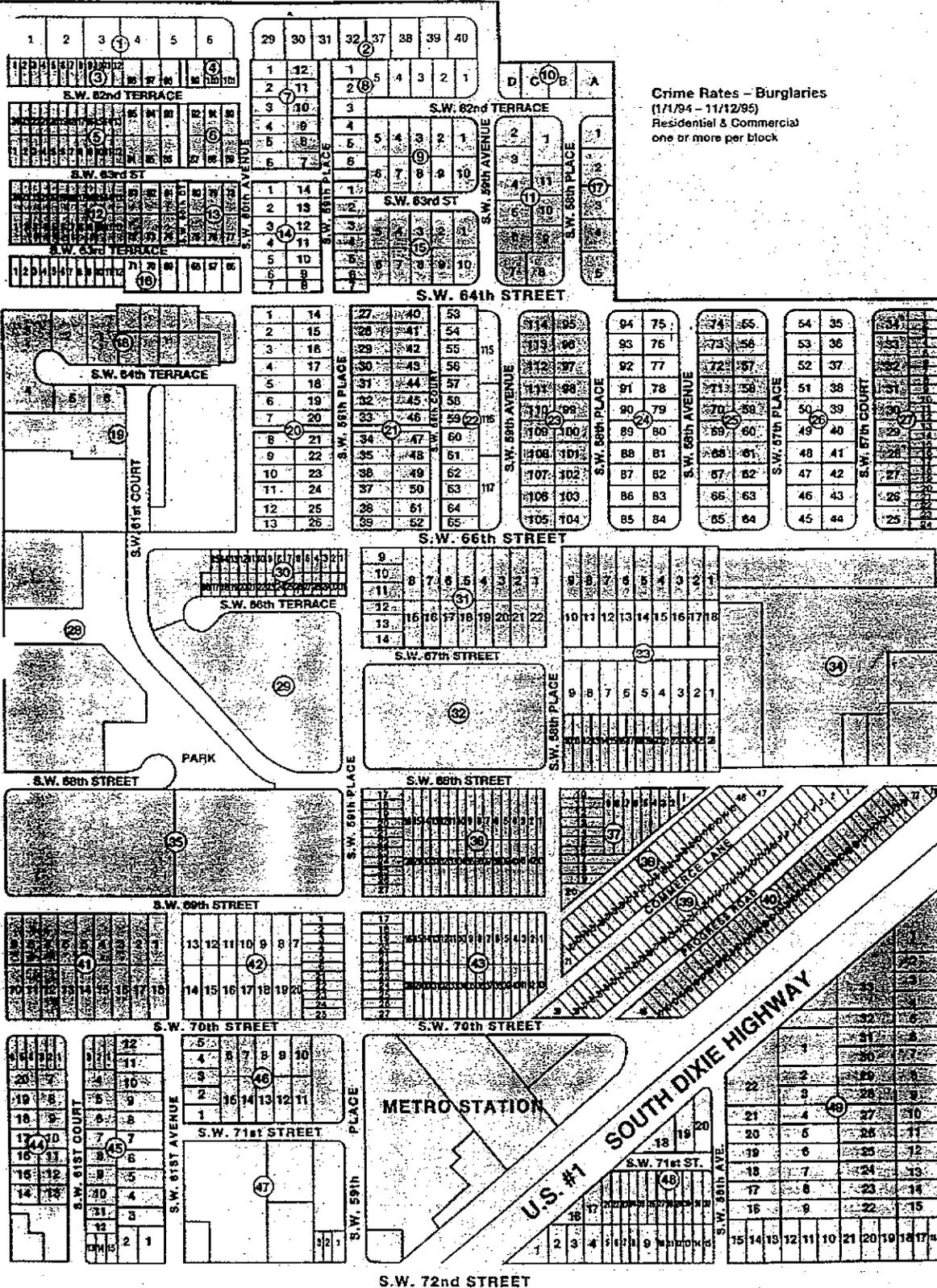
FIGURE 12

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

35

S.W. 62nd STREET



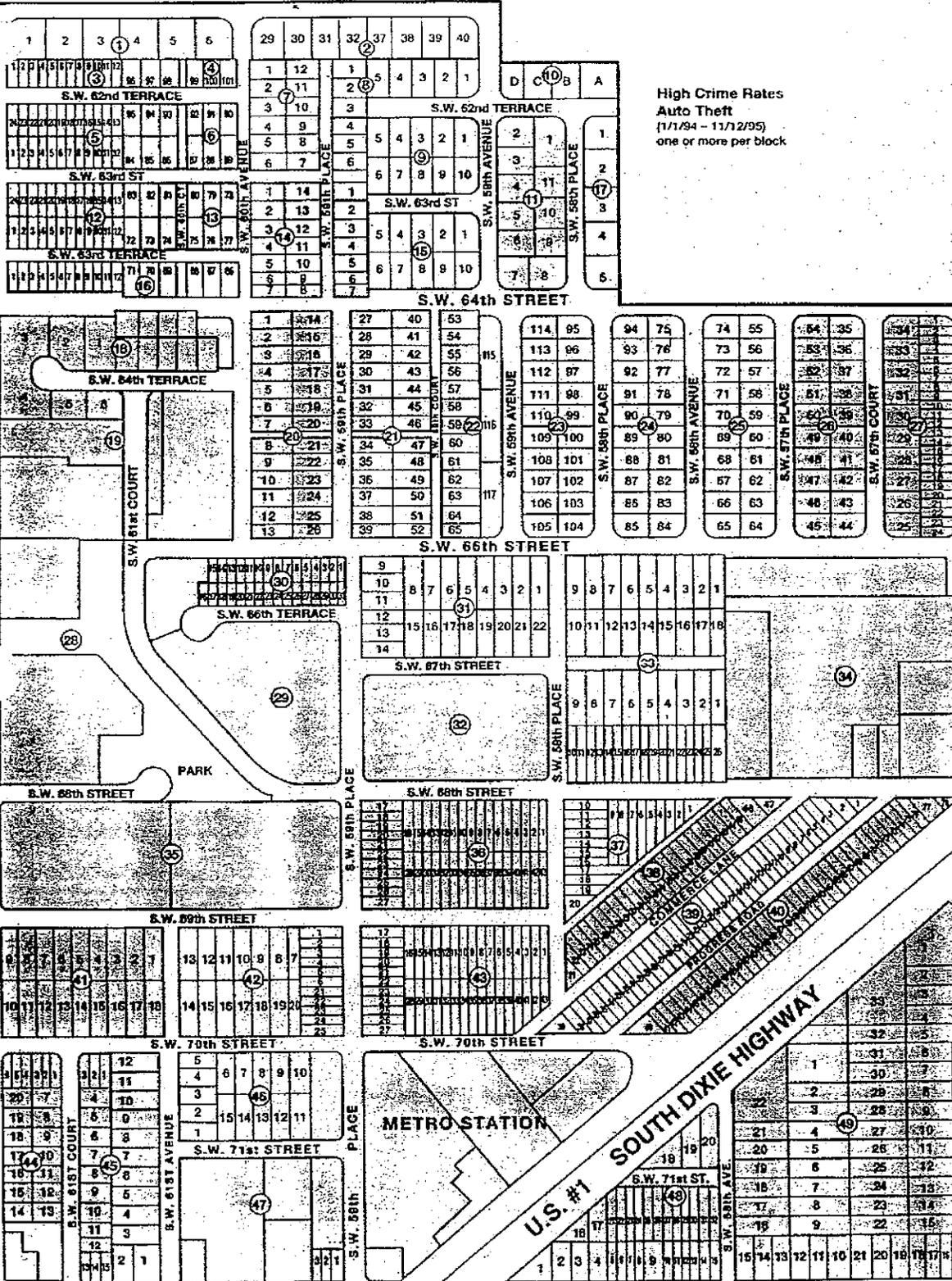
S.W. 72nd STREET

FIGURE 13

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

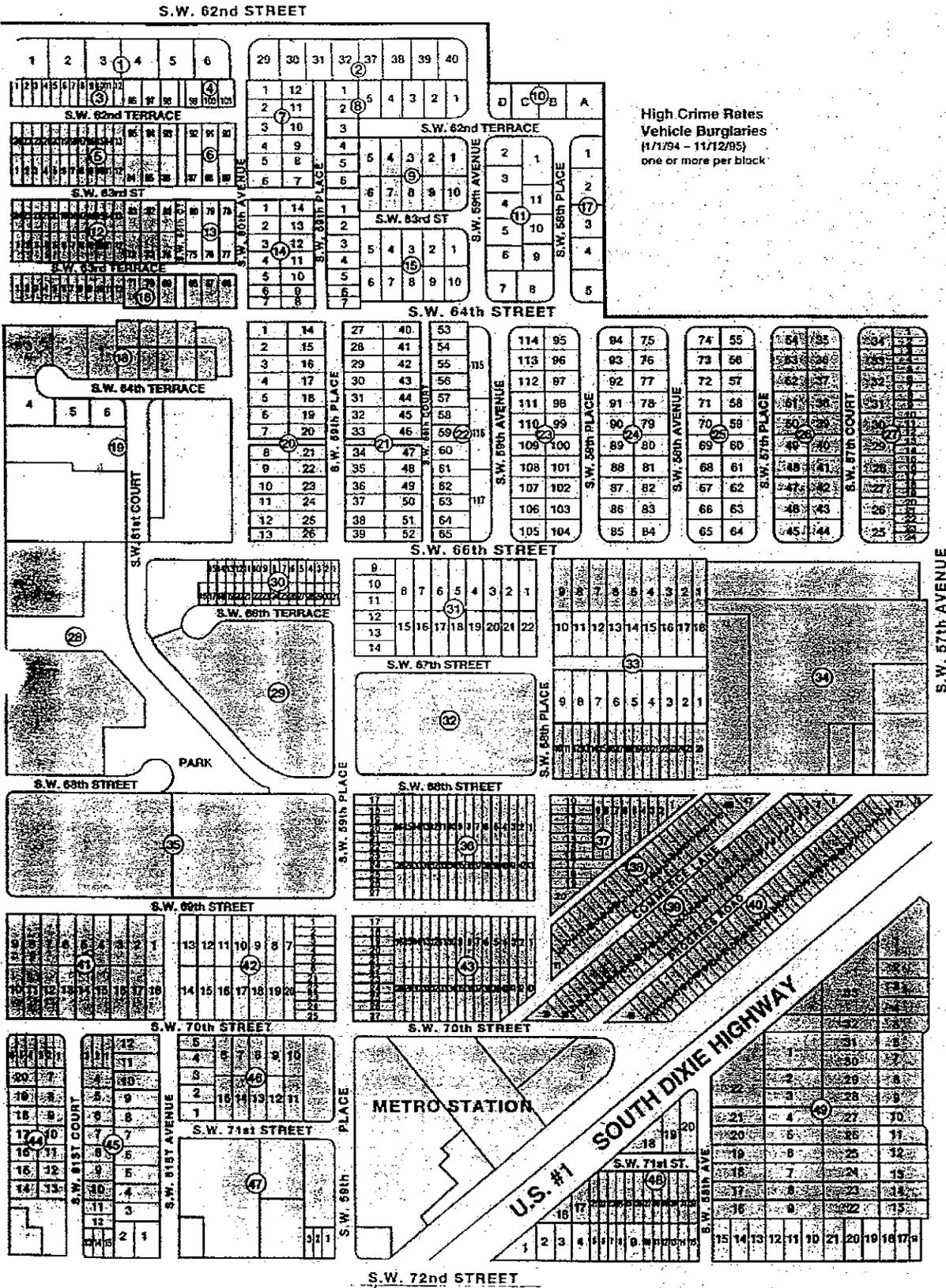
S.W. 62nd STREET



High Crime Rates
Auto Theft
(1/1/94 - 11/12/95)
one or more per block

S.W. 72nd STREET
FIGURE 14

CITY OF SOUTH MIAMI | FINDING OF NECESSITY



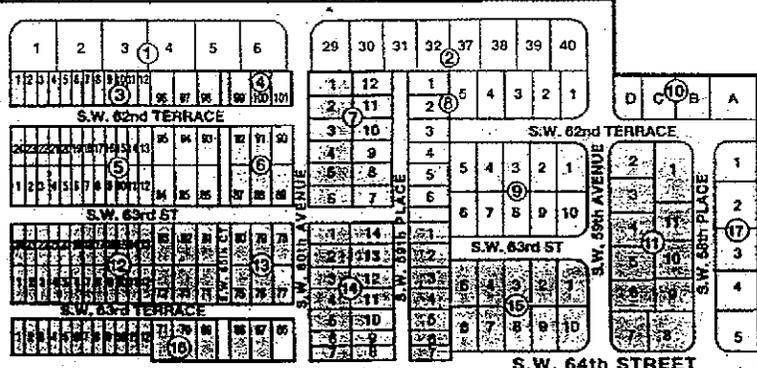
S.W. 72nd STREET

FIGURE 15

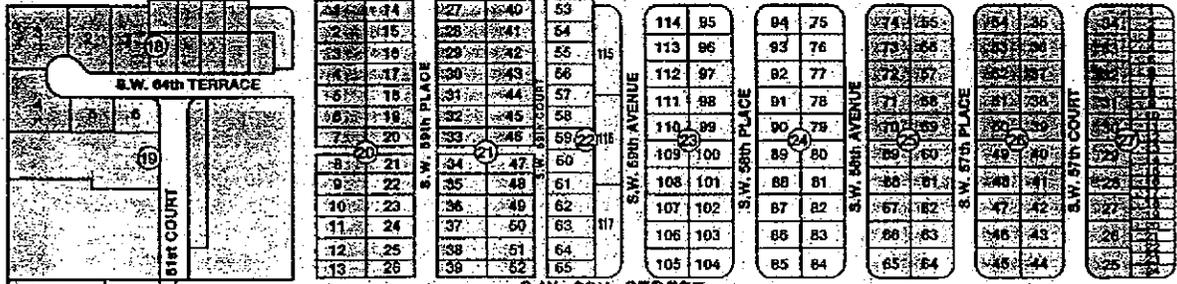
CITY OF SOUTH MIAMI

FINDING OF NECESSITY

S.W. 62nd STREET



S.W. 62nd AVENUE

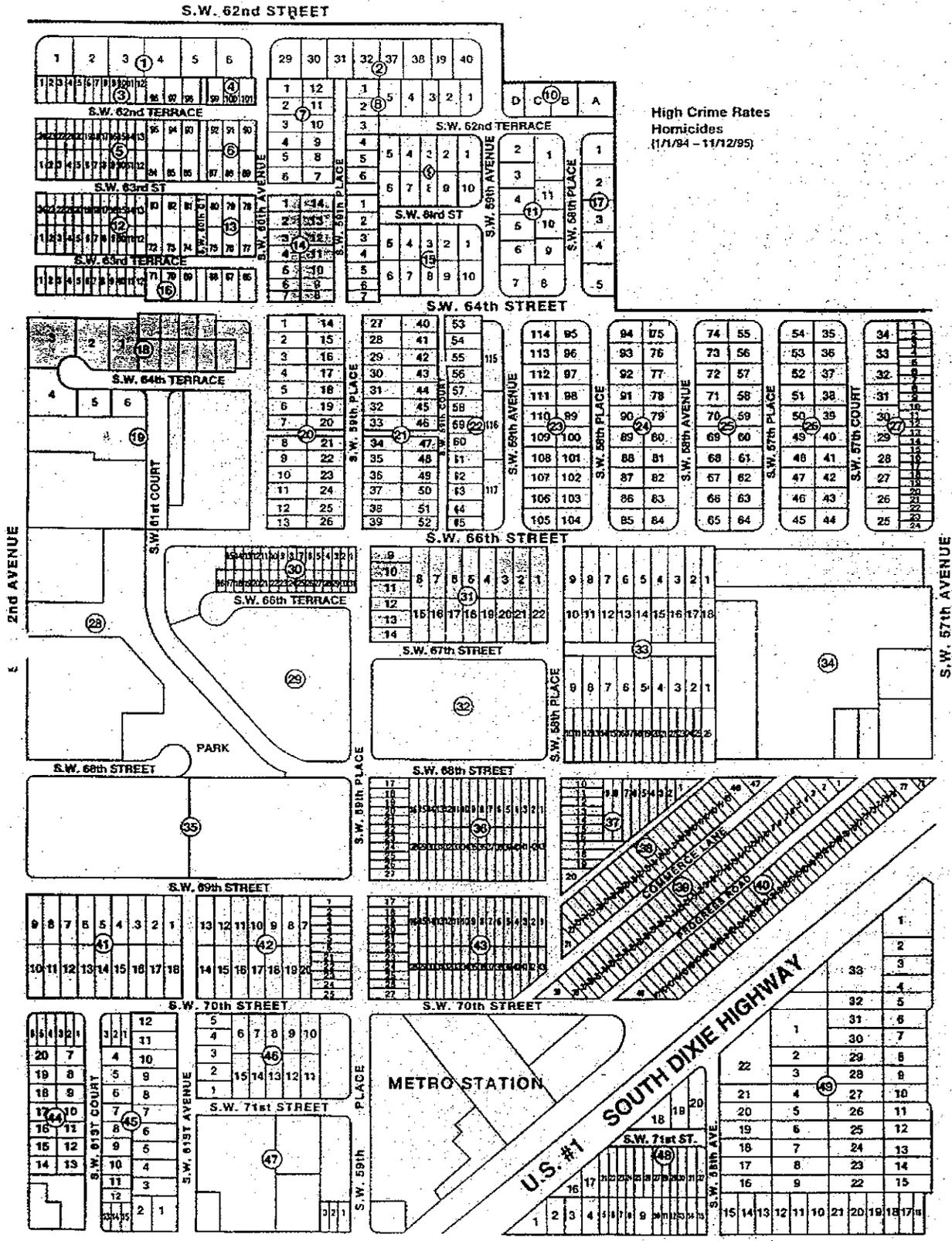


S.W. 57th AVENUE

S.W. 72nd STREET

FIGURE 16

CITY OF SOUTH MIAMI FINDING OF NECESSITY



High Crime Rates
Homicides
(1/1/94 - 11/12/95)

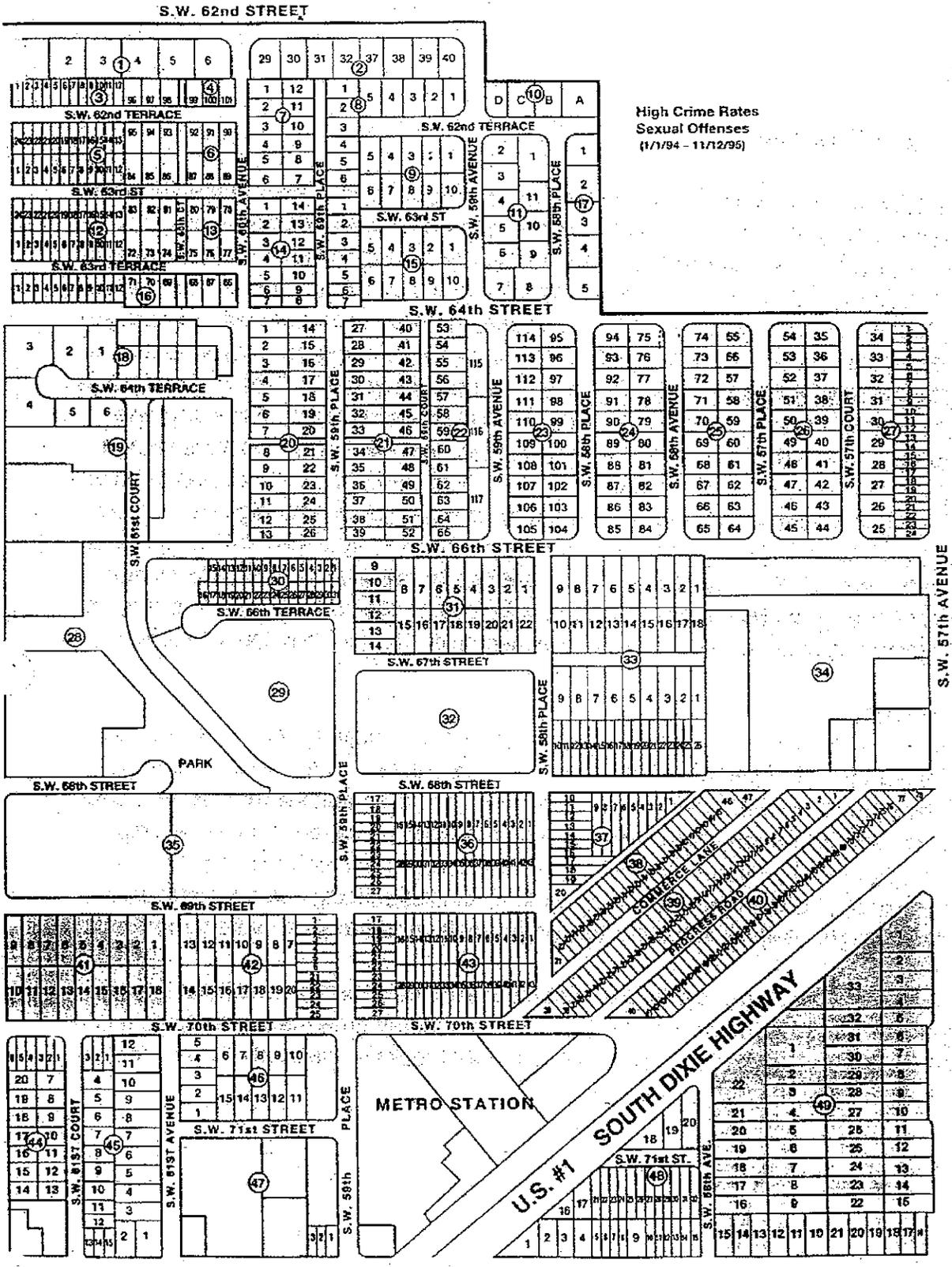
S.W. 72nd STREET

FIGURE 17

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

40



S.W. 72nd STREET

FIGURE 18

CITY OF SOUTH MIAMI

FINDING OF NECESSITY

CONCLUSION

Basis for Finding of Necessity

The necessity for redevelopment in the proposed study area is related to the substantial indication that blight exist in the area. Throughout this report, shown on the maps and condition survey, blight criteria was examined and related back to those conditions that were found in the study area. The blight criteria which parallels the conditions found in the area include building deterioration within 59% of the study area; site deterioration and deficiency within 76% of the study area; unsanitary conditions within 76% of the study area; drainage deficiencies within 59% of the study area; diversity of ownership within 78% of the study area; age of structures with 40 plus years within 41% of the study area; violation of the property maintenance code within 57% of the study area; non-conforming unit size to lot size within 33% of the study area; non-conforming parking within 55% of the study area; closed buildings within 16% of the study area; vacant lots within 55% of the study area; and high crime rates which include: grand theft - 55%, robberies - 65%, burglary - 73%, auto theft - 43%, auto burglaries - 55%, batteries - 63%, homicides - 1%, and sexual offenses - 1%. This information was gathered from both field observation and review/assessment of public records & reports from the City of South Miami or Dade County, documented in this report and in the Addendum.

Blight Determination

The study area was examined such that each block was classified as meeting or not meeting the blight criteria. To meet the blight criteria, a particular block must have either (a) building deterioration or site deterioration of 20% or more, or (b) at least have three of the following blight conditions: unsanitary conditions; drainage deficiency; diversity of ownership; structures with on age of 40 years or more; violation of property maintenance codes; non-conforming unit size to lot size; non-conforming parking; closed buildings; vacant lots; and high crime rates for grand theft, robbery, burglary, auto-theft, auto burglary, battery, homicide and sexual offenses.

The condition survey shows the blocks that meet 20% deterioration and/or at least three other blight criteria test. Forty-six of the blocks in the survey area meet the above mentioned test. This constitutes 95% of all blocks (46 out of 49 blocks in the study area). Most blocks (42) met more than one part of the test.

Extent of Blight

In order to explain and visualize the extent of blight found in the study area as it relates to the blight criteria set forth by the Community Redevelopment Act of 1969, Chapter 163, Part III, a sequence of maps were prepared (Figure 1 through 18). Each map shows the blocks affected by one of the 18 criteria depicted in the conditions survey. For example, Figure 5 shows the 38 blocks that met the criteria for diversity of ownership (5 or more owners per block).

The conditions survey grid (Exhibit B) is a composite of all conditions found within the area. On the average each block in the study area was affected by 10.2 different blighting conditions. This indicates that blight is substantial and prevalent in the study area.

Proposed Boundary

The eastern boundary (Red Road) is a section-line street as well as the eastern boundary of the city. The western (SW 62nd Avenue) and southern boundaries (Sunset Drive) are also section-line or half-section streets. The northern boundary does extend at the western portion of the area to SW 62nd Street, which is not a section line street. However, this variation occurs to include several of the City's most severely blighted residential blocks.

Within the defined boundaries, 46 of the 49 blocks included evidence of at least three blighting conditions, inclusive of blocks 48 and 49. In all cases, there is a distinctly different and/or better quality to the areas on the other side of the proposed boundary. Illustratively:

- As stated above, Red Road is the eastern boundary of the City of South Miami, however, even if not, the area on its eastern side is distinctly different, consisting of the University property and to the north of that high value residential, the streets of which are now blocked off for through traffic.
- The eastern side of SW 62nd Avenue is characterized with residential uses north of 69th Street. In contrast, commercial development is permitted along the frontage on the west side. Further, the character of the residential development behind that commercial frontage is distinctly different than on the east side of the Avenue, involving larger units on larger lots. Finally while the homes in the first block or so west of 62nd are in some cases shabby, the area becomes increasingly well-kept and attractive as you move westwardly toward 67th Avenue.
- * The area along the south side of Sunset west of U.S. 1, is distinctly different from that on the north side including institutional uses (City Hall and the Library) and higher quality medical and commercial structures.

* East of U.S. 1, the nature of use on the south side of Sunset is consistent with that on the north side. However, several of the most significant blighting conditions on the north side do not exist on the south side. Specifically, the parking lots south of the Sunset Drive frontage provide for adequate parking and the street layout is basically consistent with the general area's normal grid pattern, with no situations such as that at SW 58th Avenue and 71st Street. Planning in Dade County has historically used section-line and half section-line streets as the boundaries for planning because they are considered the backbone of the County's street layout.

U.S. 1 is, within the County's organizational structure, an exceptional street which does not conform with the basic layout of the County. Its alignment creates a number of awkward situations as blocks 37,38,39,40 and 48 prove. Further, the City of South Miami considers the road a negative force, dividing the City in a way that may have been a contributing factor to the blighting of the areas to the northwest of it because of the separation it created between that area and the rest of the City, including the central business district. Successful redevelopment of the proposed area has a better prospect for success if the City is considered in a more unified way, emanating out of its central business district

Red Road functions at a level of service below that recommended for Dade County. Efforts to revitalize the areas of the proposed redevelopment area north of U.S. 1 that front on or which are generally adjacent to Red Road will obviously impact that artery, with the properties immediately south of U.S. 1 feeling the first level of impact. Accordingly, the area should be planned in a unified way.

The proposed boundaries are congruent with those of the South Miami Target area which was established over ten years ago and continuously updated by Metro-Dade Office of Community & Economic Development. Accordingly, precedent exists for considering the defined area as a planning unit. Further, it will be administratively easier to continue to do so, ensuring that money's coming into the area through the CBDG program as well as from TIF and other sources are used with maximum efficiency and benefit, the objective of both the proposed CRA and Dade County's Office of Community Development.

S.W. 62nd STREET

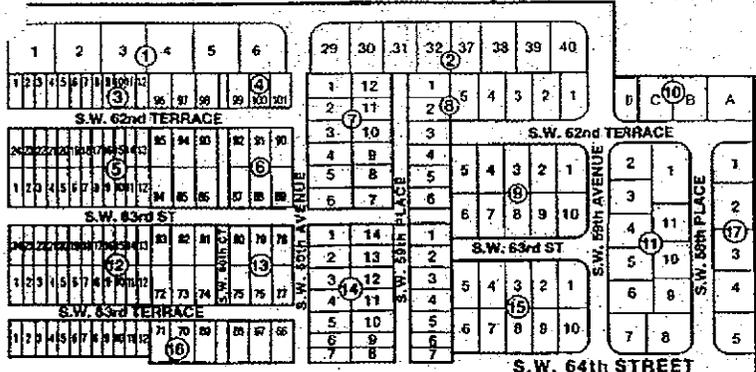
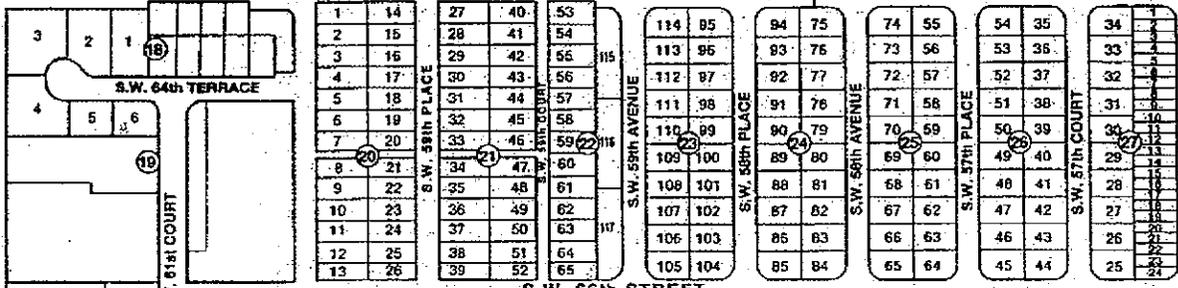


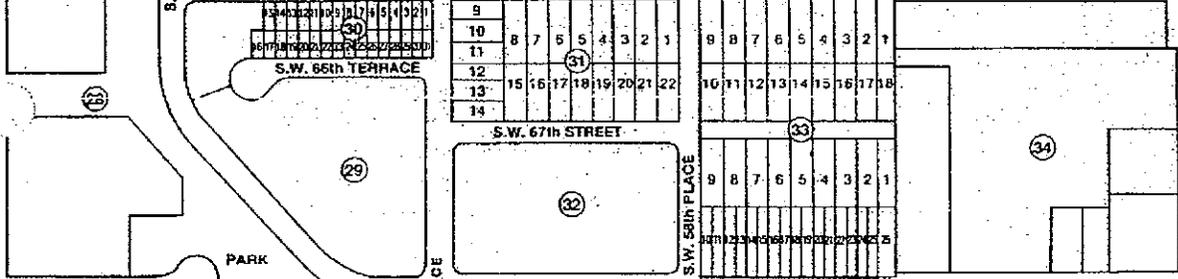
EXHIBIT A

Proposed Boundary for a Community Reinvestment Area (CRA)
City of South Miami

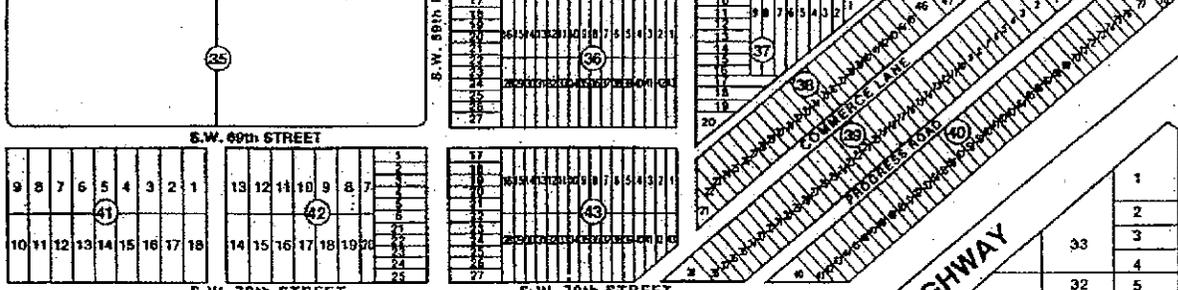
S.W. 64th STREET



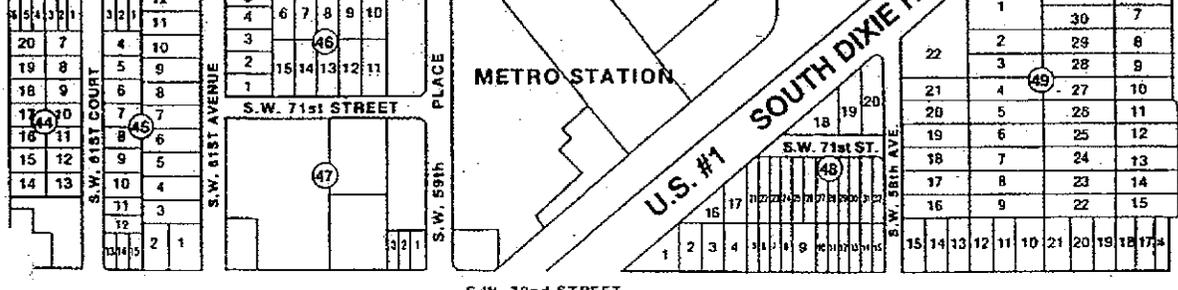
S.W. 66th STREET



S.W. 68th STREET



S.W. 70th STREET



S.W. 72nd STREET

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EXHIBIT B

City of South Miami: Conditions Survey, May 1996															
Block	Bldgs	Buildg Deter			Deter	Site	Unsn	Drain	Diver	Age	Viol	Non-Con Str			Vaca
		Major	Minor	Dila	more	Det &	Cond	Defici	Owne	Struc	Main	Lot	Park	Close	
					20%	Defi	Str/Bl	Str/Bl	by Bl	40 +	Code	to Un	Requ	Bldg	Lots
1	6														
2	8	2	1		x	x	x	x	x	x					1
3	9	2	4	1	x	x	x	x	x		x	x	x	1	
4	4	2	1	1	x	x	x	x	x	x		x	x		
5	11	5	4	1	x	x	x	x	x	x		x	x		2
6	7	3	1		x	x	x	x	x			x	x	1	2
7	12		8	1	x	x	x	x	x			x	x		3
8	8	5	2		x	x	x	x	x	x		x	x		1
9	14	2	10		x	x	x	x	x	x		x	x		2
10	4							x							
11	11		1					x	x		x				1
12	24	16	7	7	x	x	x	x	x	x	x	x	x		2
13	9	6	2	9	x	x	x	x	x	x		x	x		1
14	19	8	5	1	x	x	x	x	x	x		x	x		6
15	16		11		x	x	x	x	x	x		x	x		5
16	11	1	2			x	x	x	x	x		x	x		4
17	5														
18	13	3	2		x	x	x		x			x			1
19	13		4	3	x	x	x	x	x	x	x				5
20	20	6	7	4	x	x	x	x	x		x				4
21	20	1	4		x	x	x	x	x		x				1
22	9		3		x	x	x	x	x	x	x	x	x		4
23	20	2	6		x	x	x	x	x	x	x				2
24	20		5		x	x	x	x	x	x	x				4
25	20		6		x			x	x	x	x				

City of South Miami: Conditions Survey, May 1996															
Block	Bldgs	Buildg Deter		Deter more	Site Defi	Unsn & Cond	Drain Defic	Diver Owne	Age Struc	Viol Main	Non-Con Str			Vaca	
		Major	Minor								De	Lot	Park		Close
				20%	Defi	Str/Bl	Str/Bl	by Bl	40 +	Code	to Un	Requ	Bldg	Lots	
26	20		9	x	x	x	x	x	x	x				1	
27	20		3				x		x						
28	Senio Housing														
29	27		27							x					
30	11	4	3	2	x	x	x	x	x		x	x	1		
31	16	1	3	1	x	x	x		x	x	x				
32	32		32	x	x	x				x					
33	12	1	1	1	x	x	x		x				1	2	
34	Shop Center									x					
35	115		115							x					
36	17	8	3	x	x	x		x		x		x	1	3	
37	4		2		x	x	x	x		x					
38	11		11	x	x	x	x	x		x		x			
39	9		9	x	x	x	x	x		x		x			
40	9		9	x	x	x	x	x		x		x			
41	14		1		x	x								4	
42	13		1		x	x		x						12	
43	12	2	3	x	x	x		x		x		x	1		
44	5							x		x					
45	16	2		x	x	x		x	x	x				2	
46	9	1	3	x	x	x		x		x			1	2	
47	5							x		x					
48	16		8		x	x		x	x	x		x			
49	4	3		x	x	x							1	2	
Total															
Block		23	40	12	33	37	37	29	38	20	28	16	20	8	27
Aver. % of															
Block				24%	67%	76%	76%	59%	78%	41%	57%	33%	41%	16%	55%
Total															
Bld/P	710	86	335	32										8	78
Note: Out of the 710 buildings/parcels 412 or 59% are in deteriorating condition.															

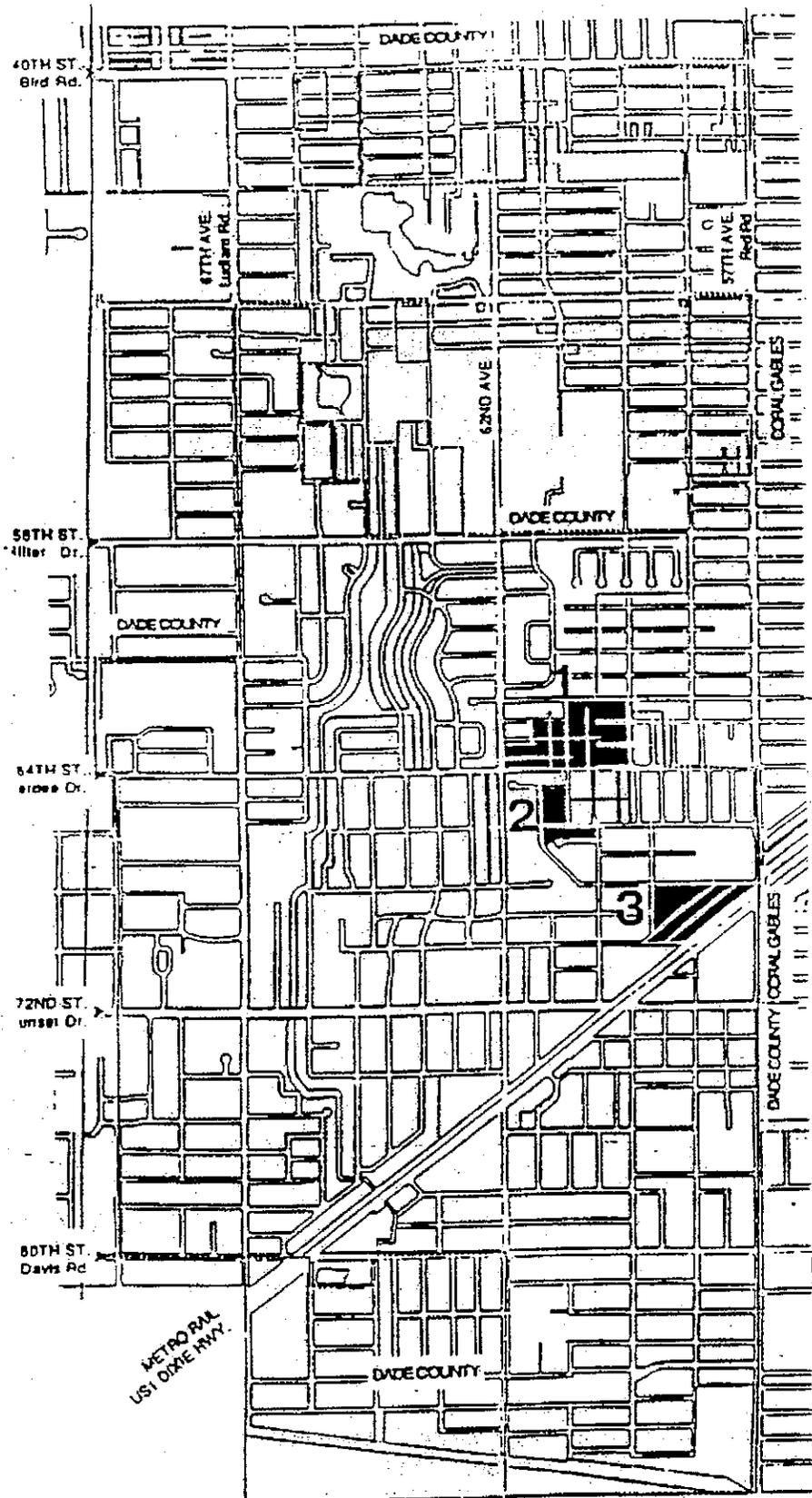
City of South Miami: Conditions Survey. May 1996

Block	Street	High Crime Locations						Sex Offen	Num. Deter		Block
		Inade Theft	Grand Robb	Burg	Auto Theft	Auto Burg	Batte Horn		Cond in Blk	&@least 3 others	
1				x		x			2	1	
2				x					7	2	
3	x			x					11	3	
4	x			x		x			11	4	
5	x	x		x		x			13	5	
6	x			x		x			12	6	
7	x			x		x			10	7	
8	x								9	8	
9	x			x		x			11	9	
10				x					2	10	
11		x	x	x	x		x		9	11	
12	x			x		x	x		19	12	
13	x			x			x		20	13	
14	x	x	x				x	x	14	14	
15	x		x	x			x		12	15	
16	x		x			x	x		12	16	
17		x		x					2	17	
18		x	x		x	x	x	x	12	18	
19			x	x	x		x		14	19	
20		x	x		x		x		14	20	
21		x	x	x			x		10	21	
22			x						10	22	
23			x	x					9	23	
24									7	24	
25		x		x			x		7	25	

City of South Miami: Conditions Survey, May 1996												
Block	Street	High Crime Locations						Sex	Offen	in Blk	3 others	Block
		Inade	Grand	Theft	Robb	Burg	Theft					
26			x		x	x	x				11	26
27		x	x	x	x	x	x				8	27
28		x	x	x	x	x	x				7	28
29		x	x	x	x	x	x				7	29
30	x	x	x	x	x		x				15	30
31	x	x	x	x			x	x	x		14	31
32		x	x	x	x	x	x				8	32
33		x	x	x		x	x				12	33
34		x	x	x	x	x	x				7	34
35		x	x	x	x	x	x				7	35
36		x	x	x	x	x	x				13	36
37	x		x	x		x	x				11	37
38	x	x	x		x	x					11	38
39	x	x				x					9	39
40	x			x	x	x					10	40
41			x	x	x	x	x		x		9	41
42			x								6	42
43		x	x			x	x				9	43
44	x	x	x	x	x	x					8	44
45	x	x	x	x	x	x					12	45
46		x	x	x		x	x				11	46
47		x	x		x	x			x		7	47
48	x	x	x	x	x	x	x				13	48
49	x	x	x	x	x	x	x		x		12	49
Total												
Block:	22	27	32	36	21	27	31	3	4		46	
Aver.												
% of												
Block:	45%	55%	65%	73%	43%	55%	63%	1%	1%			
46 of the 49 blocks in the study area meet at least three other blight criteria.												

Addendum

EXHIBIT I



ADOPTED BY THE CITY OF SOUTH MIAMI DECEMBER 1, 1995

Blighted Areas

Source: Robert K. Swarthout Incorporated 1987

EAR Closeout Report

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