

MEMORANDUM

APC

Agenda Item No. 3(A)

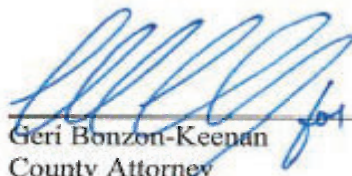
TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 13, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution finding and declaring in accordance with section 163.335, Florida Statutes, after a public hearing, certain geographic areas of unincorporated Miami-Dade County, Florida, described generally as (1) bounded on the north by the intersection of State Road 9 and the State Road 9 ramp, the south by the canal north of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9, and (2) bounded on the north by Little River canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue (expansion areas), to be a slum or blighted area; finding and declaring the rebuilding, rehabilitation, conservation and redevelopment of the expansion areas to be in the interest of the public health, safety, morals and welfare of residents of Miami-Dade County, Florida; and urging the NW 7th Avenue Corridor Community Redevelopment Agency to prepare amendment to its community redevelopment plan to include the expansion areas

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Date: December 2, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Approving the Finding of Necessity for the N.W 7th Avenue Corridor Community Redevelopment Area Expansion

Executive Summary

As required by Chapter 163, Part III, Florida Statutes (Act), which governs community redevelopment agencies, a finding of necessity study must be conducted prior to the expansion of an existing community redevelopment area. Section 163.355 of the Act requires the Board of County Commissioners (Board) to adopt a resolution, supported by data and analysis, which makes a legislative finding that the conditions in a certain area meets the criteria set forth in the Act.

Approval of this item is the first step in adding the expansion areas to the existing Redevelopment Area. If approved by the Board, the NW 7th Avenue Corridor Community Redevelopment Agency (Agency) will need to prepare an amendment to the community redevelopment plan (Plan), and thereafter, recommend the approval of the amended Plan to the Board as required by the Act.

Lastly, it is important to note that the North Central Municipal Advisory Committee (NCMAC) is studying the feasibility of incorporating an area in North Miami-Dade County. The area being considered by the NCMAC encompasses the current Redevelopment Area, as well as the south proposed expansion area. Therefore, should the Redevelopment Area be expanded to include the Expansion Areas and the NCMAC incorporation be approved, half of the Redevelopment Area will exist within the newly incorporated area.

Recommendation

It is recommended that the Board adopt the attached resolution, which makes the findings required by the Act.

Scope

This item accepts the study that identifies 668 parcels, which is approximately 246 acres or 038 miles to be slum and blighted areas. The Expansion Areas are located within County Commission District 2, which is represented by Commissioner Marlene Bastien.

This item is requesting that the Board make the findings required by the Act for the expansion of the NW 7th Avenue Corridor Community Redevelopment Area (Redevelopment Area), expanded areas (collectively referred to as the "Expansion Areas") are described as follows:

Expansion Area	Acres	Boundaries
#1- North	81	- Near Golden Glades Multimodal Transportation Facility - North by the intersection of State Road 9 and the State Road 9 Ramp, south by the Canal north of South Biscayne River Drive, east by NW 7th Avenue, and west by State Road 9
#2 - South	165	- Near Little River Canal - North by Little River Canal, south by NW 80th Street to the boundary of City of Miami, east by North Miami Avenue, and west by NW 6th Avenue
	246	

The existing redevelopment area consists of 335.95 acres, equivalent to 0.52 square miles (see Attachment A). Should the redevelopment area be expanded to include the expansion areas, the new redevelopment area will consist of 581.95 acres.

Fiscal Impact / Funding Source

The Agency's revenue source is generated through the incremental growth of ad valorem revenues beyond an established base year, Tax Increment Financing (TIF), as described in section 163.387 of the Act. As provided in the study, should the Expansion Areas become part of the current Redevelopment Area, the County and UMSA TIF revenues will be deposited into the trust fund created by the Board for the Agency and the Redevelopment Area, and will be used to fund projects and activities in the entire redevelopment area to aid in the eradication of the slum and blighted conditions currently existing in such areas.

The estimated County and UMSA TIF revenues for the Expansion Areas until the Agency sunsets in 2034, is \$2.378 million as detailed in the Table below.

Estimated TIF Revenues 2025 -- 2034					
	Existing Area	Proposed Expansion South	Proposed Expansion North	Total	
Countywide TIF	\$ 13,787,526	\$ 1,398,956	\$ 279,001	\$	15,465,483
UMSA TIF	\$ 5,754,348	\$ 583,867	\$ 116,444	\$	6,454,658
Total TIF	\$ 19,541,874	\$ 1,982,824	\$ 395,444	\$	21,920,142

As previously noted, should the Board approve this item, the Agency and the Board must amend the Plan to include the Expansion Areas and possibly, renegotiate the interlocal cooperation agreement. After approval of the amended Plan by the Agency, it will be submitted to the Board for its approval.

As the County continues to receive requests for new community redevelopment agencies, extensions or expansions of existing community redevelopment agencies, this figure will continue to increase, which will further burden the general fund budget. In FY 2024-25, the County contributed \$102.093 million in countywide and \$6.350 in UMSA TIF to the redevelopment agencies in the County for a total of \$108.443 million.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

Background

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently codified in the Act. The Act, among other things, authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries designed as community redevelopment areas, and to eliminate and prevent the development and spread of slum and blighted areas using creative financing mechanisms.

In accordance with section 163.355 of the Act, on March 16, 2004, the Board adopted Resolution No. R-293-04, which declared the Redevelopment Area as slum or blighted and further declared the rebuilding, rehabilitation, conservation, and redevelopment of the area as necessary to eradicate slum and blight. On June 22, 2004, the Board adopted the Agency's Plan through Resolution R-780-04. The Board also adopted

Ordinance No. 04-124, which created the trust fund for the Agency and the Redevelopment Area. On December 1, 2009, the Board adopted Resolution No. R-1360-09, which approved the interlocal cooperation agreement between the Agency and the County.

On April 4, 2011, the Board adopted Resolution No. R-223-11, which approved a finding of necessity to expand the redevelopment area to include a new redevelopment area north of the existing redevelopment area. Further, on September 6, 2012, the Board adopted Resolution No. R-661-12, which revised the plan to include the newly expanded redevelopment area and broadened the redevelopment strategies for the redevelopment area.

On March 5, 2024, the Board adopted Resolution No. 189-24, which directed the administration to competitively select a consultant to prepare a finding of necessity study for expansion of the Area to include two geographical locations: (1) north by the intersection of State Road 9 and the State Road 9 ramp, south by the Canal North of South Biscayne River Drive, east by NW 7th Avenue, and west by State Road 9, and (2) north by Little River Canal, south by NW 80th Street to the boundary of the City of Miami, east by North Miami Avenue, and west by NW 6th Avenue (Attachments B and C).

On June 11, 2024, BusinessFlare, Inc. was competitively selected through the County's Invitation-to-Quote Pool (EVN0000648) and their draft report is attached (Exhibit A to Resolution).

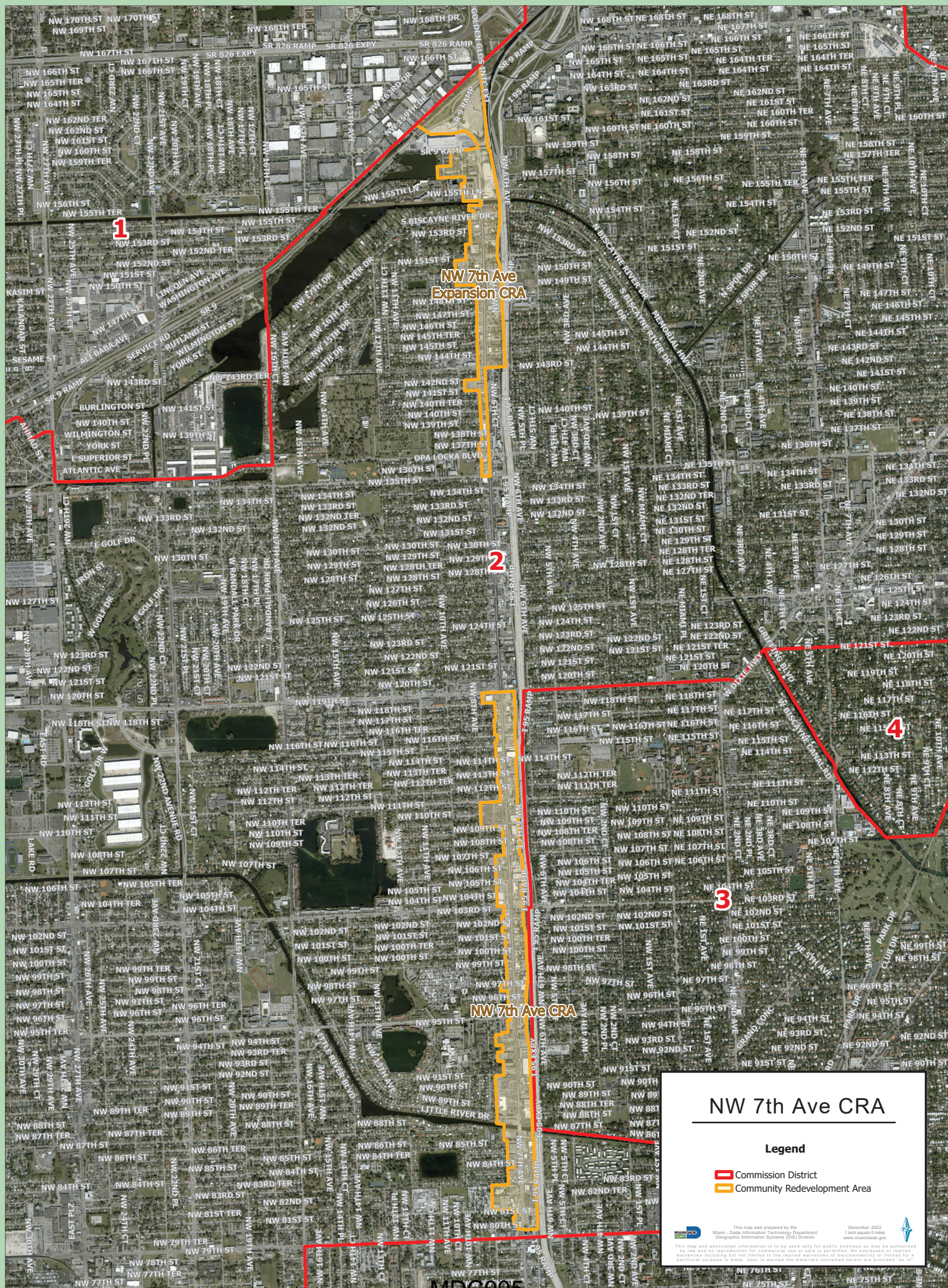
This request to expand the boundaries would allow the Agency to increase the TIF revenue in the Redevelopment Area for the benefit of the area's businesses and residents. The study examined the conditions in the proposed Expansion Areas and concluded that conditions of slum and blight, as defined in the Act, exist in the two expansion areas. The conditions of slum and blight, as defined by the Act, include (i) 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 the County, and (ii) the rehabilitation, conservation, or redevelopment, or a combination thereof, of the area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the County. The conditions identified in the study included: (i) defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities; (ii) faulty lot layouts; (iii) unsanitary conditions; (iv) deterioration of sites; (v) incidence of crime in the area higher than in the rest of the County; and (vi) inadequate and outdated building density patterns.

On January 22, 2025, the Agency adopted Resolution No. CRA-01-2025, which directed the Agency's staff to transmit the study to the County for the Board to make certain findings as required by the Act.

Attachments



Carladenise Edwards
Chief Administrative Officer



NW 7th Ave CRA

Legend

- Commission District
- Community Redevelopment Area

This map was prepared by the
Miami - Dade Information Technology Department
Geographic Information Systems (GIS) Division

December 2022
1 inch equals 0 miles
www.miamidade.gov

This map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or resale is permitted. No warranty is made for any particular purpose or use. User is warned the materials contained herein are provided "as is".





Proposed Expansion Boundary
 NW 7th Ave CRA
 Unincorporated Miami-Dade Property

Attachment C

PROPOSED 7TH AVENUE CRA EXPANSION



This map was prepared by the
 Miami-Dade County Department of
 Transportation, Engineering Division
 on December 2014.
 The map is not intended to be used for public business and is not a warranty.
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MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“3-Day Rule” for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION FINDING AND DECLARING IN ACCORDANCE WITH SECTION 163.335, FLORIDA STATUTES, AFTER A PUBLIC HEARING, CERTAIN GEOGRAPHIC AREAS OF UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, DESCRIBED GENERALLY AS (1) BOUNDED ON THE NORTH BY THE INTERSECTION OF STATE ROAD 9 AND THE STATE ROAD 9 RAMP, THE SOUTH BY THE CANAL NORTH OF SOUTH BISCAYNE RIVER DRIVE, THE EAST BY NW 7TH AVENUE, AND THE WEST BY STATE ROAD 9, AND (2) BOUNDED ON THE NORTH BY LITTLE RIVER CANAL, THE SOUTH BY NW 80TH STREET TO THE BOUNDARY OF THE CITY OF MIAMI, THE EAST BY NORTH MIAMI AVENUE, AND THE WEST BY NW 6TH AVENUE(EXPANSION AREAS), TO BE A SLUM OR BLIGHTED AREA; FINDING AND DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF THE EXPANSION AREAS TO BE IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA; AND URGING THE NW 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY TO PREPARE AMENDMENT TO ITS COMMUNITY REDEVELOPMENT PLAN TO INCLUDE THE EXPANSION AREAS

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified at part III of chapter 163, Florida Statutes, as amended, (“Act”); and

WHEREAS, on June 22, 2004, this Board adopted Resolution No. R-780-04, which approved the community redevelopment plan for the NW 7th Street Corridor Community Redevelopment Agency (“Agency”); and

WHEREAS, on December 1, 2009, this Board adopted Resolution No. R-1360-09, which approved and authorized the execution of the Interlocal Cooperation Agreement (“Interlocal Agreement”) between the County and the Agency; and

WHEREAS, through the Interlocal Agreement, this Board delegated to the Agency certain redevelopment powers; and

WHEREAS, the Agency has submitted to the County for this Board’s consideration the Finding of Necessity for Proposed Expansion Areas for NW 7th Avenue Corridor Community Redevelopment Agency (the “Report”), which is attached hereto as Exhibit “A” and incorporated herein by reference, concerning the existence of a slum or blighted area within two unincorporated areas of Miami-Dade County described generally as (1) bounded on the North by the intersection of State Road 9 and the State Road 9 ramp, the South by the Canal North of South Biscayne River Drive, the East by NW 7th Avenue, and the West by State Road 9; and (2) bounded on the North by Little River Canal, the South by NW 80th Street to the boundary of the City of Miami, the East by North Miami Avenue, and the West by NW 6th Avenue (“Expansion Areas”); and

WHEREAS, pursuant to section 163.355 of the Act, this Board wishes to make certain findings, as supported by the data and analysis set forth in the Report, that one or more slum or blighted areas, as defined in section 163.340(7) and (8) of the Act, exist within the Expansion Areas; and

WHEREAS, this Board wishes to urge the Agency to prepare an amendment to the community redevelopment plan to include the Expansion Areas,

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

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

Section 2. In accordance with section 163.355 of the Act and based on the data and analysis set forth in the Proposed Expansion Areas for the NW 7th Avenue Corridor Community Redevelopment Agency, attached hereto as Exhibit "A" and incorporated herein by reference, this Board finds and declared, after a public hearing, that one or more slum or blighted areas exist in the areas of unincorporated Miami-Dade County described generally as (1) bounded on the North by the intersection of State Road 9 and the State Road 9 ramp, the South by the Canal North of South Biscayne River Drive, the East by NW 7th Avenue, and the West by State Road 9; and (2) bounded on the North by Little River Canal, the South by NW 80th Street to the boundary of the City of Miami, the East by North Miami Avenue, and the West by NW 6th Avenue ("Expansion Areas"). This Board further finds there is a shortage of housing affordable to residents of low- or moderate-income, including the elderly, in the Expansion Areas.

Section 3. This Board further finds and declares that rehabilitation, conservation, or redevelopment, or a combination thereof, of the Expansion 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 the public health, safety, morals, or welfare of the residents of Miami-Dade County.

Section 4. This Board urges the NW 7th Avenue Corridor Community Redevelopment Agency to prepare an amendment to the community redevelopment plan to include the Expansion Areas, and to submit such amended community redevelopment plan to the County for this Board's approval in accordance with the Act.

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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

Finding of Necessity For Proposed Expansion Areas For NW 7th Avenue Community Redevelopment Agency

Miami-Dade County, Florida



Address of Cover Photo: 8255 NW 2nd Ct, Miami, FL 33150

Prepared For
Miami-Dade County, FL
Northwest 7th Avenue Community Redevelopment Agency ("CRA")
Prepared by
BusinessFlare® ("Consultant")

MDC013



Community Redevelopment Office

Acknowledgements

This Finding of Necessity report was undertaken by the NW 7th Avenue Community Corridor Redevelopment Agency ("Agency", "NW 7th Avenue CRA", "Uptown Avenue 7") in collaboration with BusinessFlare®, LLC ("Consultant"). Miami-Dade County and the NW 7th Avenue CRA are grateful for the many who provided direction and participated in the discussions that led to the implementation of this report. Especially thanks to Commissioner Marleine Bastien of District 2.

--

Office of Miami-Dade County Mayor
Mayor Daniella Levine Cava

Miami-Dade County Commission District 2
Marleine Bastien, Commissioner
Rhenie Antenor Dalger, Chief of Staff

Northwest 7th Ave CRA Board Members
Daniella Pierre, Chairwoman
Jeffy Mondesir, Vice-Chairman
Gene Lomando, Board Member
Rasha Cameau, Board Member
Nadeige Theresias-Joisil, Board Member
Angela Reyes, Board Member

Office of Management and Budget (OMB)
Vivian Cao, Assistant Director
Chimene Graham, Business Analyst Manager
Nicole Jordan, Business Analyst
Terrance Smith, Assistant County Attorney

Consultant Team
Kevin Crowder, CEcD, Founder, BusinessFlare®
Allison Justice, FRA-RP, Sr. CRA Project Manager, BusinessFlare®
Camilo Lopez, FRA-RP, Urban Planner/ Analyst, Strategic Economic Designer, BusinessFlare®
Alicia Alleyne, FRA-RP, Redevelopment Coordinator and Real Estate Professional, BusinessFlare®



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Section 3	Finding of Necessity Analysis (“Blight” Conditions Found) Page 10 Criteria Found in Expansion Area #1 1. Predominance of Defective or Inadequate Street Layout 2. Unsanitary or Unsafe Conditions 3. Incidence of Crime in the Area Higher Than in the Remainder of the County 4. Fire and Emergency Medical Service Calls to the Area Proportionately Higher Criteria Found in Expansion Area #2 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. Incidence of Crime 6. Inadequate and Outdated Building Density	
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1. Executive Summary

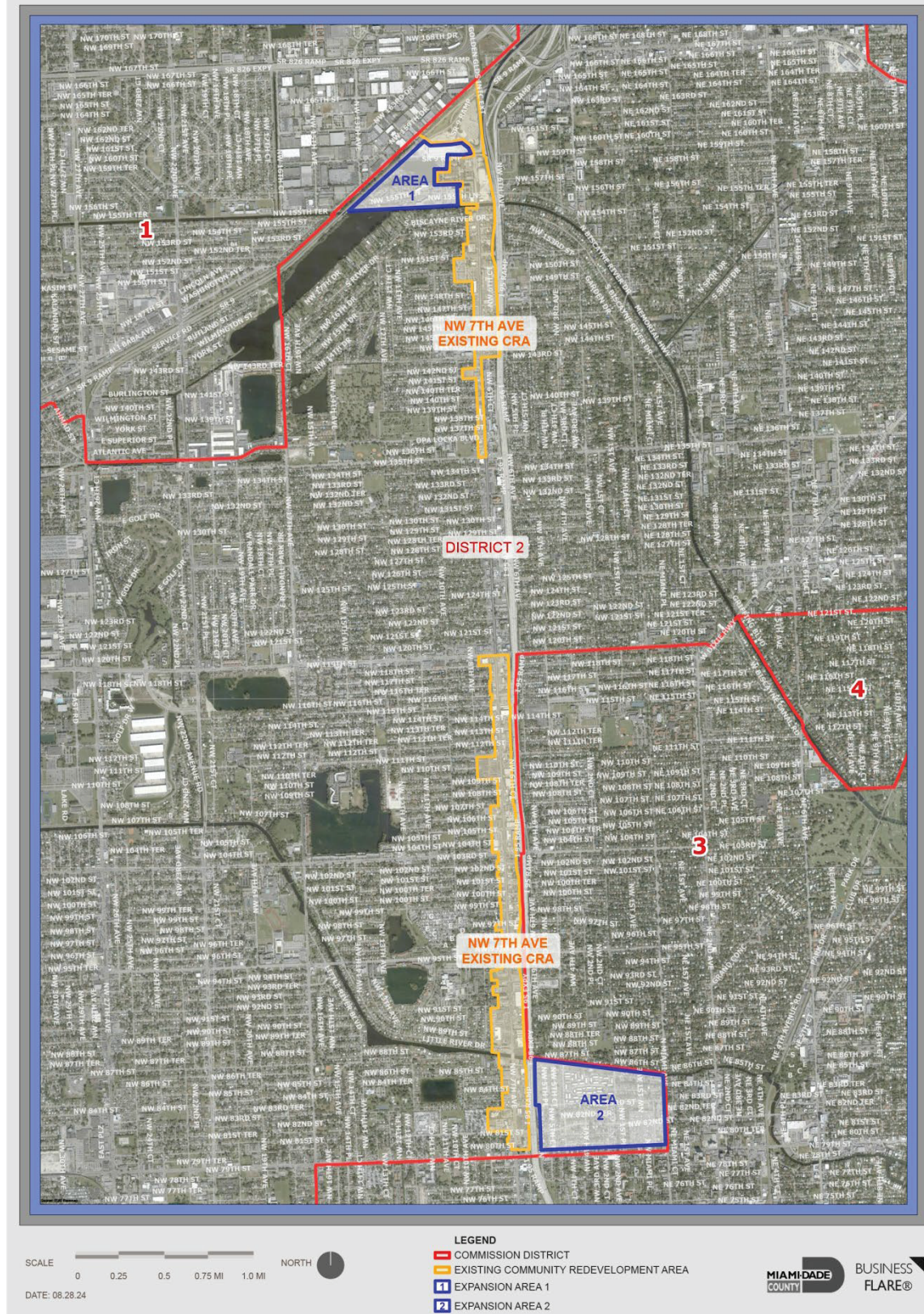
This Finding of Necessity (FON) report assesses conditions of “Blight” per Chapter 163.355, Florida Statutes for the Northwest 7th Avenue Corridor Community Redevelopment Agency proposed expansion areas. The study areas are located in the northern part of Miami-Dade County near the municipalities of Miami, Miami Shores, North Miami, and Opa-Locka. The proposed NW 7th Avenue expansion area includes two geographical areas:

1. Area #1 (81-Acres) near the recently completed Golden Glades Multimodal Transportation Facility; and
2. Area #2 (165-Acres) near the Little River canal, NW 79th Avenue, and N Miami Avenue.

Providing the basis for creating a Community Redevelopment Area (CRA), in accordance with Chapter 163.355, Florida Statutes, requires a detailed examination of existing land use characteristics, socio-economic conditions, and other indicators. Working with Miami-Dade County staff, the consultant team assembled this information, conducted field surveys, undertook photographic evidence, and analyzed the data, in a manner consistent with Florida Statutes, and made the finding that the Northwest 7th Avenue CRA proposed expansion areas do meet the requirements for a CRA. This finding is based upon a determination that the following seven (7) criteria of “Blight” are met:

- Unsanitary or Unsafe Conditions;
- Deterioration of Site or Other Improvements;
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness.
- Inadequate and Outdated Building Density Patterns;
- Predominance of Defective or Inadequate Street Layout, Parking Facilities, Roadways, Bridges, or Public Transportation Facilities;
- Incidence of Crime in the Area Higher than in the Remainder of the County or Municipality; and
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

The proposed expansion areas stand to gain significantly from the influx of public and private investments that a designated Community Redevelopment Area (CRA) can facilitate. Additionally, the County has demonstrated considerable expertise in achieving redevelopment success through its established CRAs, which can serve as a model for fostering growth and revitalization in these new areas.

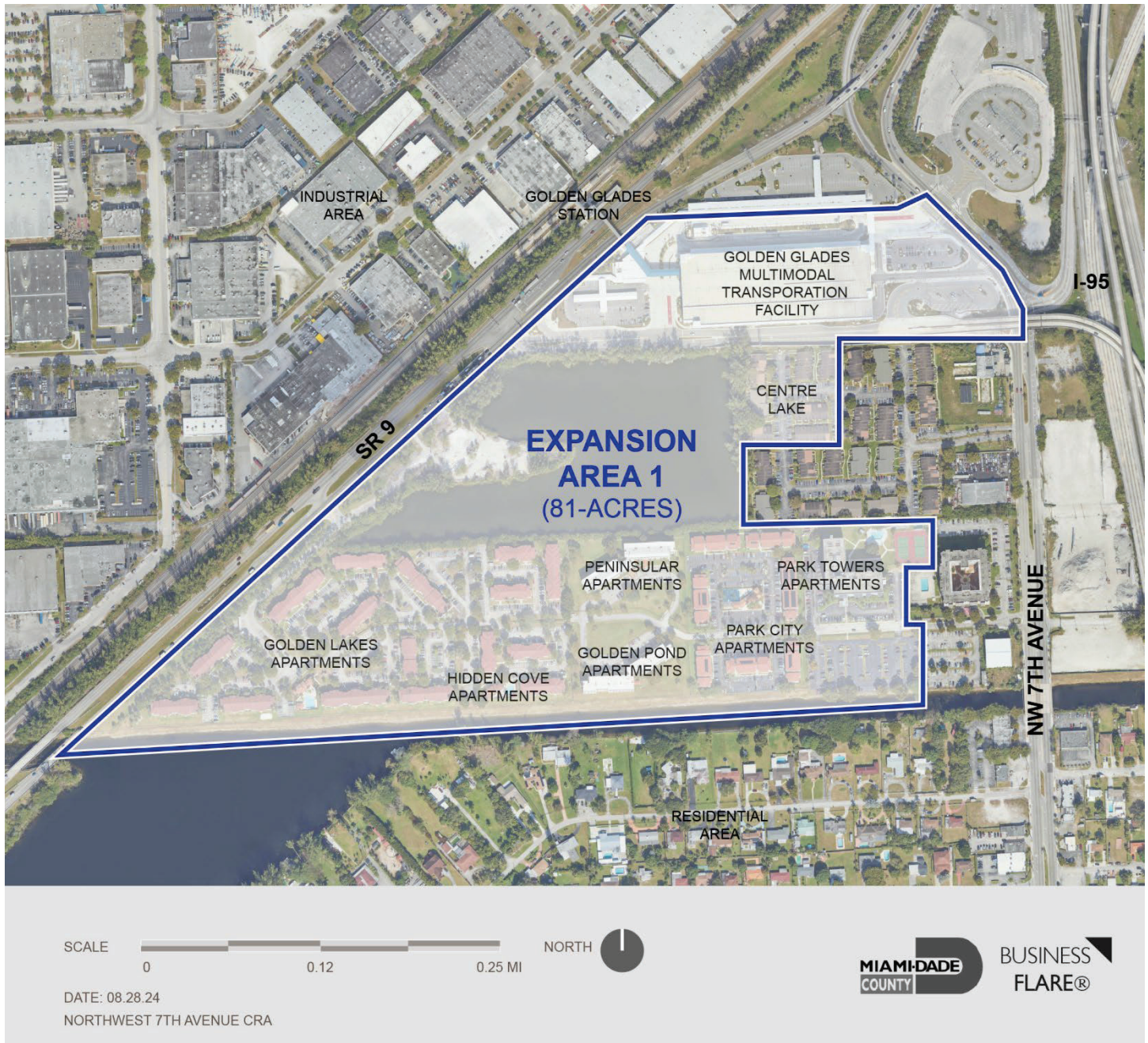
Map of Northwest 7th Avenue CRA Proposed Expansion Areas – Overall

Map of Expansion Area #1 - Findings of Necessity Factors Present

A general description of the proposed expansion area #1 boundaries is as follows:

North by the intersection of State Road 9 and the State Road 9 Ramp, the South by the canal North of South Biscayne River Drive, the East by NW 7th Avenue, and the west by State Road 9.

The 2024 Taxable Value of Expansion Area #1 is \$30,837,107.



Map of Expansion Area #2 - Findings of Necessity Factors Present

A general description of the proposed expansion area #2 boundaries is as follows:

North by Little River canal, the South by NW 80th Street to the boundary of the City of Miami, the East by North Miami Avenue, and the West by NW 6th Avenue.

The 2024 Taxable Value of #xpansion Area #2 is \$119,674,776.



Legal Requirements (“Blight”)

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. This analysis examines the criteria identified below and provides a final recommendation regarding the finding that “Blight” conditions exist in the expansion areas.

Blight Determination Chapter 163.340 (8), Florida Statutes

(8) “Blighted area” means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two (2) or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- ✓ (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- ✓ (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- ✓ (d) Unsanitary or unsafe conditions.
- ✓ (e) Deterioration of site or other improvements.
- ✓ (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- ✓ (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- ✓ (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

How this relates to what was found in the Northwest 7th Avenue CRA expansion areas:

The proposed expansion areas for northwest 7th Avenue CRA meets seven (7) of the above factors, see criteria table on the following page. Potential investors and developers are often deterred from investing in areas of blight. The perception of risk increases, and the potential for return on investment diminishes in neighborhoods with poor conditions, leading to stagnation or decline in economic activity.

Criteria Table

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. The following table identifies the “Blight” criteria items that were found in the Northwest 7th Avenue CRA proposed expansion areas in order to meet the Florida Statute requirements.

	Northwest 7 th Avenue CRA	
Criteria Table (Per Florida Statute Chapter 163)	Expansion Area 1	Expansion Area 2
“Blight”		
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X	X
Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.		
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.		X
Unsanitary or unsafe conditions.	X	X
Deterioration of site or other improvements.		X
Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.		
Tax or special assessment delinquency exceeding the fair value of the land.		
Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.		
Incidence of crime in the area higher than in the remainder of the county or municipality.	X	X
Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	X	
A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.		
Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.		
Governmentally owned property with adverse environmental conditions caused by a public or private entity.		
Inadequate and outdated building density patterns.		X
TOTAL CRITERIA MET		7

Summary

The consultant team has conducted data research, analysis of the proposed expansion areas existing conditions and county statistics, and multiple site visits to confirm the presence of “Blight” as defined by Florida Statutes. The consultant team composed of senior Florida Redevelopment Association Redevelopment Professionals (FRA-RP) concluded that although Chapter 163 only requires at least two qualifying criteria to determine “Blight”, the study found that seven (7) qualifying “Blight” criteria conditions exists in the proposed expansion areas.

This Finding of Necessity report presents conclusive evidence and, if left unattended, will persist and undoubtedly extend to and beyond the boundaries of the Northwest 7th Avenue CRA. These conditions may lead to an economic and social liability to the County, and could consume additional resources to address the myriad of issues outlined above, while reducing the local tax base.

This document includes information that supports the finding of “Blight”. When conducting a “Finding of Necessity” for community redevelopment in Florida, under Chapter 163 of the Intergovernmental Programs Part III, it's essential to consider physical and data evidence to support the decision-making process. Here are some of the steps the consultant team took for this report:

- **Collected Physical Evidence:** Gathered physical evidence that showcased the existing conditions in the proposed expansion areas. This included documenting blight, deteriorated structures, inadequate infrastructure, environmental issues, or other physical challenges that hinder the health, safety, and welfare of all residents.
- **Utilized Data Analysis:** Used data analysis to support the need for redevelopment in the proposed expansion areas. This involved examining Miami-Dade County departments data, demographic data, economic indicators, crime statistics, housing conditions, property values, and other relevant data points to demonstrate the necessity for intervention in the community.
- **Documented Findings Clearly:** Clearly documented the physical evidence and data analysis that supports the finding of necessity for the proposed expansion areas. The team presented this information in a comprehensive and transparent manner to justify the need for community redevelopment.
- **Followed Legal Requirements:** Ensured that the finding of necessity process complies with the legal requirements outlined in Florida Statutes Chapter 163, including the necessary public meeting.

By incorporating physical evidence, data analysis, clear documentation, community input, and adherence to legal requirements, the consultant team conducted a thorough finding of necessity to support community redevelopment initiatives in compliance with Florida statutes.

2. Introduction

Location

This report provides a finding of necessity assessment for the proposed Northwest 7th Avenue CRA proposed expansion areas, which include two (2) geographical areas:

AREA #1 - Northside (81-Acres) near the recently completed Golden Glades Multimodal Transportation Facility

This area is located within Golden Glades, a census-designated place (CDP) in Miami-Dade County. Golden Glades has long been identified as a neighborhood in Opa-locka, but the census defines its boundaries outside of the city limits. Golden Glades has a population of 34,821, with a median age of 33.7 and a median household income of \$38,808. The population of Golden Glades is 68.8% Black, 20% Hispanic, and 6.51% White. The economy of Golden Glades employs 14,523 people. The Golden Glades of today has much to offer to young people starting families. The neighborhood tries to provide a safe and enjoyable environment for its residents.

Golden Glades is also the location for a major highway interchange of the same name, “Golden Glades Interchange (GGI)”, which connects the Florida Turnpike, Interstate 95, US 441, State Road 9, and the Palmetto Expressway. The GGI is served by Tri-Rail at the Golden Glades Station. The park-and-ride facility serves as a feeder for buses from the surrounding area, operated by both Miami-Dade Transit and Broward County Transit. The recently completed Golden Glades Multimodal Transportation Facility (GGMTF) was a \$57 million project constructed in partnership between Florida Department of Transportation District 6 and Miami-Dade County.

AREA #2 - Southside (165-Acres) near the Little River canal, NW 79th Avenue, and N Miami Ave.

This area is located within West Little River, an unincorporated area of Miami-Dade County. West Little River is a neighborhood of 4.6 square miles. Most of West Little River was originally a neighborhood of the City of Miami. The neighborhood has nine schools and numerous parks, making it a great place for families. Within the study area there is the Soar Park at 120 Northwest 83rd Street. It has a playground, summer camp, an after-school program, an adult center, and the Haitian American Senior Center. Also, Larchmont Park, located at 406 Northwest 85th Street, is a narrow strip of green space running along the south bank of the Little River Canal in the eastern end of the neighborhood. It has basketball and racquetball courts.

West Little River has a population of 30,749, 63.9% of which is working age from 18 to 64. The population is 48.62% Hispanic and 50.93% is Black. One of the main transportation arteries in West Little River is Northwest 79th Street. This street is one of the commercial corridors of the neighborhood and forms its southern boundary.

Socioeconomic Profile

Esri Data (2022)	Miami-Dade County	Expansion Area 1 by Census Block Group 12086.414.1	Expansion Area 2 by Census Block Group 12086.1006.2	Expansion Area 2 by Census Block Group 12086.1006.3
Population	2,739,385	2,863	1,761	1,988
Median Household Income	\$61,377	\$79,628	\$39,035	\$26,273
Median Home Value	\$360,081	\$207,300	\$212,500	\$9,999
Hispanic Origin	70.3%	4.2%	21.5%	34.3%
Black Alone	18.9%	95.1%	70.4%	63.3%
White (Not Hispanic)	13.3%	0.5%	2.3%	1.0%
Median Age	39.5	35.7	35.5	36.1
Median Contract Rent	\$1,425	\$903	\$830	\$527
Unemployment	2.2%	11.9%	13.2%	13.2%
Residents Below Poverty Line	14.4%	30.8%	38.8%	45.6%
Notes		Area with multiple outdated apartment complexes.	Area with public housing.	Area with mobile homes.

Factors Present in Northwest 7th Avenue CRA Proposed Expansion Areas:

1. Concentration of minority groups higher than County.
2. Median contract rent rates are below County.
3. Unemployment rates are higher than County.
4. Residents below poverty line is higher than County.
5. Median household income in Area 2 is lower than the County average.
6. Median home value lower than County average. Median home value extremely low in expansion area 2 census block group 12086.1006.3 where a concentration of mobile homes are located.

3. Finding of Necessity Analysis

Analysis

In this section the team of consultants demonstrated evidence of “Blight” within the proposed expansion area. This is done via a combination of reliable data sources, photographic evidence, and reports and documents from government agencies.

The first site visit to the proposed expansion areas took place on July 3, 2024 to collect initial photographs. This visit allowed the team to assess the physical condition of buildings, infrastructure, and public spaces. This uncovered issues such as dilapidation, accessibility, and safety, which are critical factors in redevelopment planning.

A second site visit to the proposed expansion areas took place on August 8, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

A third visit to the proposed expansion areas took place on August 24, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

Areas characterized by dilapidated buildings, mobile homes, sewer problems, inadequate drainage, and outdated infrastructure often exhibit conditions that can intensify the challenges associated with “Blight” environments. These conditions found in the expansion areas can contribute to economic decline and, in turn, lead to increased crime, drugs, and illegal behavior.

Poor infrastructure and building conditions lower property values, which diminishes the financial incentives for residents and businesses to invest in the area. Poor sanitation and infrastructure can lead to health problems, which exacerbate economic challenges and discourage individuals from seeking employment or educational opportunities. Areas suffering from flooding and sewer issues may face additional health risks that can limit the overall quality of life and further drain resources. Also, children growing up in high-crime, economically depressed areas may become desensitized to violence and view illegal activity as the norm, perpetuating the cycle of poverty and crime.

Addressing these issues requires holistic approaches that focus on improving infrastructure, fostering community engagement, and creating economic opportunities, thereby breaking the cycle of decline and enhancing quality of life for residents.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Defective Roadways/ Infrastructure: A street with standing water in a swale lacking grass, signals problems in road infrastructure and stormwater management. The absence of grass can result in erosion, which can further degrade the swale’s structure and reduce its capacity to manage water runoff. If these issues are ignored, they can evolve into more extensive damage and costly repairs over time, ultimately burdensome to the County’s budget and resources.

Area 2



Inadequate Parking Facilities: The necessity for a large truck to park in a swale indicates a deficiency in appropriate parking facilities. Large trucks parked in residential areas disrupt the visual harmony and aesthetic appeal of a residential neighborhood. They can make a community look cluttered and unkempt, undermining property values and the overall quality of life for residents.

Area 2



Defective Roadways: The absence of sidewalks can affect pedestrian safety and accessibility. It can limit mobility for people, particularly children, the elderly, and those with disabilities, ultimately reducing the area’s livability.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Missing Grass in Swale Areas: Swales are designed to manage runoff, and their proper function relies on vegetation to absorb water and prevent erosion. Without grass or other plants, these areas may become overgrown with weeds or even contribute to drainage problems, impacting both aesthetic and functionality.

Area 2



Inadequate Roadways: Pooled water can create hazardous driving conditions, increasing the risk of accidents. It can cause hydroplaning, reduced visibility, and difficulty for pedestrians crossing roadways. Also, prolonged water accumulation can weaken the roadway structure, leading to potholes and cracks. This can increase maintenance costs and require more frequent repairs.

Area 2



The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Defective Roadway: Cracked asphalt on roadways is a sign of inadequate infrastructure. Cracks can create tripping hazards for the pedestrians and increase the risk of accidents for vehicles. Drivers may swerve to avoid damage to their vehicle, which can lead to collisions. Inadequate infrastructure can deter businesses and investors from the region, impacting local economies and job growth.

Area 2



Inadequate Transportation Facility and No Shaded Public Seating (Along N Miami Ave): A transit stop lacking shade and public seating can signify inadequate transportation infrastructure, which can lead to negative consequences for the community. Without shade, passengers are exposed to harsh weather conditions. This can deter residents from using public transit, leading to lower ridership and increased reliance on private vehicles, which contributes to traffic congestion and pollution.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.

Area 2



Inadequate Accessibility: A roadway or sidewalk closed off by a chain link fence can indicate issues with lot layout and accessibility, which can have negative implications for the community. This creates barriers for pedestrians, cyclists, and drivers. This can limit the ability to move freely through the area, contribute to a sense of isolation, and reduce overall accessibility. In addition, chain link fences are often viewed as uninviting and can create a neglected

Area 2



aesthetic.
Faulty Lot Usefulness: The presence of a large abandoned building within a neighborhood can serve as a visible indicator of faulty lot layout in relation to usefulness. This abandoned building may be incompatible with the neighborhood’s residential and commercial character, leading to a lack of interest from developers or new businesses. The sight of this building creates a sense of neglect and deterioration, which can diminish the perceived value of the neighborhood.

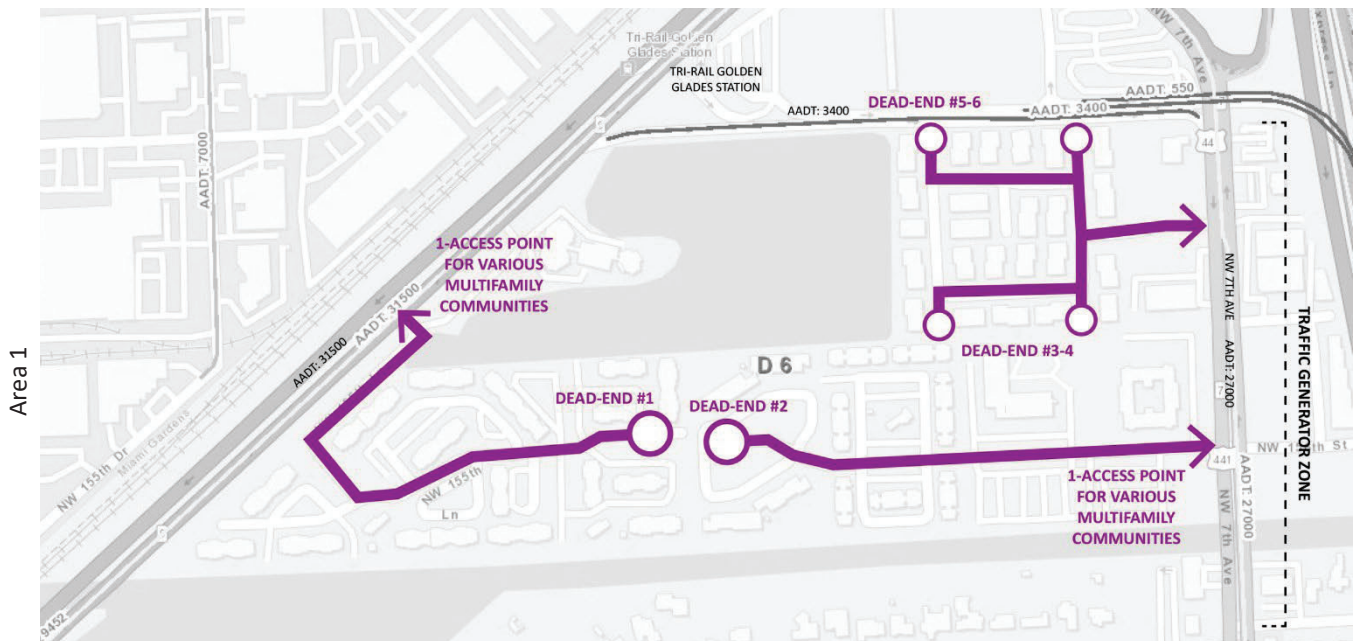
Area 2



Faulty Lot Layout: A clustered mobile home community with poor lot layout can lead to issues that negatively affect the community. Poor layout can lead to overcrowding, resulting in a lack of personal space and potential conflicts among residents. Narrow and poorly designed roads can limit access for emergency vehicles, thus reducing safety for residents.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.



A faulty lot layout in multifamily developments can significantly affect the overall livability and safety of the community. When multiple developments are situated with limited access points, several issues can arise:

- Accessibility Concerns: Limited access points can hinder the ability of emergency vehicles (ambulances, fire trucks, etc.) to reach residents quickly during emergencies.
- Traffic Congestion: When multiple multifamily buildings are accessed through only a few entry and exit points, the resulting traffic can become congested, especially during peak hours when residents are commuting. This leads to more traffic on NW 7th Avenue.
- Unsafe Conditions: In case of emergencies, such as fires or natural disasters, having only a few access points can create dangerous situations where residents may find themselves trapped.

Addressing these issues through the expansion of the NW 7th Avenue CRA can help create a safer, more accessible, and efficient living environment for residents in the multifamily developments and the entire community.

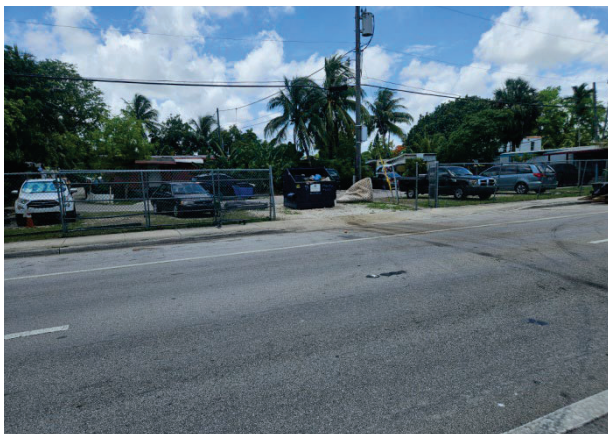
The Existence Of Conditions “Blight” Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Area 2



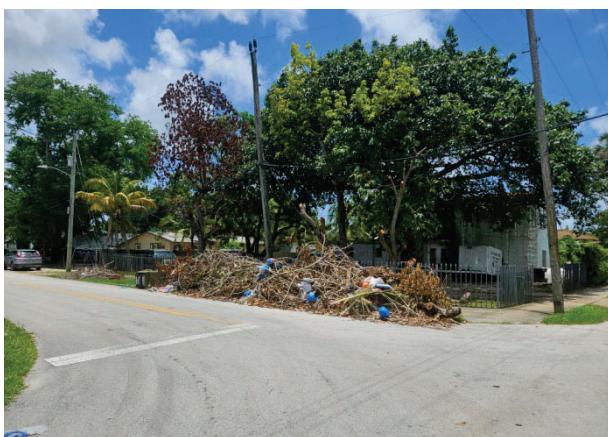
Unsanitary Conditions (Standing Water): Standing water, especially in hot weather, creates an ideal breeding environment for mosquitoes, which are vectors for several diseases. The presence of mosquitoes can pose a health risk to the community, especially for vulnerable populations like the elderly, children, and those with compromised immune systems.

Area 2



Unsanitary and Unsafe Conditions: Unsightly dumpsters can detract from the overall appearance of a neighborhood, making it less attractive to residents and visitors. Open and overflowing dumpsters can attract pests such as rodents, and insects, which can carry diseases and further contaminate the area.

Area 2



Sanitary Conditions: Exposed trash on public-right-of-ways is a clear indicator of unsanitary conditions, and it can have negative effects on a community. Trash can lead to soil and water contamination. Hazardous materials can leach into the ground, affecting local flora and fauna, and potentially impacting drinking water sources. Also, trash on sidewalks or roadways poses physical hazards to pedestrians and drivers. It can obstruct walkways, making it difficult to navigate safely.

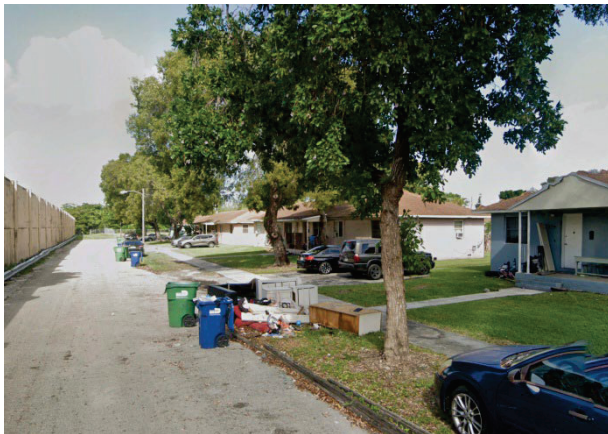
The Existence Of Conditions “Blight” Conditions, Criteria Found:
 (d) UNSANITARY OR UNSAFE CONDITIONS.

Area 2



Unsanitary Conditions: Litter and trash create an unattractive environment. This can diminish community pride and reduce property values. Businesses and investors might be deterred from investing in areas that are littered with trash. This can lead to a decline in local economic development.

Area 2



Area 2



Unsafe Conditions: Mobile home communities often face significant challenges that can contribute to the perception of unsafe living conditions. Many mobile homes are built using less durable materials compared to traditional homes. Over time, exposure to the elements can lead to deterioration, making them susceptible to damage from storms, wind, or flooding. When communities lack proper oversight, substandard construction practices can prevail, jeopardizing residents' safety.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Data provided by the Miami-Dade Department of Regulatory and Economic Resources (RER). RER handles building, development, consumer protection, resilience and other functions and services.

Expansion Area 1 - North

Case Type	Open Cases
Building Recertification	1
Expired Permit	7
Unsafe Structures	1
Grand Total	9

A significant number of expired permits were found in expansion area 1.

Expansion Area 2 - South

Case Type	Open Cases
Building Recertification	4
Expired Permit	16
No Permit	43
Unsafe Structures	7
Grand Total	70

The number of unsafe structures per acre are greater than the County. There is a large number of structures with expired permits or with no permit, making them unsafe.

Building recertification definition:

Building recertification is a process in which a building's structural components, electrical systems, plumbing, and mechanical systems are inspected to ensure that they meet the required safety standards set by the State of Florida.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Area 2



Deterioration of Site: Signs of deterioration, such as broken cars and building with washed-out paint, can have significant negative effects on a community. Research suggests that areas with visible signs of neglect, such as abandoned vehicles or poorly maintained buildings, can become hotspots for crime. This is often due to the perception that such areas are less monitored and less cared for, attracting criminal activity.

Area 2



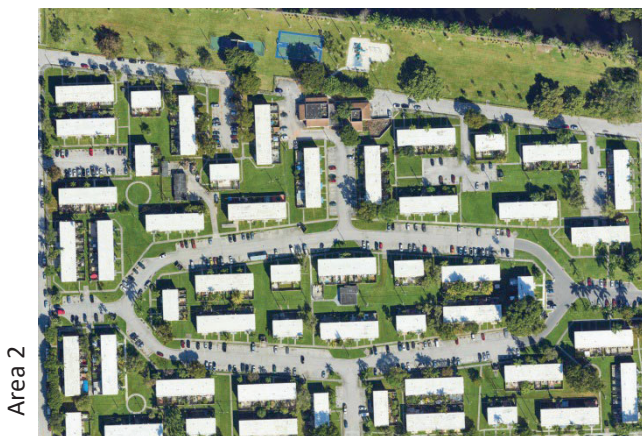
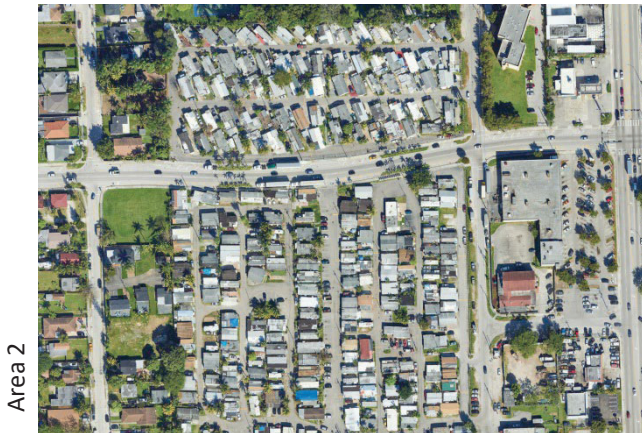
Deterioration of Site and Building: Deteriorating sites and buildings can lead to lower property values in the surrounding area. Potential buyers may be deterred by the declining condition of neighboring properties, contributing to a downward spiral in real estate values. Deterioration of buildings can lead to a negative perception of the neighborhood, discouraging new residents from moving in. This can stifle economic growth and community development.

Area 2



Deterioration of Site: Aesthetically unappealing environments can diminish residents' overall quality of life. They may feel less pride in their community, leading to decreased engagement and participation in local activities.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(f) INADEQUATE AND OUTDATED BUILDING DENSITY PATTERNS.



Inadequate Density Patterns and Infrastructure: Clustered mobile home communities can reflect inadequate and outdated building density patterns, which can have negative effects on a community. Clustered mobile home communities often occupy land that could be used more efficiently for other types of housing or community services. This can lead to sprawl and inefficient use of resources. Also, they may lack adequate infrastructure.

Inadequate Density Patterns and Infrastructure: Clustered outdated affordable housing often results from historical policies, urban planning decisions, and economic factors that can inadvertently lead to negative outcomes. In many communities, affordable housing is often concentrated in specific areas rather than distributed throughout the community. This can lead to high-density housing without adequate resources, services, or economic opportunities, creating an environment where social issues may be exacerbated.

The concentration of public housing can sometimes lead to stigmatization of the neighborhoods where these developments are located. Residents may feel marginalized, and outsiders may view the area negatively, which can hinder investments and economic development.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(j) INCIDENCE OF CRIME IN THE AREA HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Data provided by Miami-Dade County Fire and Police Department

Calls-For-Service – Northwest 7th Avenue CRA Expansion Areas

Year	Criteria	Expansion Area 1	Expansion Area 2	NW 7 th Ave CRA	Unincorporated Municipal Service Area
2023	Total Calls	3,278	1,274	6,157	628,887
2022	Total Calls	2,515	1,323	6,175	597,905
2021	Total Calls	2,355	1,133	7,637	602,032
2023 Calls Per Acre		40.4	7.7	54.9	6.9

The number of calls per acre are greater than the County. Expansion Area #1 has experienced an increase in calls in the past three (3) years.

Part I and Part II Crimes – Northwest 7th Avenue CRA

Year	Criteria	Expansion Area 1	Expansion Area 2	NW 7 th Ave CRA	Unincorporated Municipal Service Area
2023	Total Crimes	234	132	450	41,214
2022	Total Crimes	230	158	485	45,074
2021	Total Crimes	190	158	446	40,006
2023 Crimes Per Acre		2.8	0.8	4.0	0.4

The number of crimes per acre are greater than the County. Expansion Area #1 has experienced an increase in crimes in the past three (3) years.

DEFINITIONS

Definition of Code 2: Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

Definition of Code 3: Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

Definition of Part I Crimes: Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Definition of Part II Crimes: All crimes not covered under Part I Crimes.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(k) FIRE AND EMERGENCY MEDICAL SERVICE CALLS TO THE AREA PROPORTIONATELY HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Data provided by Miami-Dade County

Life Threatening Emergencies and Structure Fires

2023 Incidents	Expansion Area 1/ Per Acre	Expansion Area 2/ Per Acre	NW 7 th Ave CRA/ Per Acre	Miami-Dade County-Wide/ Per Acre
Life Threatening Emergencies	391/ 4.8	166/ 1.0	929/ 8.2	142,858/ 0.09
Structure Fires	12/ 0.14	5/ 0.03	10/ 0.08	3,433/ 0.002

The number of life threatening emergencies and structure fires are higher than the County, especially in the proposed Expansion Area 1.

4. Conclusion

Summary of Recommendations

In accordance with Florida Statutes Chapter 163 Intergovernmental Programs Part III Community Redevelopment (ss. 163.330-163.463), the consulting team (BusinessFlare) completed a comprehensive analysis of conditions within the proposed expansion areas for the Northwest 7th Avenue CRA and determined that redevelopment of the community is necessary to ensure the health, safety, morals, and welfare of the residents. The findings are documented throughout this report. Although it is only necessary to meet at least two (2) conditions for the “Blight” criteria, the expansions areas met at least five (5). These recommendations emphasize the importance of community redevelopment in the following ways (per Florida Statutes Chapter 163):

- **Improving Infrastructure:** Redevelopment projects can enhance public infrastructure, such as roads, utilities, and public facilities, which are crucial for the health and safety of residents.
- **Addressing Blight:** Redevelopment helps combat blight in neighborhoods, promoting a safer and healthier living environment for residents. It can involve revitalizing deteriorated areas, improving housing conditions, and reducing crime rates.
- **Enhancing Economic Development:** Community redevelopment can stimulate economic growth by attracting businesses, creating job opportunities, and increasing property values. This contributes to the overall welfare of residents by boosting the local economy.
- **Preserving Historical and Cultural Heritage:** Redevelopment projects can include preserving and revitalizing historic buildings and cultural landmarks, promoting community pride and preserving the area's heritage.
- **Encouraging Affordable Housing:** Redevelopment initiatives may include affordable housing programs to ensure that residents have access to suitable and affordable living spaces, contributing to their overall welfare.
- **Fostering Community Engagement:** Redevelopment projects often involve community input and participation, fostering a sense of ownership and pride among residents. This can lead to stronger social connections and a better quality of life for the community.

In summary, community redevelopment is crucial for promoting the well-being and prosperity of residents by improving infrastructure, addressing blight, enhancing economic opportunities, preserving heritage, providing affordable housing, and fostering community engagement.

Next Steps

The consultant team (BusinessFlare) recommends that both the CRA Board of Commissioners and the Miami-Dade County Board of County Commissioners approve this Finding of Necessity by resolution. Following this Finding of Necessity report approval, the Northwest 7th Avenue CRA will complete an amendment to the current Community Redevelopment Plan to incorporate the proposed expansion areas.

Annex Data

Calls-For-Service – NW 7th Avenue CRA

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	6,157	326	266	5,565
2022	Total Calls	6,175	253	282	5,640
2021	Total Calls	7,637	454	386	6,797

Part I and II Crimes – NW 7th Avenue CRA

Year	Part I Crimes	Part II Crimes	TOTAL
2023	369	81	450
2022	389	96	485
2021	342	104	446

- **Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- **Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- **Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

- **Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

8/16/22 dc

Calls-For-Service – Proposed 7th Avenue CRA Expansion (Exhibit B)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	3,278	177	291	2,810
2022	Total Calls	2,515	156	305	2,054
2021	Total Calls	2,355	133	265	1,957

Part I and II Crimes – NW 7 Ave. CRA (Exhibit B)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	164	70	234
2022	146	84	230
2021	140	50	190

- Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

- Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

8/16/22 dc

Calls-For-Service – Proposed 7th Avenue CRA Expansion (Exhibit C)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	1,274	105	108	1,061
2022	Total Calls	1,323	83	112	1,128
2021	Total Calls	1,133	79	122	932

Part I and II Crimes – NW 7 Ave. CRA (Exhibit C)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	113	19	132
2022	119	39	158
2021	85	29	114

- Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

- Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

8/16/22 dc

Calls-For-Service – Unincorporated Municipal Service Area (UMSA)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	628,887	58,349	28,283	542,255
2022	Total Calls	597,905	42,985	27,379	527,541
2021	Total Calls	602,032	40,943	27,122	533,967

Part I and II Crimes – Unincorporated Municipal Service Area (UMSA)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	35,108	12,106	47,214
2022	33,709	11,365	45,074
2021	27,785	12,221	40,006

- **Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- **Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- **Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) Part I Crimes are those crimes reported to the MDPD in the following classifications: murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, burglary and arson. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

- **Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

8/16/22 dc

Viable Alternative Funding Mechanisms

The NW 7th Avenue Community Redevelopment Agency (CRA) in Miami-Dade County is committed to revitalizing the corridor by fostering economic growth, enhancing infrastructure, and improving community spaces. While Tax Increment Financing (TIF) serves as a key funding tool, relying solely on TIF can limit the scope and speed of redevelopment. To maximize investment and accelerate progress, the CRA can diversify its funding sources by leveraging federal and state grants, public-private partnerships, special assessment districts, tax credits, bond financing, and innovative revenue-generating strategies. By integrating these alternative funding mechanisms, the NW 7th Avenue CRA can create a more sustainable and resilient financial foundation for transformative redevelopment projects.

Here are alternative funding mechanisms tailored to the NW 7th Avenue CRA:

1. Grants and Federal/State Funding Programs:

- Community Development Block Grants (CDBG): Federal funding for economic development, infrastructure improvements, and affordable housing.
- Economic Development Administration (EDA) Grants: Support for public works, infrastructure, and job creation.
- Brownfield Grants: Funding for environmental remediation and redevelopment of contaminated sites.
- Transportation Grants: Federal or state grants for road, pedestrian, and transit-related projects.
- Florida Department of Economic Opportunity (DEO) Grants: Support for local redevelopment and infrastructure projects.

Recommended Staff Implementation Tactics:

- ☐ Conduct a Funding Audit – Identify all applicable federal, state, local, and private grants that align with CRA redevelopment goals.
- ☐ Monitor Grant Cycles – Assign staff members to track deadlines, eligibility criteria, and application requirements for recurring grants.
- ☐ Engage with Funding Agencies – Develop relationships with agencies such as the U.S. Department of Housing and Urban Development (HUD), Economic Development Administration (EDA), Florida DEO, and the EPA to stay informed on funding updates.
- ☐ Hire or Train Grant Writers – Equip staff with skills in competitive grant writing or partner with professional grant consultants.

2. Special Assessment Districts (SADs):

- Establish a Business Improvement District (BID) where property owners agree to a special assessment to fund specific improvements, such as streetscape enhancements, public safety, and parking infrastructure.

Recommended Staff Implementation Tactics:

- ☐ Engage with Business Owners and Property Owners – Educate stakeholders on the benefits of forming a Business Improvement District (BID) to fund streetscape, safety, and mobility improvements.
- ☐ Work with the County to Establish a Community Development District (CDD) – Secure approval for a self-taxing district to generate dedicated redevelopment funds.

3. Public-Private Partnerships (P3s):

- Collaborate with private developers for mixed-use projects where the CRA provides land, infrastructure, or financing incentives, and private investors contribute funding for commercial or residential projects.

Recommended Staff Implementation Tactics:

- ☐ Identify Potential Private Sector Partners – Seek developers, corporate sponsors, and investors interested in co-funding CRA projects.
- ☐ Offer Incentives – Provide land leases, infrastructure assistance, or tax credits to attract investment in mixed-use and commercial developments.
- ☐ Negotiate Revenue-Sharing Agreements – Structure partnerships where the CRA benefits from a portion of the profits from new developments, such as retail spaces, parking garages, or hospitality ventures.

4. Opportunity Zone Investments:

- Attract private capital gains investment into designated Opportunity Zones within the CRA, offering tax deferrals and exemptions for investors supporting local economic development projects.

Recommended Staff Implementation Tactics:

- ☐ Engage with Opportunity Zone Funds – Encourage local businesses and developers to leverage Opportunity Zone tax benefits for long-term investment in the area.

5. Tax Credit Programs:

- New Markets Tax Credits (NMTCs): Federal incentive for private investment in economically distressed areas.
- Low-Income Housing Tax Credits (LIHTCs): Support for affordable and workforce housing developments.
- Historic Preservation Tax Credits: Encourages restoration of historic buildings for adaptive reuse.

Recommended Staff Implementation Tactics:

- ☐ Market NW 7th Avenue as an Investment Hub – Highlight eligibility for New Markets Tax Credits (NMTCs), Low-Income Housing Tax Credits (LIHTCs), and Historic Preservation Tax Credits to attract investors.

6. Bond Financing:

- Revenue Bonds: Secured by specific project revenue, such as parking fees or lease agreements.
- General Obligation (GO) Bonds: Requires voter approval; backed by municipal creditworthiness.
- Infrastructure Bonds: Used for major redevelopment projects, including roads, utilities, and public spaces.

Recommended Staff Implementation Tactics:

- ☐ Assess the Feasibility of Revenue Bonds – Identify self-sustaining projects (e.g., parking garages, event venues) that can be financed through bond sales.
- ☐ Pursue General Obligation (GO) Bonds – Work with Miami-Dade County to propose voter-approved bonds for large-scale infrastructure improvements.

7. Crowdfunding and Philanthropic Funding:

- Launch local crowdfunding campaigns for small-scale projects like park improvements or cultural spaces.
- Form partnerships with foundations or corporations for community-driven redevelopment.

Recommended Staff Implementation Tactics:

- ☐ Launch Community Crowdfunding Campaigns – Use platforms like ioby or GoFundMe to raise funds for small-scale projects (e.g., murals, parks, or business incubators).
- ☐ Partner with Foundations and Corporations – Seek grants from philanthropic organizations, financial institutions, and local businesses to support community-led redevelopment.

8. Lease Revenue and Land Value Capture:

- Lease CRA-owned properties to developers or businesses to generate ongoing revenue.
- Utilize land value capture mechanisms where infrastructure investments increase land value, and part of the appreciation funds future projects.

Recommended Staff Implementation Tactics:

- ☐ Lease CRA-Owned Properties to Generate Income – Identify underutilized CRA properties and lease them for commercial, retail, or event space to create recurring revenue streams.
- ☐ Adopt Land Value Capture Mechanisms – Ensure infrastructure investments (roads, transit, public spaces) contribute to increasing property values, with a portion of the appreciation funding future CRA projects.

9. Tourism and Hospitality Funding Mechanisms:

- Hotel Bed Tax Revenues: Allocate a portion of local lodging taxes for infrastructure supporting tourism.
- Event-Based Revenue Sharing: Host cultural festivals, markets, and events that generate funds for redevelopment.

Recommended Staff Implementation Tactics:

- ☐ Capitalize on Miami-Dade's Tourism Industry – Partner with hotels, tourism boards, and event organizers to allocate a portion of lodging taxes to CRA projects.
- ☐ Host Revenue-Generating Cultural Events – Organize annual festivals, markets, and business expos to create sustainable funding sources for redevelopment.

By integrating these alternative funding mechanisms with existing TIF strategies, the NW 7th Avenue CRA can diversify its revenue sources, reduce financial risk, and accelerate redevelopment efforts, ensuring sustainable and impactful investment in the community.

In addition to the primary funding sources, additional sources can provide supplemental funding and financing for various project elements. These sources are uncertain since they often require competitive applications, have long funding availability cycles, and can often have onerous requirements.

The following table includes the most realistic primary and secondary funding sources for projects.

Project Components	Funding Source	Explanation
Public Shared Garage	Tax Increment Financing (TIF)	Utilizes future property tax revenues generated from increased property values.
	CRA Subsidy	Direct financial support from the CRA
	Parking Revenue Bonds	Bonds repaid using future parking fees.
	Transportation Grants	State and federal funding for intermodal infrastructure.
	Parking Fees	Direct revenue from parking usage.
Public Realm (Sidewalks, Plazas, Green Space)	Tax Increment Financing (TIF)	Uses future property tax increments.
	CRA Subsidy	Direct financial support from the CRA
	State and Federal Grants	Funding from programs like FRDAP and LWCF.
	Municipal Bonds	Debt issued by municipalities to fund public projects.
	Business Improvement Districts (BID)	Additional taxes on benefiting properties.
Replacement / Building of Municipal Facilities	Special Purpose Local Option Sales Tax (SPLOST)	Voter-approved sales tax for specific projects.
	Offset of Land Value	Use the value of current land assets to offset costs.
	Tax Increment Financing (TIF)	Future property tax revenue.
	Bond Financing	Issuing bonds repaid through taxes or revenues.
	State Infrastructure Bank (SIB) Loans	Low-interest loans for infrastructure projects.
	City Subsidy	General fund support for projects.
Replacement of Public Uses	Public-Private Partnerships (PPP)	Collaboration with private entities.
	Offset of Land Value	Use of land value for funding.
	Tax Increment Financing (TIF)	Future tax revenues.
	Federal and State Grants	Programs like LWCF.
	Corporate Sponsorships and Naming Rights	Funds from businesses in exchange for naming rights.
Offsite Improvements (Intersection Upgrades, Signalization, etc.)	Special Purpose Local Option Sales Tax (SPLOST)	Sales tax for funding public projects.
	Federal and State Transportation Grants	Funding for infrastructure improvements.
	Transportation Impact Fees	Fees on new developments for transportation infrastructure.
Operational Expenses for Public Realm	Local Infrastructure Sales Tax	Sales tax dedicated to infrastructure projects.
	Special Assessments for Business District	Additional taxes on businesses in the area.
	Surplus from Community Development District (CDD)	Excess funds from CDD revenues.
	City Subsidy	City funds for maintenance and operations.
	Community Development Block Grants (CDBG)	Federal funding for community development.
	Endowment Fund	Investment fund where the interest is used for expenses.
Project-Specific Subsidies (e.g., Workforce Housing)	Advertising and Concession Income	Revenue from ads and concessions in public areas.
	CRA Subsidy	Financial support from Community Redevelopment Agencies.
	Low-Income Housing Tax Credits (LIHTC)	Federal tax credits for affordable housing.
	New Markets Tax Credits	Provides tax credits to investors who make investments in low-income communities.
	Federal and State Grants	Various grants for housing projects.

Viable Exit Strategies

In accordance with Florida Statutes, Community Redevelopment Agencies (CRAs) are required to establish a sunset date for their redevelopment activities, ensuring that Tax Increment Financing (TIF) funding is phased out as projects reach completion. A structured exit strategy is essential to guide the NW 7th Avenue CRA in transitioning from TIF dependency to a self-sustaining economic environment. Below are viable exit strategies, expected timelines for completion, and their effects on funding mechanisms.

1. Primary Exit Strategy: Self-Sustaining Economic Growth

Objective: The CRA's primary exit strategy shall be the establishment of a self-sustaining local economy, where property values, private investments, and non-TIF funding mechanisms support continued growth beyond the CRA's statutory sunset date.

Expected Timeframe: 15-20 Years

- **Short-Term (0-5 Years):** Initiate infrastructure improvements, business incentives, and property development.
- **Mid-Term (5-10 Years):** Strengthen private sector investment, reduce reliance on CRA subsidies, and generate revenue through leases, assessments, and partnerships.
- **Long-Term (10-20 Years):** Achieve economic stability where the tax base has sufficiently grown, allowing Miami-Dade County to absorb redevelopment responsibilities without TIF funding.

Impact on Funding Mechanisms:

- ☐ Gradual Reduction of TIF Usage – As property values rise, increased ad valorem tax revenues naturally replace TIF-generated funding.
- ☐ Shift Toward Alternative Revenue Sources – The CRA transitions to funding through lease revenues, impact fees, business improvement districts (BIDs), and revenue bonds to support ongoing community projects.
- ☐ Integration into General County Governance – The NW 7th Avenue corridor transitions under Miami-Dade County's general budget for future maintenance and development oversight.

2. Phased Wind-Down of TIF and Transition to General Revenue

Objective: A step-by-step reduction of TIF funds, shifting project funding to general county revenues and private investments.

Expected Timeframe: 12-18 Years

- Phase 1 (0-6 Years): Maximize TIF funding for critical infrastructure, streetscapes, and commercial development incentives.
- Phase 2 (6-12 Years): Begin reducing TIF allocations and introduce alternative funding (BIDs, developer fees, lease revenues).
- Phase 3 (12-18 Years): Final phase-out of TIF, with county tax revenues and private sector contributions sustaining projects.

Impact on Funding Mechanisms:

- ☐ Decrease in TIF Allocations Over Time – Shift from CRA-driven financing to county and municipal funding sources.
- ☐ Increased Business Investment – Private sector contributions and developer agreements replace public subsidies.
- ☐ County Absorption of Infrastructure Maintenance – Road, utility, and public space upkeep transitions to Miami-Dade County's Public Works and Planning Departments.

3. Privatization and Public-Private Partnerships (P3s)

Objective: Establish long-term revenue-generating partnerships with private sector developers to maintain community enhancements without CRA funding.

Expected Timeframe: 10-15 Years

- Phase 1 (0-5 Years): Utilize TIF funding to attract major investors and secure P3 agreements.
- Phase 2 (5-10 Years): Implement revenue-sharing models where private businesses contribute to public infrastructure.
- Phase 3 (10-15 Years): Private-sector assumes maintenance, business development, and area growth responsibilities.

Impact on Funding Mechanisms:

- ☐ Reduction in Public Subsidies – Developer-funded infrastructure reduces reliance on government funding.
- ☐ Long-Term Lease and Revenue Agreements – CRA-owned properties leased to private businesses generate sustainable revenue.
- ☐ New Revenue from Commercial Developments – Taxes from increased business activity contribute to county revenues, replacing TIF-generated funds.

4. Business Improvement District (BID) and Special Assessment Continuation

Objective: Establish a Business Improvement District (BID) or Community Development District (CDD) to ensure continued funding for streetscapes, maintenance, and economic programs.

Expected Timeframe: 8-12 Years

- Phase 1 (0-4 Years): Develop partnerships with local business owners to establish a BID framework.
- Phase 2 (4-8 Years): Transition maintenance and marketing expenses to the BID.
- Phase 3 (8-12 Years): Fully operational BID replaces the CRA's role in funding non-infrastructure activities.

Impact on Funding Mechanisms:

- ☐ Self-Funded Maintenance & Security – Business owners pay special assessments, reducing county financial burden.
- ☐ Attracts Private Investment – BID-managed branding and marketing drive continued business growth.
- ☐ Reduces Taxpayer Dependence – Shifts operational funding from public subsidies to direct stakeholder contributions.

5. Creation of a Community Trust or Endowment

Objective: Establish a self-sustaining redevelopment fund through asset management, lease revenues, and philanthropic contributions.

Expected Timeframe: 15-20 Years

- Phase 1 (0-7 Years): CRA allocates a portion of revenues to build a redevelopment trust fund.
- Phase 2 (7-15 Years): Invest funds in community assets (real estate, event spaces, public venues) to generate long-term revenue.
- Phase 3 (15-20 Years): Trust fund replaces the CRA's role in funding ongoing improvements.

Impact on Funding Mechanisms:

- ☐ Perpetual Funding Source – Eliminates dependency on government-controlled funding streams.
- ☐ Supports Economic Development Beyond CRA Sunset Date – Ensures long-term investment in the corridor.
- ☐ Flexible Use for Future Redevelopment – Funds can be allocated toward new priorities as the community evolves.

Conclusion & Florida Statute Compliance

Per Florida Statute, the CRA's Finding of Necessity (FON) must outline a defined exit strategy with a sunset date for TIF funding. The primary exit strategy—Self-Sustaining Economic Growth—shall be included in the CRA's redevelopment plan and budget, ensuring:

- ☐ A clear roadmap for phasing out TIF funding.
- ☐ A sustainable funding transition to county revenue sources and private investments.
- ☐ Long-term economic self-sufficiency for the NW 7th Avenue corridor.

By implementing these exit strategies with a structured timeline, the NW 7th Avenue CRA ensures compliance with Florida law, reduces reliance on TIF, and transitions into a prosperous, self-sustaining district within Miami-Dade County.

Best Viable Exit Strategy for NW 7th Avenue CRA Based on March 1, 2034, Sunset Date

The NW 7th Avenue Community Redevelopment Agency (CRA) must implement an exit strategy that ensures the successful completion of redevelopment activities, the responsible phase-out of Tax Increment Financing (TIF), and the long-term sustainability of the corridor after the CRA's statutory sunset date on March 1, 2034, as set in the 2012 Redevelopment Plan.

Given this 10-year remaining timeline, the most viable exit strategy is:

Primary Exit Strategy: Phased Reduction of TIF and Transition to Self-Sustaining Economic Growth

This phased approach focuses on:

- ☐ Maximizing TIF funding in the early years for key infrastructure and business growth.
- ☐ Introducing alternative funding sources (grants, public-private partnerships, BIDs, developer impact fees).
- ☐ Gradually shifting financial responsibilities to Miami-Dade County and private stakeholders. Ensuring long-term economic sustainability beyond 2034.

Recommended Viable Exit Strategy Implementation Timeline (2024 – 2034)

1

Phase 1 (2024 – 2026): Accelerating TIF Investment in Critical Projects

Strategic Use of TIF Before Decline Begins – Prioritize funding for high-impact projects:

- Complete essential infrastructure improvements (roadways, streetscapes, lighting, drainage).
- Fund business incentives and property development to attract long-term investors.
- Support public safety and beautification projects to enhance area appeal.

Leverage Additional Grant and State/Federal Funding – Secure:

- CDBG, EDA, and Florida DEO grants for economic development.
- Transportation grants (BUILD/RAISE) for pedestrian-friendly streetscape improvements.

2

Phase 2 (2026 – 2029): Introducing Alternative Revenue Streams

Establish Special Assessment Districts (BIDs/CDDs):

- Create a Business Improvement District (BID) to fund ongoing maintenance and beautification post-CRA.
- Work with property owners to implement a Community Development District (CDD) for self-assessed funding.

Public-Private Partnerships (P3s) to Reduce CRA Burden:

- Partner with developers for mixed-use projects that generate private sector contributions.
- Structure revenue-sharing agreements where the CRA receives a portion of business profits.

Begin Phasing Down TIF Allocation:

- Reduce CRA subsidies for business incentives and shift funding toward private investment and county support.

3

Phase 3 (2029 – 2032): Final Transition to Self-Sustaining Model

Complete Major CRA Projects & Finalize TIF Allocations:

- Prioritize affordable housing, commercial development, and transit-oriented improvements.
- Finish CRA-funded streetscape and infrastructure projects.

Developer Contributions & Long-Term Lease Revenues Take Effect:

- Implement impact fees and developer agreements for sustained funding of public spaces.
- Monetize CRA-owned properties through leases to ensure continuous revenue.

Miami-Dade County Prepares to Absorb CRA Responsibilities:

- Work with county agencies to ensure smooth transition of maintenance and economic oversight.

4

Phase 4 (2032 – 2034): Full Wind-Down & Post-CRA Economic Management

TIF Funding Ends March 1, 2034 – CRA formally sunsets, with:

- Business Improvement District (BID) fully operational to fund streetscapes and security.
- Developer contributions, leases, and impact fees sustaining community improvements.
- Miami-Dade County assuming oversight of major infrastructure (roads, utilities, transit).

Post-CRA Sustainability Model (Beyond 2034)

- ☐ Business Improvement District (BID) funds local improvements and security.
- ☐ Public-private partnerships sustain commercial and residential investments.
- ☐ Developer contributions and lease revenues generate continuous funding.
- ☐ Miami-Dade County integrates NW 7th Avenue corridor into its general economic development plan.

Effect on Funding Mechanisms & Florida Statute Chapter 163 Compliance

As required by Florida Statute Chapter 163, this exit strategy must be included in the CRA's Redevelopment Plan and Funding Strategy. The gradual reduction of TIF funding, combined with the transition to alternative funding mechanisms, ensures compliance with statutory requirements and a smooth financial handoff to local government and private stakeholders.

Key Takeaway: By following this structured phase-out plan, the NW 7th Avenue CRA will exit successfully in 2034 while ensuring long-term economic sustainability and community benefits beyond its sunset date.

The Finding of Necessity took place in Miami-Dade County, FL

BusinessFlare® is a full-service redevelopment, revitalization, analytics, economic impact, planning and urban design firm with offices in North Miami, Stuart, and New Port Richey, Florida. The firm specializes in all aspects of strategic economic design, with focus on finding the right balance of economic feasibility, regulatory efficiency, and identity and place brand. We ground our work in a community's unique connection to its place: its aesthetics, social offerings (Third Places), and openness. This framework allows us to develop strategic and tactical recommendations for successful implementation of actionable economic growth strategies. This is a team that works together in their disciplines and across skills with a common goal of redevelopment, revitalization, and improving the tax base to enhance quality of life. We have experience creating and amending redevelopment plans and we are often called on by our clients to implement the plans we work with them to design. Our team includes professionals that have served in the CRA executive director, municipal department head, and redevelopment roles and have overseen some of the most successful community redevelopment initiatives and investments in the State of Florida during the last 30 years.

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