

MEMORANDUM

Agenda Item No. 5(A)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 21, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution finding and declaring, pursuant to section 163.355, Florida Statutes, and after a public hearing, a certain geographic area of Miami-Dade County, Florida, which is generally bounded by Southwest 216th Street on the north; Southwest 232nd Street on the south; Southwest 126th Avenue and Harriet Tubman Highway on the east; and Southwest 134th Avenue on the west ("redevelopment area"), to be a slum or blighted area, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such redevelopment area, including 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, Florida; and declaring the need for a community redevelopment agency

Resolution No. R-500-23

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: June 21, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(A)

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 ____, 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) ____, or 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
Veto _____
Override _____

Agenda Item No. 5(A)
6-21-23

RESOLUTION NO. _____ R-500-23

RESOLUTION FINDING AND DECLARING, PURSUANT TO SECTION 163.355, FLORIDA STATUTES, AND AFTER A PUBLIC HEARING, A CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA, WHICH IS GENERALLY BOUNDED BY SOUTHWEST 216TH STREET ON THE NORTH; SOUTHWEST 232ND STREET ON THE SOUTH; SOUTHWEST 126TH AVENUE AND HARRIET TUBMAN HIGHWAY ON THE EAST; AND SOUTHWEST 134TH AVENUE ON THE WEST (“REDEVELOPMENT AREA”), TO BE A SLUM OR BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH REDEVELOPMENT AREA, INCLUDING 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, FLORIDA; AND DECLARING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY

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

WHEREAS, section 163.355 of the Act, provides that no county or municipality shall exercise the community redevelopment authority conferred by [the Act] until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that slum or blighted conditions in the area exist; and

WHEREAS, section 163.355 of the Act requires that this Board, as the governing body, adopt a resolution that finds that: (1) one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low- or moderate-income, including

the elderly, exist in the redevelopment area; and (2) the rehabilitation, conservation, or redevelopment, or a combination thereof, of such redevelopment 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; and

WHEREAS, on May 4, 2021, this Board directed the County Mayor or County Mayor's designee to competitively select and contract with a consultant to prepare a finding of necessity study to assist in the determination of whether slum or blighted conditions exists in the geographical area, generally described as bounded by Southwest 216th Street on the north; Southwest 232nd Street on the south; Southwest 126th Avenue and Harriet Tubman Highway on the east; and Southwest 134th Avenue on the west (the "redevelopment area"), as more fully depicted in Attachment "A" attached hereto and incorporated herein by reference; and

WHEREAS, a finding of necessity study (the "study"), which is attached hereto as Attachment "B" and incorporated herein by reference, has been conducted by the consulting firm CMA Enterprise Incorporated (the "consultant"); and

WHEREAS, the study concludes that slum and blighted areas within the redevelopment area exist, and will continue to exist in one form or another if no improvements are done to correct the deficiencies within the redevelopment area; and

WHEREAS, this Board concurs with the consultant's findings as set forth in the study, and believes that one or more slum or blighted areas, as defined in section 163.340(7) and (8), respectively, of the Act, exist within the redevelopment area; and

WHEREAS, this Board further believes that there is a need for a community redevelopment agency to carry out the community redevelopment purposes of the Act within the redevelopment area,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to chapter 163, part III, Florida Statutes (the “Act”), specifically, section 163.355, Florida Statutes, this Board finds and declares, after a public hearing, that based on the findings of the study a slum or blighted area, as defined by section 163.340 (7) and (8), respectively, of the Act, exists in the geographical area, generally described as bounded by Southwest 216th Street on the north; Southwest 232nd Street on the south; Southwest 126th Avenue and Harriet Tubman Highway on the east; and Southwest 134th Avenue on the west (“redevelopment area”), which is specifically described in Attachment “A” attached hereto and incorporated herein by reference.

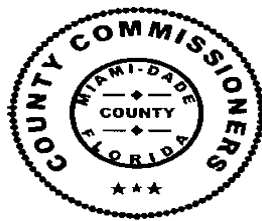
Section 3. This Board further finds and declares that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such redevelopment area, including, if appropriate, the development of housing which residents of low- or moderate-income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of Miami-Dade County.

Section 4. This Board further finds that there is a need for a community redevelopment agency to function in the redevelopment area to carry out the community redevelopment purposes of the Act.

The Prime Sponsor of the foregoing resolution is Commissioner Kionne L. McGhee. It was offered by Commissioner **Danielle Cohen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	absent		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of June, 2023. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith
Richard Appleton

Attachment A



July, 2022



Stuart Architecture, Inc.

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	(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 of the County or municipality	
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Acknowledgements

- *Commissioner Kionne L McGhee, District 9, and South Dade Staff*
- *Miami Dade Board of County Commissioners*
- *Miami Dade County Office of Management and Budget*
- *Miami Dade Police Department*
- *Miami Dade Housing Authority*
- *Goulds Community Center - Victor Jenkins, Director*
- *JL and Enid Demps (Goulds Historians)*
- *Residents, Property Owners, Businesses and Interested Parties of Goulds, Florida*



Executive Summary

The consulting firm of CMA Enterprise Incorporated along with its collaborative partners, E.L. Waters and Company, LLC and Stuart Architecture, Inc. have been engaged to conduct a Finding of Necessity (FON) for a proposed Goulds Community Redevelopment Area (CRA). This area is in Unincorporated Miami Dade County and more specifically in District 9. More details are provided in later sections of this study.

The intended goal for this engagement is to verify and validate that the targeted Goulds Area meets the definition of a “Blighted Area” and “Slum Conditions” according to the State Statute noted below.

- Slum Determination - F.S. 163.340(7)
- Blight Determination - F.S. 163.340(8)

Consultants’ Summary of Findings and Recommendations:

Based on the investigations by the CMA Consulting Team, it is determined that the target area known as Goulds, Florida meets the minimum criteria for the designation of Community Redevelopment Area (CRA). The criteria met is summarized below for Slum and Blight descriptions, respectively.

Slum Criteria

(a)	Inadequate provision for ventilation, light, air, sanitation, or open spaces
(c)	the existence of conditions that endanger life or property by fire or other causes
<i>Blight Criteria</i>	
	Deteriorated Structures
(a)	Predominance of defective or inadequate Street layout
(d)	Unsanitary or unsafe conditions
(e)	Deterioration of site or other improvements
(j)	Incidence of crime in the area higher

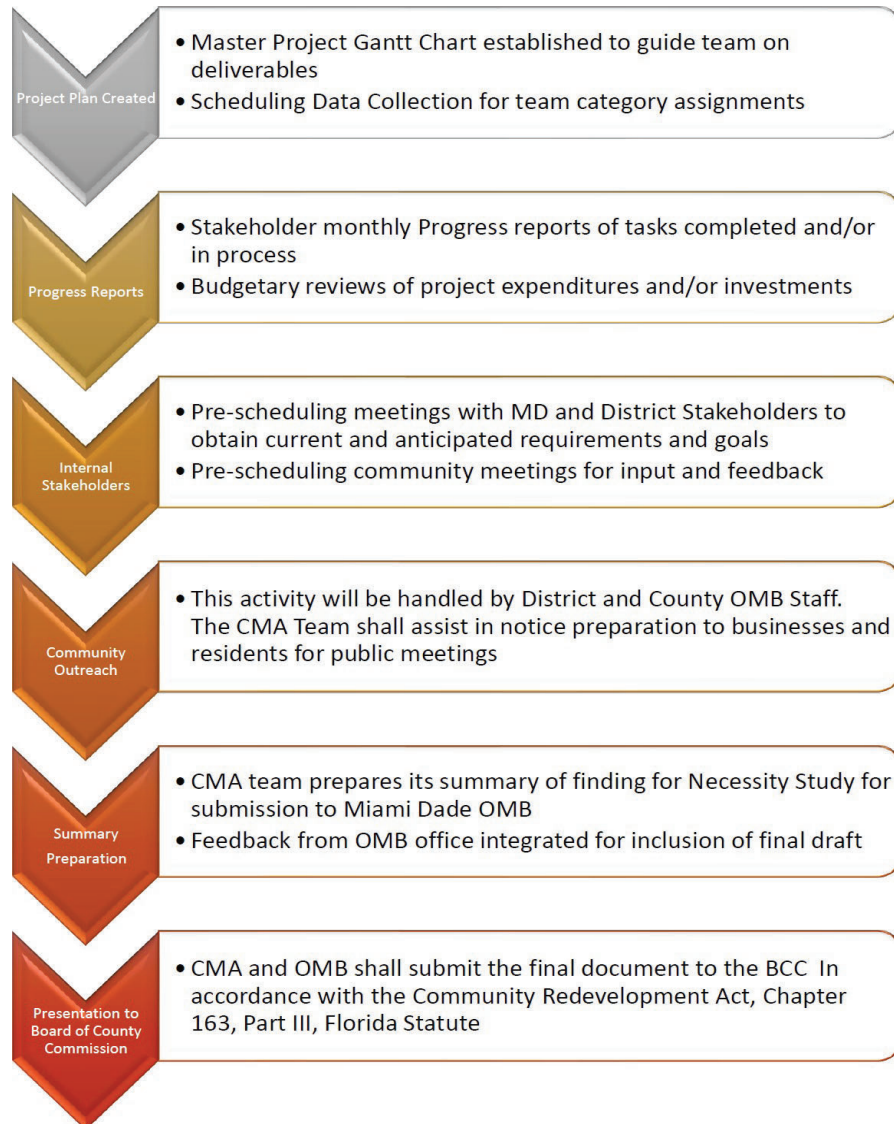


(k)	Fire and emergency medical service calls to the area proportionately higher
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Table 1 – Eligible Slum Criteria

CMA Team Engagement Methodology and Approach

The approach used in the engagement is summarized on Graph 1.



Graph 1: Source – CMA Enterprise Incorporated



Data was collected from the following sources

- District 9 – Commissioner Kionne L. McGhee and Staff
- Office of Management and Budget - Miami Dade County
- State of Florida
- Miami Dade County Housing
- Census Bureau (online)
- CMA Enterprise Incorporated (MDEAT strategic plan Phase I – 2014 and Phase II - 2017 for African American underserved communities)
- Miami Dade Police Department
- Miami Dade Water and Sewer
- Miami Dade Transit

Methodology & Legal Requirements:

Consistent with state law, the Finding of Necessity examines the character of the area and measures statistics and other documentation to determine if the conditions of slum and blight have been met, as described in Florida statute 163.340 (7) and 163.340 (8). This analysis will examine each of the criteria and determine if the proposed area meets these conditions.

This analysis is a summary of the conditions that exist in the proposed Goulds CRA Area. Agencies within Miami-Dade County were contacted, and data was applied to examine the characteristics of the community. Additional research was conducted to through field observations and photographic evidence to highlight the findings. Each of the criteria as established by state law is discussed separately in the data sources used for the analysis will be described in each section. Finally, community was polled through a public meeting to understand current conditions from residents and business owners.

Slum Determination

- **“Slum” Defined** F.S. 163.340(7)

DEMOGRAPHIC DATA FOR GOULDS SLUM CONDITION VIOLATIONS

CHARACTERISTICS	METRICS
Population	11,446
Parcels	1,526
Households	3,350
Poverty rate	23.3%

Table 2 Source: Miami-Dade RER, U.S. 2020 Census Bureau.



Section 163.340(7) of the Florida Statutes, defines “slum area” as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- a) Inadequate provision for ventilation, light, air, sanitation, or open space.
- b) High density of population, compared to the population density of adjacent areas within the County or municipality, and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- c) The existence of conditions that endanger life or property by fire or other causes.

Blight Determination 163.340(8)

“Blight” Defined

Section 163.340(8) of the Florida Statutes, defines “blighted area” as 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 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 or outdated building density patterns.
- g) Falling lease rates per square foot of office, commercial, 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 services calls to the area proportionately higher than 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 recorded in the remainder of the County or municipality.
- m) Diversity of ownership of defective or unusual condition 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 repaired or stabilized.

However defined, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (o) are present and all taxing authorities subject to Section 163.387(2) (a) agree, either by Interlocal Agreement or agreements with the agency or by resolution that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted.

GOULDS SITE STUDY
Miami, FL 33170

Site Visit

January 28, 2022

**DETERIORATED
STRUCTURES**
• UNEVEN PAVED ROADS

SW 216TH STREET
FLOW WEST TO EAST



Graphic 2 – Goulds Site Visit



Statement of Next Steps:

The CMA Team recommends that the Board of County Commissioners approve the Finding of Necessity Study for the proposed Goulds CRA Area and authorize the preparation of a Redevelopment Plan for the proposed Goulds CRA Area to address the findings for its future economic development and implementation.



SECTION 1 – INTRODUCTION



Graphic 1-1 – Historical Railroad Station – Goulds Florida

This Finding of Necessity (FON) report seeks to document evidence of slum and blight conditions in the proposed Goulds Community Redevelopment Area in Miami-Dade County. Pursuant to the State Statute, the Finding of Necessity is an assessment of an area, supported by data and analysis, which provides evidence of slum and blight as defined by Section 163.355, Florida Statutes. The FON report is used as a planning tool by local and county governments to identify areas of need within their respective jurisdictions.

The Goulds FON Study Area (“Study Area”) consists of the unincorporated Miami Dade County Commission District 9 community. The accompanying data shows that slum and blighted areas within the Study Area exist, and that slum and blight, often in one form or another, will continue to exist beyond the current year 2022, if no improvements are done to correct these deficiencies. However, if the proposed Goulds Community Redevelopment Agency (CRA) is created, a time certain for completing all redevelopment financed by tax increment revenues must occur within 40 years after an adopted redevelopment plan is ratified, pursuant to Florida Statute 163.362 (10).



The accompanying data shows that in the Study Area, economic and social conditions are conducive to greater rates of poverty, higher incidences of crime and health disparities, when compared to other unincorporated areas in Miami-Dade County.

The accompanying data further shows that in Goulds there exists a predominance of substandard housing conditions, impaired by reason of dilapidation and code violations, which endangers life and causes economic distress.

1. Historical Background

Goulds was established originally as a stop on the Florida East Coast Railroad in 1903. The railroad depot was located near Southwest 216th Street in Miami-Dade County. The community was named after Lyman Gould, who engaged in cutting trees for the railroad.

This FON Study conclusively supports a finding of one or more slum and blighted areas in which there is a shortage of housing affordable to residents of low and moderate income, including elderly, and those who will reside within the study area.

2. Existing Goulds FON Boundary

Exhibit 1-1 illustrates the proposed Goulds CRA boundaries. The area is approximately 1,526 acres and contains approximately 3,780 parcels. The area lies to the area east of SW 127th Avenue, south of the C-100 canal, west of the Turnpike, and north of Silver Palm Drive.

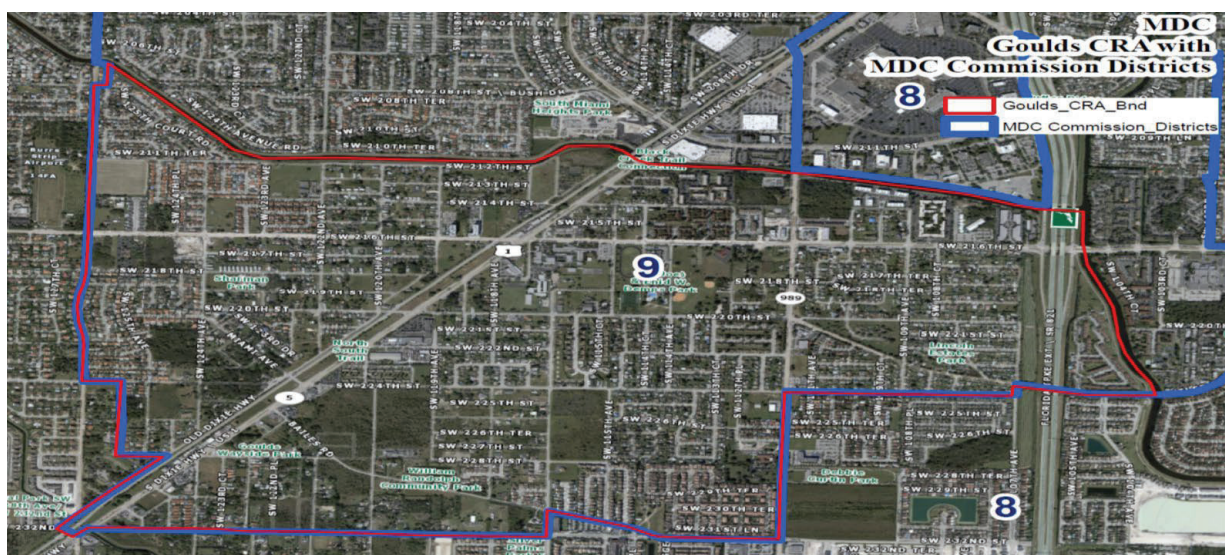


Exhibit 1-1 District 9 and Proposed CRA Boundary



3. State Law defined

Consistent with State Law, the Finding of Necessity examines the character of the area and measures statistics and other documentation to determine if the conditions of slum and blight have been met, as described in Florida Statutes 163, Part III section 163.340 (7)(8). This analysis will examine each of the criteria and determine if the proposed area meets these conditions.

4. Consultant Confirmation of Findings of Necessity

The Miami-Dade County Board of County Commissioners (BCC), operating within the proposed Goulds Community Redevelopment Agency area, could effectively work on projects and programs to improve the quality of life for residents and businesses. Refer to the proposed 'Goulds CRA map' Exhibit 1-1. This proposed community redevelopment plan would be implemented through a Community Redevelopment Agency (CRA), created pursuant to section 163.356 and/or section 163.357. This would allow the Miami Dade County Commission to better execute its vision and improve the Goulds area.

The County uses executive powers to identify slum areas having physical and economic conditions which we find conducive to disease, infant mortality, juvenile delinquency, poverty, or crime in the Goulds community. Likewise, according to the State Statute, the analysis will be conducted using statistics and historical studies. The evidence from these studies of existing conditions revealed the health, safety, and welfare of the community.

The proposed Goulds CRA, can make investments in the community, and work with the County Commission to further identify and address blighted areas which show the existence of conditions that endanger life and property or affect property by fire or other causes.

Furthermore, in this defined area we have shown by trend analysis and observed evidence that two or more factors are present and associated with the predominant inadequacy of capital facilities such as Street layout, parking facilities, roadways, bridges, and public transit facilities. Details are provided later in this document.

1.4.1 FON Findings

Adequate/Appropriate Housing Inventory:

Moreover, it is our position that in the aggregate, the assessment of real estate values which fluctuate in the Goulds community, depending on location, provides a wide variance in the provision of appropriate housing for current and potential residents to the target area. The market's ability to provide housing resources for different income strata of the population of Goulds community is an issue.



Because of the income disparity and inequities of job opportunities for various segments of the population, poverty, and lack of a living-wage through employment has effectively caused housing to be inaccessible and/or unaffordable to some residents of the community in the area of study. Policymakers are constrained in the fluctuating development marketplace, and with the advent of Covid-19 there is further stress in the development community and the citizenry at-large. It is also affirmed through development trends, that impediments exist to making housing available and affordable for the current demographic segments of Goulds population.

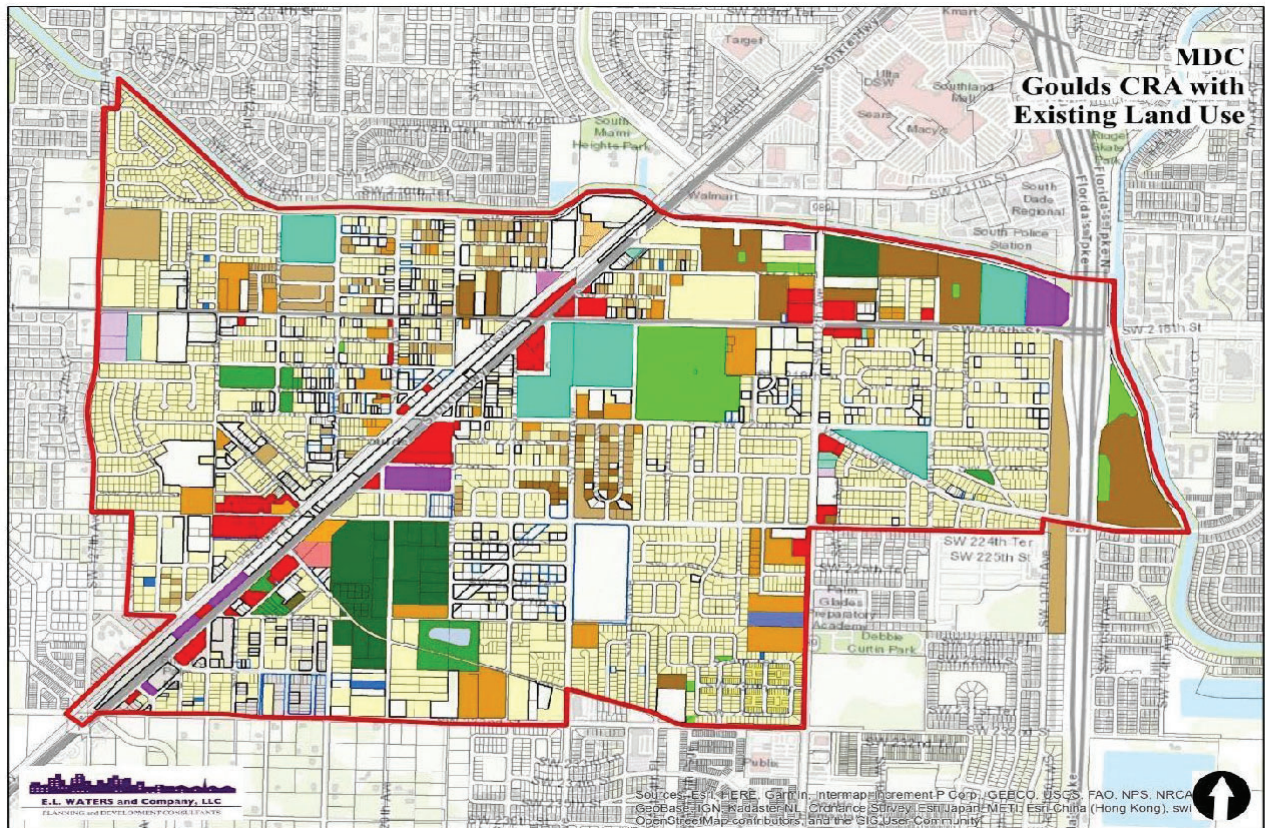


Exhibit 1-2: Number of Land Parcels in the Goulds Area

The Goulds community is a small unincorporated area in scale. However, it consists of approximately 3,780 individual tax parcels which are residential land uses with some established commercial services/retail and a few industrial developments. These land use parcels are zoned and located throughout the community proper. Parcels are characterized by land uses of various residential densities and light commercial or industrial intensity.

The Goulds community is surrounded by other unincorporated areas and smaller incorporated cities. The Town of Cutler Bay is located northeast of the Goulds community and has a strong

residential base with associated commercial and industrial uses. To the south of the Goulds area are the communities of Princeton and Naranja. The cities of Homestead and the Florida City are further south. To the west is an area known as the Redlands. Homestead and Florida City are the larger southern district cities, possessing more density as well as being large agricultural areas. But these cities are less affluent than the more progressive Cutler Bay and Redlands.

1.4.2 Goulds Population

Demographic Metrics

Demographic Metrics	Goulds (CDP)	Cutler Bay (Town)	Homestead (City)	Florida (City)	Miami-Dade (County)
Population 2020*	11,446	45,425	80,737	13,085	2,701,767
Population 2010**	10,103	40,286	60,512	11,245	2,496,435
Parcels	3,674				1,009,200
Households	3,350	13,110	18,938	2,860	883,372
Per Capita Income***	\$16,217	\$29,274	\$19,299	\$10,640	\$28,224
Poverty rate %***	23.3%	9.3%	23.8%	40%	15%
Population/Sq. Mile 2010***	3475	4096	39,097	1889	1316
Land area/Sq. Mile 2010***	2.91	9.83	15.14	5.95	1897.72

Table 1.1 Source: Miami-Dade RER, U.S. Census Bureau, Series 2020- 2021** databases (e.g., V2021), 2015-2019***, per capita income in past twelve months (in 2019 dollars).*

The estimated population of the Goulds CDP community is 11,446 persons in 2021 (see above table 1 .1 demographic metrics). This represented a 11.73% increase from its 2020 population of 10,103 persons (***U.S. Census Quick Facts data, Florida City, Florida; Homestead , Florida; Town of Cutler Bay, Florida; Goulds CDP, Florida; Miami-Dade County, Florida retrieved, February 2022***)

Source: <https://www.census.gov/quickfacts/fact/table/miamidadecountyflorida/POP060210>.

The Goulds community consists of a younger population relative to the surrounding incorporated cities, in the Miami-Dade County area. Persons under 5 years of age represent 6.1 % of the population. Persons under 18 years of age represent 23.6 % of the population and 9.7 % of persons are at least 65 years and over. Approximately 50.0 % of Goulds population are female persons compared to Miami-Dade County where the female population of 51.0 % was reported.

Demographic statistics noted that White residents in the Goulds community represent 53.0 %. Without Hispanics, the percentage is 11.5% with Hispanics representing 48.9% according to the 2020 Census. Black or African Americans represent an estimated 39.3%.



The Latino population in the Goulds community is 48.9 %. The comparative figure for Miami-Dade County is 69.1 % of the population. The White alone, non-Hispanic or Latino percent of population is 11.5% of Goulds population, as compared to 13.6% of the population 2021 in Miami-Dade County. The foreign-born population for persons in the Goulds CDP is 38.5% corresponding Miami Dade County foreign- born population was 54.0 %.

1.4.3 HOUSING CONDITIONS

According to the U.S. Census Bureau, 2019 American Community Survey, 5-Year Estimates; and Miami Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, December 2021, the total number of housing units in Miami-Dade was 1,024,194. Of that total, 883,372 or (86.3%) are occupied and 140,800 or (13.7%) are vacant.

Contrasting these numbers within the proposed Goulds CRA, total housing units are approximately 4,501. of which 4,112 or (91.4%) are occupied units and 389 or (8.6%) are vacant.

Renter Occupied units in Miami-Dade County total 431,400 with 1,627 or .004% in the proposed Goulds CRA.

The median value of Goulds owner-occupied housing units was approximately \$263,800 in July, 2021 according to the most recent census report, compared to Miami Dade County median value of \$310,700. The owner-occupied housing unit rate in Goulds, FL was between 2016-2020 was 45.4% which is lower than the County average of 51.6% in the same period reviewed.

2019 Ownership by Ethnicity:

- Miami-Dade County - White Ownership is 362,641 Proposed CRA 1,480 (.004%)
- Miami-Dade County - Black Ownership is 60,163 Proposed CRA 866 (.01%)
- Miami-Dade County - Asian Ownership is 8,750 Proposed CRA 42 (.01%)
- Miami Dade County - Other Ownership is 12,827 Proposed CRA Other 78 (.01%)

House Values:



- Miami-Dade County (low quartile) - \$190,900 Proposed
CRA ranges from (\$9,999 - \$178,800)
- Miami-Dade County Median House Value - \$289,600 Proposed
CRA ranges from (\$113,000 - \$263,200)
- Miami-Dade County House Value (High Quartile) - \$427,800 Proposed
CRA ranges from (\$150,800 - \$310,300)
- Miami-Dade County Median Gross Rent - \$1,328 Proposed
CRA ranges from (\$739 - \$1422)

Housing Types:

- Single Family 2,466
- Townhouse 156
- Condominium 78
- Duplex 120
- Multi-Family 31
- Vacant Units 389

Household Size:

According to the United States Census Bureau Goulds Census Designated Place (CDP), FL (2016-2020), households totaled 3,346. Persons per household was 3.32.

Housing Conditions

Stuart Architecture canvassed the proposed Goulds CRA, and the following are sample images from their site assessment.

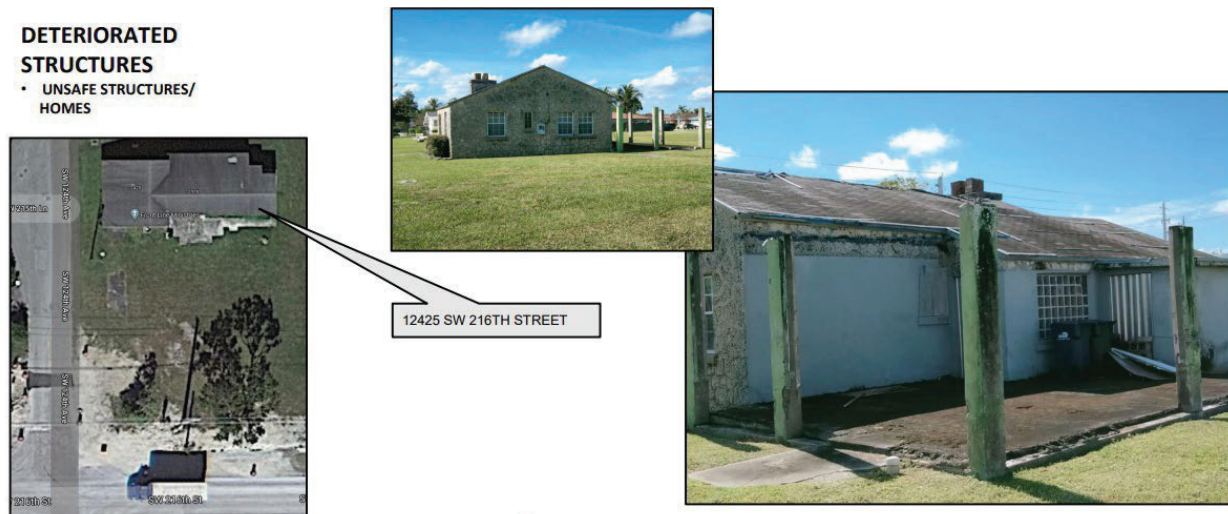


Exhibit 1-3a Source: Pictures from area environmental scan by Stuart Architecture Inc.



DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES

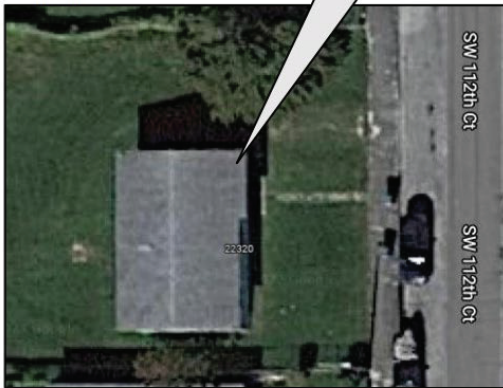


Exhibit 1-3b Source: Pictures from area environmental scan by Stuart Architecture Inc.

DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES

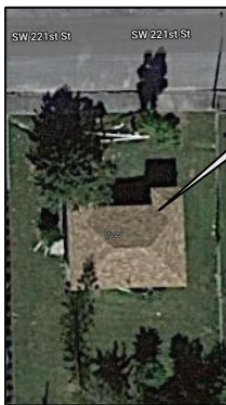


Exhibit 1-3c Source: Pictures from area environmental scan by Stuart Architecture Inc.

**DETERIORATED
STRUCTURES**

- UNSAFE STRUCTURES
HOMES



11440 SW 214TH STREET



Exhibit 1-3d Source: Pictures from area environmental scan by Stuart Architecture Inc.

**DETERIORATED
STRUCTURES**

- UNSAFE STRUCTURES
HOMES



11451 SW 215TH STREET



Exhibit 1-3e Source: Pictures from area environmental scan by Stuart Architecture Inc.



LANDMARKS
• **ARTHUR MAYS VILLAS**

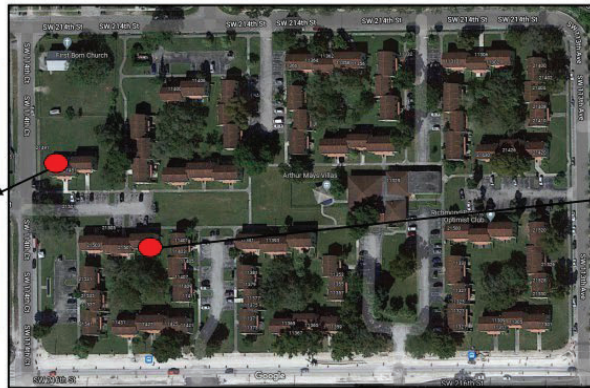


Exhibit 1-3f Source: Pictures from area environmental scan by Stuart Architecture Inc.

The Goulds community is similarly affected in times of extreme economic downturn and natural disaster, according to U.S. Census figures, nearly one million people could be left homeless in a worst-case scenario — most of them among the poorest of the County's residents.

	Census Tract 105 Block Group 4	Census Tract 105 Block Group 5	Census Tract 105 Block Group 7	Census Tract 106.14 Block Group 4	Miami-Dade County
Total Housing Units	655 125.1% [↑]	612 5.3% [↑]	328 -7.9% [↓]	539 6.3% [↑]	1,024,194 3.0% [↑]
Occupied Units	576 87.9% 97.9% [↑]	587 95.9% 18.3% [↑]	286 87.2% -19.7% [↓]	496 92.0% 22.8% [↑]	883,372 86.3% 6.0% [↑]
Vacant Units	79 12.1%	25 4.1% -70.6%	42 12.8%	43 8.0% -58.3% [↓]	140,822 13.7% -12.6% [↓]
Owner Occupied	122 21.2% 8.9% [↑]	458 78.0% 133.7% [↑]	42 14.7% -50.0% [↓]	421 84.9% 38.0% [↑]	451,932 51.2% -1.4% [↓]
Renter Occupied	454 78.8% 153.6% [↑]	129 22.0% -57.0% [↓]	244 85.3% -10.3% [↓]	75 15.1% -24.2% [↓]	431,400 48.8% 14.9% [↑]
Ownership: White		276 71.1% 126.2% [↑]	19 25.3% -38.7% [↓]	149 88.7% 175.9% [↑]	362,641 53.4% -2.4% [↓]

Black	111 32.2% 16.8%[↑]	160 90.4% 171.2%[↑]	23 10.9% 56.6%[↑]	272 82.9% 34.7%	60,163 43.0% -5.7%[↑]
Indigenous person					713 49.0% -15.4%[↑]
Asian		22 100.0%			8,750 57.9% 1.9%[↑]
Islander					72 25.4% -53.5%[↑]
Other					12,827 38.4% 72.6%[↑]
Ownership: Two or More	11 100.0%				6,766 49.9% 18.0%[↑]
Hispanic		260 69.9% 381.5%[↑]	19 25.3% -38.7%[↓]	149 88.7% 125.8%[↑]	296,259 49.5% 4.0%[↑]
White Not Hispanic		16 100.0% -76.5%[↑]			87,574 64.5% -14.6%[↑]
House Value (Low Quartile)	\$101,400	\$179,000	\$9,999	\$134,300	\$190,900 787.2%[↑]
Median House Value	\$113,300	\$229,700		\$230,500	\$289,600 1078.6%[↑]
House Value (High Quartile)	\$150,800	\$280,800		\$295,500	\$427,800 1209.7%[↑]
Median Gross Rent	\$739	\$1,419		\$1,299	\$1,328

Table 1-2 Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates Miami -Dade County, Florida Housing

1.4.4 County/Other Facilities

The Goulds area has an abundance of trails and parks for its size. The discussion that follows provides examples of the facilities housed in the target area.



1.4.5 Parks

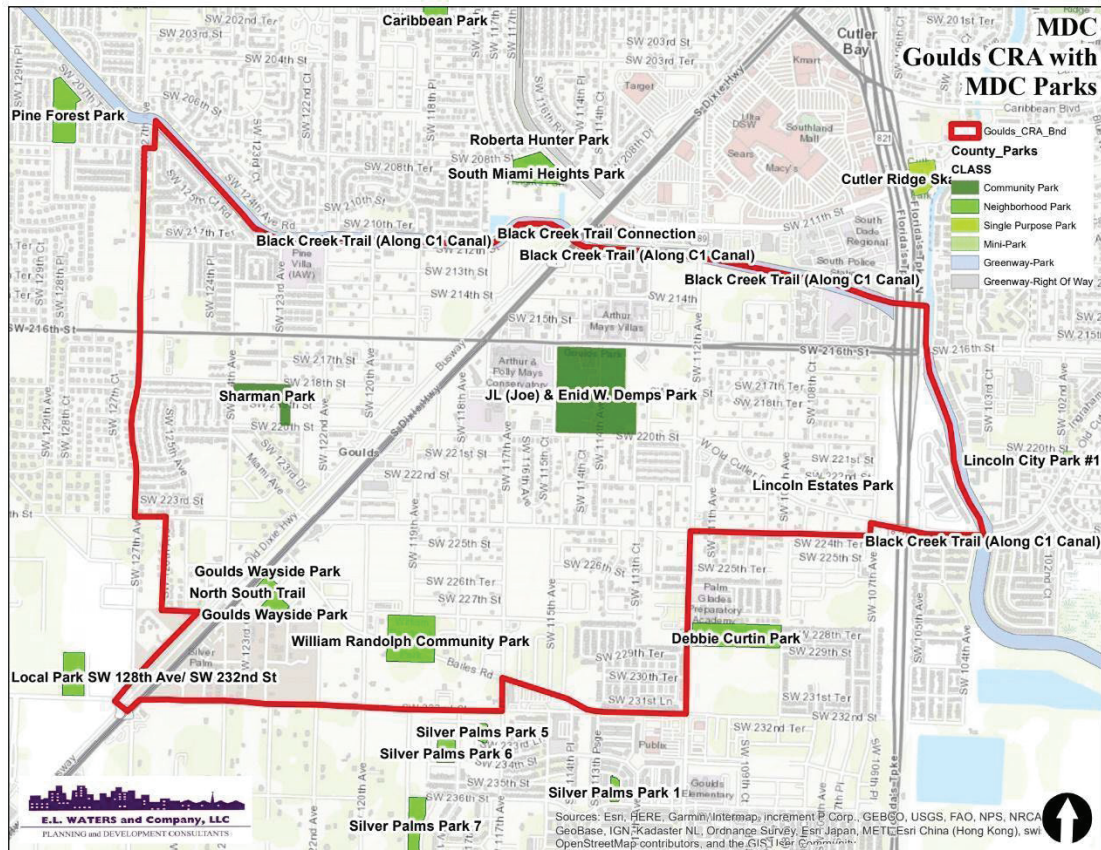


Exhibit 1-4 Facilities and MDC Parks

Some of these are neighborhood-parks, others are community-parks. It was noted that still other areas in the community are underserved and therefore residents must travel further to access these resources.

1.4.6 School Systems and Education Levels

Percent of Population 25+ with:

Less than High School Diploma 19.7 %

High School Diploma/GED 40.2 %



Some College/Associate Degree 21.7 %
Bachelor's Degree 11.0 %
Graduate/Professional Degree 3.1 %
Graduation Rate (2014-15): 77.6 %
White 90.3%
Black 71.3 %
Hispanic 83.4 %
Dropout rate (2014-15): 4. %
Source: MC@FIU, November 2016

Table 1-3 Goulds Community Education Levels

The school system in the Goulds Community provides for two public and two private (Charter Schools) educational institutions. These educational resources are providing early childhood education through high school diplomas (REF. Goulds CRA MDC-Schools Map). Advanced degrees, higher education and certifications are typically acquired online, or in-class institutions located outside of the Goulds Community.

The two public schools in the Goulds community are the Arthur and Polly Mays Conservatory of the Arts and the Pine Villa Elementary School. They are in the Dade County School District. The former is a Middle/High School for grades 6 to 12. Its average test score proficiency is 57 % which is 2% higher than state average. The student/teacher ratio for Arthur and Polly Mays is 19: 1 and the state of Florida is 17: 1.

There are a total of six hundred and thirty-one students and thirty-seven teachers at Arthur and Polly Mays Conservatory of the Arts. Source retrieved April 2, 2022: <https://www.areavibes.com/goulds-fl/schools/>

The Pine Villa Elementary school provides for Pre-K through grade 5. The school has 330 students and eighteen full-time equivalent teachers. The student-teacher ratio is 18.3. There are 114 students enrolled in PK 38 in KG, and 178 students in grade 1 through 5. There is 1 Asian student, 286 Black students, 40 Hispanic students, 1 native Hawaiian/ Pacific Islander, and 0 white students. Finally, 170 male students are enrolled and 160 female students. The students in the public and private institutions are competing effectively in trying to make significant gains in their endeavors. Source: retrieved April 2, 2022 from: https://nces.ed.gov/ccd/schoolsearch/school_detail.asp?ID=120039000498.



1.4.7 Government Facilities

Infrastructure Improvement Needs:

The existence of deteriorated structures is not limited to buildings. Structures also include infrastructure elements such as roadways, sidewalks, drainage canals, fences, driveways, and drainage aprons.

An examination of the Goulds proposed Community Redevelopment Area FON study done in 2015 by Florida Technical Consultants, Inc. was reviewed as a part of this analysis. This engagement was also commissioned by Miami Dade County. The examination considered the existence of deteriorated or substandard facilities as illustrated by the previous photographs. In addition, the examination also identified where these infrastructure facilities were absent. The following table represents the determination of the inadequate or missing structures in the proposed CRA area and costs associated with the improvements.

Water and Sewer Facilities

Item	Quantity	Unit	Cost	Total
Install Sidewalk 1 Side	30164	SY	55	\$ 1,659,044
Install Sidewalk 2 Side	104489	SY	55	\$ 5,746,889
Install Curb and Gutter	450090	LF	35	\$ 15,753,150
Install Drainage	94734	LF	75	\$ 7,105,050
Structures	868	EA	5000	\$ 4,340,000
Install Sanitary Sewer	151252	LF	85	\$ 12,856,420
Install Sanitary Sewer Structures	605	EA	4000	\$ 2,420,000
Install Sanitary Sewer Features	8	EA	300000	\$ 2,400,000
Install Water	71839	LF	250	\$ 17,959,750
Install Lighting	170	EA	10000	\$ 1,700,000
Roadway Restoration	500344	SY	60	\$ 30,020,667
Design and Contingency 30%				\$ 30,588,291
TOTAL IMPROVEMENTS				\$ 132,549,261

Table 1-4a Cost estimate to address Facility Deficiencies Source: Florida Technical Consultants FON Study dated __2015



Table 1-4a lists an estimated total of infrastructure improvements needed as of 2015. These improvements should be incorporated in the Miami- Dade County 5- Year Capital Improvement Program for 2021-2026.

Exhibits 1-5a and 1-5b presents the existing drainage system network within the Goulds FON Study area. Also, Table 1-5 shows the existing water and sewer accounts in the Goulds FON Study area. There exists a need to decrease the “No water and Sewer accounts” to zero there by increasing the total water and sewer accounts by 270 or 2384.

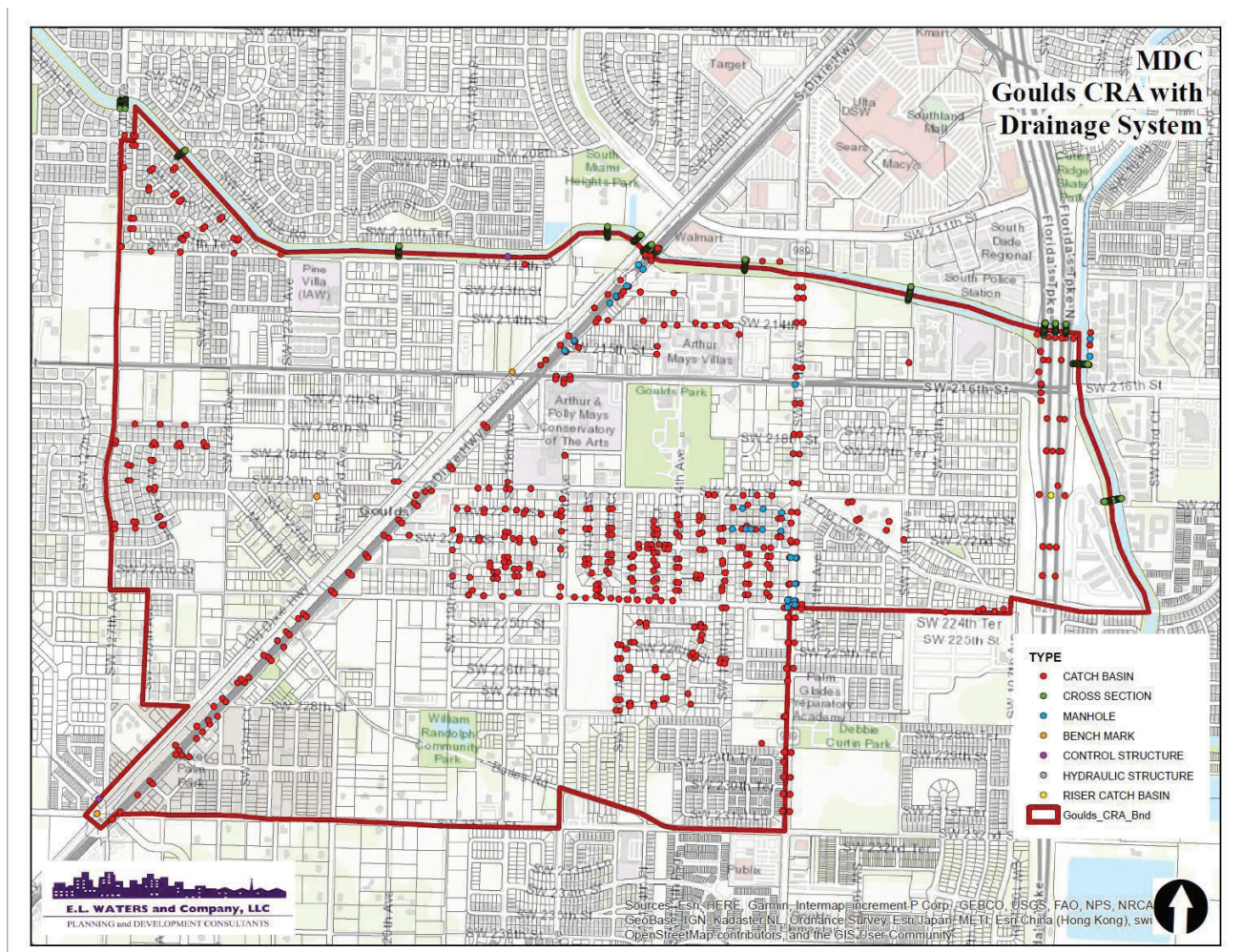


Exhibit 1-5a drainage systems. Source Miami Dade County

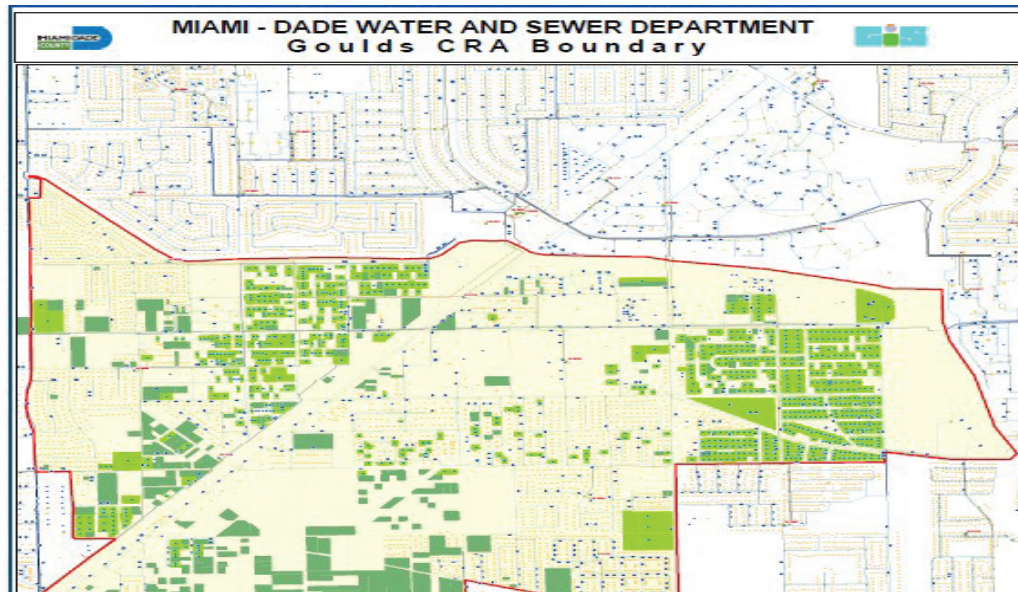


Exhibit 1-5b Water and Sewer Facilities Source: MiamiDade County

GOULDS WATER & SEWER ACCOUNTS	Locations
Water Only	899
No Water and Sewer Account	270
Water and sewer Account	2114
Total	3283

Table 1-5 Goulds Water and Sewer Accounts Source: Miami Dade County

1.4.8 Vacant/Abandoned Properties:

Several of the 1, 526 parcels of land in the Goulds community are vacant and/or abandoned properties which can be viewed in different ways. The best vacant land can simply mean it is in a state of underdevelopment or is undevelopable (e.g., Environmentally unsuitable for development). These Goulds properties may also be vacant because they are in litigation or are currently inappropriately zoned.

Moreover, any number of reasons may exist as to why a property has been abandoned. Principal among these reasons is that property could be subject to tax issues or mortgage foreclosures occurring due to nonpayment. Furthermore, a parcel of land and/or buildings may have been abandoned by the owners for reasons not available. The local, state, or federal governments may acquire these foreclosed properties using eminent domain to use these properties for public purpose. Still other properties were noted as being transferred to the government as gifts for public use. In addition, land or private development speculators may have been “banking” land for future development (e.g., for affordable housing, or public ownership for open space easement for Parkland for green space).

The proposed Goulds CRA within the MDC properties map (see Exhibit 1-5 and 1-6) depicts the considerable number of “vacant privately owned properties and the lesser number of publicly owned (i.e., government properties) within the overall Goulds community. The properties shown include both natural green space and lots improved with structures. In addition, field surveys have produced pictorial representations of some of the vacant parcels reflecting how these properties appear within the Goulds milieu (see, Goulds Vacant Land Site Exhibits 1-5 and 1-6).

Abandoned properties are typically improved parcels which have been neglected, left in disrepair, tied up in legal dispute, unfit for human habitation, negative environmental impacted, publicly tax foreclosed, poorly market position, or parcel configurations for example.

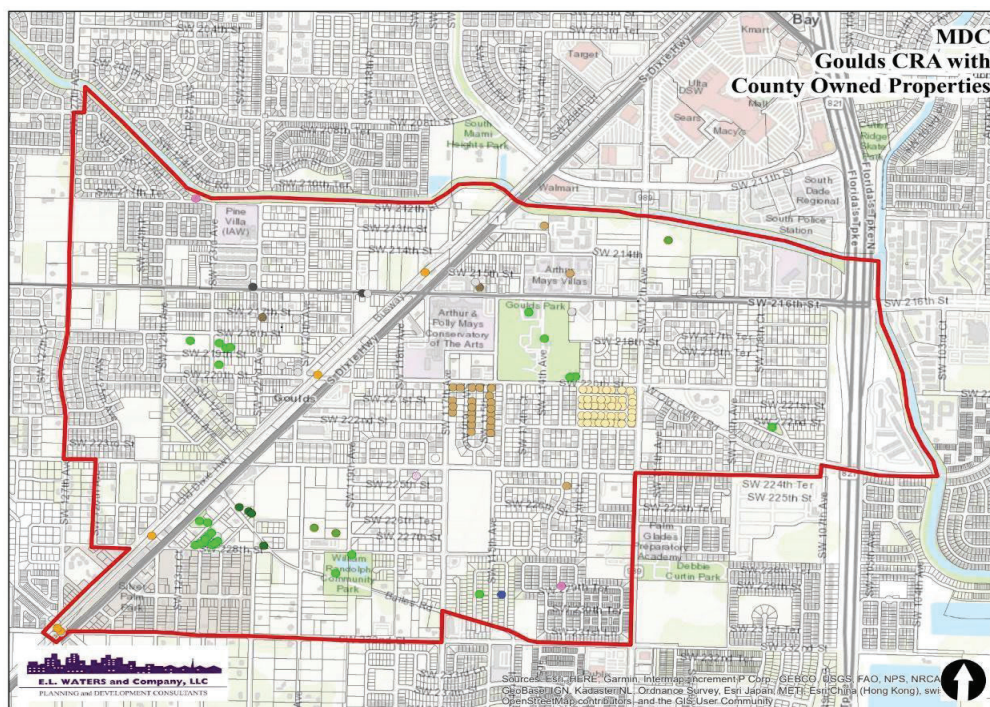


Exhibit 1-6 Vacant Properties



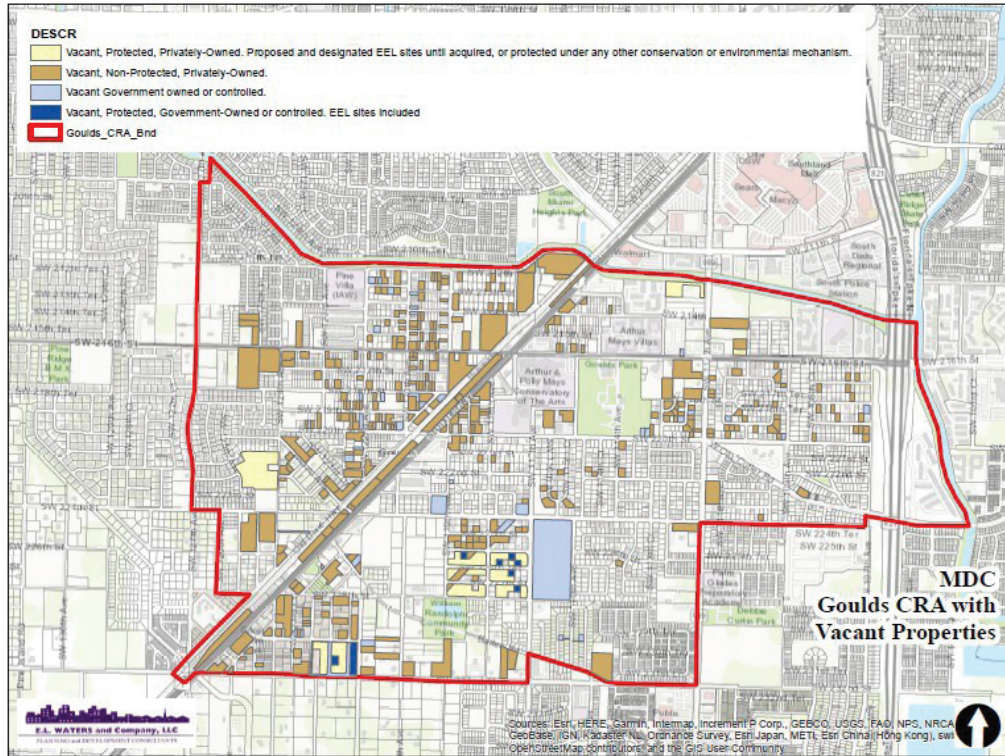


Exhibit 1-7 Vacant Properties

GOULDS SITE STUDY
Miami, FL 33170

Site Visit

January 28, 2022



VACANT LAND



Graphic 1-2 - Vacant lots



1.4.9 Landmarks

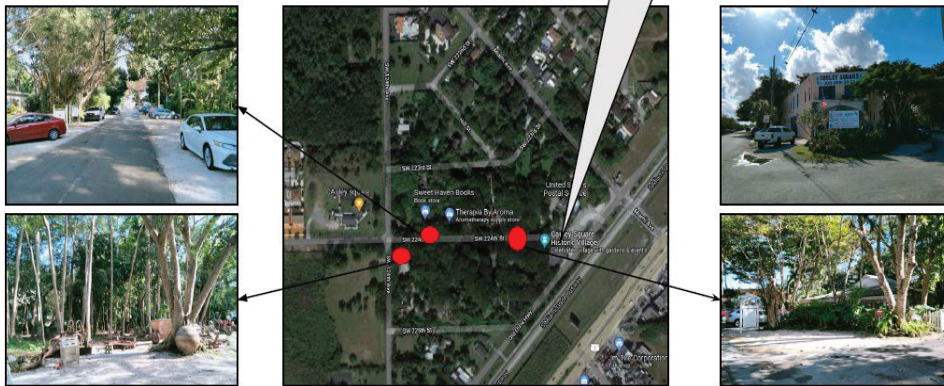
GOULDS SITE STUDY
Miami, FL 33170

Site Visit

January 28, 2022

LANDMARKS

- CAULEY SQUARE HISTORIC VILLAGE



Graphic 1-3 – Landmarks: Cauley Square

1.4.10 Economic Development

As of the date of this FON for the proposed Goulds CRA, the CMA Team did not identify any Economic Development initiatives inside the targeted CRA Development Area. Comments on economic development are contained in the public meeting and reflected that services were insufficient for the Goulds residents and businesses.

SECTION 2 – SLUM CONDITIONS

Slum Determination 163. 340 (7)

“Slum” Defined

Section 163. 340 (7) of the Florida statutes, defines “slum area” as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and Exhibiting one or more of the following factors:

- a) In adequate provision for ventilation, light, air, sanitation, or open space.
- b) High density of population, compared to the population density of adjacent areas within the County or municipality, and overcrowding, as indicated by government-maintained statistics or other studies and requirements of the Florida building code; or
- c) The existence of conditions that endanger life or property by fire or other causes.

Analysis of Slum Conditions:

To qualify as having slum conditions in a CRA area it must meet at least one of the three factors to make that determination. Slum conditions are defined as outlined in Florida Statutes 163.340(7). These are described in the following section.

A. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Inadequate structures can be found in sections 2 and 3 of this Finding of Necessity Study. The appendix lists by documented photos of deteriorated buildings, deteriorated walls, awnings and deteriorated structures.

GOULDS SITE STUDY
Miami, FL 33170

Site Visit

January 28, 2022

DETERIORATED
STRUCTURES
• BROKEN AWNINGS



CITY OF GOULDS
GOULDS AREA CRA FINDING OF NECESSITY

STUART
ARCHITECTURE

Graphic 2-1 Examples of slum sites in Goulds FL



Determining unsafe structures and defining conditions of inadequate housing is determined by the Florida Building Code. Miami-Dade County data collected by the Building Code Division, identifies a number of unsafe structures throughout the community (see, Entitled Building Violations and Goulds Area with Contaminated Sites Exhibit 3-3 and Goulds Area Unsafe Structures Exhibit 3-1 respectively). These units represent residential as well as commercial structures and buildings that have violations throughout the community. The violations represent the range of conditions pertaining to housing standards, improper maintenance of buildings as well as poor ventilation. These violations must be remedied and abated to ensure the health safety and welfare of the community.

Moreover, Miami-Dade Water and Sewer Department-proposed Goulds CRA boundary (2021), Exhibit 1-5, shows the sanitary sewer and water distribution system. This analysis shows that there are several areas where septic tanks are still providing sewer service. This presents a health and sanitation risk for the Goulds Area residents and businesses.

The poverty rate in the Goulds community is 23.3 %. In addition, this represents a considerable number of households with incomes below the poverty line see metrics in Demographic Data for Goulds Table 1-1.

B. High density of population, compared to the population, density of adjacent areas within the County or Municipality; and overcrowding as indicated by Government-maintained statistics or other studies and the requirements of the Florida Building Code (FBC).

The density in the Goulds community is calculated in both the number of acres of land (i.e., 1,862.4 acres or 2 .91 square miles) and a population at 3,475.2 persons per square mile (source: U.S. Census Quick Facts, 2020-2021). These statistics along with Miami-Dade County's zoning densities (see Exhibits 1-2 Goulds CRA Existing Land Use, Goulds CRA Existing Zoning and Goulds CRA Future Land Use Map, and the proposed Goulds Community Urban Center Zoning District (GCUCD) reveal an increase in the density and intensity of land use within the community. Moreover, "the Miami-Dade County Urban Development Boundary (UDB) contains approximately 2,000 square miles of land area, with approximately 500 square miles developed. Based on a population of approximately 2.5 million, the density of persons per acre in Miami-Dade County is 7.8. by comparison, the density in Goulds community is approximately 1.87 persons per acre (Source: US Census, Quick Facts, 2020-21). This analysis shows that the Goulds area is projected to continue substantial growth and density within areas of the community. However, it must provide for equitable as well as sustainable growth to meet its future resident/business needs as well as those of current occupants.



Demographic Data for Goulds

metrics	Goulds	Miami-Dade
Population	11,446	2,701,767
Parcels	1, 526	N/A
Households	3, 350	883,372
Poverty rate	23.3 %	15 %

Table 2-1: Source: Miami-Dade RER, U.S. Census Bureau “quick facts” 2020-2021

Density patterns can be measured by the number of developed acres of land or by the amount of population per acre. Miami-Dade County contains approximately 2,000 square miles of the land area. However, only approximately 500 square miles are developed and within the Urban Development Boundary (UDB). Based on a population of approximately 2.5 million, the density of persons per acre in Miami-Dade County is 7.81.

In the potential CRA area, the population of 11,446 living in a 1,533-acre area, represents a density of 7.68 persons per acre. This is less dense than the County overall. Density can most commonly be defined as a measure of the number of objects per unit (e.g., area of people per square mile or units per acre). The adjacent areas to Goulds have a similar density of population

Zoning densities surrounding the Goulds community tend to reflect a slightly more densely populated configuration (see, MDC-Goulds CRA-existing land use map). Within the proposed Goulds CRA the existing land use 2 DU/gross acre to a lesser number of two-family (duplexes). Moreover, even fewer multifamily low density (under 25 DU/gross acre) developments exist in the Goulds community. also, Ref. “The Land Use Element identifies locations in Miami-Dade County where various land uses and intensities of use will be permitted to occur in the future. It establishes and articulates broad policy in keeping with the traditional role of the metropolitan area comprehensive plan as a framework for, or schematic plan of, areawide future development.”

Source: (2020) *Miami-Dade County Comprehensive Development Master Plan (CDMP) for the years 2020 and 2030.* <https://www.miamidade.gov/planning/library/reports/planning-documents/cdmp/land-use.pdf>

C. The existence of conditions that endanger life or property by fire or other causes

Public safety issues continue to raise concerns in the proposed Goulds CRA. The need to respond to police and fire calls is a historic and ongoing concern in the community. The police and Fire Rescue Departments are located in the northeast area outside of the Goulds community (see Goulds CRA with Public Safety Exhibit 2-1, page 34). The Miami-Dade Fire Rescue Department provides information on incidents associated with emergency calls involving fire and emergency incidents.



Data derived from review of calls for medical and fire structure calls by type exhibited increasingly active dispatcher frequencies throughout Miami-Dade and within the proposed Goulds CRA boundary (source: Miami-Dade County and the Miami-Dade County Fire Rescue Department website February 26, 2022). Moreover, the Miami-Dade Police Department maintains calls for service in the Goulds area grid, which shows a substantial number of calls. (see page 37, Exhibit 2-2, *Police Calls for Service*). This data indicates that there are existing conditions that are ranked according to danger levels by calls received. Moreover, this information indicates that fire and police services reflect a significant need for public safety services in the proposed Goulds CRA.

Miami-Dade Fire Rescue Department reveals that in 2021 the proposed Goulds CRA Area had a total of 2,349 emergency calls. Based on the population of 11,446 (2021), this equates to 205.22 calls per one thousand population. For the entire service area of Miami-Dade Fire Rescue during the same time-frame, the Miami-Dade County population of 2.7 million (2020 census) generated a substantial increase in calls. The latter registering 127.8 calls per one thousand population for the timeframe examined. This is an estimate according to the 2014-2015 Miami-Dade Fire Rescue Business Plan. Additional insights are noted in Table 3.3 page 46.

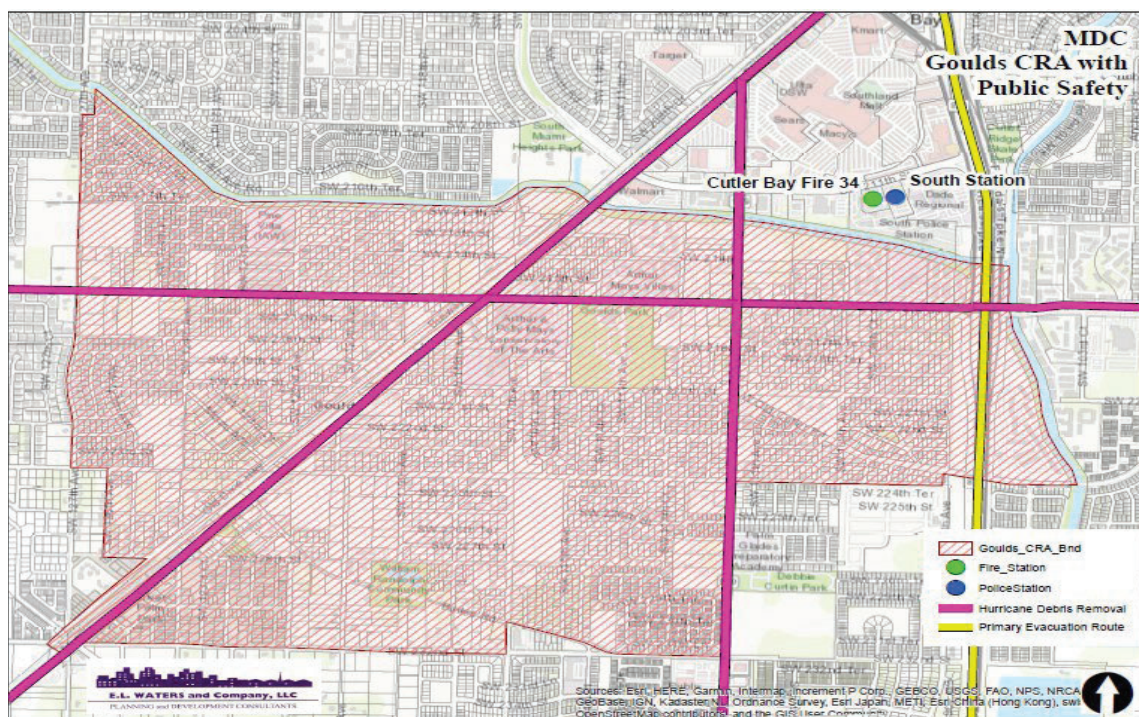


Exhibit 2-2 – Public Safety Mapping

The Goulds community is served by two critical public safety stations. One of these facilities is the Cutler Bay Fire Station No. 34, and the Regional South Police Station located adjacent each



other on 211th Street in the Cutler Bay Town. Emergency calls originating from the Goulds community are reflected as indicated in table 2-2, page 36. Moreover, Police Calls Map Exhibit 2-2, page 37, also depicts the location from which these emergency calls have emanated over the last 1-2 years.

Residents who attended the public meetings (i.e., Goulds FON Study Community Meeting in January, 2022 confirmed the public safety issues for the CMA Team. During the meeting, participants made it emphatically clear that criminal activity is known to occur in certain locations within the Goulds community. See Miami-Dade County/Goulds police activity report table 2-2, Page 36). The citizens recognize that the community plays a significant role in assisting in the decrease and eliminate of such illicit activities within its environment.

Like the earlier public safety map shows, Goulds is a hurricane debris removal corridor, and a primary evacuation route is designated along key routes within the Goulds community. This also points to the potential for catastrophic and significant natural and human-made emergencies. *"...More specifically, within Miami-Dade County and the Goulds community in particular, people do find natural disaster and human calamity, both adversely affects and negatively impacts the community. ..."* (Ref. Miami-Dade is one storm away for a housing catastrophe: Nearly 1 million people are at risk, (2020) Rodriguez, R. and Lopez, Y, Miami Herald.com News, Retrieved October 8, 2020.



**Miami-Dade Police
Department's 57F-CFS by Signal
by Agency Goulds area-grid 2,
322
Calls for Service-Miami -Dade
For Period Between Jan 1, 2020, and Dec
31,2020**

Agency Code Description	CAD Signal Code	Number of Calls
030-Miami-Dade	13 Special Information/Assignment	307
	14 Conduct Investigation	207
	15 Meet an Officer	13
	17 Traffic Accident	31
	18 Hit and Run	15
	19 Traffic Stop	52
	20 Traffic Detail	8
	22 Auto Theft	14
	25 Burglary Alarm Ringing	14
	26 Burglary	28
	27 Larceny	24
	28 Vandalism	27
	30 Shooting	6
	32 Assault	84
	34 Disturbance	210
	36 Missing Person	6
	37 Suspicious Vehicle	5
	38 Suspicious Person	11
	39 Prisoner	15
	41 sick or injured person	68
	43 Baker Act	15
	44 Attempted Suicide	2
	45 Dead On Arrival	3
	47 Bomb or Explosive alert	1
	48 Explosion	1
	49 Fire	3
	52 Narcotics Investigation	11
	53 Abduction	1
	54 Fraud	4
	55 Weapons Violation	9
030-Miami-Dade-total		1, 205
Overall total		1, 205
		February 4, 2022

Table 2-2: Source MDPD – Calls For Services in Goulds



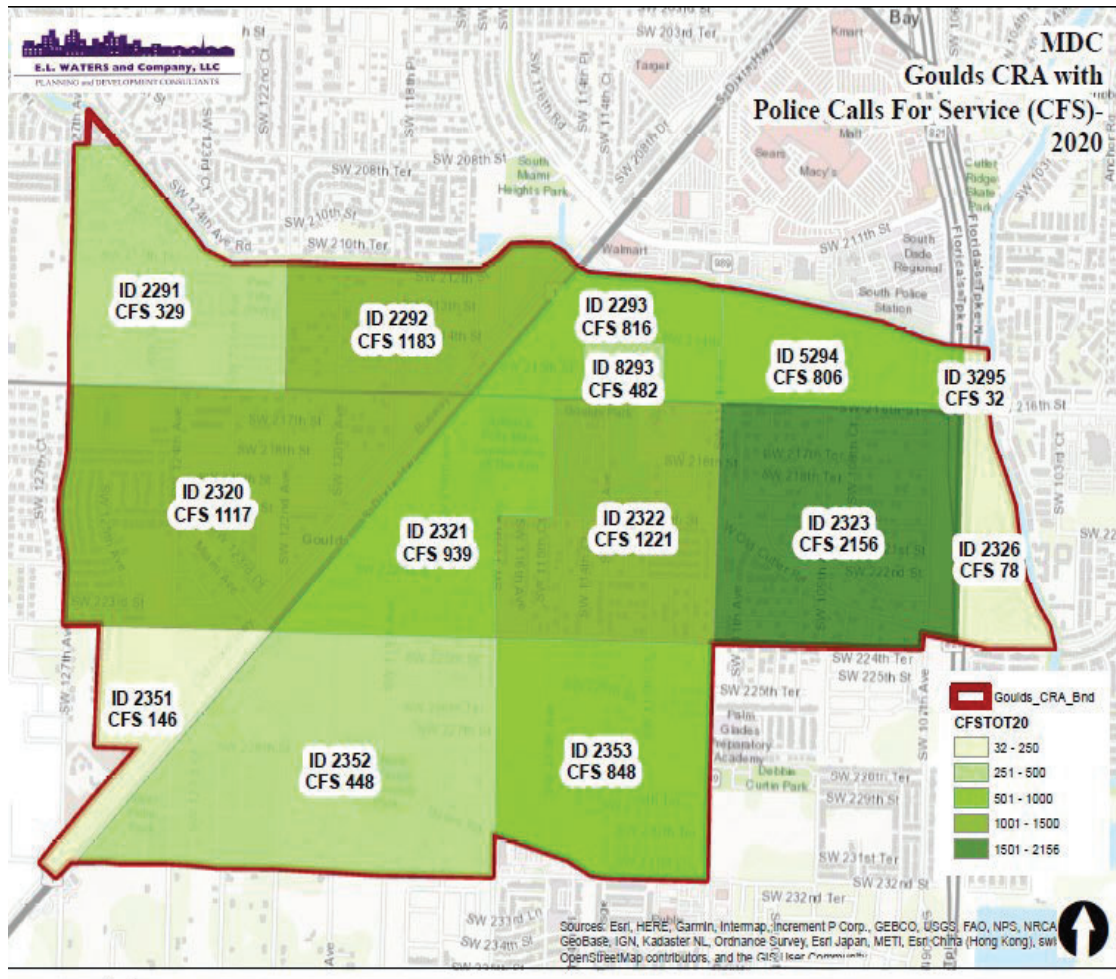


Exhibit 2-2 Police Calls for Service

SECTION 3 – BLIGHT CONDITION

The term blight condition is used to characterize the condition of an area or building as deteriorating, usually because of a lack of maintenance or because of the presence of some external factor that causes property values to decline. The cause of this could be for example, traffic or pollution, inadequate transportation facilities such as a poorly maintained major traffic artery, spot zoning. Moreover, blight points to predominance of defective or inadequate Street layout, parking, facilities, roadways, bridges, or public transportation facilities. In the case of the Goulds community, this means that a major portion of its neighborhoods could be characterized by the existence of a significant degree of blight.

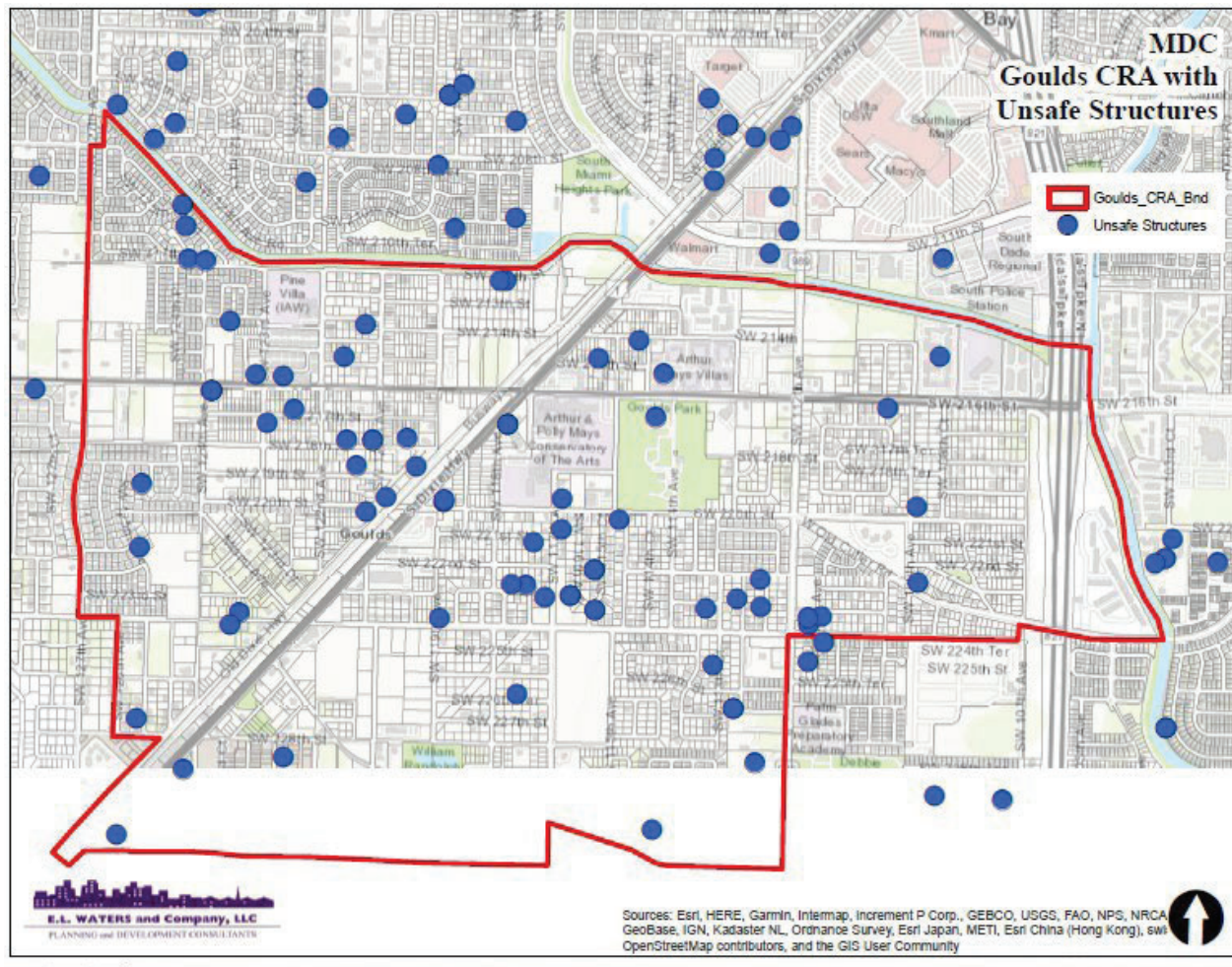


Exhibit 3-1: Unsafe Structures

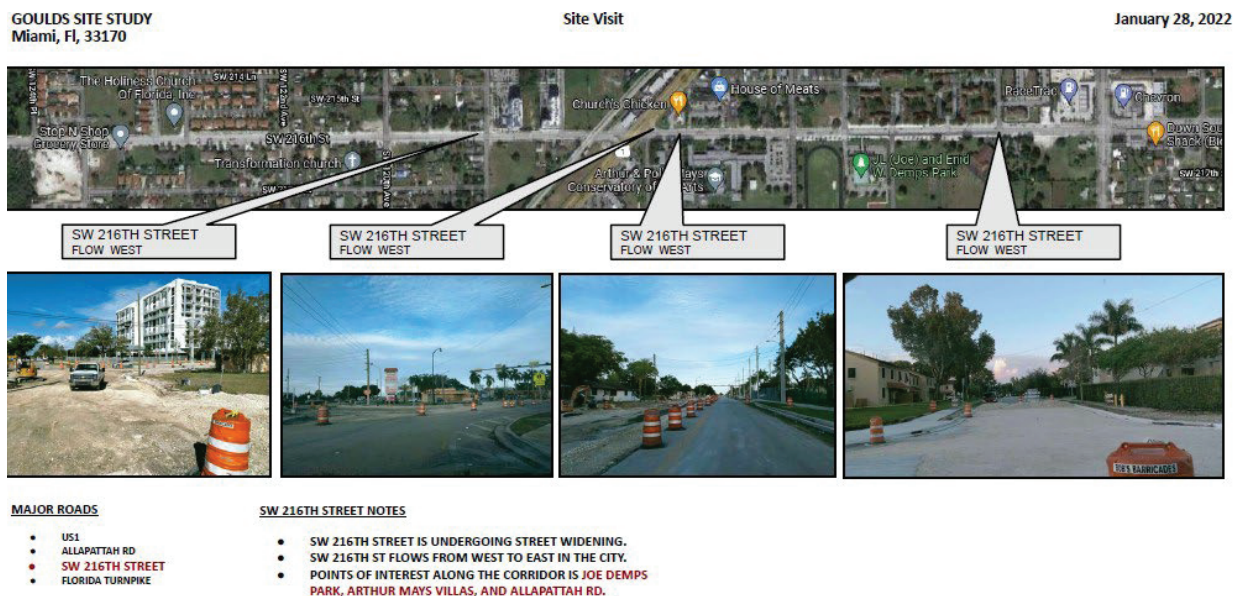
Analysis of Blight Conditions:

The “Unsafe Structures” map indicated on page 38 depicts the location of blighted structures located throughout the Goulds community. These structures contain a degree of deterioration due to lack of maintenance and other factors which meet the definition of blight.

Analysis of Blight Criteria

(a) Predominance of defective or inadequate Street layout, parking facilities, roadways, bridges, or public transportation facilities.

As reflected, in the Goulds area Finding of Necessity December 2015 the major arterial roadway, old Dixie Highway cuts diagonally through the proposed Goulds CRA Area and most of the commercial properties in this area are on major roadways and are easily accessible. Therefore, the street pattern of the proposed CRA is not detrimental to the development of commercial property. (*Source Goulds area potential CRA Finding of Necessity, December 2015, PMG Associates, Inc. Graphic 3-1 Site Visits: Aerial and Ground -Street Layout*)



Graphic 3-1 – Aerial and Ground Street Layouts



Within areas of the Goulds community road conditions require substantial maintenance and repair. (See the page 39 photographs of ongoing resurfacing and repair of the roadway).

The Miami-Dade County Rapid Transit SMART Plan encompasses the area known as Goulds along its route as indicated by the yellow line. The following maps provide information to the community regarding transit access.



Exhibit 3-2a – Source: MD Rapid Transit

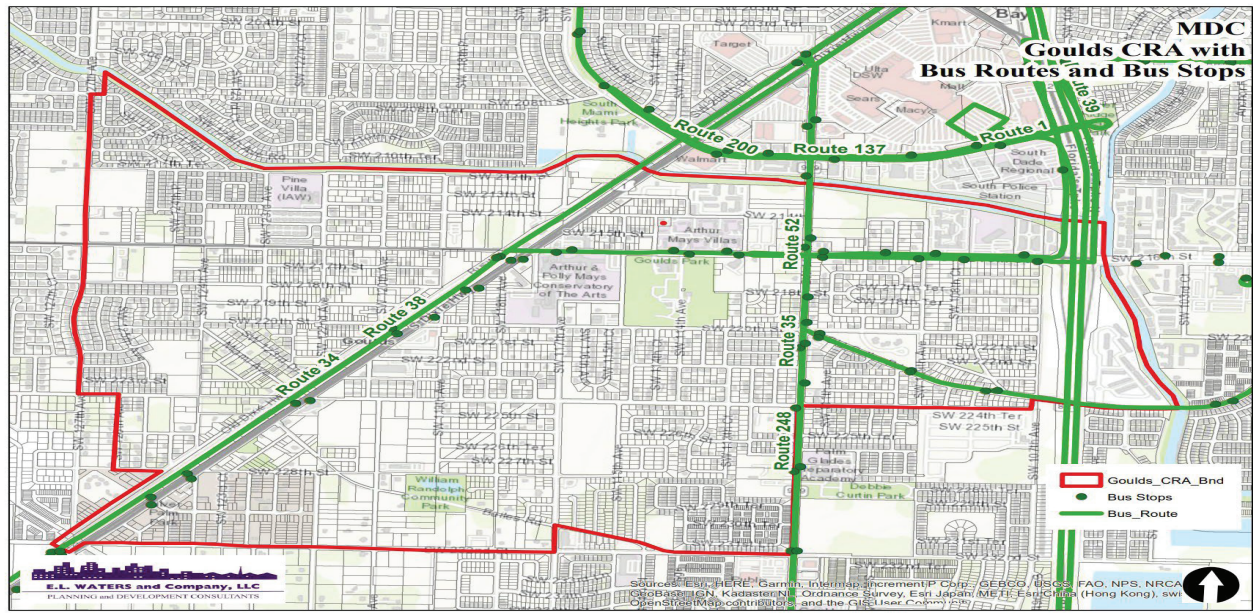


Exhibit 3-2b – Source Miami Dade

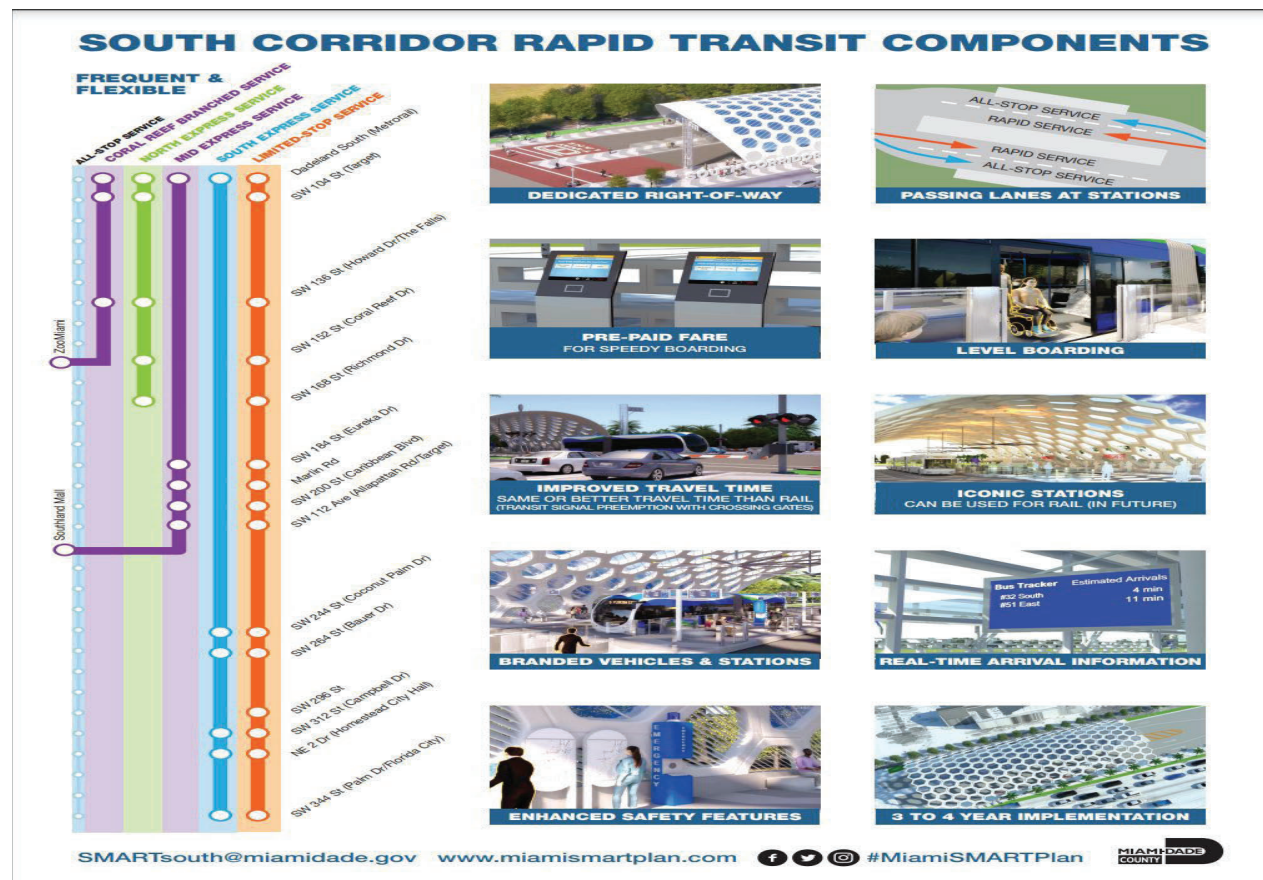


Exhibit 3-2c – Source Miami Dade



(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over 5 years prior to the finding of such conditions.

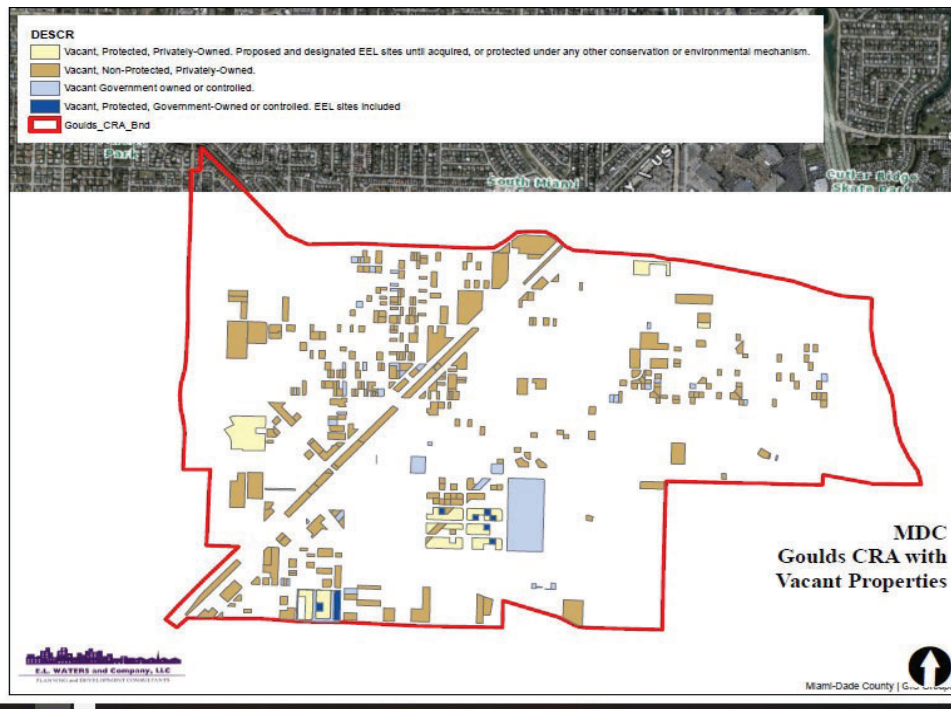


Exhibit 3-3 Vacant Properties Mapping

Faulty lot layout as it relates to size, adequacy, accessibility, or usefulness has resulted in some properties remaining vacant until property owners, investors, and government are able to realize the sufficient benefit or return on investment to warrant improvement of vacant properties.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Faulty lot layout contributes to conditions that will generate faulty street layouts within the study area. As referenced in the Goulds FON Study 2015, commercial lots in the study area provide easy access from the major streets. Also, the lots are adequate in size and do not pose a detriment to development.

d) Unsanitary or unsafe conditions.

Exhibit 1-5a shows that there are many properties within the Goulds FON Study area without water and sewer accounts. Specifically, Table 1-4b below shows 270 accounts without water and sewer accounts. Therefore, these properties are assumed to utilize septic tanks which pose health and sanitary risks for the community."

"Ground contamination continues to be a significant issue throughout the potential Goulds area and much of the Goulds community has been designated as a brownfield site.

Brownfield status is a condition, within certain legal exclusions and additions, of real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant, which may include petroleum hydrocarbon releases. Brownfield status means there are use or development restrictions on the site. The preliminary goals of the Brownfield Redevelopment Act are to:

- Reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards
- Create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites
- Derive cleanup target levels and a process for obtaining a quote no further action" letter using risk – based corrective action principles
- Provide the opportunity for environmental equity and justice most of the proposed CRA area is within the South Dade Brownfield Area as reflected on the map of the Brownfield Exhibit titled Brownfield areas

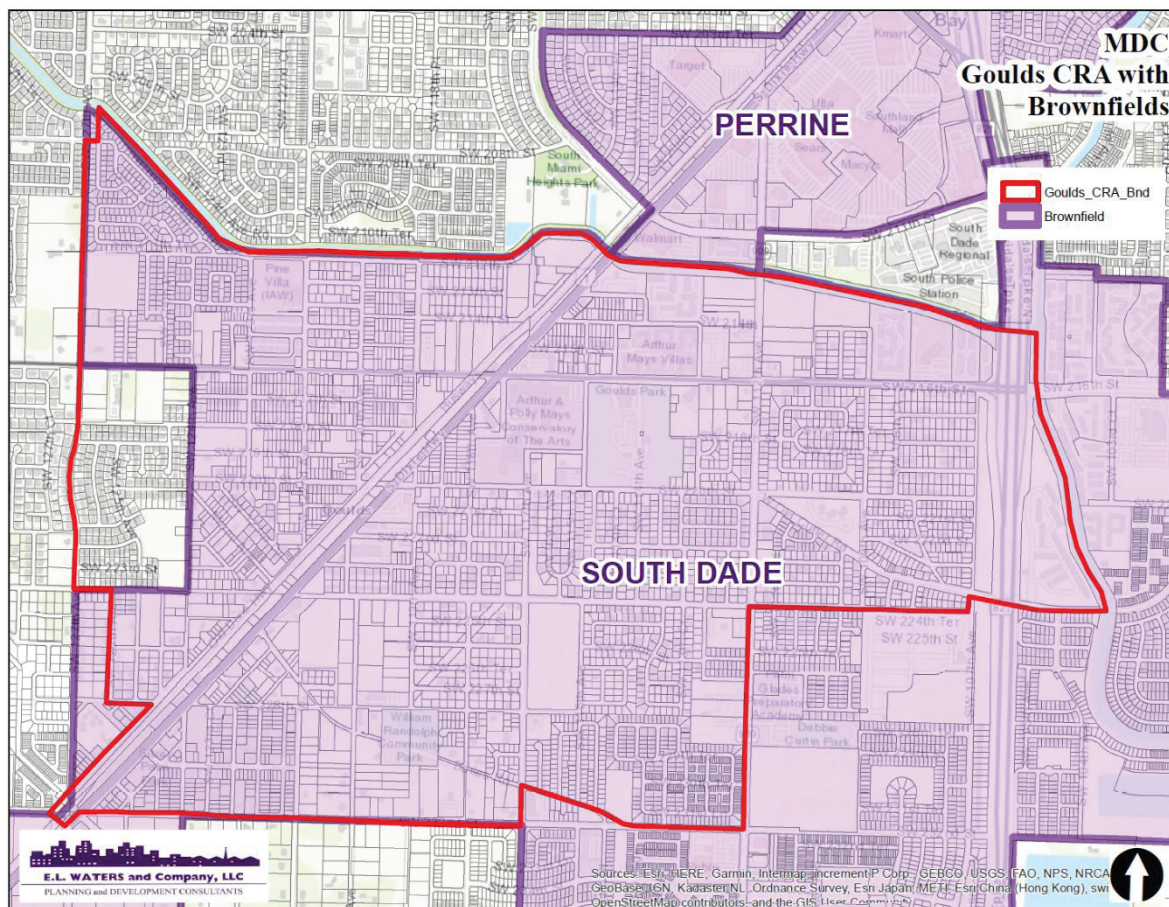


Exhibit 3-3a Source: Miami Dade County. Brownfield Areas

e) Deterioration of site or other improvements.

Evidence shows (see Exhibit_3-3a) that there are sites and improvements within the Goulds community which show conditions of deterioration. Because of the higher population density (see Table 3-1) and smaller land area, the Goulds community contains a relative substantial number of deteriorated areas or deteriorating structures, as compared to its neighboring communities and Miami-Dade County at large.

Geography	Florida City	Homestead	Cutler Bay	Goulds CDP	Miami-Dade County
Population per square mile, 2010	1,888.7	3,996.9	4,096.3	3,475.2	1,315.5
Land area in square miles, 2010	5.95	15.14	9.83	2.91	1,897.72
Source: U. S. Census, Quick Facts (2020-2021)					

Table 3-1 – Geography of Goulds Florida

f) Inadequate or outdated building density patterns.

Density patterns can be measured by the amount of the developed acres of land or by the population per acre. Miami Dade County contains approximately 2,000 square miles of the land area. However, only approximately 500 acres are developed and within the Urban Development Boundary (UDB). Based on a population of approximately 2.7 million, the density of persons per acre in Miami Dade County is 1,426 persons per square mile.

g) Falling lease rates per square foot of office, commercial, industrial space compared to the remainder of the County or municipality.

Within the Goulds FON Study area, lease rates have not been significantly declining and are on the same level with other similar areas of Miami-Dade County. Data sources were used to determine relative lease rates and real estate activity in the area. These sources are as follows:

- MLS,
- Loop.net, and
- Trulia.com. Source: PMG Associates, Inc.

h) Tax or special assessment delinquency exceeding the fair value of the land:



The Miami-Dade Tax Collectors Office is the source of the tax delinquency figures for the County and the potential area. Data representing the tax delinquencies for the past year were acquired and analyzed for this study.

One of the questions regarding the designation of blight is if the area has property with tax delinquencies that exceed the fair value of the properties within the boundary. Although delinquency is down significantly across the County it is higher in the proposed boundary study area. The tax delinquencies for the potential area total \$1,471,445 as of March 2022. With a total taxable value of \$6,815,133,286, the tax delinquencies represent .0216% of the total taxable value.

TAX OR SPECIAL ASSESSMENT DELINQUENCY IN PROPOSED CRA AREA AND MIAMI-DADE COUNTY

Value	Delinquent Value	Taxable Value	Percent Delinquent
Proposed CRA Area	1,471,445	6,815,133,286	0.0216%
Miami-Dade County	70,856,475	357,311,927,912	0.0198%

Table 3-2 Source: Miami-Dade County Tax Collector

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the County or municipality.

In the Goulds FON study area, vacancies are comparable to overall Miami- Dade County rates for this category. Listed below are three sources used to determine the vacancy rates and the Real Estate activity in the area. These are as follows:

- MLS (Multiple Listing Service)
- Loop.net
- Trulia

J) Incidence of crime in the area higher than in the remainder of County or municipality.

The crime rate in the Goulds community, although declining, and all calls for service, has realized decreases during the period of 2018, 2019 and 2020 (see table, 2-2, page 36 Calls-for-service-Goulds CRA). Specifically, in calls – for – service in the category of all calls, the proposed Goulds CRA realized a decline from 11,694 to 11,111 (approximately 5%) to 10,583 calls year to year, respectively. However, the Goulds community was impacted by increases in Code 3 – Emergency Calls [i.e., 2018 (666 calls) and 2019 (730 calls) for 1.10%] and an increase to Code 2 – Emergency/Priority Calls in the 2018 through 2019 (see table, 2-2) from 1,107 calls to 1,178 calls an approximate .06% in police services. The above statistics support the fact that show crime has increased in the Goulds area relative to the surrounding communities in Miami-Dade County.



k) Fire and emergency medical services calls to the area proportionately higher than the remainder of the County or municipality.

Incident Type	Calendar Year		
	2019	2020	2021
Life Threatening			
Number of Incidents	1,388	1,427	2,288
Average Response Time*	7:04	7:10	7:05
Structure Fires			
Number of Incidents	30	15	61
Average Response Time*	5:09	5:32	5:26
*- Time is reflected in minutes and seconds			

Table 3-3 Source: Miami Dade County Fire and Rescue

The incidence of Fire and Medical Service calls as indicated in chart number Table 3-3 above, reflects a substantial increase in Life Threatening events and average response times over the 2019, 2020 and 2021 calendar- years. Likewise, the Structure Fires incidence also have increased in the number of occurrences and average response times.

l) A greater number of violations of the Florida Building Code in the area than the number recorded in the remainder of the County or municipality.

Exhibit 3-4 on page 47 provides a visual reference of the Code Compliance Violations within the Goulds proposed CRA. A review of the Building Code report provided a confirmation of building structure and/or building code violations throughout the proposed target area in Goulds. These violations are identified as unsafe structures and/or building code violations. They are substantial and vary in type from units that are in disrepair and/or unfit for human habitation as per Miami-Dade County inspections and citations reflected.

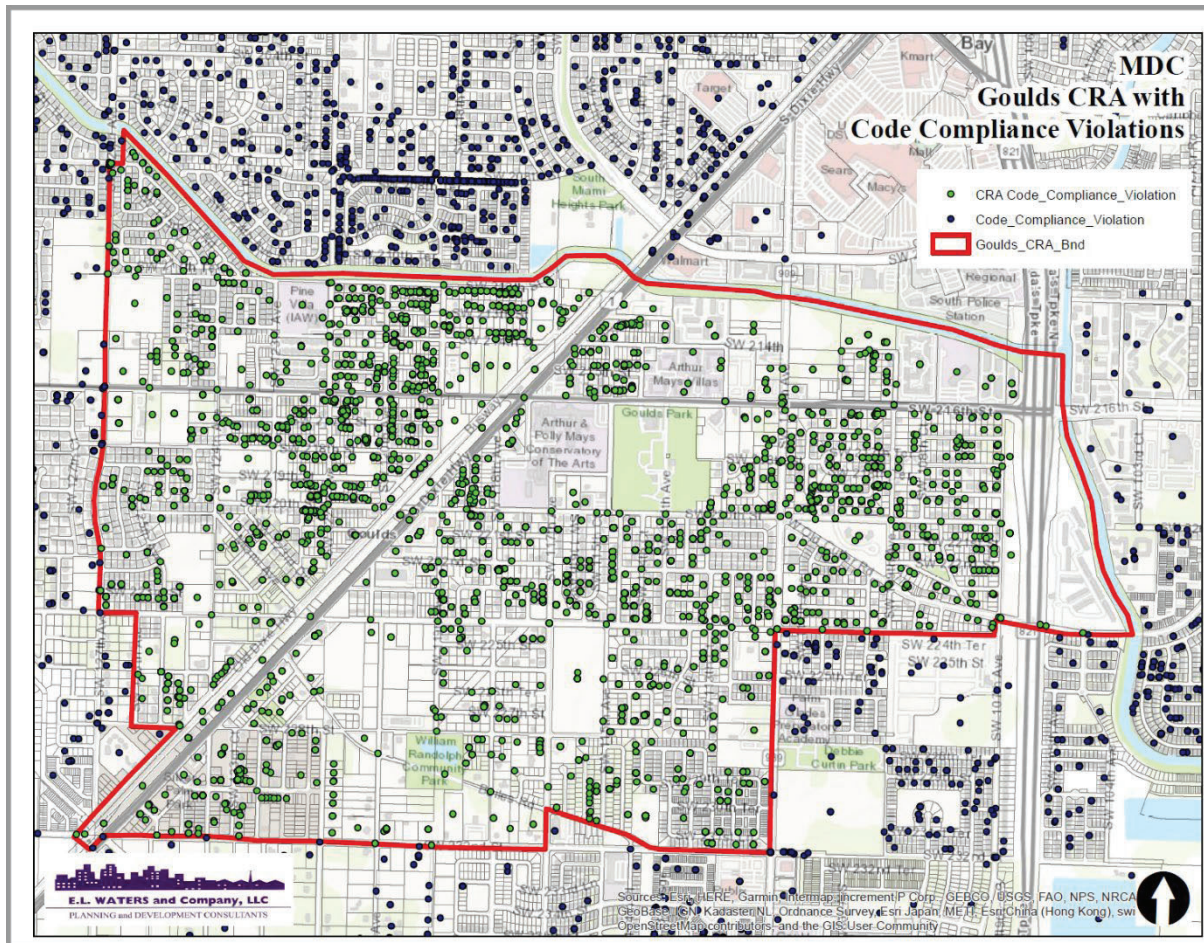


Exhibit 3-4 Source: Miami Dade County - Code Compliance Violations, Goulds Florida

m) Diversity of ownership of defective or unusual condition of title which prevent the free alienability of land within the deteriorated or hazardous area.

The following map, Exhibit 3–5 illustrates the amount of vacant property within the potential proposed Goulds CRA Area. There are several vacant properties which could be a negative factor for the community since the properties are not deemed incoming producing. Therefore, an opportunity exists for redevelopment of those properties by assembling them within a proposed CRA to become more productive. Further research will be necessary to determine title and ownership of those respective properties.

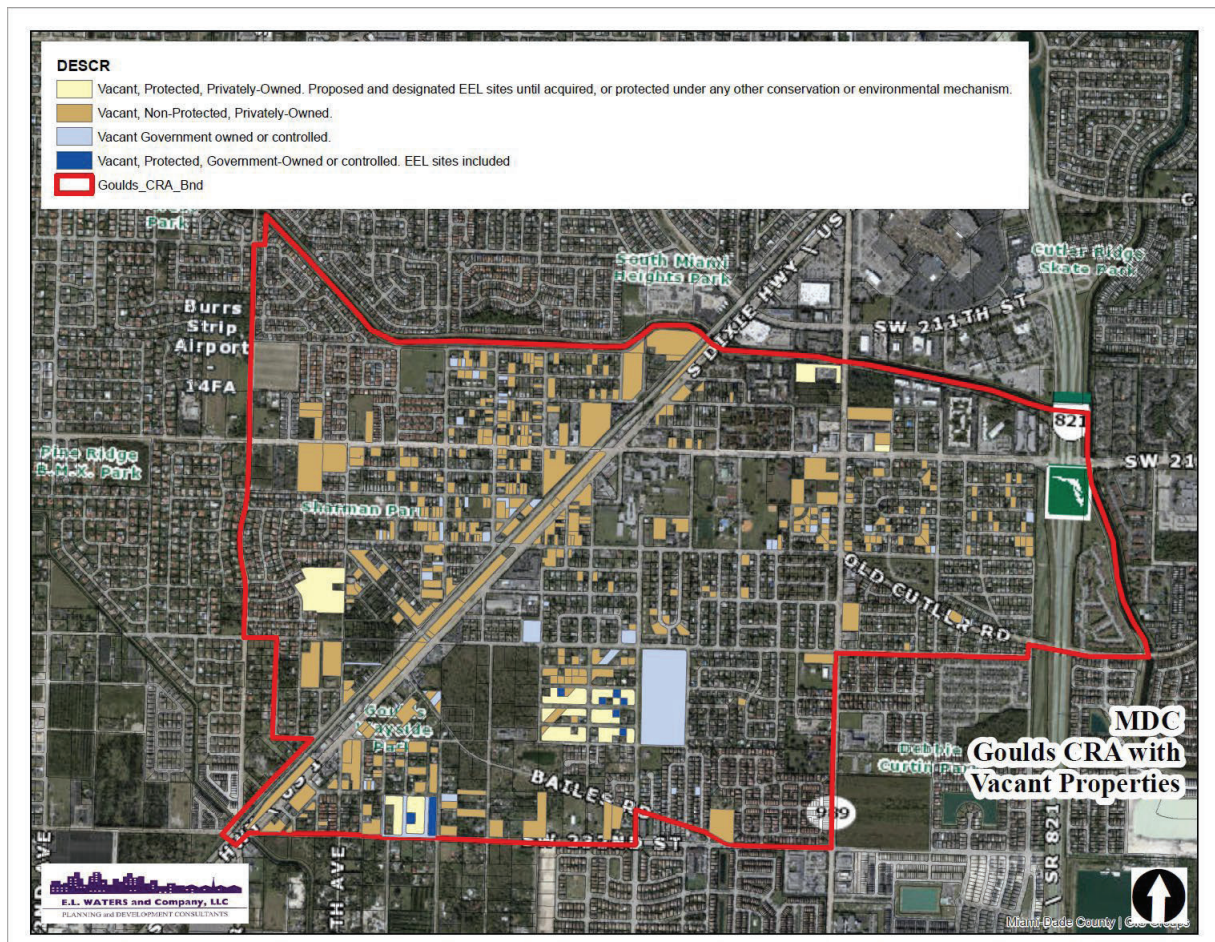
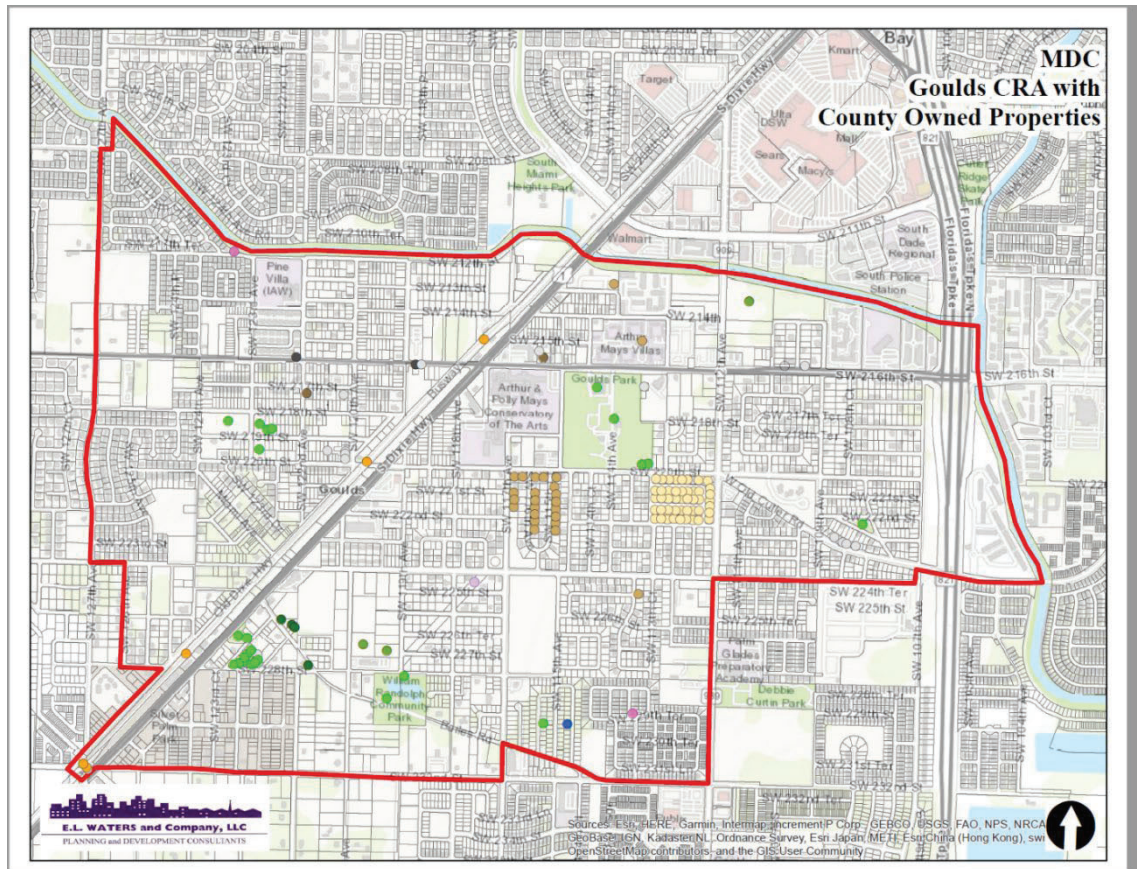


Exhibit 3-4 Source: Miami Dade County

n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

The County owns several types of properties within the target area . This includes Environmentally Endangered Lands (EEL) and Environmentally Sensitive Properties (non-EEL). These properties owned by the County provide potentially adverse environmental conditions for the community. Some properties are environmentally sensitive and may not be developable. Other properties, if substandard, may be acquired by public interest and redeveloped for private use.



Goulds CRA – County Ownership

TYPE

- Affordable Housing Rentals
- Public Housing
- Infill Housing Lot
- Park
- Environmentally Endangered Lands (EEL)
- Environmentally Sensitive (non EEL)
- FPL Easement
- Pump Station
- Busway
- Special Taxing District
- Vacant Land
- Right-of-Way
- Not Determined

Exhibit 3-5 Source: Miami Dade County - County owned properties

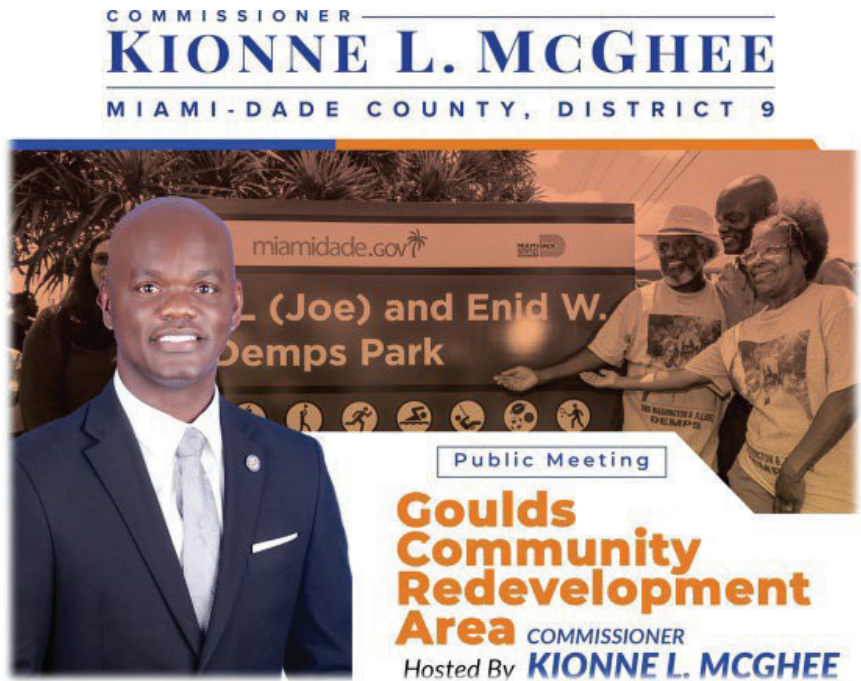


(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been repaired or stabilized.

The Goulds FON Study Team did not find any evidence of sinkhole activity in the Goulds FON Study Area.



SECTION 4 – PUBLIC INPUT



January 8, 2022

Facilitated by:



Exhibit 4-PUBLIC INPUT NOTICE

This section is a Summary of Comments from the January 8th meetings of residents and business representatives:

Attendees were introduced to the CMA Project Team

- Gail Birks - Principal in Charge, Co-Project Lead
- Elbert Waters, J.D - CRA Project Manager
- Anson Steward - Urban Planner/Architect
- Dr. Ray White - Economic Development SME
- Oliver Williams Jr. - Municipal Financial Advisor SME
- John H. Jackson, P.E. - Improvement/Transportation Specialist
- Jeffrey Watson - Financial Assessment
- Harold Ruck - Senior Planner/ GIS Mapping
- Karen Cooper - Senior Planner/Housing

The Scope of the Engagement as defined by Miami Dade County OMB in accordance with Chapter 163 with the Florida Statute was shared with the community and later the formal description of “What is a Community Redevelopment Area.”



207 Laurel Oak Lane, Ste. B Davie, FL 33325 www.cma-ent.com 954-476-3525

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The CMA Team designed its investigations and presentations in accordance with the statute summarized below. Public Meeting attendees were introduced with a foundation of the purpose, outcomes and definitions of the statutes that applied to the engagement.

Florida Statute - Goulds Findings of Necessity (FON)

Florida Statutes, i.e. Should discuss how we are conducting an analysis of conditions that exist, pursuant to State Law:

1.Slum Determination, F.S. 163.340 (7)- Inadequate ventilation, sanitation, etc., conditions that endanger life and property

2.Blight Determination, F.S. 163.340 (8)- Deteriorating structures, economic distress, etc., faulty lot layout, deterioration of site or other improvements

During the presentation to residents and businesses, the CMA Team provided a clear definition of the **Community Redevelopment Area**.

•What is a Community Redevelopment Area?

- ✓ Local governments can designate areas as Community Redevelopment Areas when certain conditions exist. Examples of conditions include:
 - The presence of substandard or inadequate structures,
 - A shortage of affordable housing,
 - Inadequate infrastructure,
 - Insufficient roadways,
 - Inadequate parking.
- ✓ A CRA is funded by taxing authorities via Tax Increment Financing. The dollar value of all real property in the proposed Community Redevelopment Area is determined as of a fixed date, also known as the “value.” The Miami-Dade Taxing Authorities are as follows:
 - Miami-Dade County
 - Miami-Dade School Board
 - South Florida Water Management District
 - Children’s Trust
 - Florida Inland Navigation District
 - Everglades Project

Source: Miami-Dade County Property Appraiser

- ✓ Taxing authorities, which contribute to the tax increment, continue to receive property tax revenues based on the initial value. These initial or base value revenues are available for general government purposes. However, any tax revenues from increases in real property value, referred to as “increment,” are



allocated to the proposed Community Redevelopment Agency Trust Fund and dedicated to the targeted redevelopment area.

Attendees were presented with the proposed boundaries of the Goulds CRA for discussion purposes. All agreed that the boundaries were accurate. The area is geographically defined as ...

- North – SW 210 Terrace
- South – 232 Lane
- East - SW 103 Court
- West – SW 127 Avenue

Most of the hour and a half session was used to solicit community feedback on the topics provided in the slide above.

A summary of the comments collected are below according to the topical categories.

Residents' Comments

Perceptions:

- In some of the opening statements from the community, several residents felt that most of the community had been “sold” through a “private sales system”. And the perception was current residents had been deliberately excluded from the process of purchasing real estate in the target area. Hence, a distrust of the “system” that oversees property and tax appraisals of the real estate in the community.
- Residents are not as educated on property tax requirements as is essential in protecting their properties for foreclosure and being in position to purchase real estate that becomes available.
- Community residents will also need to benchmark other CRAs in the South Dade area - Florida City, Naranja, Perrine for example and understand what these community CRAs are doing that is maintaining their success.
- **BUILD BACK BETTER FUNDING HAS ARRIVED:** *The* community is not aware of what is being allocated to their area. And the jobs that residents can qualify for in the infrastructure rebuild. District and Community Leadership needs to make sure that council and commissioners know community needs

Infrastructure

- *Code Violations:*



- There is a deterrent for the residents to report violations because they do not want to give their names. Prefer to do so anonymously
- Many abandoned semi-trucks or properties in area (considered “Part 1” crime)
- Comment: “Build Back Better” funds have arrived. Residents need to contact their state and local representatives on the intent and allocation for their communities. Also, what does that mean for jobs for Goulds residents.
- *Transportation and Logistics:*
 - Road conditions are bad. Road repairs on “neighborhood” streets are not being fully repaired. Residents shared that only potholes are being filled. There are nominal improvements being done to roads in the community.
 - No sidewalks along 112 Avenue to US 1 and south to 224th Street. This is a hazard for residents of all ages who need to walk this route. Along the left side of the road is considered most hazardous.
 - *Traffic Study:* T h i s w a s done but no action taken
 - Speed Bumps and/or roundabouts are needed along SW 224th Street, 213th Street, 112th Avenue to 117th Avenue on 224th Street. Cars are driving at excessive speeds. Also, on 220th Street between 120th Avenue and 122th Avenue (west side of Perrine). 224th Street on east side.
- *Safety:*
 - 112 Avenue. Children do not have sidewalks to use for safe access
 - Establish better Community Policing.
 - Re-instate the mini police sub - station in the community
 - *Safety: SUGAR HILL Annex:* US1 west to 122th Avenue. Duplex on 212th Street is infested with drug dealers, drug users, prostitution
- *Sanitation Issues:*
 - *Septic Tank System SW 216 to canal*
 - 220 Street on west side. Locations of concern include:
 - 120 Avenue from 216 to 220 Street (old business district)
 - 114 Avenue across 220 Street have multiple patches
 - *Sanitation:* Most residents are still on septic tanks versus sewer systems in their neighborhoods

Transportation

- Metro bus routes: 52, 35, 1 have been rerouted making it inconvenient for residents to access the lines.
- Bus Line on 216 Street has been removed and residents must walk several blocks to the main bus line



- Trolleys would be a suitable alternative for ease of access for residents to new bus lines

Housing

- No opportunities to “rent to own” in the area to create home ownership
- Notices of purchase through the tax office are not distributed in the community and residents who can qualify to purchase are not provided the opportunity to participate in the sales.
- Zoning concerns. "Multi-plex" (a.k.a. multi-unit) developments are being built in single-family home neighborhoods
- Workforce housing becoming more prevalent in the area.
- Ventilation in apartments and homes (rented) are insufficient

Social Services:

- CAA office was removed. Now must go to either Naranja or Perrine locations
- No place for residents to go if they need Rental Assistance Programs, Tax Preparation Assistance Programs or FPL vouchers
- Access to holistic inventory of social services is void in Goulds.
- Senior Day Care/Camps
 - Enhancing the quality of life and safe spaces for seniors in the community

Community Relations

- Residents seek better contact with District 9 office
- Prior studies proposing a CRA District were not submitted for ratification by the Board of County Commissioners
 - Currently have a commissioner who is committed to getting it approved

Economic Development

- Equity in Capital and Economic Development initiatives
- Most business is done with “outsiders” or non-residents of Goulds
- Build businesses in the sector
 - No functional incubator or business center for community businesses and those who aspire to go into business. Nearest centers are in Perrine or Naranja
 - Access to capital is non-existent
- Businesses on 114 Avenue and 224 Street are not keeping their locations clean.
 - Family Dollar store is a primary culprit
- There are few businesses located within the targeted area. Most of the businesses and service providers are located along the outer boundaries of the targeted area along US1.
 - Noted were neighborhood grocery stores, small restaurants, Family Dollar, 2-3 gas stations



- A Tax Base is the key element for the CRA to succeed.
- Mainstream Business Guidance (mentoring and/or partnerships).
- Access to capital assistance is needed.

Education

- Better support for Title 1 schools. Currently there is minimal community support
- Two schools are the lowest performing (Pine Villa, Mays Senior High School)
 - Mays is a magnet school; Pine Villa is a Title 1. Residents do not know how to manage the system qualify for needed funding and much needed resources
 - No Pre-K programs that are available to provide the skills that this student level needs and are essential to establishing the fundamentals for proactive learning.
 - Resources are absent to educate the parents on sources available
- Utilize the neighborhood schools more for community program sites.
- Better student/teacher ratios
- Concerns exist that the charter schools in the area are siphoning off students from the traditional schools, stripping their budgets and resources (revenue per child is reduced).

Business/ Service Provider Community's Comments

It should be noted that only one Service Provider participated in the session and 2-4 business owners and/or representatives of community organizations were present.

Service Providers:

- Citrix Foster Care: Contracted by Dept. of Children and Families
 - Need to recruit more families in South Dade and/or Goulds area as foster parents. Currently are transferring children to Central and Northern Dade locations which means being removed from familiar surroundings
 - Need more resources for foster care families such as clubs, after school programs, stronger PTSA initiatives
 - Need more resources available in the community for parents and guardians.
 - Need Children's Home Society and Trust to allocate more resources in South Dade area
 - Goulds needs more parents involved
 - Not able to keep the kids in the community
 - Insufficient community partners in area for sponsorships and mentoring and engagement with community youth
 - Access to funding for youth & families to participate in support of foster families' programs is a major issue
 - Approximately two hundred registered foster parents in South Dade - more are needed in Goulds and Florida City



- Incentivized education and mentorship are needed for older foster youth

Education

- Kids 13-17 yrs. need biggest support (Citrix Foster Care)
 - Issues include running away and delinquency in schools
- Mentorships for older children needed
 - 5000 role models, civic groups, fraternity/sorority groups
- Programs that enhance social skills are needed
- Better communication from the School District Representatives is needed
- Districts with underserved areas need to be more informational to parents, guardians, and service providers
- Need Trade/Vocational Skill Centers that are accessible to the community
- Head Start Programs at the area schools are needed

Economic Development

- Current stores in the community do not have a connection to the community
- Need major chains to mentor the smaller owners.
They have not reached out to build community partnerships with area businesses
- Commercial Locations 210 Street to 234 Street
 - Allapattah (112 Ave to 248 Street)
 - Goulds Shopping Plaza is a hangout an element that is prone to crime. Also stores there are known to price gauge the residents
- Do not have anything that documents “**Best Use**” or “**Need**” for the business requirements of this area
- A Business Incubator that has historically been in Goulds is inadequate. One that will provide the residents with mainstream resources is needed.
- Access to capital is non-existent

Infrastructure

- Current and anticipated capital improvement projects are not using residents from the area.
- Mom and Pop owned businesses are no longer in the community
- Business owners and residents need better knowledge of opportunities available and how to access
- Trolleys are needed to assist residents to move around when bus lines have been reconfigured or cancelled
- *Public Safety:*
 - *Arthur Mays has excessive Gun Violence that occurs*
 - *Not safe to go to the gas stations in the area for fear of being robbed or assaults*



occurring day and night

- *Main police station is Station #4 next to South Dade Government Center. Need a mini-station in the community*

Social Service

- Funding shortfalls in area programs that cater to youth and business owners exist
- Equitable distribution of funding from Children's Trust does not support the needs in South Dade and specifically the Goulds community
- Social services used to be available at the South Dade Government Center Building, but have been moved out of the immediate area according to focus group participants

Housing

- Housing costs are higher than what current residents can afford (purchase) and Rental rates are rising.
- Public Housing ("Chocolate City") is located across the Street from the park. A lot of crime exists in this housing structure
- County is not doing any more subsidized housing projects and there is a population still in need of it in the target area
- Gentrification is already happening in Goulds along its boundaries
- *Code Violations:* Properties are being purchased/renovated then businesses are being operated illegally from the new property according to focus group participants
- Need to ensure that what happened with Hope VI does not happen with Goulds HUD project residents.
- Better management of relocation to keep gentrification from happening is needed. Residents are being evicted from their units with no comparable place to live due to higher housing costs
- *Housing code violations:* People are parking industrial equipment and vehicles in their yards and along the residential Street. This is in violation of code

The types of businesses needed...

- *Professional services such as accounting, legal, technology, business incubators, childcare, etc.*
- *Retail grocery stores, restaurants*
- *Laundry mats/dry cleaners*
- *Medical facilities (urgent care, primary care, dental, etc.)*





Exhibit 4-1 – Public Meeting, January 2022



Exhibit 4-2 – Public Meeting, January 2022





Exhibit 4-3 – Public Meeting, January 2022



Exhibit 4-4 – Public Meeting, January 2022





Exhibit 4-5 – Public Meeting, January 2022

January Public Meeting Sign in Sheet
Goulds Community Center



<u>NAME</u>	<u>EMAIL</u>	<u>RESIDENT (YES OR NO)</u>
Gale Wimbley		Yes
PHIL MURRAY, JR	MURRAYPHIL1981@ATT.NET	Property owner
Sylvia George	msgraceg@aol.com *	Yes
Gladys H. Lee-Briscoe		Yes
KELVIN BURNES	BURNESK2461@gmail.com	YES
Al Bernal	albernal@bellsouth.net	Yes
ANSON STUART	EL Waters and Company	NO
Anthony Cotton	anthone.cotton86@gmail.com	Coach
JL Demps Jr	jl/demps@bellsouth.net	Resident 786-380-7716
Cynthia Brown		Yes
VICTOR JENKINS	Jenkins10111011@AOL.COM	Yes
Terry Thompson	terrythompson747@outlook.com	Yes
MARIA BREX	mariebrea@bellsouth.net	No
ARMANDO CAZO	ARMANDO@CAZOCORPORATION.COM	No property owner
SHELDON EDWARDS	EDWARDS547@AOL.COM	NO
MARCO (MAX) MOUNET	marcomail@me.com	Yes
Belinda Levy	belinda.levy50@gmail.com	Yes
Charlane Thomas	jamesandshare@bellsouth.net	Yes
Joann Pierre	jpierre@citrustcn.com	NO



<u>NAME</u>	<u>COMPANY/AGENCY</u>	<u>EMAIL/PHONE</u>
TITUS HODGES		
Enid W. Demps*	Goulds Optimist	ggoc@att.net
Harold Reid	Gould Park	
MARCO (MAN) MOUNET	FLORIDA FILM HOUSE	marcohall@me.com
Belinda Levy		belinda
Charlene Thomas		
Journ Pierre	CITRUS FAMILY CORE NETWORK	JPierre@citrusfun com
Alicia Certis	CITRUS FCW	786-717-2231 736-697-5369

Graphic 4-1 Public Meeting, January 2022

Public Meeting – May 7, 2022

On Saturday, May 7, 2022, the CMA Team presented the Finding of Necessity Results to a small group of Goulds residents. Final Comments were solicited from the community during the 2-hour session. The meeting, which was attended by District 9 Commissioner Kionne L. McGhee, the Public Meeting was held at the Goulds Community Center at JL and Enid Demps Park. No additional comments were added. The CMA Consulting team explained the findings as well as the next steps required to seek approval to those in attendance.



May 7, 2022, Public Meeting sign in sheet.

<u>NAME</u>	<u>EMAIL</u>	<u>Bus. / Res.</u>
Terry Thompson	terrythompson7747@outlook.com	(786) 853-4859
Erin W. Dwyer	erin.dwyer@bellsouth.net	786-333-4137
<u>NAME</u>	<u>EMAIL</u>	<u>Bus. / Res.</u>
PHILIP MURRAY, Jr	PMURRAYPHILIP@ATT.NET	305-257-1897 (Res)
David Guzman	undave@bellsouth.net	305-975-2300
Susan Bess	s_bess@yahoo.com	786-227-8937
Nicole Johnson	nicolejohnson22@gmail.com	(305) 244-2801
Helen M. Johnson (bus)	Helen.m.johnson@bellsouth.com	305-844-4822

Graphic 4-2 Public Meeting May 7, 2022



Section 5 Summary of Recommendations

Summary of Recommendations

Sections 2 and 3 of this Gould's FON report identify the criteria for designation as slum and blight, pursuant to Florida statutes. Each criterion was examined to assess the conditions and determine if the requirements under Florida state law was satisfied. The following tables reflect the criteria for slum and blight found in the potential CRA area.

**TABLE 5-1
SLUM CRITERIA**

Criteria	Description	Findings
(a)	Inadequate provision for ventilation, light, air, sanitation or open spaces	Meets criteria
(b)	High density of population	Does not meet criteria
(c)	The existence of conditions that endanger life or property by fire or other causes	Meets criteria

**TABLE 5-2
Blight Criteria**

Criteria	Description	Findings
Deteriorated Structures		Meets Criteria
(a)	Predominance of defective or inadequate street layout	Meets Criteria
(b)	Assessed values of real property in the area have failed to show any appreciable increase	Does not meet criteria
(c)	Faulty lot layout	Does not meet criteria
(d)	Unsanitary or unsafe conditions	Meets Criteria
(e)	Deterioration of site or other improvements	Meets Criteria
(f)	Inadequate and outdated building density patterns	Does not meet criteria
(g)	Falling lease rates per square foot of office, commercial, or industrial space	Does not meet criteria
(h)	Tax or special assessment delinquency exceeding the fair value of the land	Does not meet criteria
(i)	Residential and commercial vacancy rates higher in the area than in the remainder of the City	Does not meet criteria
(j)	Incidence of crime in the area higher	Meets criteria
(k)	Fire and emergency medical service calls to the area proportionately higher	Meets criteria



Next Step Statement:

The CMA Consultant Team recommends that the Board of County Commissioners approve the Finding of Necessity Study for the proposed Goulds CRA Area and authorize the preparation of a Redevelopment Plan for the proposed Goulds CRA Area to address the findings for its future economic development and implementation.



GOULDS PROPOSED CRA TARGET AREA

URBAN PLANNER/ARCHITECT PICTORAL SUMMARY

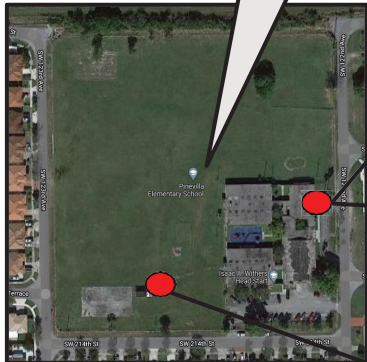


DETERIORATED
STRUCTURES

- SCHOOLS



Photo credit: Stuart Architecture, 01/17/22



Goulds, Fl. Google Maps, 2022

PINEVILLA ELEMENTARY
21300 SW 122ND Avenue



Photo credit: Stuart Architecture, 01/17/22



Photo credit: Stuart Architecture, 01/17/22



Photo credit: Stuart Architecture, 01/17/22

DETERIORATING STRUCTURES

PINEVILLA ELEMENTARY SCHOOL IS AN EXAMPLE OF A DETERIORATING STRUCTURE. THE ENTRANCE FAÇADE FEATURES UNEVEN TO WEATHERED PAINT, AND DETERIORATING FASCIA BOARDS. ON THE REAR OF THE SCHOOL IS A STAND ALONG STRUCTURE(S) THAT ALSO HAVE THE SAME CONDITIONS. ALSO, VINES AND WEEDS TAKING OVER BOTH STUCTURES.

GOULDS

GOULDS AREA CRA FINDING OF NECESSITY



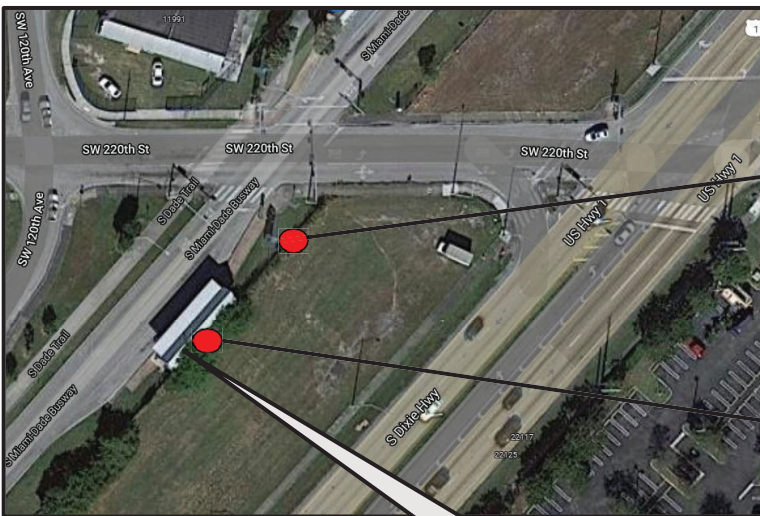


Photo credit: Stuart Architecture, 01/17/22



Photo credit: Stuart Architecture, 01/17/22

DETERIORATED STRUCTURES

- TRANSIT BUS STOP

GOULDS BUSWAY BUS STOP
BUSWAY AND SW 220TH ST

LANDMARKS

- CAULEY SQUARE HISTORIC VILLAGE

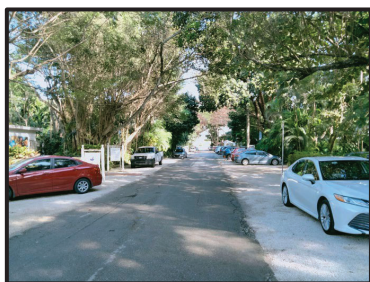


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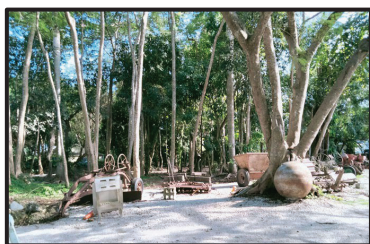
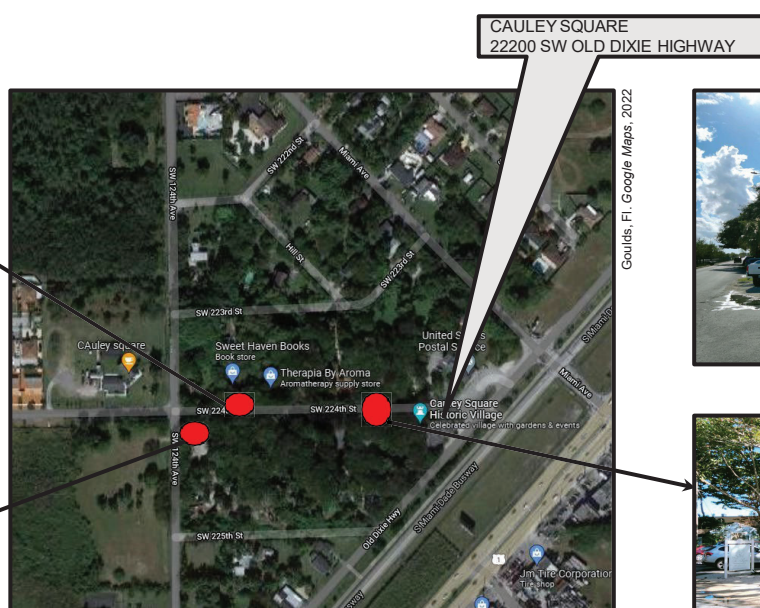


Photo credit: Stuart Architecture, 01/17/22



Goulds, FL, Google Maps, 2022



Photo credit: Stuart Architecture, 01/17/22



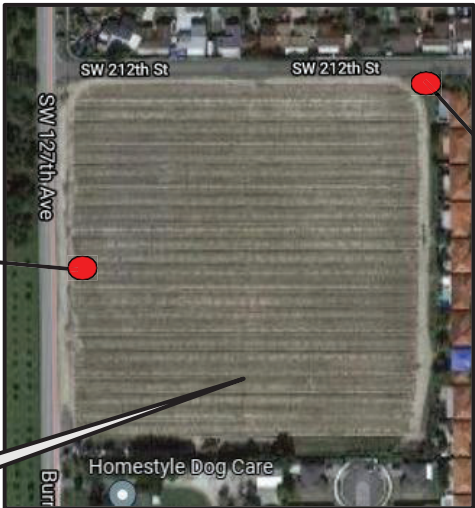
Photo credit: Stuart Architecture, 01/17/22

NURSERIES

- FARMLAND / LANDSCAPE



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Photo credit: Stuart Architecture, 01/17/22

NURSERY
SW 212TH ST AND SW 127TH AVE



EAST GOULDS

VACANT LAND

- FUTURE LAND USE?

DETERIORATED STRUCTURES

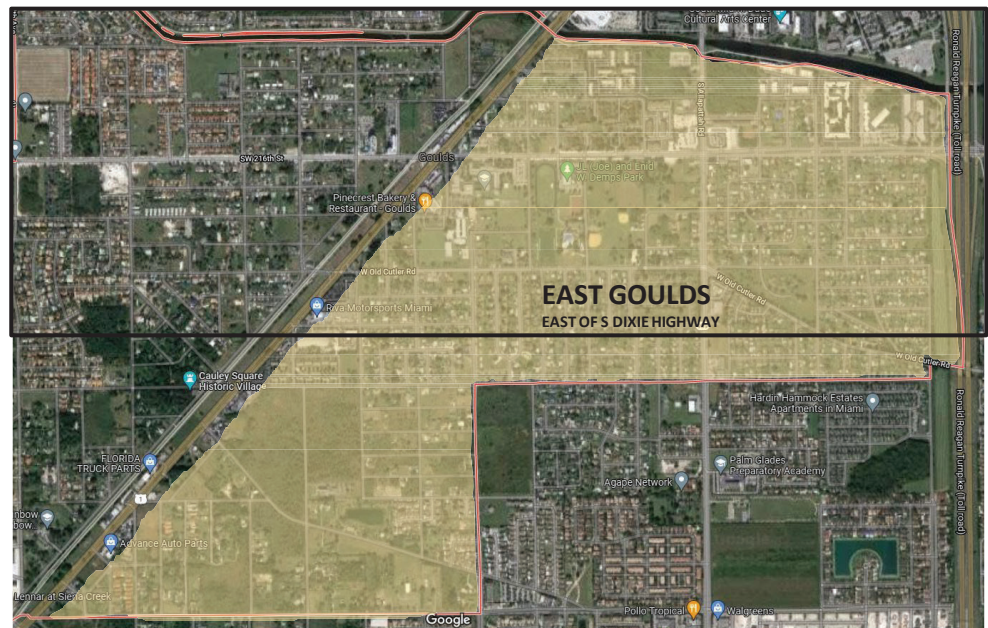
- DRIVEWAYS UNEVEN ROADS
- HOUSING / HOMES
- WALLS
- MEDIANS
- BROKEN AWNINGS
- SCHOOLS

LANDMARKS

- ARTHUR MAYS VILLAS
- JOE AND ENID W. DEMPS PARK
- GOULDS PINELAND PRESERVE

FOOD DESERTS (GROCERY)

- PUBLIX
- WALMART



Goulds, Fl, Google Maps, 2022



Photo credit: Stuart Architecture, 01/24/22



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VACANT LAND





Photo credit: Stuart Architecture, 01/24/22

11010 SW 218TH TERRACE

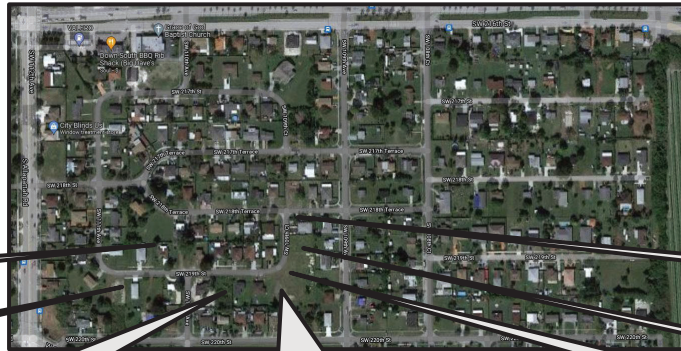


Photo credit: Stuart Architecture, 01/24/22

10925 SW 218TH TERRACE

10975 SW 218TH TERRACE

10925 SW 218TH TERRACE

SW 219TH Street
AND SW 109TH CT

SW 219TH Street
AND SW 109TH CT

SW 219TH Street
AND SW 109TH CT



Photo credit: Stuart Architecture, 01/24/22

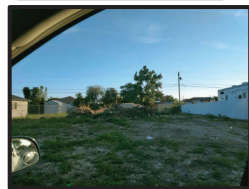


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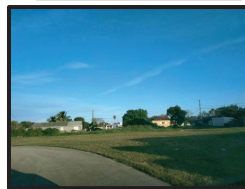


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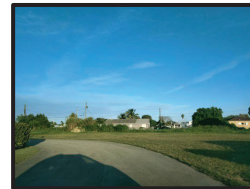


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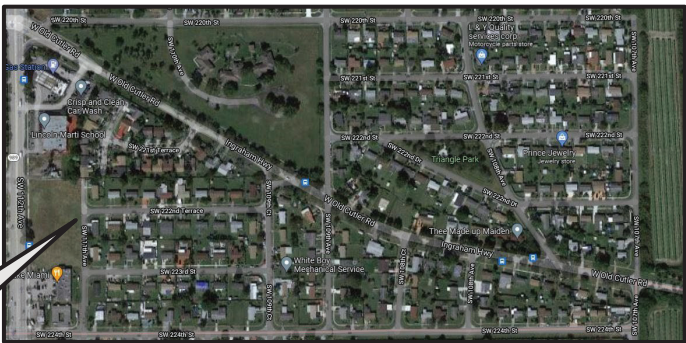


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VACANT LAND



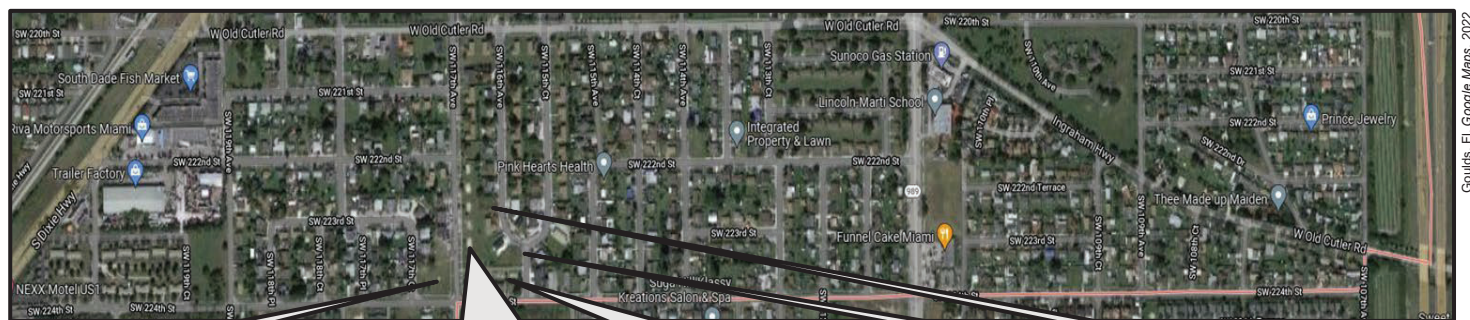
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Goulds, Fl, Google Maps, 2022

VACANT LAND





Goulds, FL, Google Maps, 2022



VACANT LAND



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Photo credit: Stuart Architecture, 01/24/22



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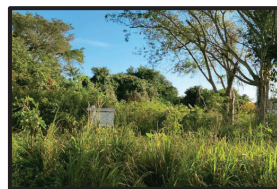


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Photo credit: Stuart Architecture, 01/24/22

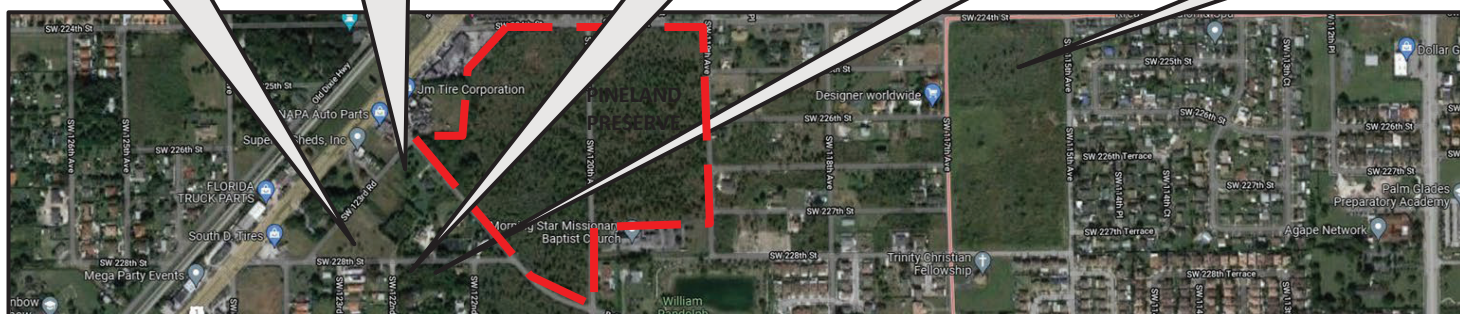
SW 228TH Street
AND SW 123RD RD

SW 216TH Street
AND SW 124TH AVE

SW 228TH Street
AND SW 123RD RD

SW 228TH Street
AND SW 122ND ST

11625 SW 224TH Street



VACANT LAND

VACANT LAND



Photo credit: Stuart Architecture, 01/24/22

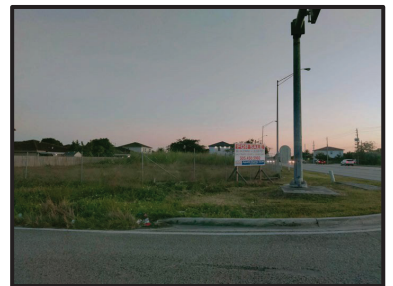
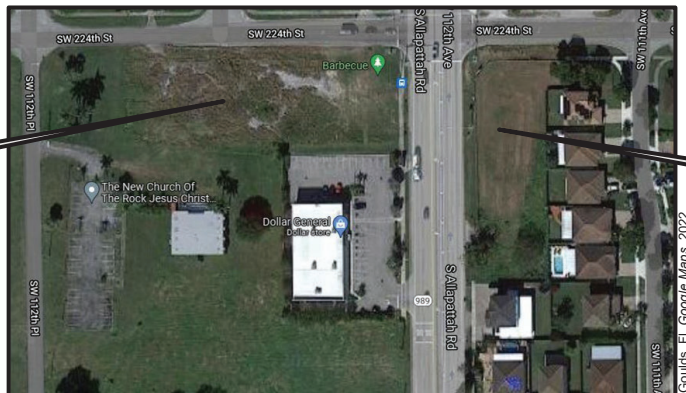


Photo credit: Stuart Architecture, 01/24/22

SW 224TH Street
S ALLAPATTAH RD



SW 224TH Street
S ALLAPATTAH RD

VACANT LAND



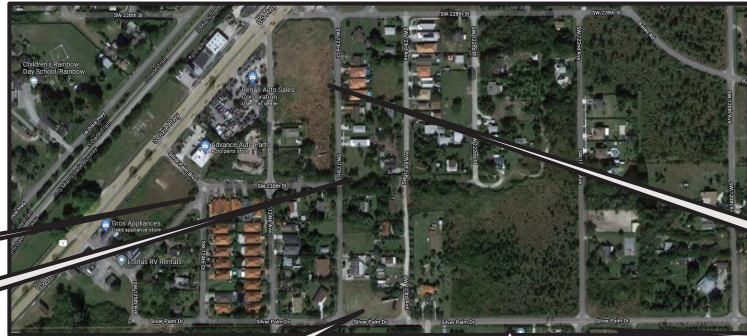
Photo credit: Stuart Architecture, 01/24/22

SW 230TH Street
AND SW 123RD RD

22999 SW 123RD CT



Photo credit: Stuart Architecture, 01/24/22



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Photo credit: Stuart Architecture, 01/24/22

22885 SW 123RD CT

12199 SW 232ND Street

SW 232ND Street
AND SW 123RD CT



Photo credit: Stuart Architecture, 01/24/22

SW 232ND Street
AND SW 122ND AVE



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22

DETERIORATED
STRUCTURES

- DRIVEWAYS / UNEVEN
ROADS



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22

DETERIORATING STRUCTURES

HOME FEATURES UNCUT GRASS,
AND UNPAVED DRIVEWAYS.

DETERIORATED
STRUCTURES

- DRIVEWAYS / UNEVEN
ROADS



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22



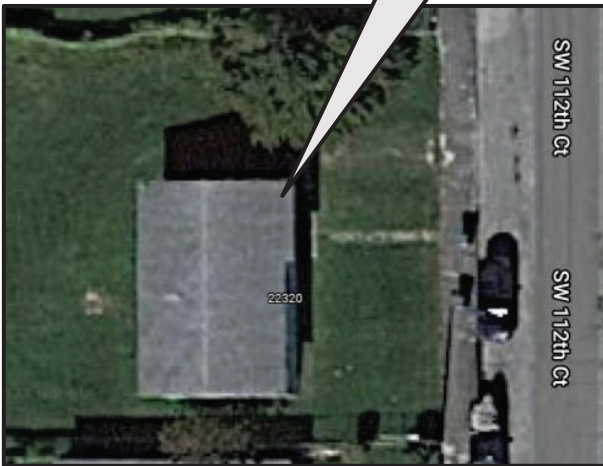
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DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES

22320 SW 112TH COURT



Goulds, Fl. Google Maps, 2022



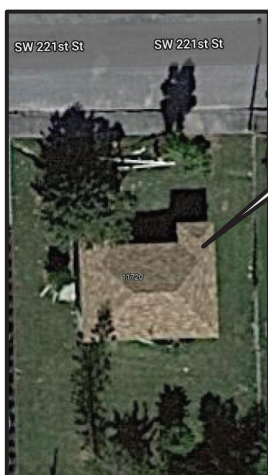
Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

HOME IS ABANDONED AND IS AN EXAMPLE OF A DETERIORATING HOME. HOME FEATURES UNEVEN TO FADING PAINT, ROTING TRIMS, BOARDED WINDOWS AND UNCUT GRASS,

DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES



Goulds, Fl. Google Maps, 2022

11729 AND 11722
SW 221ST Street



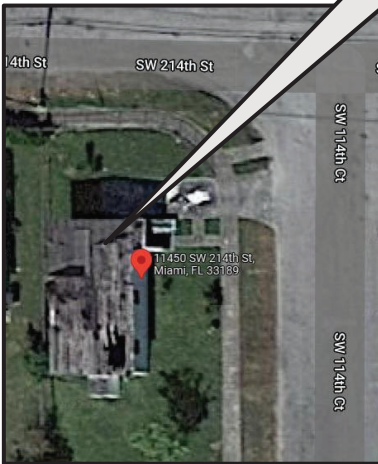
Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

HOME IS ABANDONED AND IS AN EXAMPLE OF A DETERIORATING HOME. HOME FEATURES UNEVEN TO FADING PAINT, BOARDED DOORS AND UNCUT GRASS.

**DETERIORATED
STRUCTURES**

- UNSAFE STRUCTURES
HOMES



Goulds, FL. Google Maps, 2022

11450 SW 214TH Street



Photo credit: Stuart Architecture, 01/24/22

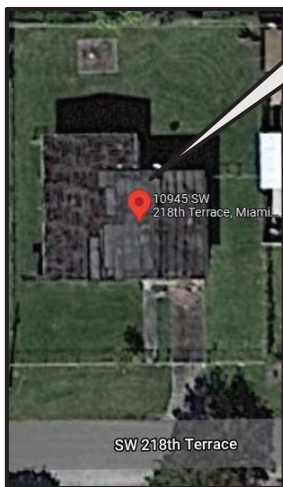
UNSAFE STRUCTURES

HOME IS ABANDONED AND IS AN EXAMPLE OF A DETERIORATING HOME. HOME FEATURES UNEVEN TO FADING PAINT, BOARDED DOORS AND UNCUT GRASS.



DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES



Goulds, Fl. Google Maps, 2022

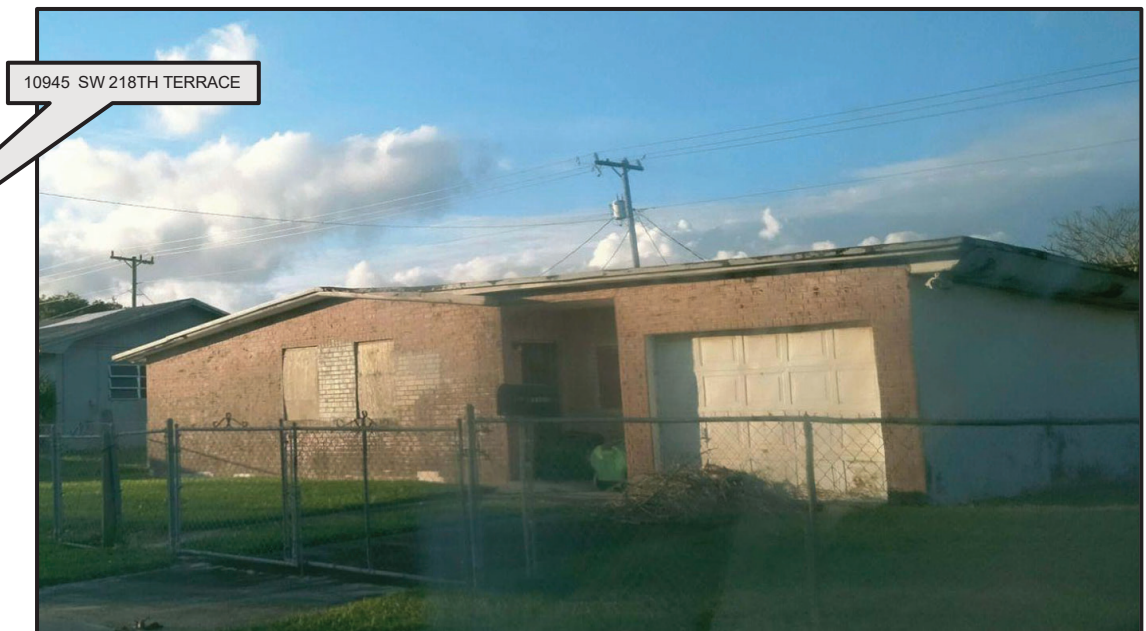


Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

HOME IS ABANDONED AND IS AN EXAMPLE OF A
DETERIORATING HOME. HOME FEATURES UNEVEN TO
FADING PAINT, BOARDED DOORS AND UNCUT GRASS.



DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES

11440 SW 214TH Street



Goulds, Fl. Google Maps, 2022



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

OLD CHURCH IS AN EXAMPLE OF A DETERIORATING
STRUCTURE. FEATURES UNEVEN PAINT, A TARP
ROOF AND UNTRIMED BUSHES.

DETERIORATED STRUCTURES

- UNSAFE STRUCTURES
HOMES

11451 SW 215TH Street



Goulds, Fl. Google Maps, 2022



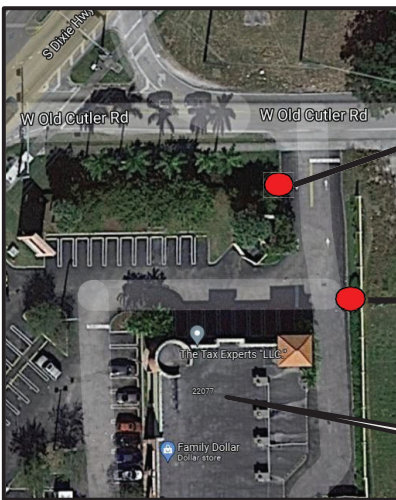
Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

OLD CHURCH IS AN EXAMPLE OF A DETERIORATING AND ABANDONED STRUCTURE. FEATURES UNEVEN TO FADING PAINT,BOARDED WINDOWS, ROTTING WOOD RAILING, ROTTING FASCIA BOARDS, BARRED DOORS AND UNCUT GRASS.

DETERIORATED
STRUCTURES

- WALLS



Goulds, Fl. Google Maps, 2022



Photo credit: Stuart Architecture, 01/24/22

PUERTA DEL SOL PLAZA
22241 S DIXIE HWY



Photo credit: Stuart Architecture, 01/24/22

DETERIORATED STRUCTURES

- BROKEN AWNINGS



Photo credit: Stuart Architecture, 01/24/22



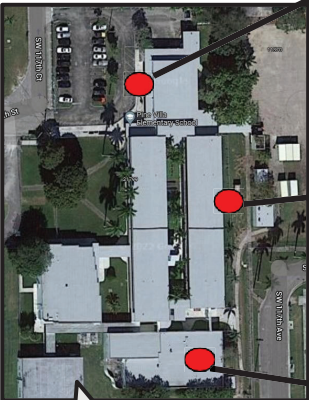
Photo credit: Stuart Architecture, 01/24/22

DETERIORATED
STRUCTURES

- SCHOOL



Photo credit: Stuart Architecture, 01/24/22



Goulds, Fl. Google Maps, 2022

PINE VILLA ELEMENTARY
21799 SW 117TH COURT



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22

DETERIORATING STRUCTURES

PINE VILLA IS AN EXAMPLE OF A DETERIORATING STRUCTURE. PHOTOS SHOW THE REAR FAÇADE UNDER RENOVATION BUT ALSO SHOW WEATHERED PAINT ON ONE OF THE CONNECTING BUILDINGS. THE ENTRANCE FAÇADE FEATURES UNEVEN TO FADING PAINT.

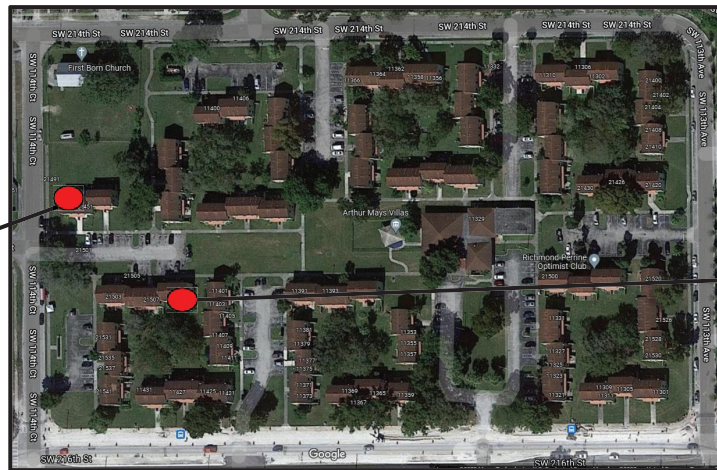


LANDMARKS

- ARTHUR MAYS VILLAS



Photo credit: Stuart Architecture, 01/24/22



Goulds, Fl. Google Maps, 2022

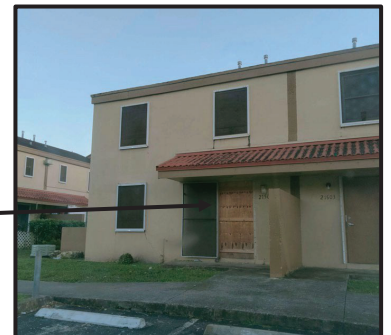


Photo credit: Stuart Architecture, 01/24/22

UNSAFE STRUCTURES

COMPLEX FEATURES SOME EXAMPLES OF A DETERIORATING
BUILDING. STRUCTURE HAS BOARDED DOORS.

LANDMARKS

- JOE AND ENID DEMPS PARK



Photo credit: Stuart Architecture, 01/24/22

DEMPS PARK
11350 SW 216TH Street



Goulds, Fl. Google Maps, 2022



Photo credit: Stuart Architecture, 01/24/22

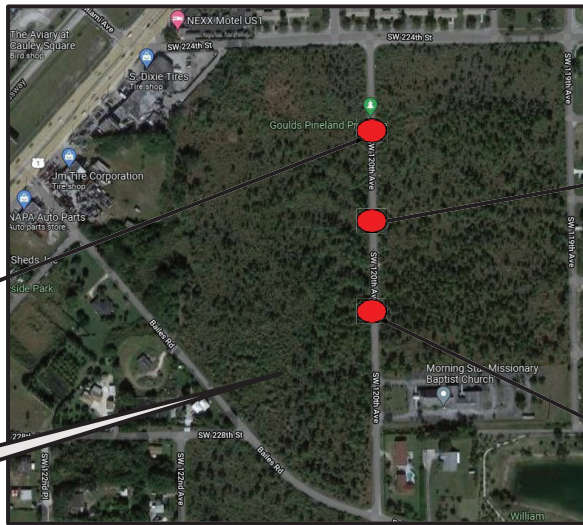
LANDMARKS

- **GOULDS PINELAND PRESERVE**



Photo credit: Stuart Architecture, 01/24/22

GOULDS PINELAND PRESERVE
 22400-22798 SW 120TH Avenue



Goulds, FL. Google Maps, 2022



Photo credit: Stuart Architecture, 01/24/22



Photo credit: Stuart Architecture, 01/24/22

FOOD DESERTS

- FROM PUBLIX TO WALMART IS APPROXIMATELY 1.5 MILES



FOOD DESERTS?

MAP SHOWS THE DISTANCE BETWEEN TWO ANCHOR SUPERMARKETS IN THE AREA, PUBLIX AND WAL M ART. THEY ARE BOTH ON THE EAST SIDE OF US1 AND APPROXIMATELY 1.5 MILES AWAY FROM EACH OTHER.

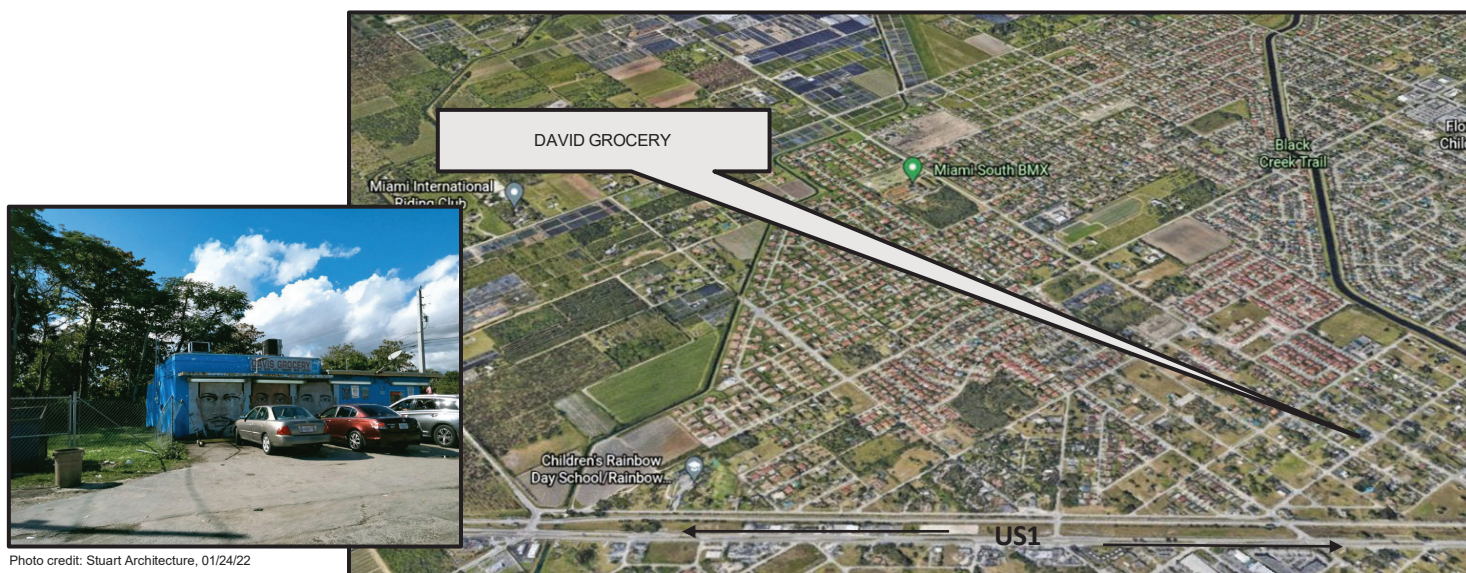


Photo credit: Stuart Architecture, 01/24/22

Goulds, Fl. Google Earth, 2022

FOOD DESERTS
NO GROCERY STORES ON THE WEST END
OF GOULDS. MOSTLY RESIDENTIAL AND
FARMLAND.



FOOD DESERTS

ALONG SOUTH DIXIE HIGHWAY THERE ARE
TWO LOCATIONS TO PURCHASE MEAT AND
A DOLLAR STORE.

- HOUSE OF MEATS
- SOUTH DADE FISH MARKET
- FAMILY DOLLAR





FOOD DESERTS

S ALLAPATTAH RD IS THE BUSINESS DISTRICT FLOWING NORTH AND SOUTH ALONG THE BIG BOX GROCERY STORE PUBLIX, YOU HAVE A DOLLAR GENERAL, GAS STATIONS AND A CONVENIENCE STORE.