



**NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT
AGENCY
Arcola Lakes Public Library
8240 NW 7th Avenue, Miami, FL 33150**

**Meeting Agenda
December 13 2021
6PM**

- I. Call to Order
- II. Roll Call and Introductions
- III. Reasonable Opportunity for the Public to be Heard – County Rule 6.06 (2 minutes per speaker)
 - A. Coalition for Education & Economic Development, Inc.
- IV. Approval of Agenda
- V. Approval of Minutes
 - A. June 29, 2021 - Virtual Meeting
- VI. Action Item
 - A. Resolution Approving the Fiscal Year 2021-2022 NW 79th Avenue Community Redevelopment Agency Budget in the Amount of \$4,423,315
 - B. Resolution Retroactively Approving Option #3 to the Economic Development Coordinator in the Amount of \$75,000
- VII. Discussion Item
 - A. Presentation of Finding of Necessity (FON) Draft Reports
- VIII. Economic Development Coordinator Update
 - A. Poinciana - Master Plan
- IX. Adjournment

COALITION FOR EDUCATION & ECONOMIC DEVELOPMENT, Inc.

CEED, Inc.

A 501(C)3 not-for-profit corporation

www.ceedxlent.net

June 11, 2021

To: Oliver Gross, Chair, 79th Street CRA
 Members of the CRA Board
 Jorge Fernandez, Executive Director

**SUBJECT: Access and Accountability for Strategic Plans and Outcomes
 For Economic Development in North Central Dade.**

The boundaries of the 79th St CRA are strategically important to the target area (below 95th St) designated by the North Central Planning Council. The Council is a necessary instrument intended to fill the gap left in this unincorporated community. Without “municipal” level governance, effective community development responsibilities have gone unattended. Existing agencies focus on the specifics of funding and related organizational commitments. Attention of County officials is not adequate to govern at the community level to the degree needed in the North Central urban core.

The mission and objectives of the Planning Council address the ‘road that must be taken’ to build-back and fulfil the potential of NCDA as a prosperous, vital, urban metropolis. This requires a strong and vigorous economic development process that we are asking the CRA to give leadership to. Over the last five months, the Council has held monthly forums to develop strategies for community and economic development. Various community leaders, county officials, and consultants have provided information and insight to the necessary elements for the provision of the fiscal resources and professional services needed.

Following are the primary action strategies proposed by the Council:

- Developing the “Healthy Corridors” concept along 27th/7th Aves; MLKjr Blvd/79th Street..
- Organizing a business association
- Re-establishment of Community Council 8 to serve the purpose of the original resolution.
- Equity, access and accountability of County funds, staff, programs and services related to economic development, including but not limited to: MDEAT, PHCD, employment & training, etc.

>Opportunity Zones >18th Avenue Corridor Improvements >Poinciana Industrial Park Development
 And, so much more.....

Thank you for giving NCDA your attention and support.

Doretha Nicholson, CEED, Inc.

nichsondoretha@gmail.com

786-942-8975



**NW 79th STREET CORRIDOR REDEVELOPMENT AGENCY
EMERGENCY VIRTUAL MEETING**

OFFICIAL MINUTES – Tuesday, June 29, 2021

I. Call to Order – CRA Board Chairman Gross called the meeting to order at 11:00 a.m.

II. Roll Call and Introductions –

Oliver L. Gross, Chairman	Present
Rasha Comeau, Vice Chairwoman	Present
Board Member Ron Frazier	Present
Board Member Francesca Menes	Excusable Absence
Board Member Demetrius Walton	Present

Others Present:

Jorge M. Fernandez, Chimene Graham, Miami-Dade County, Office of Management & Budget (OMB)
Terrence Smith, County Attorney’s Office, CAO
Ron Butler - Economic Development Coordinator (EDC)
Alice Townsend - Neighbors And Neighbors (NANA)

III. Public Comment/ Reasonable Opportunity to be Heard

– Courtney Cunningham, The Brand Advocate, requested that the Board reject the staff recommendation to award RFP#79TH2021-002 to KIVVIT, LLC and honor the scores of the initial selection panel for several reasons; which included a scrivener’s error on the prepared scoring sheets and that the recommended firm did not follow the Solicitation format. County Attorney Smith countered that the form cited by The Brand Advocate was not required to be completed by the respondents, but did indicate that staff made a clerical error on the score sheet.

IV. Approval of Agenda – Rasha Comeau moved approval of the Agenda, with a second from Demetrius Walton. Motion passed.

V. Approval of September 29, 2020 Minutes – Rasha Comeau moved approval of the Minutes, with a second from Ron Frazier. Motion passed.

VI. Action Item –

- A. Resolution Approving Award of a Marketing, Branding & Public Relations Consultant Contract to KIVVIT, LLC– Based on the public comments and details laid out in the staff memorandum, Rasha Comeau moved to reject the recommendation and impanel a third evaluation selection committee, due to the technical issues experienced. The Motion was seconded from Ron Frazier. Motion passed.
- B. Retroactive Resolution Approving Option-to-Renew #2 (FY 2020-2021)for the Economic Development Coordinator – Rasha Comeau moved approval of the emergency grants amendment, with a second from Ron Frazier. Motion passed.

VII. Discussion Item –

- A. Emergency Grants Program – Based on the challenges experienced by NANA with recruiting qualified applicants for the Emergency Grant Program, staff recommended the sunseting of the program. The Board approved.

VIII. Economic Development Coordinator Update

- A. Business Improvement District – Work continues and updated information will be provided at the next scheduled meeting.
- B. Poinciana Development – Ron indicated that a developer is needed in order to move forward with the Poinciana master development plan. In an effort to curtail some of the timing, the CAO opined that Ron, through the Initiative, could under-go a competitive process to select a firm and, as part of the CRA Agreement, bill the cost as an approved “additional service, sub-contract activity.” The Board approved.

IX. Adjournment – There being no additional business, the meeting adjourned at 1 p.m.

RESOLUTION NO. CRA-02-2021

RESOLUTION APPROVING THE FISCAL YEAR 2021-2022 BUDGET FOR THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AND THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF \$4,423,315.00; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO SUBMIT THE BUDGET TO MIAMI-DADE COUNTY FOR APPROVAL BY THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

WHEREAS, the Board of Commissioners ("Board") of the N.W. 79th Street Corridor Community Redevelopment Agency ("Agency") desires to approve the annual budget for Fiscal Year 2021-22 budget for the Agency and the N.W. 79th Street Corridor Community Redevelopment Area ("area"); and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this Resolution by reference.

Section 2. This Board approves the Agency's and the area's Fiscal Year 2021-2022 budget in the total amount of \$4,423,315.00, which is attached hereto as Exhibit 1 and incorporated herein by reference. This Board further directs the Executive Director or the Executive Director's designee to submit the budget to Miami-Dade County for approval by the Miami-Dade Board of County Commissioners.

The foregoing resolution was offered by _____, who moved its adoption. The motion was seconded by _____ and upon being put to a vote, the vote was as follows:

Oliver L. Gross, Chairman _____
Rasha Soray-Cameau, Vice Chairwoman _____
Ronald E. Frazier _____ Francesca Menes _____
Demetrius Walton _____

The Chairperson thereupon declared the resolution duly passed and adopted this 13th day of December, 2021.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Demetrius Walton
N.W. 79th Street CRA Secretary

Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith

Date: September 27, 2021

To: Honorable Chairman Oliver Gross
and Members, NW 79th Street Board of Directors



From: Jorge M. Fernandez
Executive Director

Subject: NW 79th Street Corridor Community Redevelopment Agency 2021 Preliminary Roll

On July 1, 2021, the Miami-Dade County Property Appraiser released the 2021 Preliminary Roll values. As noted in the table below, the NW 79th Street Community Redevelopment Area (CRA) has experienced healthy growth of eleven percent over the 2020 preliminary roll.

	2020 Roll	2021 Roll	Growth	Percentage Growth
Area	602,859,103	669,892,285	67,033,182	11 Percent

The revenue deposited into the CRA's trust fund is calculated on the growth of the tax roll from the base year. As noted in the table below, the base year for the original CRA area is 2011. The increment value is the difference between the base year and current year taxable values.

	Base Year Roll	2021 Roll	Increment Value	Percentage Growth
Original Area	395,158,830	669,892,285	274,733,455	70 Percent

The amount deposited into a CRA's trust fund is based on the increment value multiplied by the millage rate for each taxing authority required to contribute to the Trust Fund. In the case of the CRA, both countywide and Unincorporated Municipal Service Area (UMSA) revenues are deposited. The revenue estimates in the table below assume that the County Commission adopts the proposed millage rates of 1.9283 for UMSA and 4.6669 for countywide. Based on those millage rates, the revenue to be deposited into the CRA's trust fund for FY 2021-22 is detailed in the table below.

	Increment Value	UMSA Revenue	Countywide Revenue	Total Revenue
Area	207,700,273	\$482,203	\$1,167,037	\$1,649,240

N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY



FY 2021-22 Budget Narrative

<https://www8.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>

**NW 79th Street Corridor
Community Redevelopment Agency
FY 2021-22 Proposed Budget**



Introduction and Overview

Chapter 163, Part 3 of Florida State Statutes, known as the “Community Redevelopment Act of 1969” authorized local governments to establish Community Redevelopment Agencies to revitalize areas designated as slum and blight.

The NW 79th Street Corridor Community Redevelopment Agency (CRA) was created by the Miami-Dade County Board of County Commissioners (BCC) in 2009. On May 5, 2009, the Miami-Dade County (County) Board of County Commissioners (BCC) adopted Resolution R-566-09, which declared the 79th Street area as slum or blighted and further declared the rebuilding, rehabilitation, conservation and redevelopment of the Area as necessary to eradicate slum and blight. On July 19, 2011, the BCC adopted the CRA’s Redevelopment Plan (Plan) through Resolution R-604-11 and established a CRA Board and Trust Fund for the CRA through Ordinance No. 11-55.

The CRA held its first meeting on September 12, 2011 and on October 3, 2011, adopted the Interlocal Agreement between the County and the CRA which granted the CRA certain redevelopment powers. The Interlocal Agreement was approved by the County’s Internal Management and Fiscal Responsibility Committee at the December 13, 2011 meeting and the BCC on January 24, 2012.

At the September 20, 2011 BCC meeting, Commissioner Jean Monestime allocated \$20,000 from his office funds to the CRA for their use. This allocation had been the CRA’s sole source of revenue. In order to further implementation of its redevelopment plan, the CRA urged the BCC to convey certain county-owned parcels to the CRA. In February of 2014, the BCC, via Resolution No. R-241-14 conveyed a parcel of land to the CRA to be used as an incentive to attract developers interested in creating new jobs in part through the construction of facilities for new retail, office and industrial use within the redevelopment area.

Since its creation, the NW 79th Street CRA has laid the foundation needed for a successful redevelopment strategy. During FY 2014-15, the CRA issued a Request for Proposals (RFP) for development on this parcel of land. Eco Building Solutions, the sole responder to the RFP, offered to construct a mixed use, residential land office/commercial building. Unfortunately, the negotiations with Eco Building Solutions did not materialize and the CRA re-conveyed the parcel back to the County. In 2018, the CRA engaged the services of an economic development coordinator and entered into needed partnerships to move the CRA’s educational/training program forward. In 2019, the CRA approved the framework for a future grants program for the small businesses in the Area and talks about a possible corridor streetscape initiative began.

In January 2020, the World Health Organization identified and declared a severe acute respiratory virus, 2019 Novel Coronavirus Disease (Covid-19), to be a public health emergency crisis of international concern. While the federal government created the Coronavirus Relief Fund—established under the CARES Act 2020 to provide direct funding to states and local governments with a population over 500,000 and the State and Miami-Dade County also offered some relief—many small businesses required more immediate assistance. In response, the CRA developed a \$400,000 emergency grant program to directly address the small business needs for equipment purchases, mortgage and rental assistance and payroll support.

For the current fiscal year 2021-2022, the CRA will engage the services of a market firm to assist the CRA with creating and implementing a successful marketing strategy based on comprehensive local and national market data and research to achieve the CRA’s business goals; consider the feasibility of expanding the Area to include up to four additional subareas; initialize movement for the Poinciana Industrial development project and assess the feasibility of initiating a BID for the Area.



CRA Commissioners

The NW 79th Street CRA Commissioners are: Oliver L. Gross, Chairman; Rasha Soray-Cameau, Vice Chairwoman; Demetrius Walton, Board Secretary; Ron Frazier, AIA and Francesca Menes, MPA.

Revenues

The Agency's primary revenue source consists of tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year within the CRA Area. For FY 2021-22, revenues include Countywide (\$1,167,037) and Unincorporated Municipal Service Area (\$482,203) TIF payments totaling \$1,649,240. Additional revenues of \$4,000 are projected from interest earnings and \$2,770,075 has been carried over from prior fiscal years.

Expenditures

Proposed administrative expenditures in FY 2021-22 total \$119,000 and include direct support from County staff (\$70,000), travel and educational seminars (\$14,000), advertising and notices (\$2,000), staff office supplies (\$2,000) and meeting costs (\$1,000). Administrative costs represent 2.7 percent of total funds contemplated to be spent in this budget, excluding the 1.5 percent County Administrative Charge (\$24,739).

Proposed operating expenditures total \$4,423,315 and include the following programming and expenses:

- **Land Appraisal/Acquisition/Development - \$3,170,919**
The Board has budgeted funds for the acquisition of property, appraisal, development and/or participation in development activities that may arise within the Redevelopment Area.
- **Professional Services - \$300,000**
The CRA may engage the services of a Marketing firm (to develop a comprehensive marketing/branding initiative to promote the CRA to the surrounding community, business, residents, visitors and those located outside the CRA desirous of relocation; Program Assistant (to administer programs); Grants Coordinator (to oversee the CRA's grants program); and/or Finding of Necessity firm (for update of Redevelopment Plan/Area expansion studies). May also be used for development of a Master Plan for Poinciana Industrial; support feasibility for a Business Improvement District (BID); and/or conduct Charrettes.
- **Business and Emergency Grant Programs - \$200,000**
In February 2020, the CRA approved a program to provide business grants to cover costs associated with improvements that will allow businesses to expand operations, hire additional personnel or provide improvements to the physical location. Additionally, in May 2020, the CRA approved an emergency grant program to assist small businesses experiencing disruptions due to the COVID-19 pandemic. Grants in the amount of \$3,500 (1-5 employees) and \$7,000 (6-10 employees) were available.

As detailed below, almost \$75,000 in emergency funding was provided to twenty-one small Area businesses.

Covid-19/Emergency Grant Recipients	Funding	Date of Award
1. Phoenix Energy Systems, LLC.	\$3,500	6/30/2020
2. Taste The Many Talents, Inc.	\$3,500	6/30/2020
3. H&B Discount LLC	\$3,500	7/13/2020
4. The Golden Touch Janitorial	\$3,500	7/13/2020
5. Picasso Queens LLC	\$3,500	7/13/2020
6. House Royalty LLC	\$3,500	7/13/2020
7. Valerie D. Morgan d/b/a ASD	\$3,500	7/21/2020
8. A Different World Creations LLC	\$3,500	7/21/2020
9. Christal Clear Collection LLC	\$3,500	7/21/2020
10. Shahini Fakhourie LLC	\$3,500	7/21/2020
11. C R Trading Inc.	\$3,500	7/21/2020
12. Rags Warehouse & Cleaning	\$3,500	8/12/2020
13. Soon AE Back d/b/a ANS Fashion	\$3,500	8/12/2020
14. Jackie Cowdrey d/b/a J&S	\$3,500	8/12/2020

15.Final Edge Barbershop LLC	\$3,500	8/18/2020
16.Nicole Fashions of Miami, Inc.	\$3,500	8/18/2020
17.Yummy BBQ Grill Gourmet, Inc.	\$3,500	8/25/2020
18.Culture Fashion	\$3,500	9/25/2020
19.Fresh Welds LLC	\$3,500	9/25/2020
20.Yolo Bounce World Corp.	\$3,500	9/25/2020
21.Bombchelle Beauty LLC	\$3,500	9/25/2020

- Corridor Improvement Program - \$190,000
A Corridor Improvement Plan has been contemplated for several years. The CRA may provide landscape, greenspace and streetscape improvements throughout the CRA area within the right-of-way areas approved by the County/FDOT. Additionally, the CRA may engage the services of a firm to provide a landscape Master Plan for the Area which will facilitate improvements.
- Creation Expenses and Redevelopment Plan - \$110,657
In FY 2021-22 the CRA will reimburse the County \$110,657 which represents the final portion of the initial creation costs and other related expenses associated with the CRA. Since the CRA had not received any TIF funding until fiscal year 2016-17, the County did not begin charging the CRA for these expenses until FY 2017-2018.
- Contractual Services, Economic Development Coordinator - \$90,000
To cover the administrative & programmatic support costs associated with an economic development coordinator for the CRA and other approved expenses (contractor, retreat, etc.). The firm of record provides needed support for the Agency's redevelopment mission on the Corridor.
- Infrastructure Improvements - \$75,000
Investment in upgrades to streets, sidewalks, lighting, sewer lines and utility lines within the Area.
- Direct County Support - \$70,000
This line item covers expenses incurred by the County's Office of Management and Budget relating to coordinating the day-to-day operations of the CRA, including overseeing the CRA's Trust Fund, preparing the annual budget, coordination with the Florida Redevelopment Association for the annual dues payment, scheduling, coordination CRA meetings, retreats, special meetings, preparing meeting agendas, processing invoices and coordinating with County Departments to implement the CRA's initiatives.
- Marketing and Promotion - \$50,000
Promote special community events in which the CRA is the lead organization or partner; marketing Area to potential developers, partners, visitors and promoting local businesses, i.e., visitor guides, street festival, corridor banners, initiate community marketing program, collateral marketing materials or activities in support of the CRA marketing firm's scope of work.
- Contractual Services, Business Training Program - \$50,000
To cover the administrative & programmatic costs associated with investment in training programs designed for businesses interested in building capacity in the hospitality, trade, logistics industries and any other areas of interest identified by the CRA.
- Audits and Studies (\$30,000)
External audit to be conducted each fiscal year, per Florida Statute.
- Printing, Publishing & Social Media - \$25,000
Press releases; utilizing social media platforms to promote the Area or CRA-sponsored/supported events to community or partners; production of media (audio/video) documenting history of the Area. Also for publication of reports, documents, etc.
- Legal Services - \$15,000
Legal services to the CRA are provided by the Miami-Dade County Attorney's Office.
- Memberships and State Fees - \$2,000
All CRAs are required by the State of Florida to pay a Special District fee of \$175. Additionally, there is \$1,230 budgeted for membership in the Florida Redevelopment Association (FRA) for the current fiscal year.
- Meeting Room Expenses - \$1,000
The CRA currently meets in the Arcola Lakes library. These costs are associated with expenses which may be charged to hold the CRA meetings in any alternate public locations.



N.W. 79th Street Corridor Community Redevelopment Agency

FY 2021-2022
Beginning October 1, 2021

	FY 19-20 Projected Budget	FY 20-21 Proposed Budget	FY 20-21 Projected Budget	FY 21-22 Proposed Budget
REVENUES				
UMSA Tax Increment Revenue (TIR)	293,150	368,094	368,094	482,203
County Tax Increment Revenue (TIR)	709,509	890,867	890,867	1,167,037
Carryover from Prior Year	931,680	1,019,304	1,729,936	2,770,075
Interest Earnings	17,566	18,000	3,223	4,000
Revenue Total	1,951,905	2,296,265	2,992,120	4,423,315
EXPENDITURES				
Administrative Expenditures:				
Meeting Costs	-	1,000	-	1,000
Advertising, Printing & Mail Services	-	2,000	-	2,000
Travel (includes Educational Conferences & Seminars)	2,570	14,000	-	14,000
Audits and Studies			25,249	30,000
CRA Support Staff Office Supplies	-	2,000	-	2,000
Other Administrative Expenses (Direct County Support)	51,000	60,000	60,000	70,000
(A) Subtotal Administrative Expenses	53,570	79,000	85,249	119,000
County Administrative Charge at 1.5%	15,040	18,884	18,884	24,739
(B) Subtotal Administrative Expenses & County Charge	68,610	97,884	104,133	143,739
Operating Expenditures:				
Creation Expenses/Redevelopment Plan	40,000	40,000	0	110,657
Memberships and State Fees	920	1,000	1,170	2,000
Grant Programs	75,000	50,000	5,000	-
Printing, Publishing & Social Media	-	25,000	-	25,000
Marketing & Promotion	-	50,000	-	50,000
Meeting Room Expenses	-	1,000	-	1,000
Legal Services	10,000	10,000	10,000	15,000
Contractual Services, Economic Development Coordinator	61,395	65,000	75,239	90,000
Professional Services - i.e., Grants Admin, PA, FON Firms	-	100,000	-	150,000
Professional Services - Marketing	-	-	-	150,000
Corridor Improvement Program	-	196,381	-	190,000
Business and Emergency Grant Programs	-	300,000	3,500	200,000
Contractual Services, Business Training Program	23,003	25,000	23,003	50,000
Land Appraisal/Acquisition/Development	1,004,789	1,260,000	0	3,170,919
Infrastructure Improvements	-	75,000	0	75,000
(C) Subtotal Operating Expenses	1,215,107	2,198,381	117,912	4,279,576
(D) Reserve	0	0		0
Expenditure Total (B+C+D)	1,283,717	2,296,265	222,045	4,423,315

RESOLUTION NO. CRA-03-2021

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY (AGENCY) RETROACTIVELY AUTHORIZING THE EXECUTIVE DIRECTOR OR EXECUTIVE DIRECTOR'S DESIGNEE ACTION IN EXECUTING AMENDMENT NO. 3 TO THE ECONOMIC DEVELOPMENT COORDINATOR SERVICES AGREEMENT BETWEEN THE AGENCY AND 79TH STREET CORRIDOR NEIGHBORHOOD INITIATIVE, INC. IN THE AMOUNT OF \$75,000.00, FOR THE PURPOSE OF EXTENDING SUCH AGREEMENT FOR AN ADDITIONAL ONE-YEAR PERIOD; AND DIRECTING THE EXECUTIVE DIRECTOR OR THE EXECUTIVE DIRECTOR'S DESIGNEE TO EXERCISE ALL PROVISION CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matters contained in the foregoing recital and accompanying memorandum are incorporated in this resolution by reference.

Section 2. This Board retroactively authorizes the Executive Director or Executive Director's designee's action in executing Amendment No. 3 to the Economic Development Coordinator Services Agreement between the Agency and the 79th Street Corridor Neighborhood Initiative, LLC, in the amount of \$75,000.00, in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference, subject to approval by the County Attorney's Office, for the purpose of extending such agreement for an additional one-year period. This Board further authorizes the Executive Director or the Executive Director's designee to exercise all provisions contained therein.

The foregoing resolution was offered by _____, who moved its adoption. The motion was seconded by _____, and upon being put to a vote, the vote was as follows:

	Oliver L. Gross, Chairman	_____
Ronald E. Frazier	_____	Francesca Menes _____
Rasha Soray-Cameau	_____	Demetrius Walton _____

The Chairperson thereupon declared the resolution duly passed and adopted this 13th day of December, 2021.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____
Demetrius Walton
N.W. 79th Street CRA Secretary


Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith



Date: December 13, 2021

To: Oliver Gross, Chairman
and Board Members
NW 79th Street Community Redevelopment Agency

From: Jorge M. Fernandez, Executive Director 
NW 7th Avenue Community Redevelopment Agency

Subject: Resolution: Retroactive Approval of Amendment No. 3/Option-to-Renew No. 3 with the NW 79th Neighborhood Corridor Initiative for Economic Development Coordinator Services

Recommendation

It is recommended that the Board of Commissioners (Board) of the N.W. 79th Street Corridor Community Redevelopment Agency (Agency) retroactively authorize and approve the Executive Director or Executive Director's designee's action in executing Amendment No. 3 to the current contract with the NW 79th Street Neighborhood Corridor Initiative (Initiative), in the amount not to exceed \$75,000.00, and to provisions contained therein.

Fiscal Impact

A total of \$75,000 has been budgeted for FY 2021-22 for the Agency's Economic Development Coordinator services.

Background

On December 3, 2018, the Agency entered into an agreement with the Initiative to provide economic development coordinating services (CRA Resolution # 05-2018). Subsequently, the Board approved two additional options-to-renew. The most recent occurred on June 29, 2021, for OTR #2.

On December 2, 2021, the term of the Initiative's contract was set to expire. This item was originally to be taken up at the November Agency meeting. However, the meeting was cancelled. Therefore, to ensure that the Initiative could continue to provide services to the Agency, the Executive Director executed Amendment No. 3. For the reason enumerated herein, staff is recommending retroactive approval of Amendment No. 3 for continued economic development coordinator services by the Initiative.

Attachments

Exhibit A

AMENDMENT NO. 3

**AGREEMENT BETWEEN
NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY
AND THE
79TH STREET CORRIDOR NEIGHBORHOOD INITIATIVE, INC.**

**FOR
RFP NO. 79THST2018-001, ECONOMIC DEVELOPMENT COORDINATOR SERVICES**

This Amendment No. 2 (hereinafter referred to as the “Amendment”) entered into this 2nd day of December 2021, by and between the N.W. 79th Street Corridor Community Redevelopment Agency, (hereinafter referred to as “Agency”), a public body corporate and politic, whose administrative offices are located at 111 N.W. 1st Street, Suite 2210, Miami, Florida 33128, and the 79th Street Corridor Neighborhood Initiative, Inc., (Contractor) whose business address is 7900 NW 27th Avenue, Suite 236, Miami, Florida 33147 for economic development coordinator services for the Agency.

RECITALS

WHEREAS, the Agency was created by the Miami-Dade County Board of County Commissioners in 2011 and serves the NW 79th Street Corridor of unincorporated Miami-Dade County (hereinafter referred to as the “Area”); and

WHEREAS, the mission of the Agency is to: reposition the Area as a major regional employment center; support the growth and expansion of existing businesses in the Area; support development of new business in the Area; provide training and increased employment opportunities for residents of Northwest Miami-Dade; and redevelop the Area, supporting a mix of business, residential and commercial opportunities within the Area; and

WHEREAS, the Agency has historically expressed a desire to effectively market the Area to the local businesses and community in particular and the County at large; and

WHEREAS, the Contractor is an economic development consulting business with a track record of providing strategic development planning, program management and analytic services to multiple governmental, private, not-profit and institutional clients; and

WHEREAS, the Agency released a Request for Proposals (RFP No. 79THST2018-001) and the Contractor has offered to provide Economic Developer Coordinator Services; and

WHEREAS, the Agency and the Contractor entered into the Agreement, with four, one-year options to renew; and

WHEREAS, the Agency and the Contractor extended the term of the Agreement by executing by Amendments No. 1 and No. 2; and

WHEREAS, the parties desire to extend the term of the Agreement for an additional one-year period,

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants recorded herein, the parties agree as follows:

- I. The above-referenced recitals are incorporated herein by reference.
- II. The term of the Agreement as set forth in Article 5 of such Agreement is hereby renewed until December 2, 2022, unless terminated by either party. The exercise of the one-year option to renew the third of four options for a total of five years is at the sole discretion of the Agency if such extensions are deemed to be in the best interest of the Agency and the Area. In the event the Agency makes such determination to exercise the option to renew this Agreement, written notice from the Agency shall be given to the Contractor.
- III. Article 7, Payment For Services/Amount Obligated is hereby amended as follows:

The Contractor shall provide the services described in the Scope of Work Services (Attachment A) and the Contractor's Budget (Attachment B), which are hereby incorporated as part of this Agreement. Information included in Attachments "A" and "B" of this Agreement will be based upon the Contractor's response to a corresponding RFP No. 79THST2018-001.

The Agency reserves the right to adjust the proposed Scope of Work Service(s) and budget(s) to conform to the Agency's established requirements and limitations.

The Contractor warrants that it has reviewed the Agency's requirements and has asked such questions and conducted such other inquiries as the Contractor deemed necessary in order to determine the price the Contractor will charge to provide the Work and Services to be performed under this Contract. The compensation for all Work and Services performed under this Contract, including all costs associated with such Work and Services, shall be in the total amount of Seventy-Five Thousand Dollars and 00/100 (\$75,000.00) (Contract Price). Notwithstanding the foregoing Contract Price, the parties acknowledge that the Agency will encumber \$75,000.00 of FY 2021 - 2022 tax increment financing funds for this Contract, subject to the approval of the Agency and the Miami-Dade Board of County Commissioners' approval of the Agency's FY 2021 - 2022 budget. The Agency shall have no obligation to pay the Contractor any additional sum in excess of this amount, except for a change and/or modification to the Contract, which is approved and executed in writing by the Agency and the Contractor.

All Services undertaken by the Contractor before Agency's approval of this Contract shall be at the Contractor's risk and expense.

With respect to travel costs and travel-related expenses, the Contractor agrees to adhere to Section 112.061, Florida Statutes, as they pertain to out-of-pocket expenses, including employee lodging, transportation, per diem, and all miscellaneous cost and fees. The Agency shall not be liable for any such expenses that have not been approved in advance, in writing, by the Agency. Additionally, All collateral materials, reports, studies and other printed material will be reproduced and reimbursed by the Agency.

- IV. Attachment A is replaced in entirety with Attachment A, attached hereto and incorporated by reference
- V. Attachment B is replaced in entirety with Attachment B, attached hereto and incorporated by reference.


- VI. This Amendment and the Agreement shall be construed in accordance with, and is governed by the laws of the State of Florida. Any claim, dispute, proceeding, or cause of action arising out of or in any way relating to this Amendment or the Agreement, or the parties' relationship, shall be decided by the laws of the State of Florida. The parties agree that venue for any of the foregoing shall lie exclusively in the courts located in Miami-Dade County, Florida.
- VII. If any provisions of this Amendment or the application thereof to any person or situation shall, to any extent, be held invalid or unenforceable, the remainder of this Amendment, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue valid and be enforced to the fullest extent permitted by law.
- VIII. This Amendment and any exhibits attached to this Amendment and the Agreement set forth all of the covenants, promises, agreements, conditions and understandings between the parties, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than those set forth in the Agreement, as modified by this Amendment.
- IX. Except as expressly modified in this Amendment, all of the terms, covenants and conditions of the Agreement and previous Amendment(s), shall remain in full force and effect and are ratified as confirmed; provided that in the event of a conflict between the terms, covenants and conditions of the Agreement and this Amendment and its Exhibit and Attachments, the terms of this Amendment shall govern.
- X. This Amendment shall constitute a part of the Agreement and references to the Agreement hereafter shall automatically include a reference to this Amendment.
- XI. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which shall together constitute one and the same instrument. Facsimile or electronically transmitted signatures shall be deemed for all purposes to be originals.
- XII. All provisions in the Agreement and any attachments thereto in conflict with this Amendment shall be and hereby are changed to conform with this Amendment.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

In **WITNESS WHEREOF**, the parties hereto have caused this Amendment and the attachments to be executed by their representatives thereunto duly authorized.

**79TH STREET CORRIDOR
NEIGHBORHOOD INITIATIVE, INC.:**

By: 
Signature


Name/Title (typed)

ATTEST:

By: 

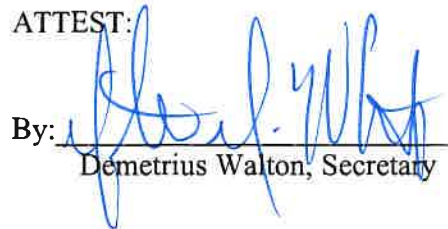

Name/Title (typed)

(Corporate Seal/Stamp)




**N.W. 79TH STREET CORRIDOR
COMMUNITY REDEVELOPMENT
AGENCY, a body politic and corporate**

By: 
Jorge Fernandez, Executive Director

ATTEST:
By: 
Demetrius Walton, Secretary

Approved as to form and legal sufficiency:

By: 
Terrence A. Smith
Assistant County Attorney

ATTACHMENT A

SCOPE OF WORK SERVICES – FY 2021-2022 NW 79th Street CRA Economic Development Coordinator

Tasks	Outcome Deliverable	FY 2020-2021 Status	FY 2021-2022 Goals	2021-2022 Timeframe
A. Review and update the CRA's Action Plan	<i>Update Action Plan for 2021/2022</i>	Draft Action Plan will be submitted to Board Jan/Feb 2022 (Completed: 2018-2019 Action Plan)	<i>On-going</i>	Month 1 – Month 6
B. Draft, Recommend and/or Implement Competitive or Non-Competitive Solicitations Requested by the Agency, as needed	<i>Solicitations for contractors and vendors completed and approved by the CRA</i>	Provided technical assistance to CRA for development of small grant program	<i>On-going, As requested</i>	12 Months
C. Perform Community Outreach and Public Relations (Regular Interaction with Businesses Along the Corridor; Monthly Activity Reports and other Documents as Identified)	<i>More businesses based in the CRA Area will be informed about opportunities offered by the CRA and Miami-Dade County</i>	Over 130 area businesses have been informed about various federal County and CRA and County emergency grants and loan programs	<i>On-going</i>	12 Months
D. Identify Cost-neutral Business Training or Development Opportunities for the CRA Grant Recipients	<i>Partnerships will be established with colleges/universities, non-profits, public entities to provide training for businesses in the 79th Street CRA Area</i>	Partnership with the Partners for Self-Employment launched 12/2020 and completed the first Training Academy program July 2021	<i>On-going</i> (Assessment for follow-on Academy to be explored in FY 2021-22)	12 Months
E. Identify economic and/or real estate development opportunities	<i>At least 3 major economic and real estate projects will be identified with support of public and private partners</i>	A proposal to redevelop the Poinciana Industrial Complex was submitted to the County in June. The \$135 million project as proposed would create over 300 jobs and offer many small business opportunities Continued to work with IMC Dev. Group on a project that will create up 2,500 housing units and 100,000 sq. ft. of commercial space	<i>On-going</i>	Month 5 – Month 12
F. Identify and Secure Sources of Income Other Than Tax Incremental Revenues	At least two new Sources of income will be secured by the end of the contract period working with financial institutions (i.e., BB&T, Iberia & One United Bank)	Submitted grant request for \$300,000 to remediate PIC parcels and other 79 th Street area lots Also submitted a \$1million funding request to the Wells Fargo Foundation to support small business development	Awarded \$300k by US EPA to address Brownfield issues in the CRA district. A Phase I and II environmental assessment was done for Poinciana parcels Funding request to Wells Fargo was not awarded BB&T, Iberia and One United Banks contributed \$50k to support businesses in the CRA	12 Months

G. Facilitate Intergovernmental Matters and Relations	<i>Intergovernmental matters will be handled efficiently and appropriately</i>	On-going	On-going	12 Months
H. Attend CRA Board Meetings and Workshops and other Relevant Meetings, as Requested	<i>Attend and participate in all Board meetings, workshops and any others, as requested</i>	On-going	On-going	12 Months
I. Provide the CRA with Independent Analysis, Updates, Reviews and/or Coordination, as needed	<i>CRA will have the necessary information to make informed decision that impact the redevelopment of the CRA.</i>	Completed and submitted CRA expansion report. Provided regular reports on various community development activities in the CRA district.	On-going, As requested	12 Months
J. Support comprehensive marketing of the NW 79 th Street CRA District	<i>The CRA district will have a new brand-- and public relations supporting the area's redevelopment will be robust.</i>	The Initiative provided marketing support to the CRAs Emergency Grants Coordinator for Covid-19	On-going	12 Months
K. Pursue creation of a Business Improvement District (BID) for the 79 th Street Corridor	<i>The new 79th Street BID will help make the area safer; beautify the community; upgrade infrastructure; support area marketing; connect the community to arts and cultural activities in Miami Dade County</i>	Phase III of the BID development process is underway. Surveying business owners about their interest in supporting a BID.	On-going	12 Months
L. Support Expansion of the CRA boundaries	<i>An expanded CRA target area will enhance adjacent neighborhoods in unincorporated North Central Miami Dade County and potential increase TIF increments annually.</i>	Completed A Finding of Necessity to explore the expansion in 4 areas located within the CRA is in process	(To be removed)	12 Months
M. Update 79th Street CRA Market Study	<i>An updated market study will provide data that will help launch effective redevelopment projects and attract new resources to the CRA district.</i>	Completed Identified firm to envision a marketing strategy which was presented to the Board as a basis for an RFP to secure a firm	(To be removed)	12 Months


 Ron Butler, Executive Director

11 / 29 / 21
 Date

ATTACHMENT B

CONTRACTOR RATE & FEE SCHEDULE

Economic Development Coordinator Services

The cost to deliver the Scope of Work Services (Scope) is \$75,000.00 annually, payable in equal monthly installments of \$6,250.00 over the twelve month fiscal year.

79th Street Corridor Neighborhood Initiative, Inc. will provide monthly progress reports and invoices detailing all contractual activities and progress towards accomplishment of contracted tasks, as outlined in the approved Scope.

If the CRA requests additional services not specifically listed in the Scope, 79th Street Corridor Neighborhood Initiative, Inc. will receive a request for services from the CRA/Agency and prepare a cost estimate to complete said tasks(s). Estimates for additional tasks, as requested by the CRA/Agency, may be completed using the hourly rate for personnel detailed below or another rate negotiated at a later date and approved by the CRA/Agency.

**Hourly Rate for Additional Services,
Other Approved Contractors:**

\$120/hour

**FINDING OF NECESSITY
FOR EXPANSION OF
THE 79TH STREET CORRIDOR CRA
SUBAREA 1**

June 2021

PMG Associates, Inc.



**FINDING OF NECESSITY – SUBAREA 1
FOR EXPANSION OF THE 79TH STREET CORRIDOR CRA**

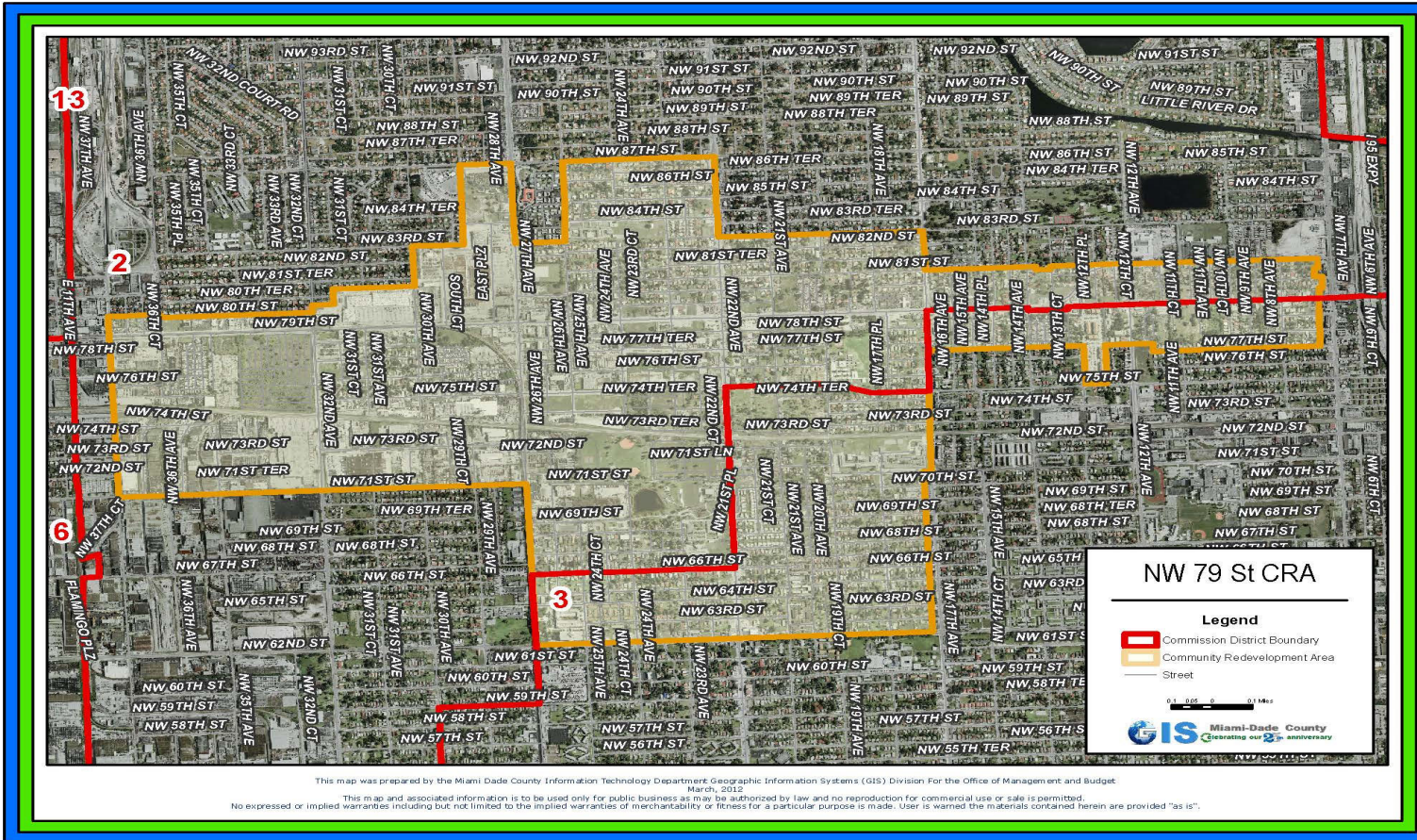
**SECTION 1
INTRODUCTION**

1.1 PURPOSE

The current 79th Street Corridor CRA was established by the Miami-Dade Board of County Commissioners (BOCC) through the two-step process required by State Law. The Finding of Necessity was accepted by the BOCC in May 2009 and the Redevelopment Plan was accepted by the BOCC in July 2011. The original boundaries of the 79th Street Corridor CRA are depicted in Exhibit 1-1.

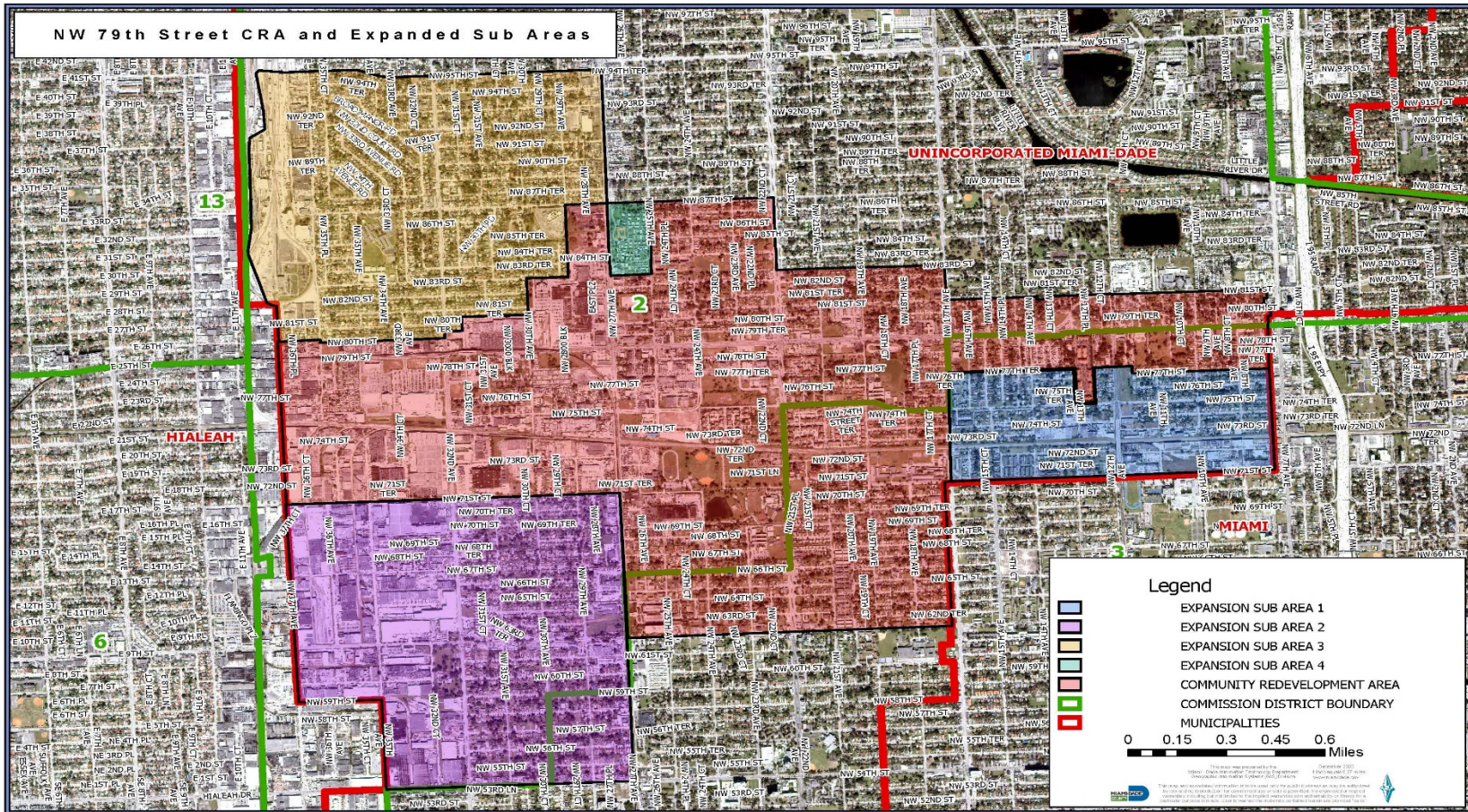
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79th Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1
CURRENT 79TH STREET CORRIDOR CRA**



Source: Miami-Dade County

EXHIBIT 1-2 PROPOSED EXPANSION SUBAREAS



Source: Miami-Dade County

1.2 METHODOLOGY

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.

The analysis of the conditions that exist in the proposed CRA area was conducted using data available from documented sources throughout the community. Agencies within Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State Law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“Slum area” is defined 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 by reason 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 spaces;
- (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)

“Blighted Area” is defined 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, are leading to economic distress or endanger life or property, 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 and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

1.3 DESCRIPTION OF THE SUBAREA

This report will examine the statistics for the subarea and will compare these against the entire UMSA area to determine if the subarea qualifies to be established as a CRA based on the requirements of State law.

Subarea 1 as depicted in Exhibit 1-3 contains 766 parcels within the 229.7 acres in the boundaries.

EXHIBIT 1-3 PROPOSED SUBAREA 1



Source: Miami-Dade County

Land uses in the area are predominantly Residential (80.7%) with a significant amount of Vacant parcels (12.5%). Industrial properties are represented by 4.2% of the total number of parcels. An inventory of the 766 parcels is provided in Table 1-1.

**TABLE 1-1
LAND USE IN SUBAREA 1**

Category	Folios
Vacant Residential	53
Single Family	558
Multi-Family	20
Duplex	40
Vacant Commercial	3
Commercial	3
Office	2
Vacant Industrial	25
Industrial	32
Vacant Institutional	1
Religious	5
Education	6
Vacant Government	14
Unclassified	4
Total	766

Source: Miami-Dade Property Appraiser

Population and Housing data was obtained from Claritas, an internationally recognized source of demographic and marketing data. The population of Subarea 1 is estimated at 2,151 in 2020. There are 692 dwelling units in the area. Other facilities in the study area include:

Parks

- Area 222 Park

Schools

- Dr. Martin Luther King Jr. Primary Learning Center

**SECTION 2
SLUM CONDITIONS**

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” as outlined in Florida State Statutes 163.340(7) in the potential CRA area are found in the following factors. In order for a proposed CRA area to qualify as having slum conditions, the area must have at least one of three factors.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

There is only one small pocket park located in the Subarea, so there is a deficit of open spaces.

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are 11 sites that have been designated Contaminated based on operations on the site.

**TABLE 2-1
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
UT 1578	1191 NW 73 St	Contaminated
HWR 16	1015 NW 72 St	Contaminated
HWR 39	7527 NW 24 Ave	Contaminated
HWR 158	726 NW 73 St	Contaminated
UT 1200	7741 NW 17 Ave	Contaminated
UT 165	1000 NW 73 St	Contaminated
UT 1771	1139 NW 72 St	Contaminated
UT 4284	958 NW 73 St	Contaminated
UT 3096	7100 NW 17 Ave	Contaminated
SW 1634	835 NW 72 St	Contaminated
IW 51533	1010 NW 72 St	Contaminated

Source: DERM

Examples of Unsanitary Conditions



Exhibit 2-1



Exhibit 2-2



Exhibit 2-3



Exhibit 2-4



Exhibit 2-5



Exhibit 2-6



Exhibit 2-7



Exhibit 2-8



Exhibit 2-9



Exhibit 2-10

(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.

This Subarea does not exhibit a higher density than the entire UMSA area.

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 833 calls for fire and emergency service. Based on the population of 2,151, this equates to 387.3 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has 6 times more incidences than the entire UMSA area.

2.2 RESULTS OF ANALYSIS

The proposed area meets criteria (a) and (c) of the State Statutes.

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes 163.340(8) for designation as “Blighted” note that the area must have a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

One method of illustrating “Blight” is through photographic evidence. Field observations were used to examine the area and photographs were taken of the conditions. Exhibits 3-1 through 3-26 are a representative sample of the conditions in the area.

Deteriorated Residential



Exhibit 3-1



Exhibit 3-2



Exhibit 3-3



Exhibit 3-4



Exhibit 3-5



Exhibit 3-6



Exhibit 3-7

Deteriorated Commercial



Exhibit 3-8



Exhibit 3-9



Exhibit 3-10

Deteriorated or Lack of Drainage



Exhibit 3-11



Exhibit 3-12

Deteriorated Fences



Exhibit 3-13



Exhibit 3-14



Exhibit 3-15



Exhibit 3-16

Deteriorated Roads



Exhibit 3-17



Exhibit 3-18



Exhibit 3-19



Exhibit 3-20



Exhibit 3-21



Exhibit 3-22



Exhibit 3-23



Exhibit 3-24

Deteriorated Sidewalks



Exhibit 3-25

Deteriorated Signs and Utility Apparatus

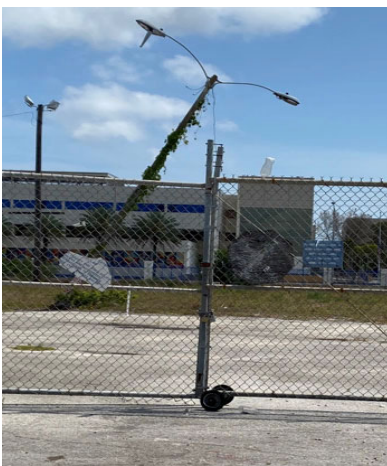


Exhibit 3-26

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

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

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. The street layout in Subarea 1 is primarily a regular grid pattern, which will make the access to all parts of the district relatively easy.

Public Transit is provided through six Miami-Dade Transit System fixed routes that serve the area. In addition, there is a Metrorail station that serves Subarea 1.

(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;

Data from the Miami-Dade County Property Appraiser’s Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA area and compare them to the entire City’s experience.

**TABLE 3-1
CHANGE IN TAXABLE VALUES - POTENTIAL CRA AREA AND CITY OF MIAMI**

Value	Subarea 1	Entire UMSA Area
2015 Taxable Value	\$ 51,434,234	\$62,448,172,067
2020 Taxable Value	\$102,599,034	87,269,294,245
Rate of Change	99.98%	39.75%

Source: Miami-Dade County Property Appraiser

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

The conditions that generate faulty street layout would also contribute to a faulty lot layout. Most of the property is in a grid system with a standard lot layout.

(d) Unsanitary or unsafe conditions;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are 11 sites that have been designated Contaminated based on operations on the site.

**TABLE 3-2
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
UT 1578	1191 NW 73 St	Contaminated
HWR 16	1015 NW 72 St	Contaminated
HWR 39	7527 NW 24 Ave	Contaminated
HWR 158	726 NW 73 St	Contaminated
UT 1200	7741 NW 17 Ave	Contaminated
UT 165	1000 NW 73 St	Contaminated
UT 1771	1139 NW 72 St	Contaminated
UT 4284	958 NW 73 St	Contaminated
UT 3096	7100 NW 17 Ave	Contaminated
SW 1634	835 NW 72 St	Contaminated
IW 51533	1010 NW 72 St	Contaminated

Photographs of Unsanitary Conditions are found in Exhibits 2-1 through 2-10.

(e) Deterioration of site or other improvements;

Listed in Table 3-3 are the necessary improvements to the infrastructure within the potential area boundaries. These improvements total approximately \$24.7 million.

**TABLE 3-3
INFRASTRUCTURE IMPROVEMENT NEEDS (estimates)**

Item	Length	Quantity	Unit	Cost	Total
Install Sidewalk	15276.8	8487	SY	75	\$ 636,532
Install Curb and Gutter	78283.4	78283.4	LF	35	\$ 2,739,917
Replace Driveway Turnouts	35256	31338	SY	75	\$ 2,350,384
Asphalt Mill Resurface	37583.1	91869.9	SY	50	\$ 4,593,495
Drainage Structures		130	EA	5000	\$ 650,000
Drainage Pipe		22517	LF	150	\$ 3,377,520
Road Rebuild	255	622.2	SY	100	\$ 62,216
Side Street Swale	65475	58200	SY	75	\$ 4,364,999
Striping	17000	34000	LF	5	\$ 170,000
Street Lights		2	EA	15000	\$ 30,000
Design and Contingency 30%					\$ 5,692,519
TOTAL IMPROVEMENTS					\$ 24,667,582

Sources: PMG Associates; Florida Technical Consultants

(f) Inadequate and outdated building density patterns;

This Subarea does not exhibit a higher density than the entire UMSA area.

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

Lease rates have not been declining and are generally on a par with other similar areas to other areas of unincorporated Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

The Subarea does not have a large commercial area. The non-residential properties are primarily Industrial.

Additionally, the information was verified through field investigation.

(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 all of Miami-Dade County including 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. The analysis indicates that there are only a few delinquent tax files in the area.

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

Overall, there are relatively few vacancies in the potential area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

Additionally, the information was verified through field investigation.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

Crime data was obtained from the Miami-Dade Police Department who maintains statistics for unincorporated area. Data from Code 2 Emergency and Code 3 Emergency responses that encompass the potential Subarea as well as the entire UMSA were obtained to determine the incidence of crime.

Definition of Code 2 Emergency:

A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency:

A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

**TABLE 3-4
POLICE CALLS PER CAPITA**

Area	Code 2 and 3 Calls	Population	Calls/1,000
Subarea 1	1,806	2,151	839.6
Entire UMSA Area	63,480	1,220,466	52.0

Source: Miami-Dade Police Department

Emergency calls are over 16 times higher in the Subarea than the entire UMSA area,

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 833 calls for fire and emergency service. Based on the population of 2,151, this equates to 387.3 calls per one thousand population. For the entire UMMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has 6 times more incidences than the entire UMMSA area.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

Miami-Dade County RER provides data for the Code Enforcement cases for the unincorporated area. Data for the past year was obtained and reviewed to assess the number of Code violations within the potential CRA expansion boundary and the total for the entire 79th Street Corridor CRA.

Table 3-5 lists the figures and analysis for the Code violations in the area.

**TABLE 3-5
CODE VIOLATION**

Area	Violations	Parcels	Percentage of Parcels
Subarea 1	99	766	12.92%
Existing CRA	687	1,561	19.01%

Source: Miami-Dade RER

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

Currently there are 551 Vacant Parcels in the proposed district. Most of these properties are designated for Residential use (37.9%). A significant amount of the vacant property is designated for Commercial (33.6%) and Industrial (28.5%) uses. The ownership of these parcels is diverse and does not provide an apparent opportunity to assemble properties.

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

Currently there are 11 sites that have been designated as Contaminated in the Subarea. Two of these sites are owned by the Miami-Dade School Board. There are no other properties owned by Government Agencies that have this designation.

3.3 RESULTS OF ANALYSIS

The proposed area meets the following criteria of section 163.340(8) of the State Statutes.

- ❖ Deteriorated Structures
 - Section a, Inadequate provision for ventilation, light, air, sanitation, or open spaces
 - Section d, Unsanitary or unsafe conditions
 - Section e, Deterioration of site or other improvements
 - Section k, Fire and emergency medical service calls to the area proportionately higher
 - Section j, Incidence of crime in the area higher than in the remainder of the county or municipality
 - Section m, Diversity of ownership or defective/unusual conditions of title
 - Section n, Governmentally owned property with adverse environmental conditions

**SECTION 4
SUMMARY AND RECOMMENDATIONS**

4.1 SUMMARY

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied.

**TABLE 4-1
SLUM CRITERIA**

Criteria	Description	Finding
(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 4-2
BLIGHT CRITERIA**

Criteria	Description	Finding
Deteriorated Strictures		Meets criteria
(a)	Predominance of defective or inadequate street layout	Does not meet 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
(l)	A greater number of violations of the Florida Building Code	Does not meet criteria
(m)	Diversity of ownership or defective/unusual conditions of title	Meets criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

This summary notes that the potential area meets two of the three of the “Slum” criteria and 6 of the 14 specific “Blight” criteria. In addition, the potential area has a substantial number of deteriorated structures as evidenced by Exhibits 2-1 through 2-10, and 3-1 through 3-26.

4.2 RECOMMENDATIONS

The potential CRA expansion area of Subarea 1 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and seven of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

**FINDING OF NECESSITY
FOR EXPANSION OF
THE 79TH STREET CORRIDOR CRA
SUBAREA 2**

June 2021

PMG Associates, Inc.



**FINDING OF NECESSITY – SUBAREA 2
FOR EXPANSION OF THE 79TH STREET CORRIDOR CRA**

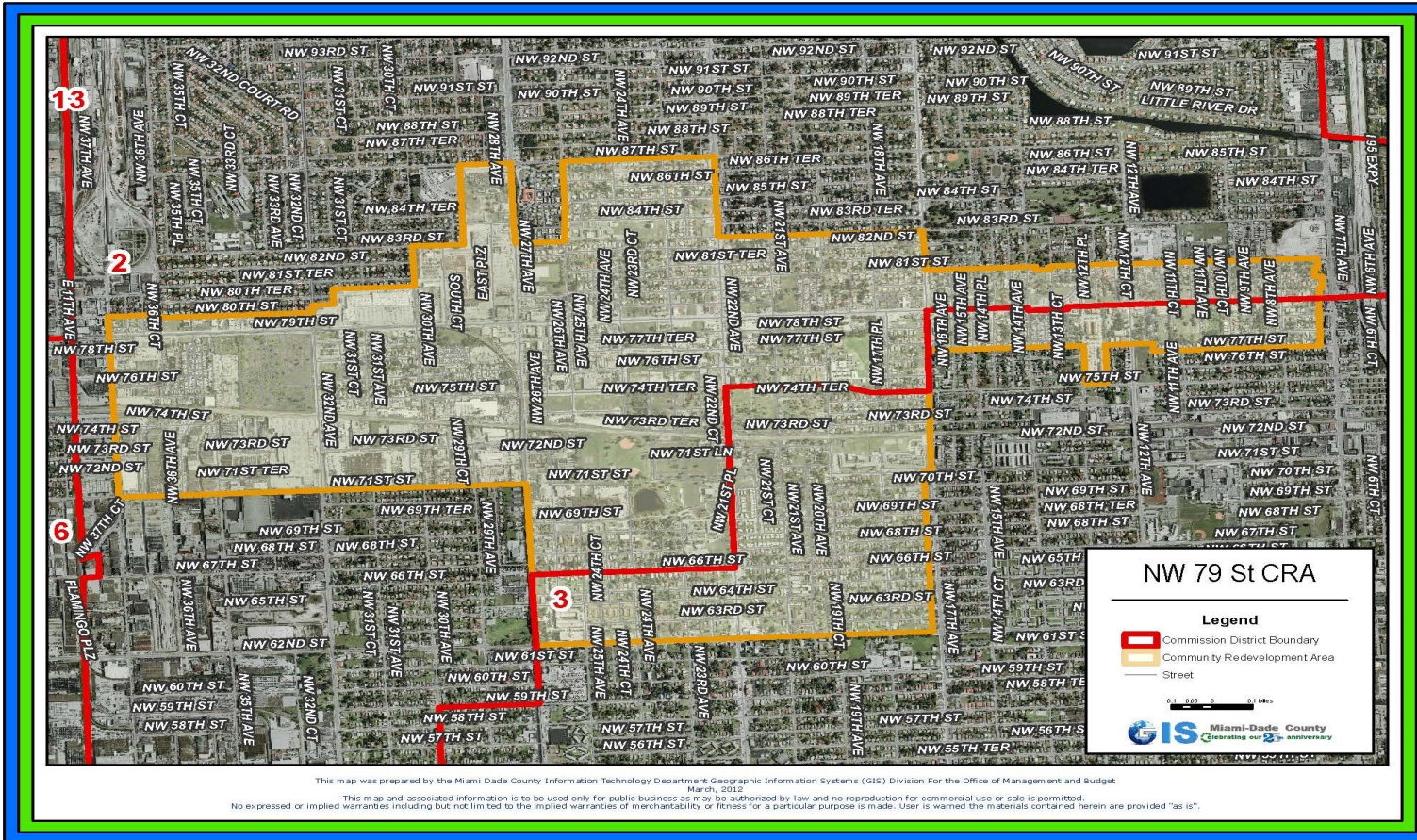
**SECTION 1
INTRODUCTION**

1.1 PURPOSE

The current 79th Street Corridor CRA was established by the Miami-Dade Board of County Commissioners (BOCC) through the two-step process required by State Law. The Finding of Necessity was accepted by the BOCC in May 2009 and the Redevelopment Plan was accepted by the BOCC in July 2011. The original boundaries of the 79th Street Corridor CRA are depicted in Exhibit 1-1.

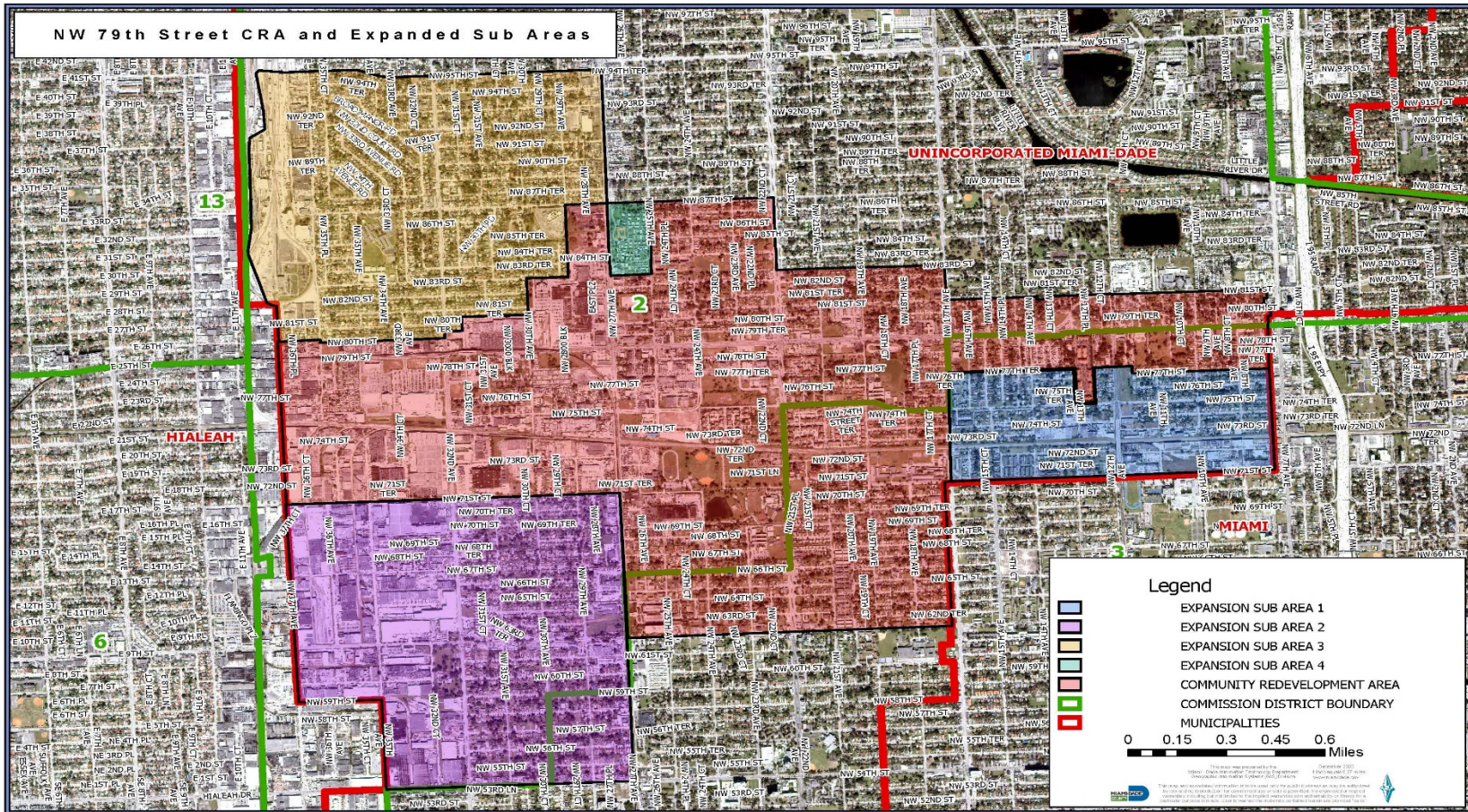
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79th Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1
CURRENT 79TH STREET CORRIDOR CRA**



Source: Miami-Dade County

EXHIBIT 1-2 PROPOSED EXPANSION SUBAREAS



Source: Miami-Dade County

1.2 METHODOLOGY

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.

The analysis of the conditions that exist in the proposed CRA area was conducted using data available from documented sources throughout the community. Agencies within Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State Law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“Slum area” is defined 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 by reason 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 spaces;
- (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)

“Blighted Area” is defined 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, are leading to economic distress or endanger life or property, 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;

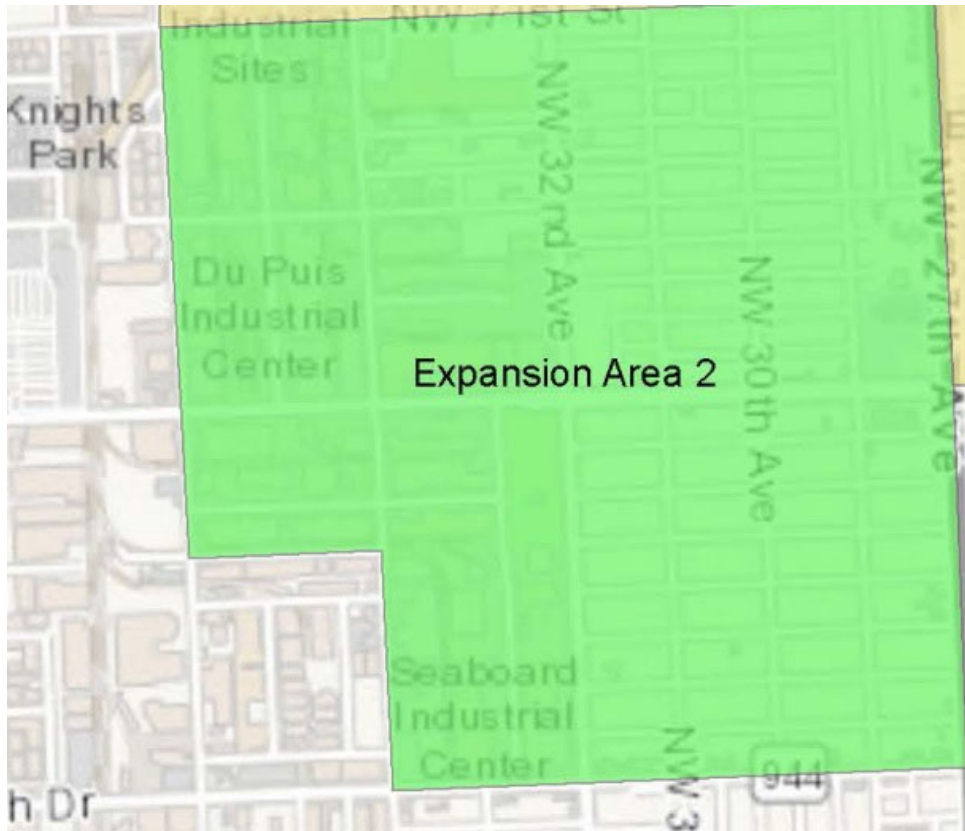
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

1.4 DESCRIPTION OF THE SUBAREA

This report will examine the statistics for the subarea and will compare these against the entire UMSA area to determine if the subarea qualifies to be established as a CRA based on the requirements of State law.

Subarea 2 as depicted in Exhibit 1-3 contains 1,561 parcels within the 605.0 acres in the boundaries.

EXHIBIT 1-3 PROPOSED SUBAREA 2



Source: Miami-Dade County Office of Budget and Management

Land uses in the area are predominantly Residential (72.5%) with a significant amount of Vacant parcels (13.9%). Industrial properties are represented by 7.9% of the total number of parcels. An inventory of the 1,561 parcels is provided in Table 1-1.

**TABLE 1-1
LAND USE IN SUBAREA 2**

Category	Folios
Vacant Residential	81
Single Family	1008
Mult1-Family	67
Duplex	56
Vacant Commercial	60
Commercial	51
Office	4
Vacant Industrial	52
Industrial	123
Religious	13
Education	3
Vacant Government	24
Government	7
Unclassified	12
Total	1,561

Source: Miami-Dade Property Appraiser

Population and Housing data was obtained from Claritas, an internationally recognized source of demographic and marketing data. The population of Subarea 2 is estimated at 3,825 in 2020. There are 1,387 dwelling units in the area. Other facilities in the study area include:

Parks

- Gladeview Park
- Martin Luther King Park

Government Facilities

- Dr. Martin Luther King Jr. Community Complex
- Miami-Dade Fire Rescue #2
- TriRail Station
- US Post Office

**SECTION 2
SLUM CONDITIONS**

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” as outlined in Florida State Statues 163.340(7) in the potential CRA area are found in the following factors. In order for a proposed CRA area to qualify as having slum conditions, the area must have at least one of three factors.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are 6 sites that have been designated Contaminated based on operations on the site.

**TABLE 2-1
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
IW 21	6900 NW 35 Ave	Contaminated
IW 121	6900 NW 35 Ave	Contaminated
UT 1615	7045 NW 27 Ave	Contaminated
UT 1637	3045 NW 62 St	Contaminated
UT 2832	6801 NW 27 Ave	Contaminated
UT 4172	3590 NW 60 St	Contaminated

Source: DERM

Examples of Unsanitary Conditions



Exhibit 2-1



Exhibit 2-2



Exhibit 2-3



Exhibit 2-4



Exhibit 2-5



Exhibit 2-6



Exhibit 2-7



Exhibit 2-8



Exhibit 2-9



Exhibit 2-10



Exhibit 2-11



Exhibit 2-12

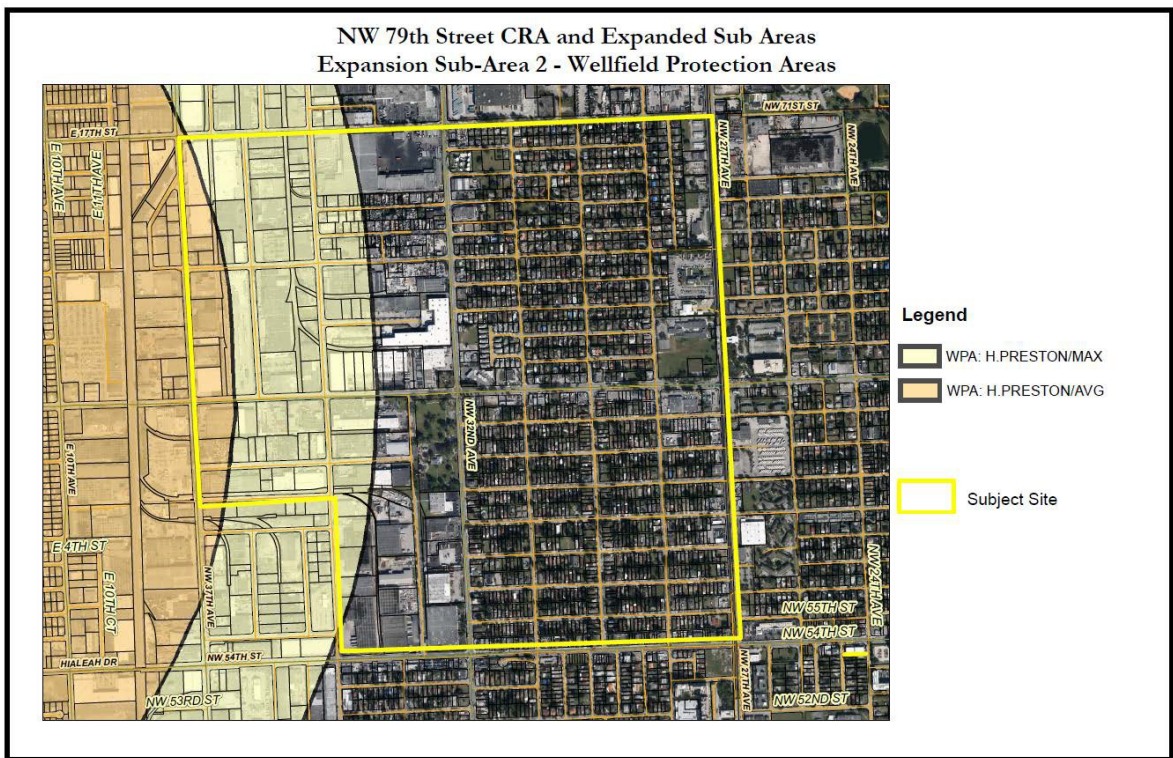
Wellfield Protection

Portions of proposed Subarea 2 are partially located within the average and maximum travel times of the Hialeah Preston Wellfield Complex protection area.

The Board of County Commissioners has adopted ordinances that establish wellfield protection zones in response to the documented association between land use and groundwater contamination. These ordinances prohibit land uses that use, handle, generate, dispose of or store hazardous materials and hazardous waste within wellfield protection

areas, including within the Hialeah Preston Wellfield Complex. These ordinances also establish restrictions for land use, sewage loading intended to ensure pristine water quality within this wellfield by excluding land uses that could compromise groundwater quality and pose a threat to drinking water resources. Proposed development within these areas must comply with the requirements of Chapter 24-43 of the Code of Miami-Dade County (the Code). Further, property owners within the wellfield are required to execute a covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the non-residential properties within the wellfield.

**EXHIBIT 2-13
WELLFIELD PROTECTION AREAS**



Source: DERM

(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.

This Subarea does not exhibit a higher density than the entire UMSA area.

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 1,282 calls for fire and emergency service. Based on the population of 3,825, this equates to 335.2 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has over 5 times more incidences than the entire UMSA area.

2.2 RESULTS OF ANALYSIS

The proposed area meets criteria (a) and (c) of the State Statutes.

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes 163.340(8) for designation as “Blighted” note that the area must have a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

One method of illustrating “Blight” is through photographic evidence. Field observations were used to examine the area and photographs were taken of the conditions. Exhibits 3-1 through 3-61 are a representative sample of the conditions in the area.

Deteriorated Residential



Exhibit 3-1



Exhibit 3-2



Exhibit 3-3



Exhibit 3-4



Exhibit 3-5



Exhibit 3-6



Exhibit 3-7



Exhibit 3-8



Exhibit 3-9



Exhibit 3-10



Exhibit 3-11



Exhibit 3-12



Exhibit 3-13



Exhibit 3-14



Exhibit 3-15



Exhibit 3-16



Exhibit 3-17



Exhibit 3-18



Exhibit 3-19



Exhibit 3-20

Deteriorated Commercial



Exhibit 3-21



Exhibit 3-22



Exhibit 3-23



Exhibit 3-24



Exhibit 3-25



Exhibit 3-26



Exhibit 3-27



Exhibit 3-28



Exhibit 3-29



Exhibit 3-30



Exhibit 3-31



Exhibit 3-32



Exhibit 3-33



Exhibit 3-34



Exhibit 3-35

Deteriorated Roads



Exhibit 3-36



Exhibit 3-37



Exhibit 3-38



Exhibit 3-39



Exhibit 3-40



Exhibit 3-41



Exhibit 3-42



Exhibit 3-43



Exhibit 3-44



Exhibit 3-45



Exhibit 3-46



Exhibit 3-47

Deteriorated Fences



Exhibit 3-48

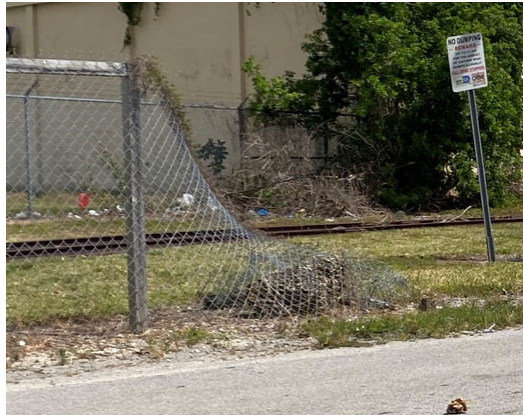


Exhibit 3-49



Exhibit 3-50

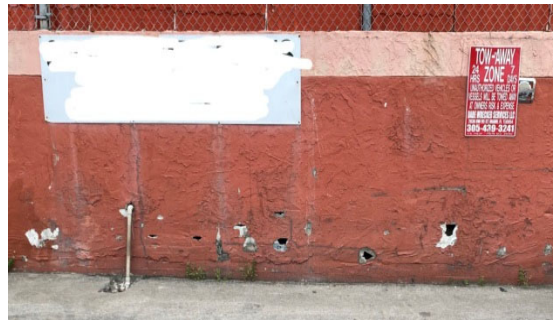


Exhibit 3-51



Exhibit 3-52

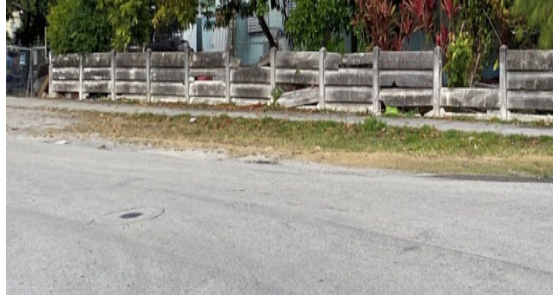


Exhibit 3-53

Deteriorated of Lack of Drainage



Exhibit 3-54



Exhibit 3-55



Exhibit 3-56



Exhibit 3-57



Exhibit 3-58

Deteriorated Sidewalks



Exhibit 3-59

Deteriorated Signs and Utility Equipment



Exhibit 3-60



Exhibit 3-61

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

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

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. The street layout in Subarea 2 is primarily a regular grid pattern, which will make the access to all parts of the district relatively easy.

Public Transit is provided through five Miami-Dade Transit System fixed routes that serve the area. In addition, there is a TriRail station that serves Subarea 2.

(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;

Data from the Miami-Dade County Property Appraiser’s Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA area and compare them to the entire City’s experience.

**TABLE 3-1
CHANGE IN TAXABLE VALUES - POTENTIAL CRA AREA AND CITY OF MIAMI**

Value	Subarea 2	Entire UMMA Area
2015 Taxable Value	\$217,092,190	\$62,448,172,067
2020 Taxable Value	\$339,908,542	87,269,294,245
Rate of Change	56.57%	39.75%

Source: Miami-Dade County Property Appraiser

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

The conditions that generate faulty street layout would also contribute to a faulty lot layout. Most of the property is in a grid system with a standard lot layout.

(d) Unsanitary or unsafe conditions;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are six sites that have been designated Contaminated based on operations on the site.

**TABLE 3-2
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
IW 21	6900 NW 35 Ave	Contaminated
IW 121	6900 NW 35 Ave	Contaminated
UT 1615	7045 NW 27 Ave	Contaminated
UT 1637	3045 NW 62 St	Contaminated
UT 2832	6801 NW 27 Ave	Contaminated
UT 4172	3590 NW 60 St	Contaminated

Source: DERM

Photographs of Unsanitary Conditions are found in Exhibits 2-1 through 2-12.

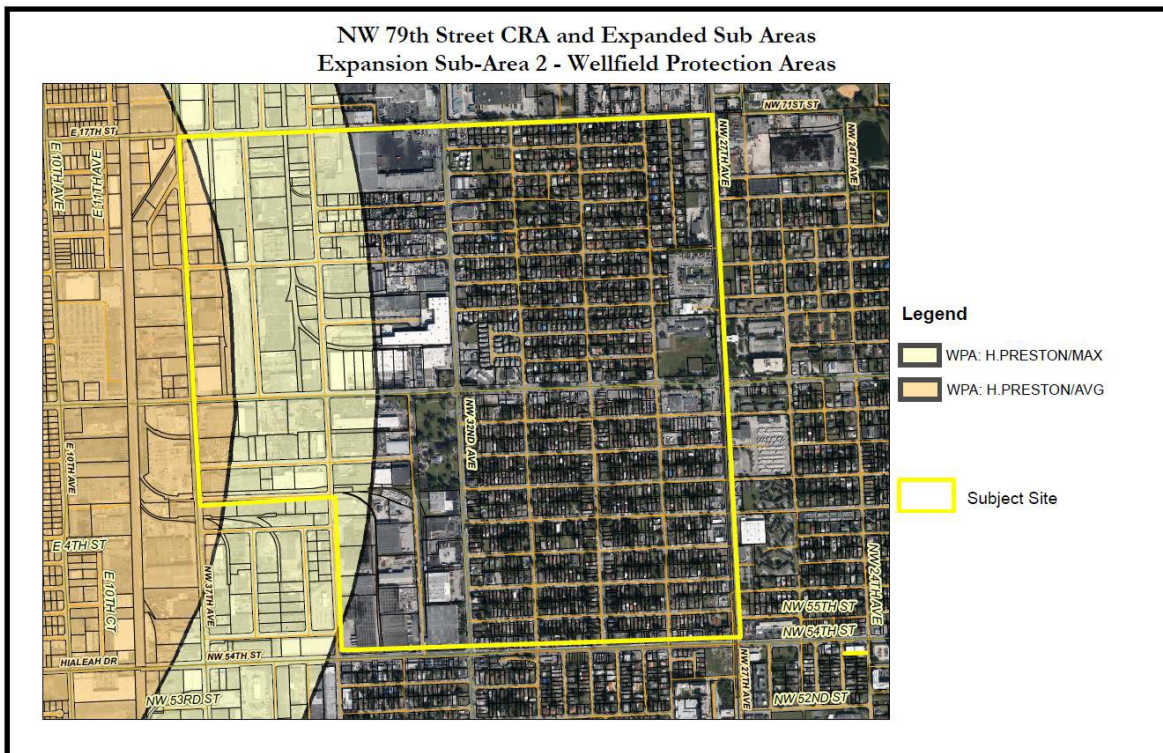
Wellfield Protection

Portions of proposed Subarea 2 are partially located within the average and maximum travel times of the Hialeah Preston Wellfield Complex protection area.

The Board of County Commissioners has adopted ordinances that establish wellfield protection zones in response to the documented association between land use and groundwater contamination. These ordinances prohibit land uses that use, handle, generate, dispose of or store hazardous materials and hazardous waste within wellfield protection areas, including within the Hialeah Preston Wellfield Complex. These ordinances also establish restrictions for land use, sewage loading intended to ensure pristine water quality within this wellfield by excluding land uses that could compromise groundwater quality and pose a threat to drinking water resources. Proposed development within these areas must comply with the requirements of Chapter 24-43 of the Code of Miami-Dade County (the Code). Further, property owners within the wellfield are required to execute a covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the non-residential properties within the wellfield.

EXHIBIT 2-13

WELLFIELD PROTECTION AREAS



Source: DERM

(e) Deterioration of site or other improvements;

Listed in Table 3-3 are the necessary improvements to the infrastructure within the potential area boundaries. These improvements total approximately \$56.1 million.

**TABLE 3-3
INFRASTRUCTURE IMPROVEMENT NEEDS (estimates)**

Item	Length	Quantity	Unit	Cost	Total
Install Sidewalk	61966.2	34426	SY	75	\$ 2,581,926
Install Curb and Gutter	169794.0	169794.0	LF	35	\$ 5,942,788
Replace Driveway Turnouts	73996	65774	SY	75	\$ 4,933,059
Asphalt Mill Resurface	79281.3	193798.8	SY	50	\$ 9,689,938
Drainage Structures		328	EA	5000	\$ 1,640,000
Drainage Pipe		56956	LF	150	\$ 8,543,326
Road Rebuild	0	0.0	SY	100	\$ -
Side Street Swale	137421	122152	SY	75	\$ 9,161,396
Striping	62000	124000	LF	5	\$ 620,000
Street Lights		2	EA	15000	\$ 30,000
Design and Contingency 30%					\$ 12,942,730
TOTAL IMPROVEMENTS					\$ 56,085,164

Sources: PMG Associates; Florida Technical Consultants

(f) Inadequate and outdated building density patterns;

This Subarea does not exhibit a higher density than the entire UMSA area.

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

Lease rates have not been declining and are generally on a par with other similar areas to other areas of unincorporated Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

The Subarea does not have a large commercial area. The non-residential properties are primarily Industrial.

Additionally, the information was verified through field investigation.

(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 all of Miami-Dade County including 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. The analysis indicates that there are only a few delinquent tax files in the area.

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

Overall, there are relatively few vacancies in the potential area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

Crime data was obtained from the Miami-Dade Police Department who maintains statistics for unincorporated area. Data from Code 2 Emergency and Code 3 Emergency responses that encompass the potential Subarea as well as the entire UMSA were obtained to determine the incidence of crime.

Definition of Code 2 Emergency:

A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency:

A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

**TABLE 3-4
POLICE CALLS PER CAPITA**

Area	Code 2 and 3 Calls	Population	Calls/1,000
Subarea 2	4,263	3,825	1114.5
Entire UMSA Area	63,480	1,220,466	52.0

Source: Miami-Dade Police Department

Emergency calls are over 21 times higher in the Subarea than the entire UMMA area,
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 1,282 calls for fire and emergency service. Based on the population of 3,825, this equates to 335.2 calls per one thousand population. For the entire UMMA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has over 5 times more incidences than the entire UMMA area.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

Miami-Dade County RER provides data for the Code Enforcement cases for the unincorporated area. Data for the past year was obtained and reviewed to assess the number of Code violations within the potential CRA expansion boundary and the total for the entire 79th Street Corridor CRA.

Table 3-5 lists the figures and analysis for the Code violations in the area.

**TABLE 3-5
 CODE VIOLATION**

Area	Violations	Parcels	Percentage of Parcels
Subarea 2	213	1,561	13.65%
Existing CRA	687	3,613	19.01%

Source: Miami-Dade RER

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

Currently there are 217 Vacant Parcels in the proposed district. Most of these properties are designated for Commercial and Industrial use (51.6%). A significant amount of the vacant property is designated for Residential (37.3%) uses. Additionally 11.1% of the vacant property is owned by governmental agencies. The ownership of these parcels is diverse, except for the government properties, and does not provide an apparent opportunity to assemble properties for economic purposes.

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

Currently there are 6 sites that have been designated as Contaminated in the Subarea. No properties owned by Government Agencies that have this designation.

The Subarea is located in the Wellfield Protection Area and the TriRail Station is located in this area.

3.3 RESULTS OF ANALYSIS

The proposed area meets the following criteria of section 163.340(8) of the State Statutes.

- ❖ Deteriorated Structures
 - Section d, Unsanitary or unsafe conditions
 - Section e, Deterioration of site or other improvements
 - Section j, Incidence of crime in the area higher than in the remainder of the county or municipality
 - Section k, Fire and emergency medical service calls to the area proportionately higher
 - Section m, Diversity of ownership or defective/unusual conditions of title
 - Section n, Governmentally owned property with adverse environmental conditions

**SECTION 4
SUMMARY AND RECOMMENDATIONS**

4.1 SUMMARY

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables 4-1 and 4-2 the criteria for slum and blight found in the potential area.

**TABLE 4-1
SLUM CRITERIA**

Criteria	Description	Finding
(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 4-2
BLIGHT CRITERIA**

Criteria	Description	Finding
Deteriorated Strictures		Meets criteria
(a)	Predominance of defective or inadequate street layout	Does not meet 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
(l)	A greater number of violations of the Florida Building Code	Does not meet criteria
(m)	Diversity of ownership or defective/unusual conditions of title	Meets criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

This summary notes that the potential area meets two of the three of the “Slum” criteria and 6 of the 14 specific “Blight” criteria. In addition, the potential area has a substantial number of deteriorated structures as evidenced by Exhibits 122-1 through 2-2-12, and 2-3-1 through 2-3-61.

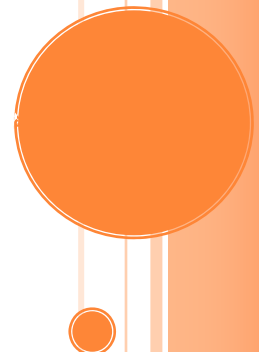
4.2 RECOMMENDATIONS

The potential CRA expansion area of Subarea 2 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and six of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

**FINDING OF NECESSITY
FOR EXPANSION OF
THE 79TH STREET CORRIDOR CRA
SUBAREA 3**

June 2021

PMG Associates, Inc.



**FINDING OF NECESSITY – SUBAREA 3
FOR EXPANSION OF THE 79TH STREET CORRIDOR CRA**

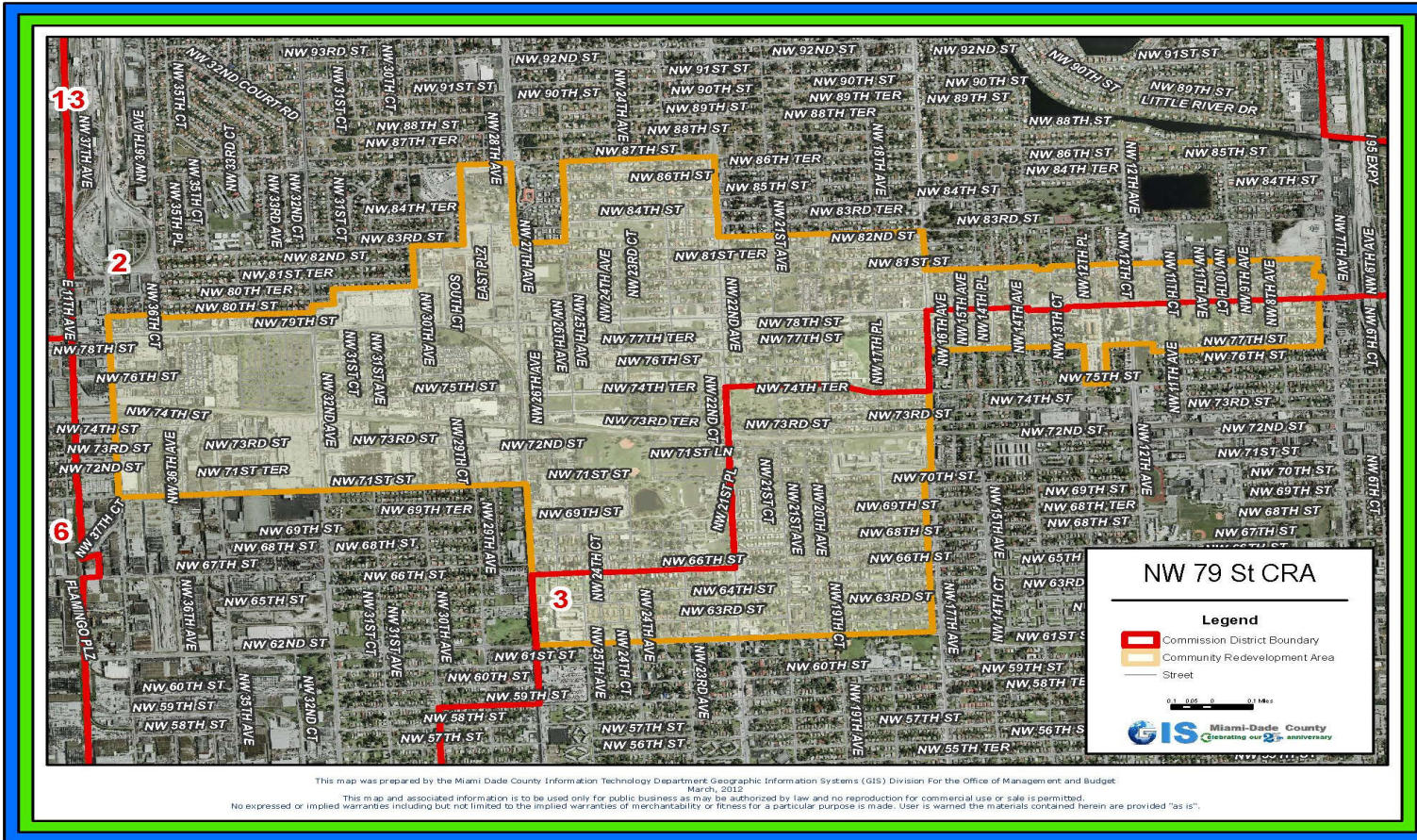
**SECTION 1
INTRODUCTION**

1.1 PURPOSE

The current 79th Street Corridor CRA was established by the Miami-Dade Board of County Commissioners (BOCC) through the two-step process required by State Law. The Finding of Necessity was accepted by the BOCC in May 2009 and the Redevelopment Plan was accepted by the BOCC in July 2011. The original boundaries of the 79th Street Corridor CRA are depicted in Exhibit 1-1.

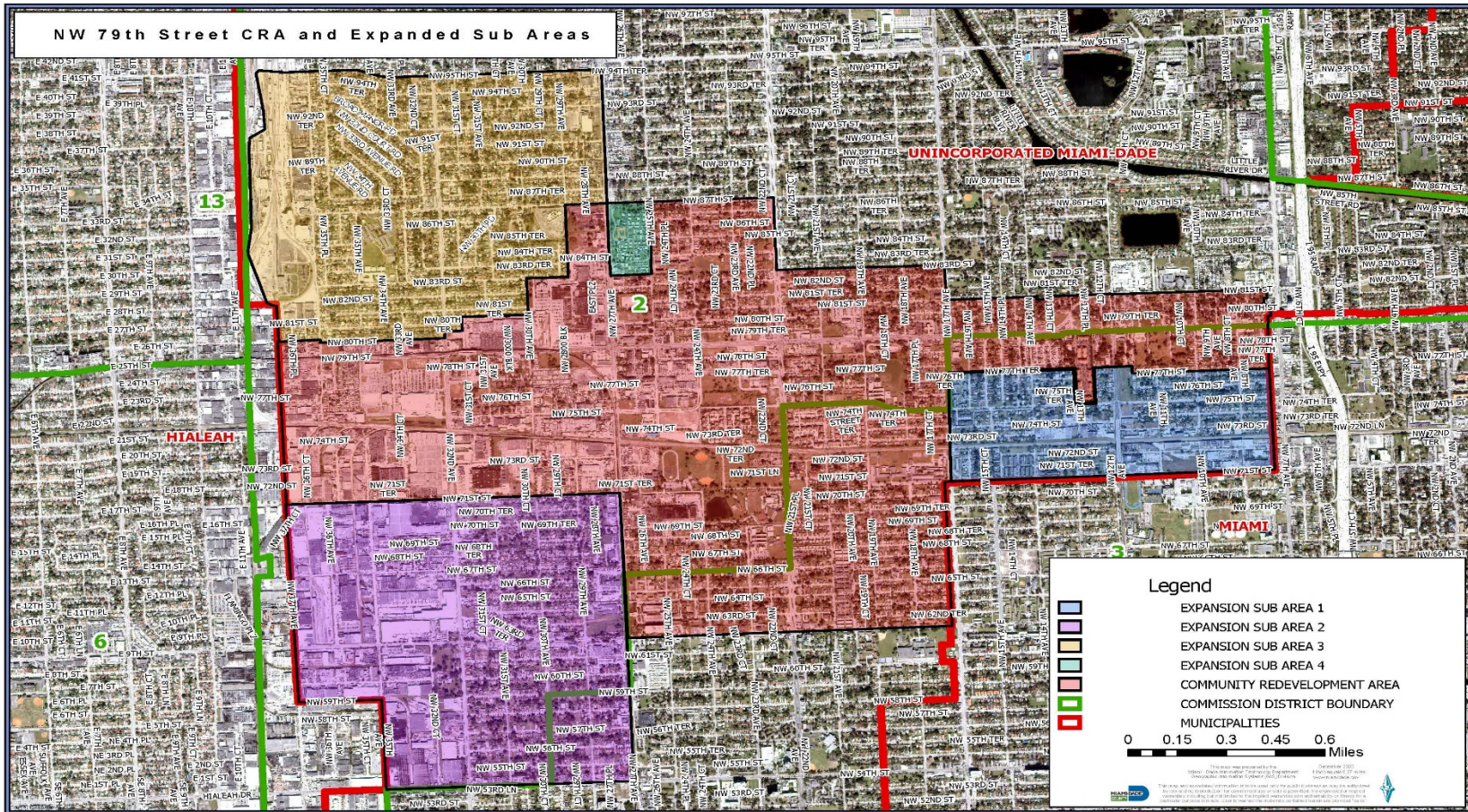
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79th Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1
CURRENT 79TH STREET CORRIDOR CRA**



Source: Miami-Dade County

EXHIBIT 1-2 PROPOSED EXPANSION SUBAREAS



Source: Miami-Dade County

1.2 METHODOLOGY

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.

The analysis of the conditions that exist in the proposed CRA area was conducted using data available from documented sources throughout the community. Agencies within Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State Law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“Slum area” is defined 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 by reason 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 spaces;
- (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)

“Blighted Area” is defined 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, are leading to economic distress or endanger life or property, 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;

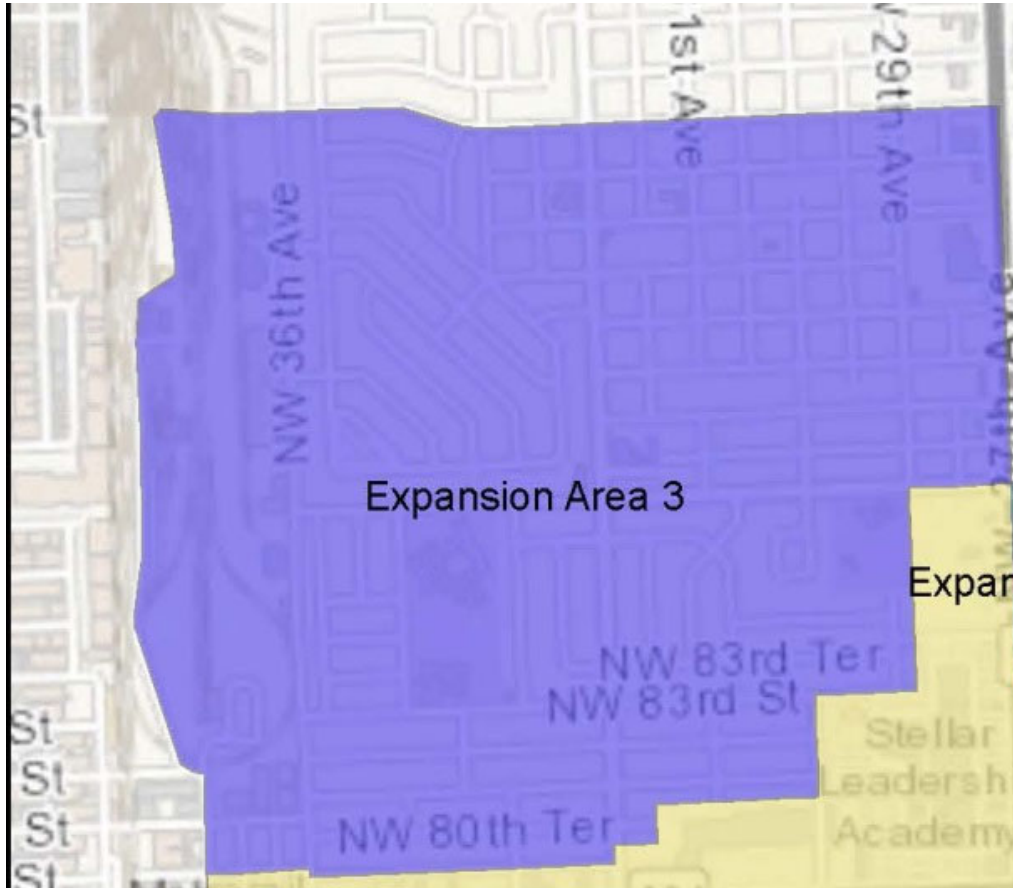
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Inadequate and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

DESCRIPTION OF THE SUBAREA

This report will examine the statistics for the subarea and will compare these against the entire UMSA area to determine if the subarea qualifies to be established as a CRA based on the requirements of State law.

Subarea 3 as depicted in Exhibit 1-3 contains 1,767 parcels within the 571.6 acres in the boundaries.

EXHIBIT 1-3 PROPOSED SUBAREA 3



Source: Miami-Dade County Office of Budget and Management

Land uses in the area are predominantly Residential (72.5%) with a significant amount of Vacant parcels (13.9%). Industrial properties are represented by 7.9% of the total number of parcels. An inventory of the 1,561 parcels is provided in Table 1-1.

**TABLE 1-1
LAND USE IN SUBAREA 3**

Category	Folios
Vacant Residential	25
Single Family	1,516
Multi-Family	39
Duplex	141
Commercial	13
Industrial	12
Religious	4
Education	3
Vacant Government	7
Unclassified	7
Total	1,767

Source: Miami-Dade Property Appraiser

Population and Housing data was obtained from Claritas, an internationally recognized source of demographic and marketing data. The population of Subarea 3 is estimated at 6,787 in 2020. There are 2,333 dwelling units in the area. Other facilities in the study area include:

Parks

- Broadmoor Park

Schools

- Madison Middle School

**SECTION 2
SLUM CONDITIONS**

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” as outlined in Florida State Statues 163.340(7) in the potential CRA area are found in the following factors. In order for a proposed CRA area to qualify as having slum conditions, the area must have at least one of three factors.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are 5 sites that have been designated as of concern based on operations on the site.

**TABLE 2-1
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
IW 204	8700 NW 36 Ave	Closed with Restrictions
UT 163	8701 NW 32 Ave	Contaminated
UT 1024	8700 NW 27 Ave	Contaminated
UT 4310	8301 NW 27 Ave	Contaminated
UT 6345	9400 NW 37 Ave	Contaminated

Source: DERM

Examples of Unsanitary Conditions



Exhibit 2-1



Exhibit 2-2



Exhibit 2-3



Exhibit 2-4

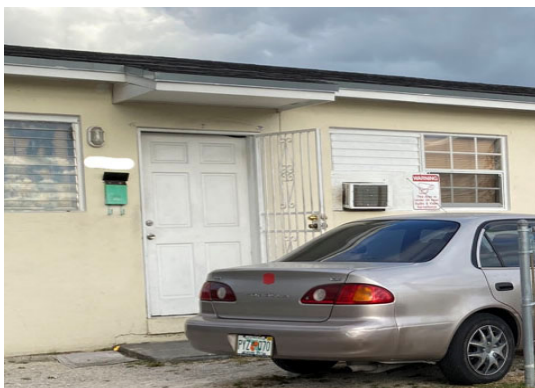


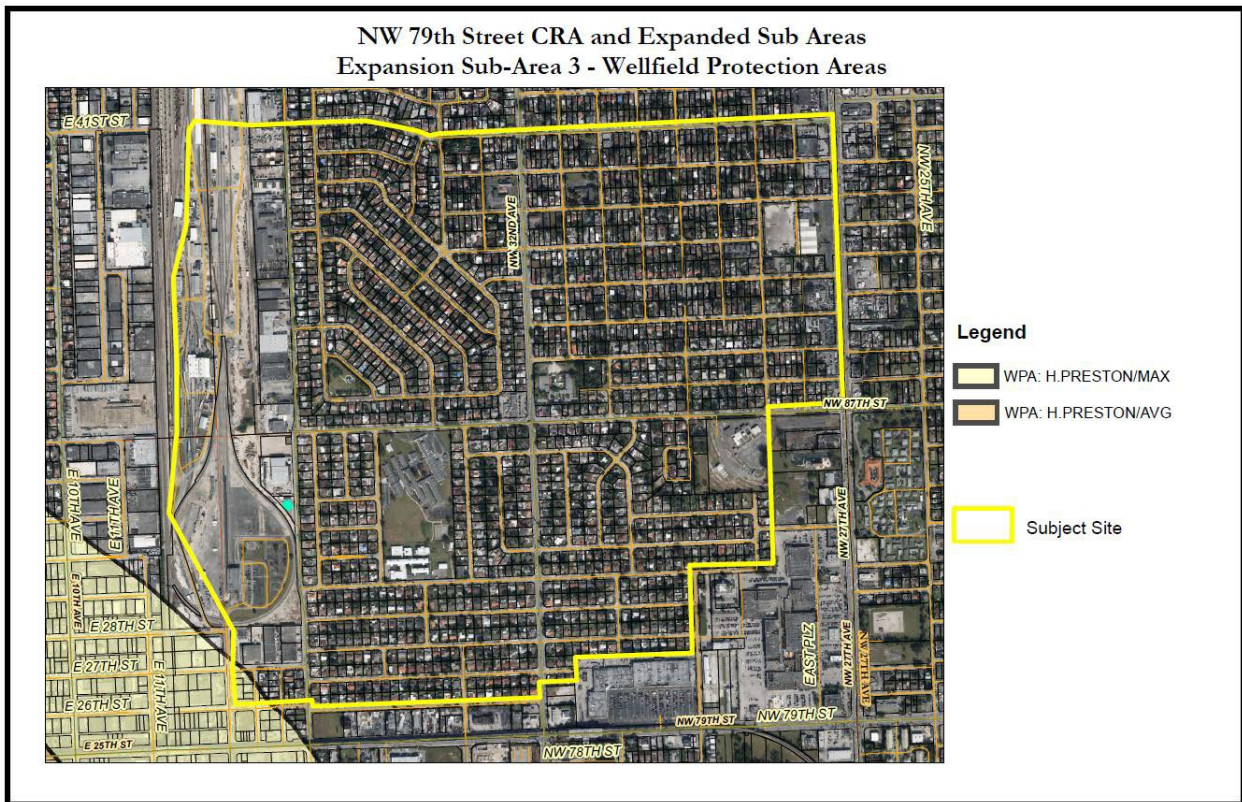
Exhibit 2-5

Wellfield Protection

Portions of proposed Subarea 3 are partially located within the average and maximum travel times of the Hialeah Preston Wellfield Complex protection area.

The Board of County Commissioners has adopted ordinances that establish wellfield protection zones in response to the documented association between land use and groundwater contamination. These ordinances prohibit land uses that use, handle, generate, dispose of or store hazardous materials and hazardous waste within wellfield protection areas, including within the Hialeah Preston Wellfield Complex. These ordinances also establish restrictions for land use, sewage loading intended to ensure pristine water quality within this wellfield by excluding land uses that could compromise groundwater quality and pose a threat to drinking water resources. Proposed development within these areas must comply with the requirements of Chapter 24-43 of the Code of Miami-Dade County (the Code). Further, property owners within the wellfield are required to execute a covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the non-residential properties within the wellfield.

**EXHIBIT 2-6
WELLFIELD PROTECTION AREAS**



Source: DERM

(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.

This Subarea does not exhibit a higher density than the entire UMSA area.

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 1,687 calls for fire and emergency service. Based on the population of 6,787, this equates to 248.7 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has nearly 4 times more incidences than the entire UMSA area.

2.2 RESULTS OF ANALYSIS

The proposed area meets criteria (a) and (c) of the State Statutes.

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes 163.340(8) for designation as “Blighted” note that the area must have a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

One method of illustrating “Blight” is through photographic evidence. Field observations were used to examine the area and photographs were taken of the conditions. Exhibits 3-1 through 3-34 are a representative sample of the conditions in the area.

Deteriorated Residential



Exhibit 3-1



Exhibit 3-2



Exhibit 3-3



Exhibit 3-4

Deteriorated Commercial



Exhibit 3-5



Exhibit 3-6

Deteriorated Roads



Exhibit 3-7



Exhibit 3-8



Exhibit 3-9



Exhibit 3-10



Exhibit 3-11



Exhibit 3-12



Exhibit 3-13



Exhibit 3-14



Exhibit 3-15



Exhibit 3-16



Exhibit 3-17



Exhibit 3-18



Exhibit 3-19



Exhibit 3-20

Deteriorated Fences



Exhibit 3-21



Exhibit 3-22



Exhibit 3-23



Exhibit 3-24

Deteriorated or Lack of Drainage



Exhibit 3-25



Exhibit 3-26



Exhibit 3-27



Exhibit 3-28



Exhibit 3-29



Exhibit 3-30



Exhibit 3-31

Deteriorated Sidewalks



Exhibit 3-32

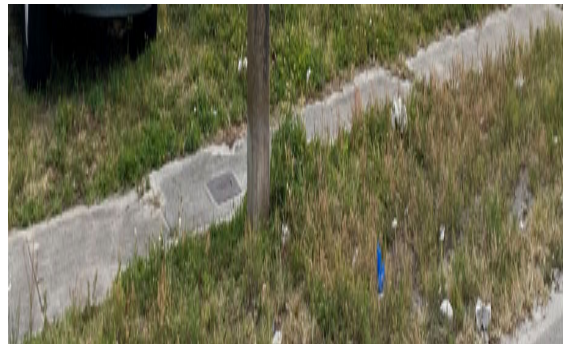


Exhibit 3-33

Deteriorated Sign



Exhibit 3-34

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

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

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. The street layout in Subarea 3 is primarily a regular grid pattern, which will make the access to all parts of the district relatively easy.

Public Transit is provided through two Miami-Dade Transit System fixed routes that serve the area.

(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;

Data from the Miami-Dade County Property Appraiser's Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA area and compare them to the entire City's experience.

**TABLE 3-1
CHANGE IN TAXABLE VALUES - POTENTIAL CRA AREA AND CITY OF MIAMI**

Value	Subarea 3	Entire UMSA Area
2015 Taxable Value	\$101,421,678	\$62,448,172,067
2020 Taxable Value	\$167,143,967	87,269,294,245
Rate of Change	64.80%	39.75%

Source: Miami-Dade County Property Appraiser

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

The conditions that generate faulty street layout would also contribute to a faulty lot layout. Most of the property is in a grid system with a standard lot layout.

(d) Unsanitary or unsafe conditions;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are six sites that have been designated Contaminated based on operations on the site.

**TABLE 3-2
CONTAMINATED SITES**

DERM FILE	ADDRESS	STATUS
IW 204	8700 NW 36 Ave	Closed with Restrictions
UT 163	8701 NW 32 Ave	Contaminated
UT 1024	8700 NW 27 Ave	Contaminated
UT 4310	8301 NW 27 Ave	Contaminated
UT 6345	9400 NW 37 Ave	Contaminated

Source: DERM

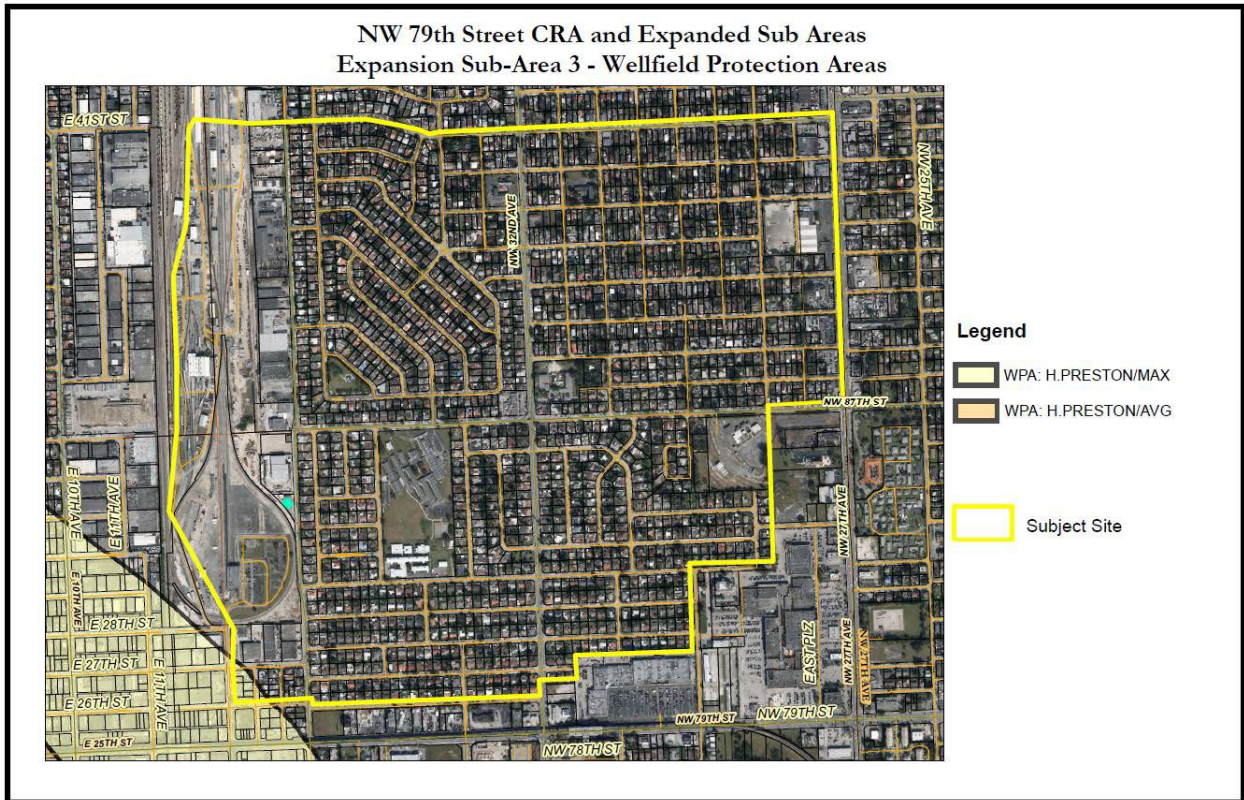
Photographs of Unsanitary Conditions are found in Exhibits 2-1 through 2-5.

Wellfield Protection

Portions of proposed Subarea 3 are partially located within the average and maximum travel times of the Hialeah Preston Wellfield Complex protection area.

The Board of County Commissioners has adopted ordinances that establish wellfield protection zones in response to the documented association between land use and groundwater contamination. These ordinances prohibit land uses that use, handle, generate, dispose of or store hazardous materials and hazardous waste within wellfield protection areas, including within the Hialeah Preston Wellfield Complex. These ordinances also establish restrictions for land use, sewage loading intended to ensure pristine water quality within this wellfield by excluding land uses that could compromise groundwater quality and pose a threat to drinking water resources. Proposed development within these areas must comply with the requirements of Chapter 24-43 of the Code of Miami-Dade County (the Code). Further, property owners within the wellfield are required to execute a covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the non-residential properties within the wellfield.

**EXHIBIT 3-35
WELLFIELD PROTECTION AREAS**



Source: DERM

(e) Deterioration of site or other improvements;

Listed in Table 3-3 are the necessary improvements to the infrastructure within the potential area boundaries. These improvements total approximately \$69.1 million.

**TABLE 3-3
INFRASTRUCTURE IMPROVEMENT NEEDS (estimates)**

Item	Length	Quantity	Unit	Cost	Total
Install Sidewalk	92416.9	51343	SY	75	\$ 3,850,705
Install Curb and Gutter	206207.3	206207.3	LF	35	\$ 7,217,257
Replace Driveway Turnouts	77263	68679	SY	75	\$ 5,150,894
Asphalt Mill Resurface	82782.2	202356.5	SY	50	\$ 10,117,827
Drainage Structures		350	EA	5000	\$ 1,750,000
Drainage Pipe		60750	LF	150	\$ 9,112,438
Road Rebuild	0	0.0	SY	100	\$ -
Side Street Swale	143489	127546	SY	75	\$ 9,565,946
Striping	58000	116000	LF	5	\$ 580,000
Street Lights		20	EA	15000	\$ 300,000
Design and Contingency 30%					\$ 14,293,520
TOTAL IMPROVEMENTS					\$ 61,938,586

Sources: PMG Associates; Florida Technical Consultants

(f) Inadequate and outdated building density patterns;

This Subarea does not exhibit a higher density than the entire UMSA area.

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

Lease rates have not been declining and are generally on a par with other similar areas to other areas of unincorporated Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

The Subarea does not have a large commercial area. The non-residential properties are primarily Industrial.

Additionally, the information was verified through field investigation.

(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 all of Miami-Dade County including 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. The analysis indicates that there are only a few delinquent tax files in the area.

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

Overall, there are relatively few vacancies in the potential area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

Additionally, the information was verified through field investigation.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

Crime data was obtained from the Miami-Dade Police Department who maintains statistics for unincorporated area. Data from Code 2 Emergency and Code 3 Emergency responses that encompass the potential Subarea as well as the entire UMSA were obtained to determine the incidence of crime.

Definition of Code 2 Emergency:

A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency:

A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

**TABLE 3-4
POLICE CALLS PER CAPITA**

Area	Code 2 and 3 Calls	Population	Calls/1,000
Subarea 3	2,738	6,787	403.4
Entire UMSA Area	63,480	1,220,466	52.0

Source: Miami-Dade Police Department

Emergency calls are over 7.75 times higher in the Subarea than the entire UMSA area,

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 1,687 calls for fire and emergency service. Based on the population of 6,787, this equates to 248.7 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has nearly 4 times more incidences than the entire UMSA area.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

Miami-Dade County RER provides data for the Code Enforcement cases for the unincorporated area. Data for the past year was obtained and reviewed to assess the number of Code violations within the potential CRA expansion boundary and the total for the entire 79th Street Corridor CRA.

**TABLE 3-5
CODE VIOLATION**

Area	Violations	Parcels	Percentage of Parcels
Subarea 3	207	1,767	11.71%
Existing CRA	687	3,613	19.01%

Source: Miami-Dade RER

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

Currently there are 32 Vacant Parcels in the proposed district (1.8%). Most of these properties are designated for Residential use (78.1%). There is only a small number of Vacant parcels and ownership of these parcels is diverse, and does not provide an apparent opportunity to assemble properties for economic purposes.

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

Currently there are 5 sites that have been designated as Contaminated in the Subarea. No properties owned by Government Agencies that have this designation.

The Subarea is located in the Wellfield Protection Area.

3.3 RESULTS OF ANALYSIS

The proposed area meets the following criteria of section 163.340(8) of the State Statutes.

- ❖ Deteriorated Structures
 - Section d, Unsanitary or unsafe conditions
 - Section e, Deterioration of site or other improvements
 - Section j, Incidence of crime in the area higher than in the remainder of the county or municipality
 - Section k, Fire and emergency medical service calls to the area proportionately higher
 - Section m, Diversity of ownership or defective/unusual conditions of title
 - Section n, Governmentally owned property with adverse environmental conditions

**SECTION 4
SUMMARY AND RECOMMENDATIONS**

4.1 SUMMARY

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables 4-1 and 4-2 the criteria for slum and blight found in the potential area.

**TABLE 4-1
SLUM CRITERIA**

Criteria	Description	Finding
(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 4-2
BLIGHT CRITERIA**

Criteria	Description	Finding
Deteriorated Strictures		Meets criteria
(a)	Predominance of defective or inadequate street layout	Does not meet 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
(l)	A greater number of violations of the Florida Building Code	Does not meet criteria
(m)	Diversity of ownership or defective/unusual conditions of title	Meets criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

This summary notes that the potential area meets two of the three of the “Slum” criteria and 6 of the 14 specific “Blight” criteria. In addition, the potential area has a substantial number of deteriorated structures as evidenced by Exhibits 2-1 through 2-5, and 3-1 through 3-34.

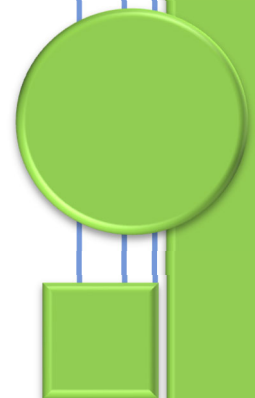
4.2 RECOMMENDATIONS

The potential CRA expansion area of Subarea 3 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and six of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

**FINDING OF NECESSITY
FOR EXPANSION OF
THE 79TH STREET CORRIDOR CRA
SUBAREA 4**

June 2021

PMG Associates, Inc.



**FINDING OF NECESSITY – SUBAREA 4
FOR EXPANSION OF THE 79TH STREET CORRIDOR CRA**

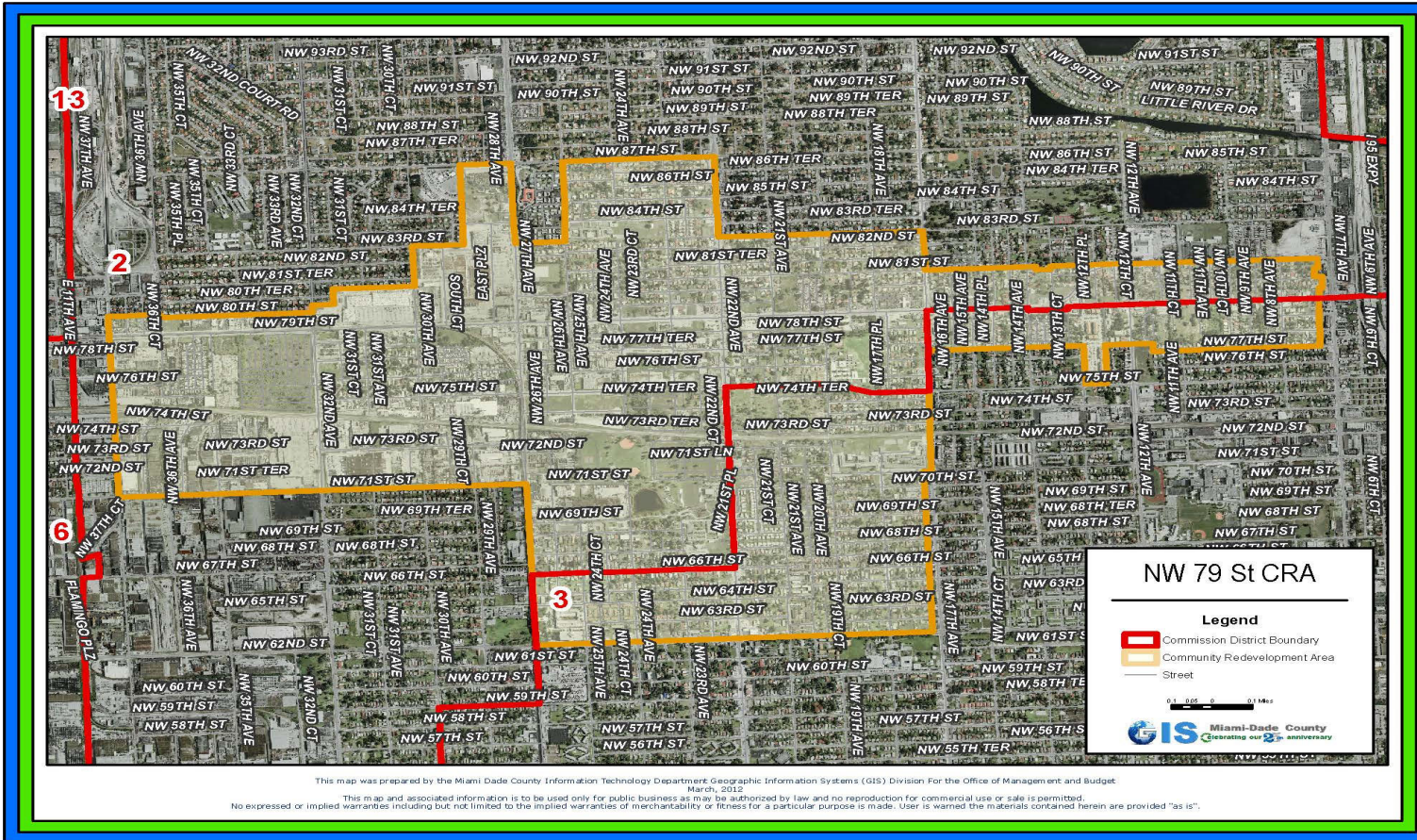
**SECTION 1
INTRODUCTION**

1.1 PURPOSE

The current 79th Street Corridor CRA was established by the Miami-Dade Board of County Commissioners (BOCC) through the two-step process required by State Law. The Finding of Necessity was accepted by the BOCC in May 2009 and the Redevelopment Plan was accepted by the BOCC in July 2011. The original boundaries of the 79th Street Corridor CRA are depicted in Exhibit I-1.

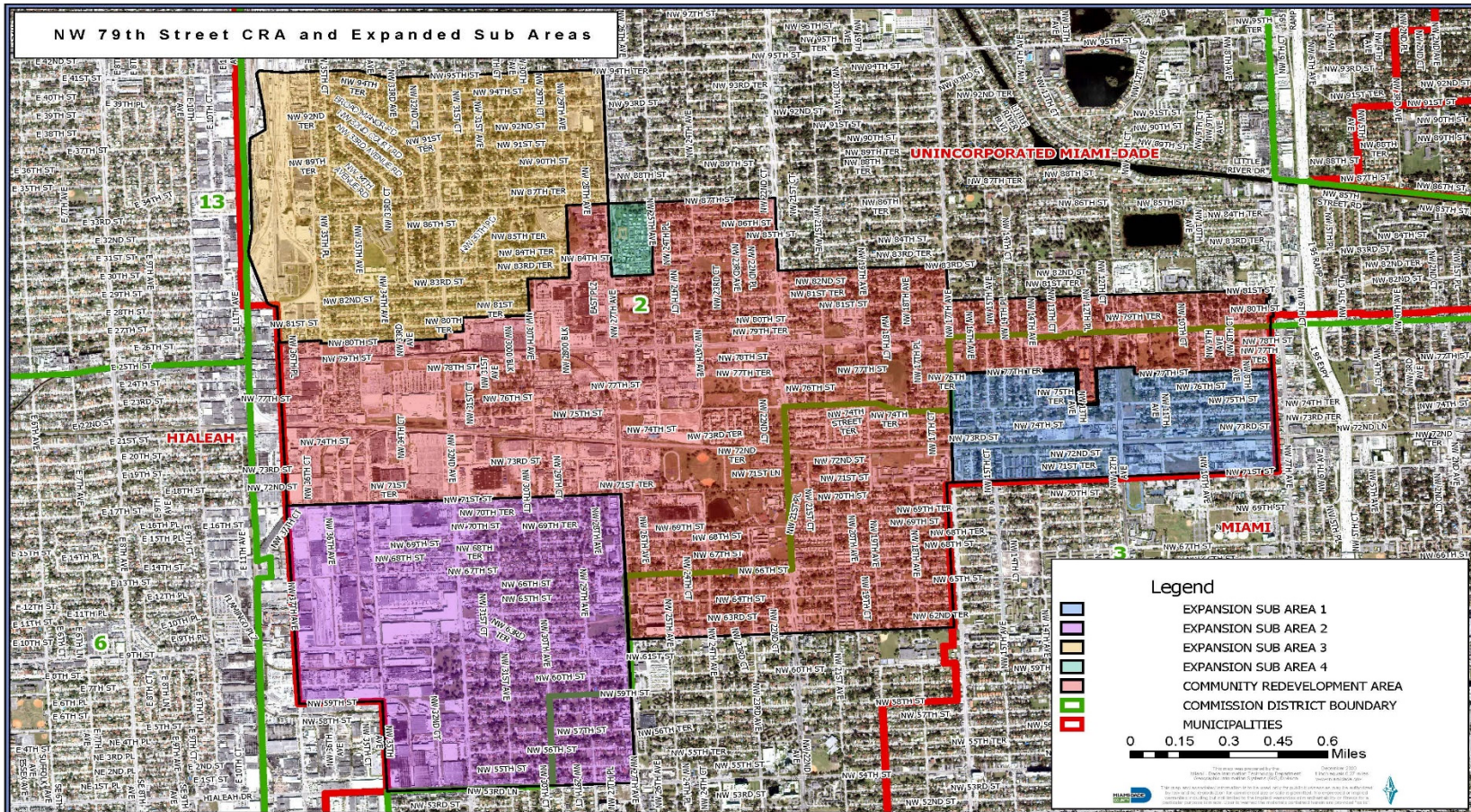
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79th Street Corridor CRA. These areas are illustrated in Exhibit I-2.

**EXHIBIT 1-1
CURRENT 79TH STREET CORRIDOR CRA**



Source: Miami-Dade County

EXHIBIT 1-2 PROPOSED EXPANSION SUBAREAS



Source: Miami-Dade County

1.2 METHODOLOGY

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.

The analysis of the conditions that exist in the proposed CRA area was conducted using data available from documented sources throughout the community. Agencies within the City of Miami and Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State Law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“Slum area” is defined 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 by reason 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 spaces;
- (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)

“Blighted Area” is defined 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, are leading to economic distress or endanger life or property, 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 and outdated building density patterns;
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- (h) Tax or special assessment delinquency exceeding the fair value of the land;
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality;
- (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

1.4 DESCRIPTION OF THE SUBAREA

This report will examine the statistics for the subarea and will compare these against the entire UMSA area to determine if the subarea qualifies to be established as a CRA based on the requirements of State law.

Subarea 4 as depicted in Exhibit 1-3 contains 3 parcels within the 21.0 acres in the boundaries. The majority of this site is a housing project previously owned by the Urban League, this property has recently sold to a private company.

EXHIBIT 1-3 PROPOSED SUBAREA 4



Source: Miami-Dade County Office of Budget and Management

Although there are only three parcels, the majority of the land is comprised of the single housing development.

Population and Housing data was obtained from Claritas, an internationally recognized source of demographic and marketing data. The population of Subarea 4 is estimated at 338 in 2020. There are 128 dwelling units in the area. There are no public facilities in the Subarea

SECTION 2 SLUM CONDITIONS

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” as outlined in Florida State Statutes 163.340(7) in the potential CRA area are found in the following factors. In order for a proposed CRA area to qualify as having slum conditions, the area must have at least one of three factors.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are no sites that have been designated as of concern based on operations on the site.

(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.

This Subarea does not exhibit a higher density than the entire UMSA area.

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 149 calls for fire and emergency service. Based on the population of 338, this equates to 440.8 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has nearly 7 times more incidences than the entire UMSA area.

2.2 RESULTS OF ANALYSIS

The proposed area meets criteria (c) of the State Statutes.

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes 163.340(8) for designation as “Blighted” note that the area must have a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

One method of illustrating “Blight” is through photographic evidence. Due to the restricted housing area, there was no opportunity to photograph the area to assess conditions. The photographs in Exhibits 3-1 through 3-2 are samples of the conditions in the area. In addition, the improvements required to bring the infrastructure to the proper conditions are found in Table 3-3. These improvements are estimated to cost \$1.5 million.

Deteriorated Roads



Exhibit 3-1

Deteriorated Fences



Exhibit 3-2

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

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

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. The street layout in Subarea 4 is primarily a regular grid pattern, which will make the access to all parts of the district relatively easy.

Public Transit is provided through two Miami-Dade Transit System fixed routes that serve the area.

(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;

Data from the Miami-Dade County Property Appraiser’s Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA area and compare them to the entire City’s experience. Due to the sale of the property from a tax exempt entity to a private enterprise, the Ad Valorem Value does not truly reflect the change of value. In addition to the Ad Valorem Value, we have examined the change in Just Value over the past five years.

**TABLE 3-1
CHANGE IN TAXABLE VALUES - POTENTIAL CRA AREA AND UMSA**

Value	Subarea 4	Entire UMSA Area
2015 Taxable Value	\$585,132	\$62,448,172,067
2020 Taxable Value	\$11,162,064	87,269,294,245
Rate of Change	1807.62%	39.75%

Source: Miami-Dade County Property Appraiser

**TABLE 3-2
CHANGE IN JUST VALUES - POTENTIAL CRA AREA AND UMSA TAXABLE VALUES**

Value	Subarea 4	Entire UMSA Area
2015 Taxable Value	\$11,109,611	\$62,448,172,067
2020 Taxable Value	\$14,884,945	87,269,294,245
Rate of Change	33.98%	39.75%

Source: Miami-Dade County Property Appraiser

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

The conditions that generate faulty street layout would also contribute to a faulty lot layout. Most of the property is in a grid system with a standard lot layout.

(d) Unsanitary or unsafe conditions;

The conditions of unsanitary conditions can be categorized through the designation of unsafe and contaminated sites throughout the Subarea. Based on a report from Miami-Dade County DERM there are no sites that have been designated Contaminated based on operations on the site.

(e) Deterioration of site or other improvements;

Listed in Table 3-3 are the necessary improvements to the infrastructure within the potential area boundaries. These improvements total approximately \$1.5 million.

**TABLE 3-3
INFRASTRUCTURE IMPROVEMENT NEEDS (estimates)**

Item	Length	Quantity	Unit	Cost	Total
Install Sidewalk	0.0	0	SY	75	\$ -
Install Curb and Gutter	5004.9	5004.9	LF	35	\$ 175,171
Replace Driveway Turnouts	2817	2504	SY	75	\$ 187,785
Asphalt Mill Resurface	3018.0	7377.3	SY	50	\$ 368,864
Drainage Structures		2	EA	5000	\$ 10,000
Drainage Pipe		350	LF	150	\$ 52,500
Road Rebuild	0	0.0	SY	100	\$ -
Side Street Swale	5231	4650	SY	75	\$ 348,744
Striping	4000	8000	LF	5	\$ 40,000
Street Lights		0	EA	15000	\$ -
Design and Contingency 30%					\$ 354,919
TOTAL IMPROVEMENTS					\$ 1,537,984

Sources: PMG Associates; Florida Technical Consultants

(f) Inadequate and outdated building density patterns;

This Subarea does not exhibit a higher density than the entire UMSA area.

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

Lease rates have not been declining and are generally on a par with other similar areas to other areas of unincorporated Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

The Subarea does not have a large commercial area. The non-residential properties are primarily Industrial.

Additionally, the information was verified through field investigation.

(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 all of Miami-Dade County including 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. The analysis indicates that there are only a few delinquent tax files in the area.

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

Overall, there are relatively few vacancies in the potential area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

Additionally, the information was verified through field investigation.

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

Crime data was obtained from the Miami-Dade Police Department who maintains statistics for unincorporated area. Data from Code 2 Emergency and Code 3 Emergency responses that encompass the potential Subarea as well as the entire UMSA were obtained to determine the incidence of crime.

Definition of Code 2 Emergency:

A situation which poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency:

A situation or sudden occurrence which poses an actual threat of serious injury or loss of human life and which demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

**TABLE 3-4
POLICE CALLS PER CAPITA**

Area	Code 2 and 3 Calls	Population	Calls/1,000
Subarea 4	161	338	476.3
Entire UMSA Area	63,480	1,220,466	52.0

Source: Miami-Dade Police Department

Emergency calls are over 9 times higher in the Subarea than the entire UMSA area,

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire Rescue Department reveals that in 2020, the proposed expansion area had a total of 149 calls for fire and emergency service. Based on the population of 338, this equates to 440.8 calls per one thousand population. For the entire UMSA service area during the same time, the population of 1,220,466 generated 77,712 calls for fire service, which is 63.7 calls per one thousand population. The district has nearly 7 times more incidences than the entire UMSA area.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

Miami-Dade County RER provides data for the Code Enforcement cases for the unincorporated area. Data for the past year was obtained and reviewed to assess the number of Code violations within the potential CRA expansion boundary there were no violations in Subarea 4

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

There is only one owner for the bulk of the property. The area is completely developed and no opportunity exists for new projects.

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

There are no contaminated properties in the Subarea and no government owned properties.

3.3 RESULTS OF ANALYSIS

The proposed area meets the following criteria of section 163.340(8) of the State Statutes.

- ❖ Deteriorated Structures
 - Section e, Deterioration of site or other improvements
 - Section j, Incidence of crime in the area higher than in the remainder of the county or municipality
 - Section k, Fire and emergency medical service calls to the area proportionately higher

**SECTION 4
SUMMARY AND RECOMMENDATIONS**

4.1 SUMMARY

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables 4-1 and 4-2 the criteria for slum and blight found in the potential area.

**TABLE 4-1
SLUM CRITERIA**

Criteria	Description	Finding
(a)	Inadequate provision for ventilation, light, air, sanitation, or open spaces	Does not meet 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 4-2
BLIGHT CRITERIA**

Criteria	Description	Finding
Deteriorated Strictures		Unavailable
(a)	Predominance of defective or inadequate street layout	Does not meet 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	Does not meet 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
(l)	A greater number of violations of the Florida Building Code	Does not meet criteria
(m)	Diversity of ownership or defective/unusual conditions of title	Does not meet criteria
(n)	Governmentally owned property with adverse environmental conditions	Does not meet criteria

4.2 RECOMMENDATIONS

The potential CRA expansion area of Subarea 4 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets one of the three of the criteria to be designated as slum (one is required), and three of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.