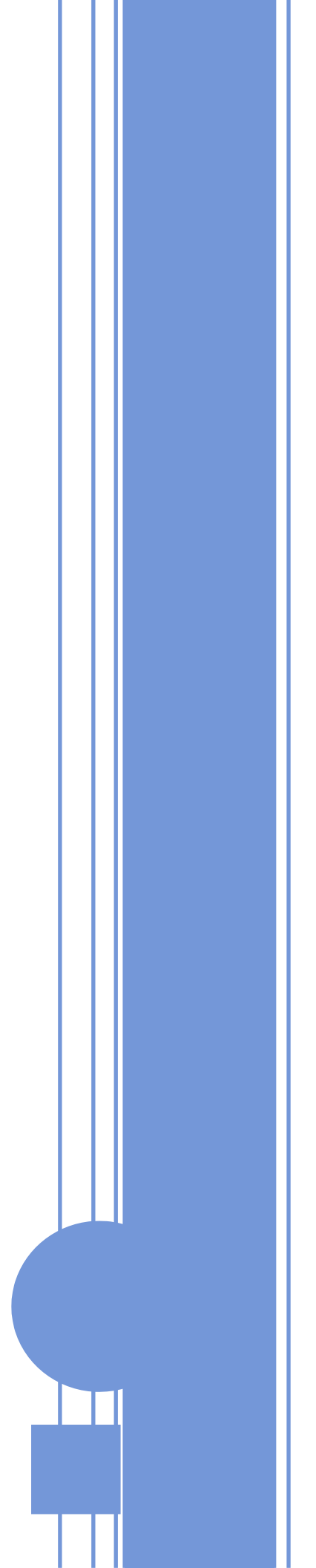


**FINAL REPORT**

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

**August 2022**

**PMG Associates, Inc.**



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

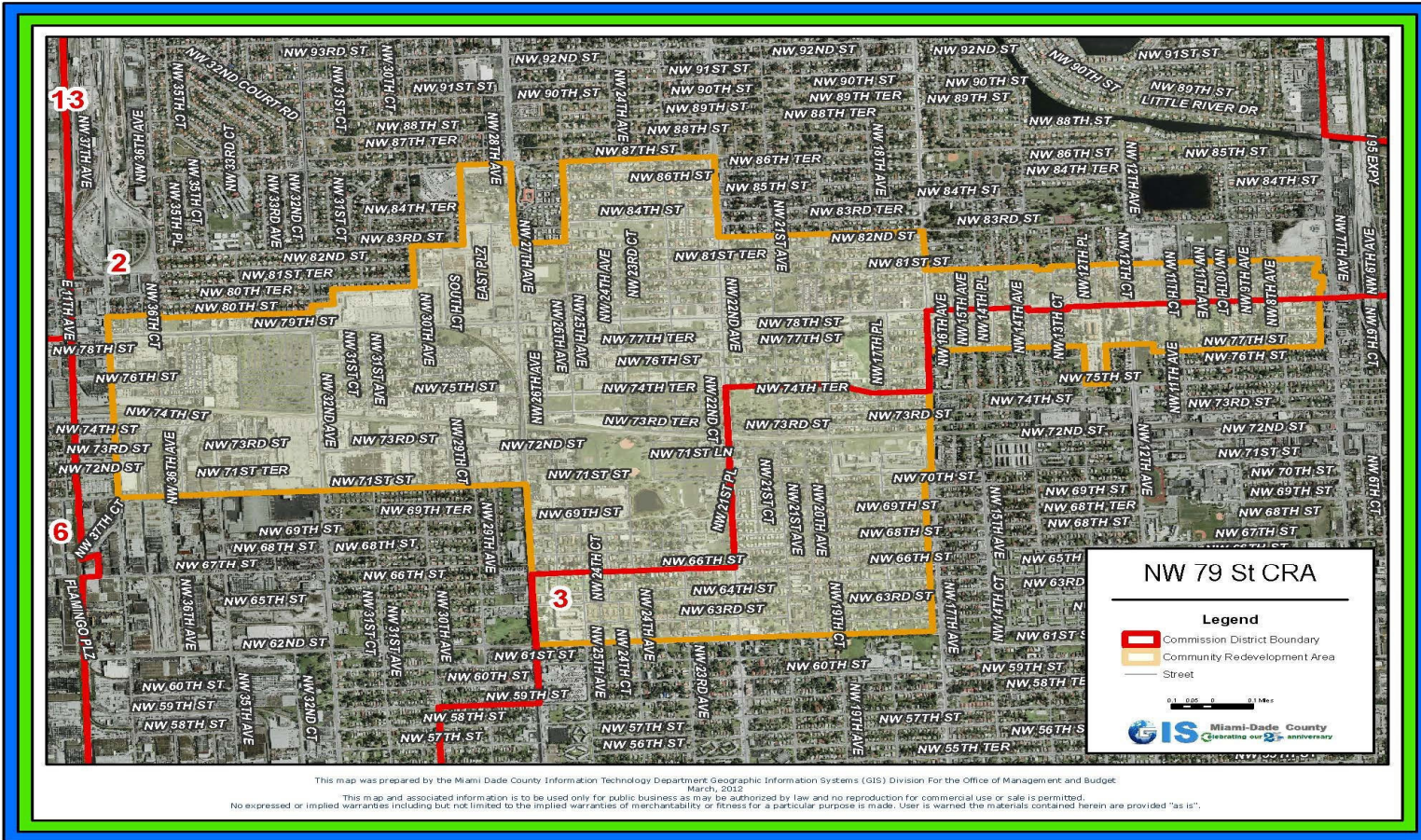
**SECTION 1  
INTRODUCTION**

**1.1 PURPOSE**

The current 79<sup>th</sup> 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 79<sup>th</sup> Street Corridor CRA are depicted in Exhibit 1-1.

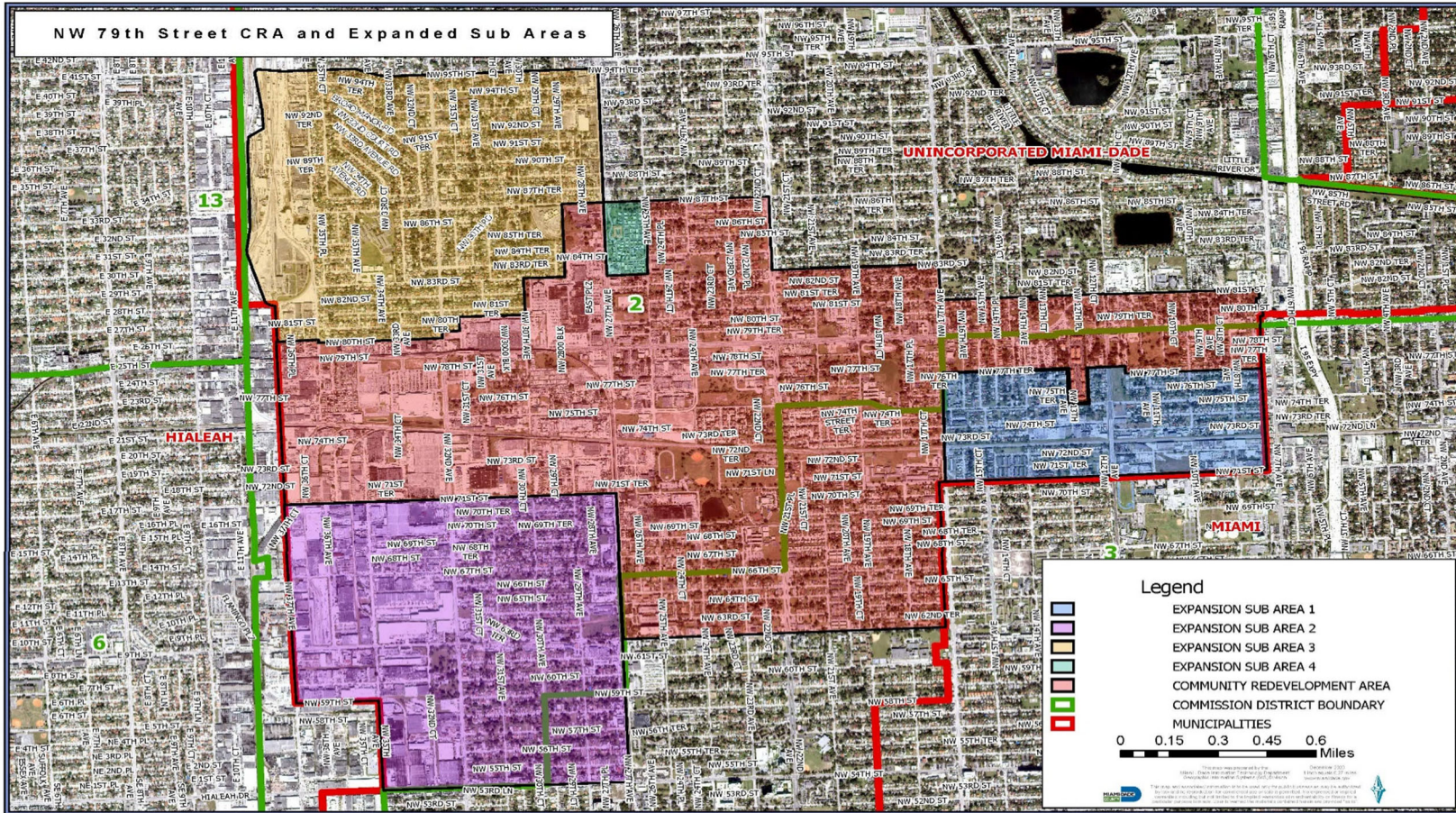
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79<sup>th</sup> Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1  
CURRENT 79<sup>TH</sup> 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:

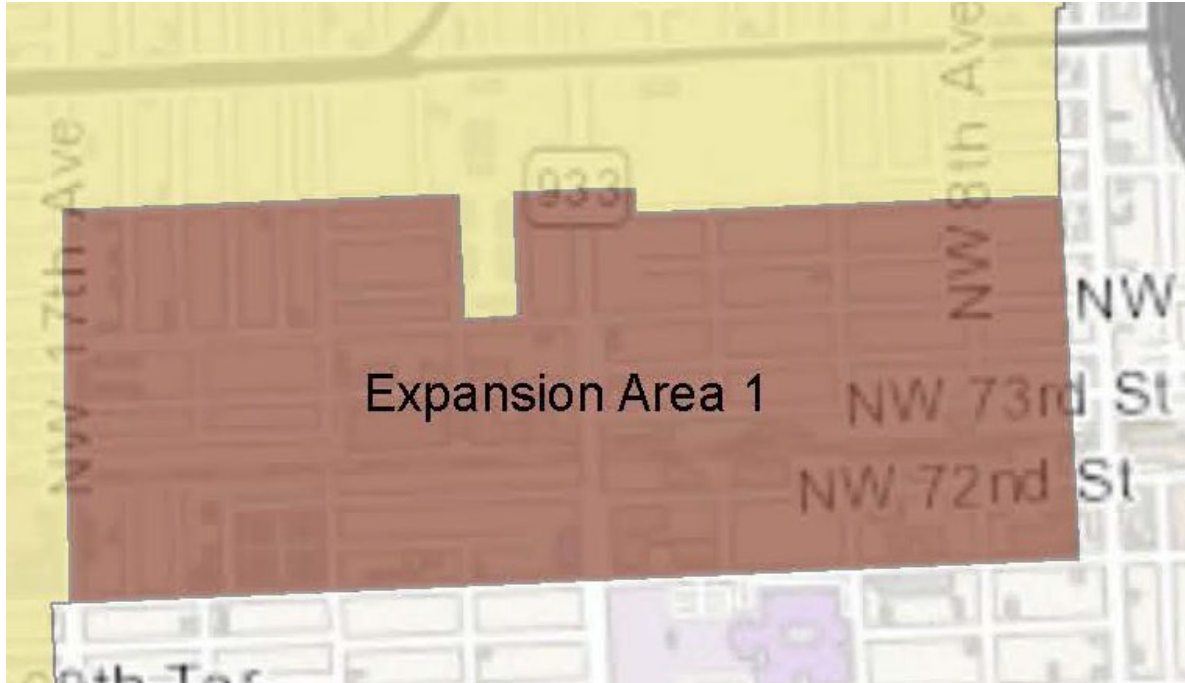
- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the 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 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;**

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**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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**

<b>Value</b>	<b>Subarea 1</b>	<b>Entire UMSA Area</b>
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**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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
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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
<b>TOTAL IMPROVEMENTS</b>					<b>\$ 24,667,582</b>

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 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 6 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 79<sup>th</sup> 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**

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

**TABLE 4-2  
BLIGHT CRITERIA**

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

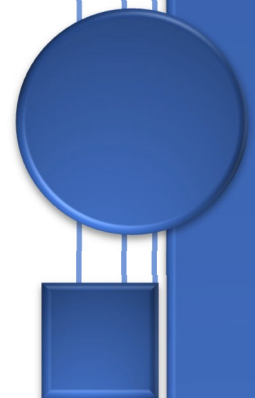
The potential CRA expansion area of Subarea 1 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and seven of the criteria to be designated as “blight” (only two are required).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

**FINAL REPORT**

**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**

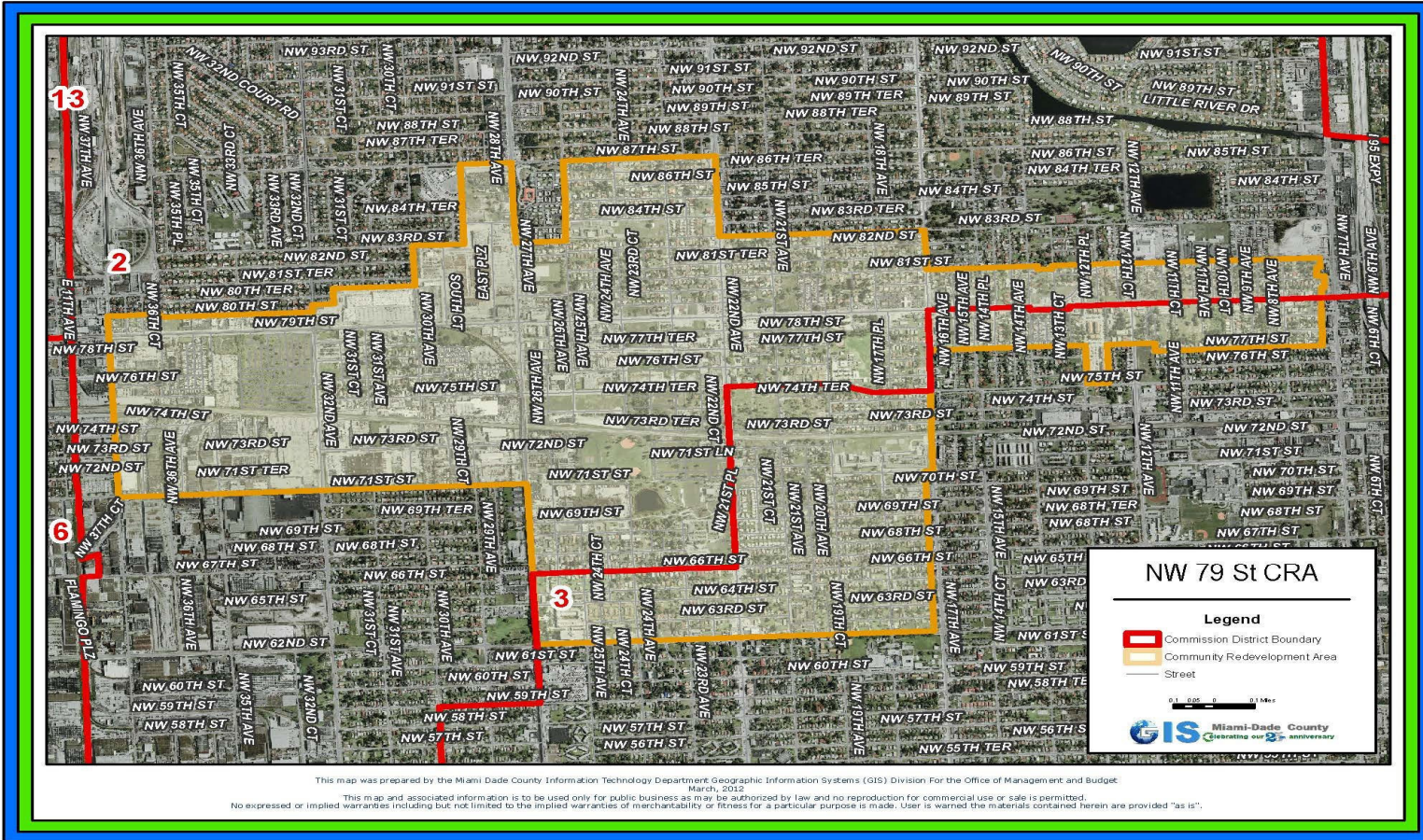
**SECTION 1  
INTRODUCTION**

**1.1 PURPOSE**

The current 79<sup>th</sup> 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 79<sup>th</sup> Street Corridor CRA are depicted in Exhibit 1-1.

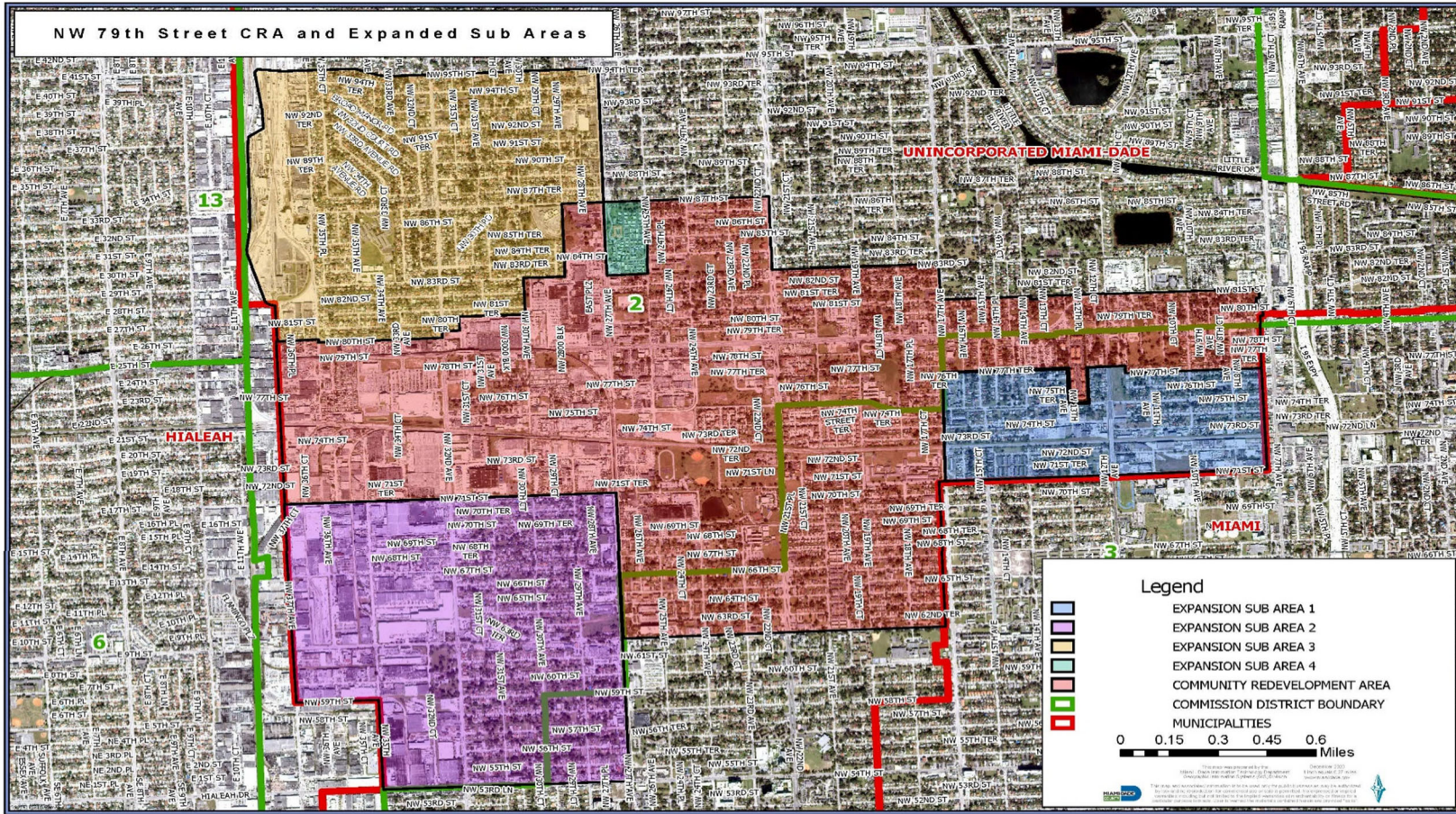
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79<sup>th</sup> Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1  
CURRENT 79<sup>TH</sup> 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;

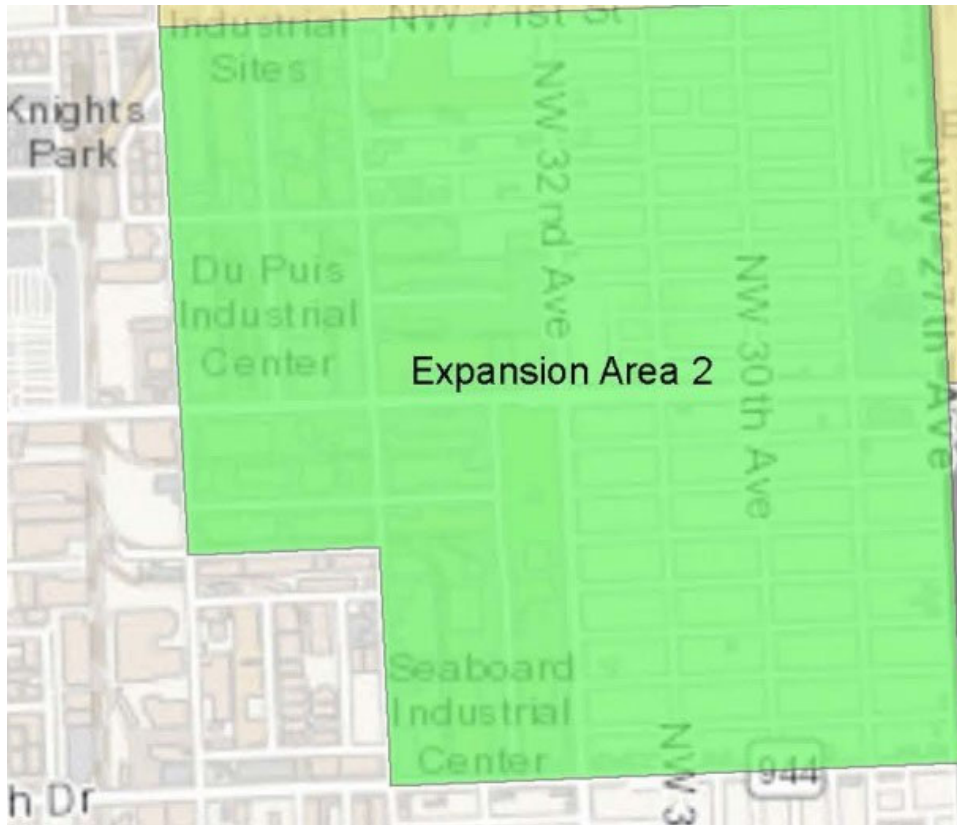
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe 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**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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**

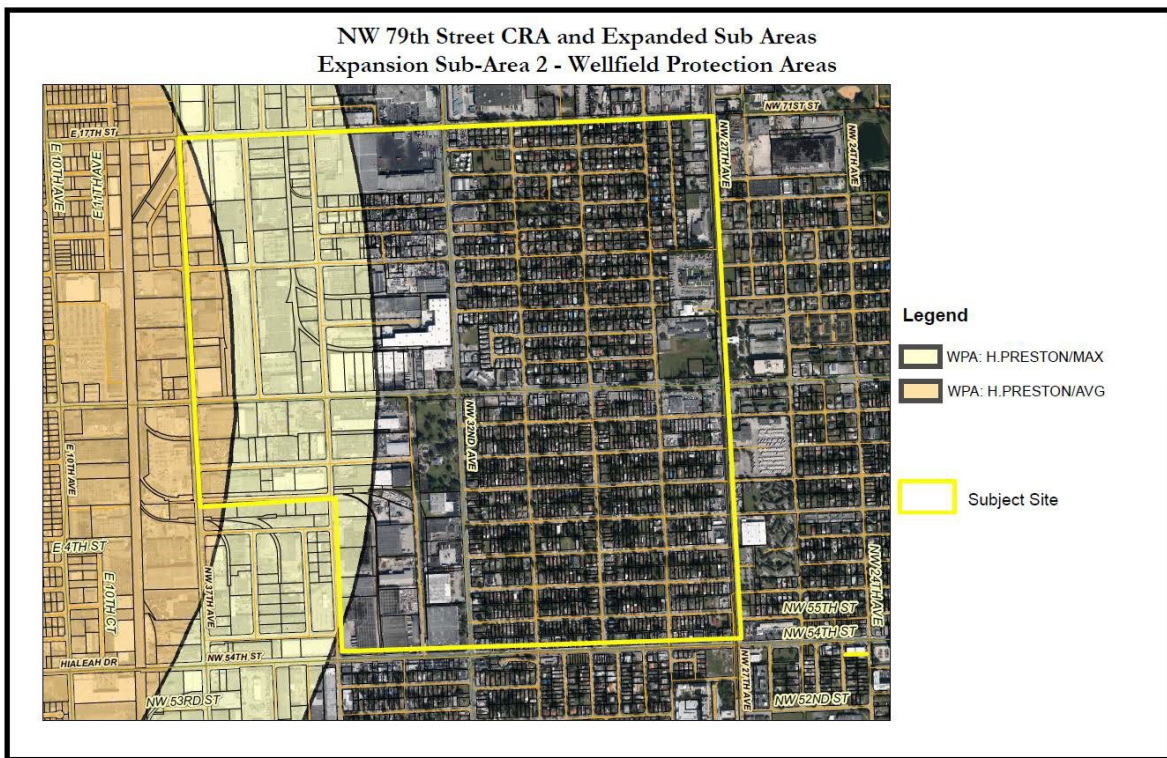
**Wellfield Protection**

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**

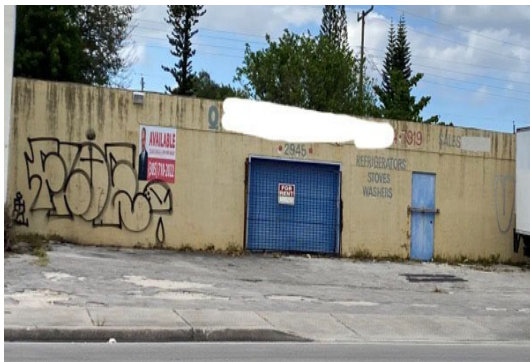


**Exhibit 3-19**



**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**



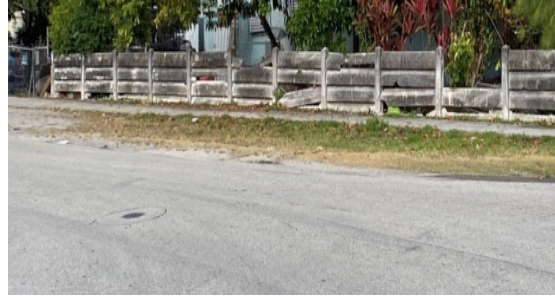
**Exhibit 3-50**



**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**

<b>Value</b>	<b>Subarea 2</b>	<b>Entire UMMA Area</b>
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**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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

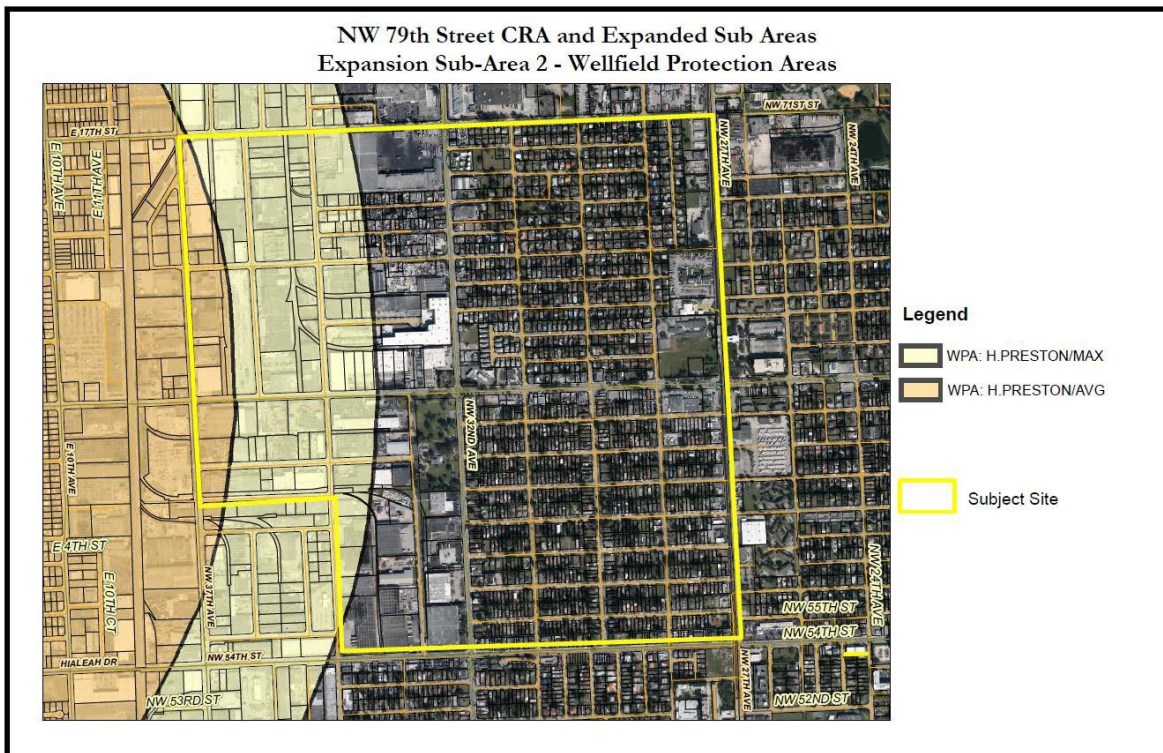
Photographs of Unsanitary Conditions are found in Exhibits 2-1 through 2-12.

## 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
<b>TOTAL IMPROVEMENTS</b>					<b>\$ 56,085,164</b>

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 UMMSA 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 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 over 5 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 79<sup>th</sup> 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**

<b>Criteria</b>	<b>Description</b>	<b>Finding</b>
(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**

<b>Criteria</b>	<b>Description</b>	<b>Finding</b>
<b>Deteriorated Strictures</b>		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**

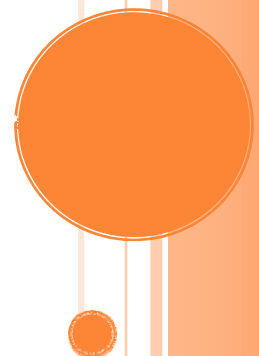
The potential CRA expansion area of Subarea 2 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and six of the criteria to be designated as “blight” (only two are required).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

**FINAL REPORT**

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

**August 2022**

**PMG Associates, Inc.**



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

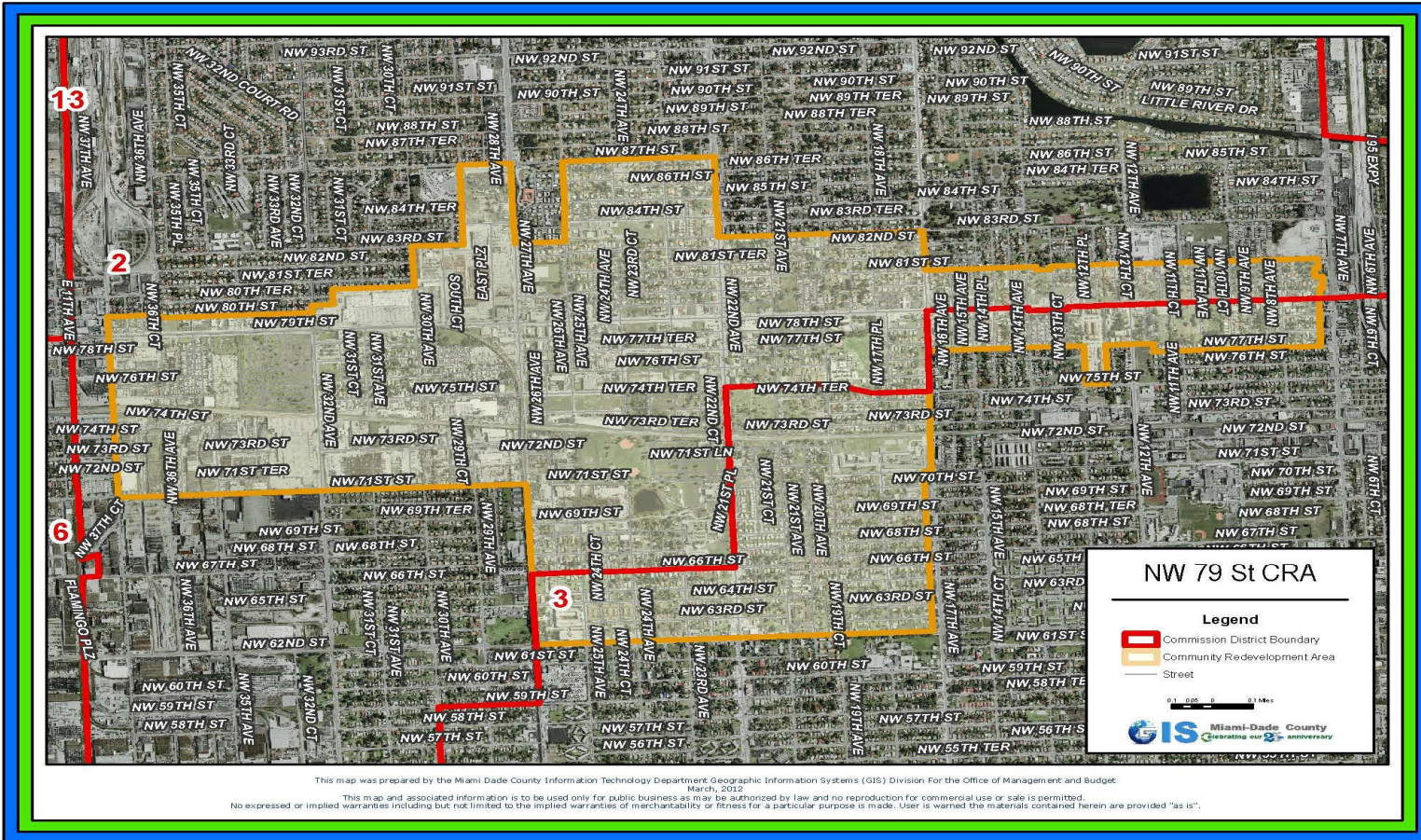
**SECTION 1  
INTRODUCTION**

**1.1 PURPOSE**

The current 79<sup>th</sup> 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 79<sup>th</sup> Street Corridor CRA are depicted in Exhibit 1-1.

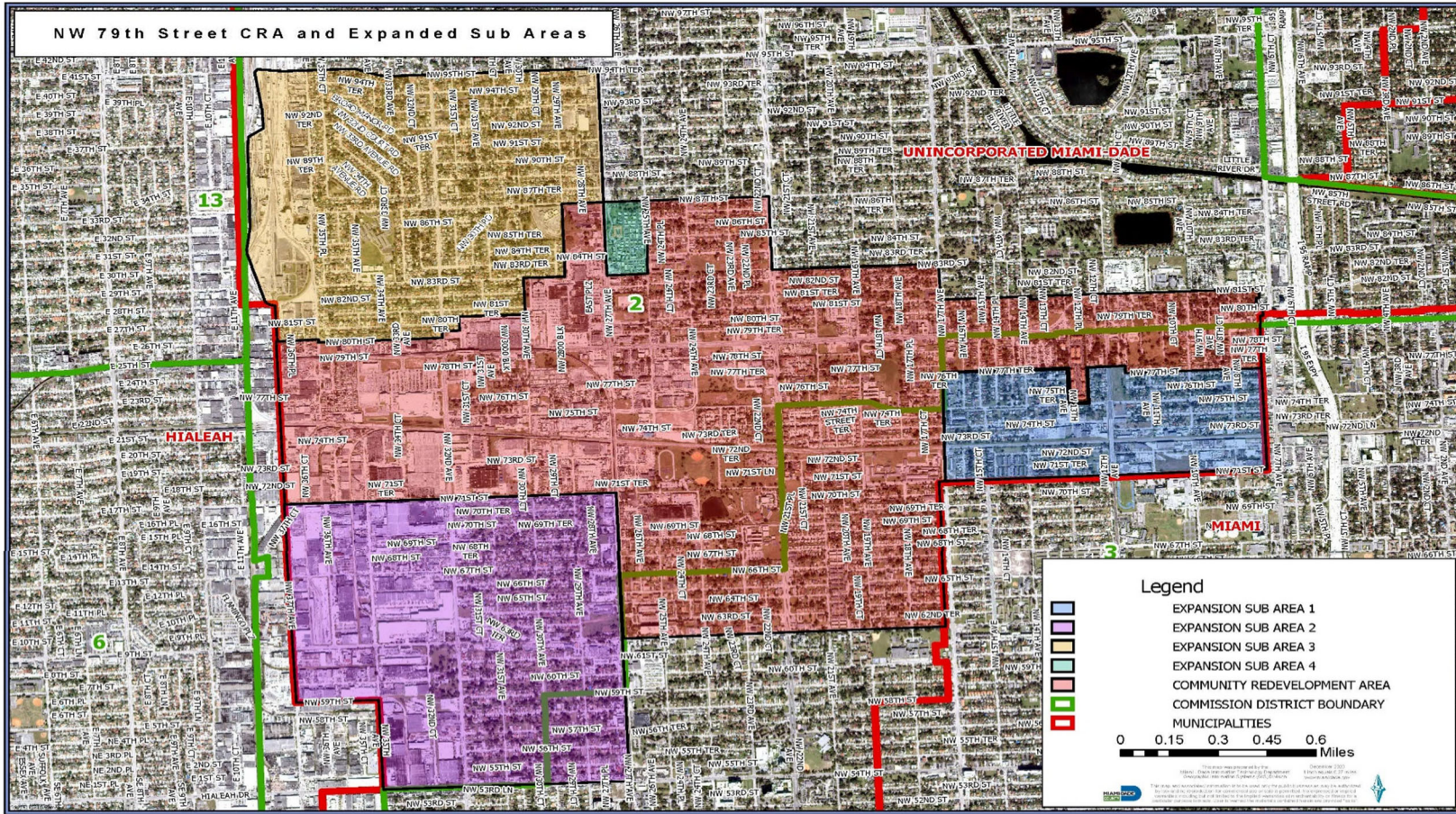
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79<sup>th</sup> Street Corridor CRA. These areas are illustrated in Exhibit 1-2.

**EXHIBIT 1-1  
CURRENT 79<sup>TH</sup> 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;

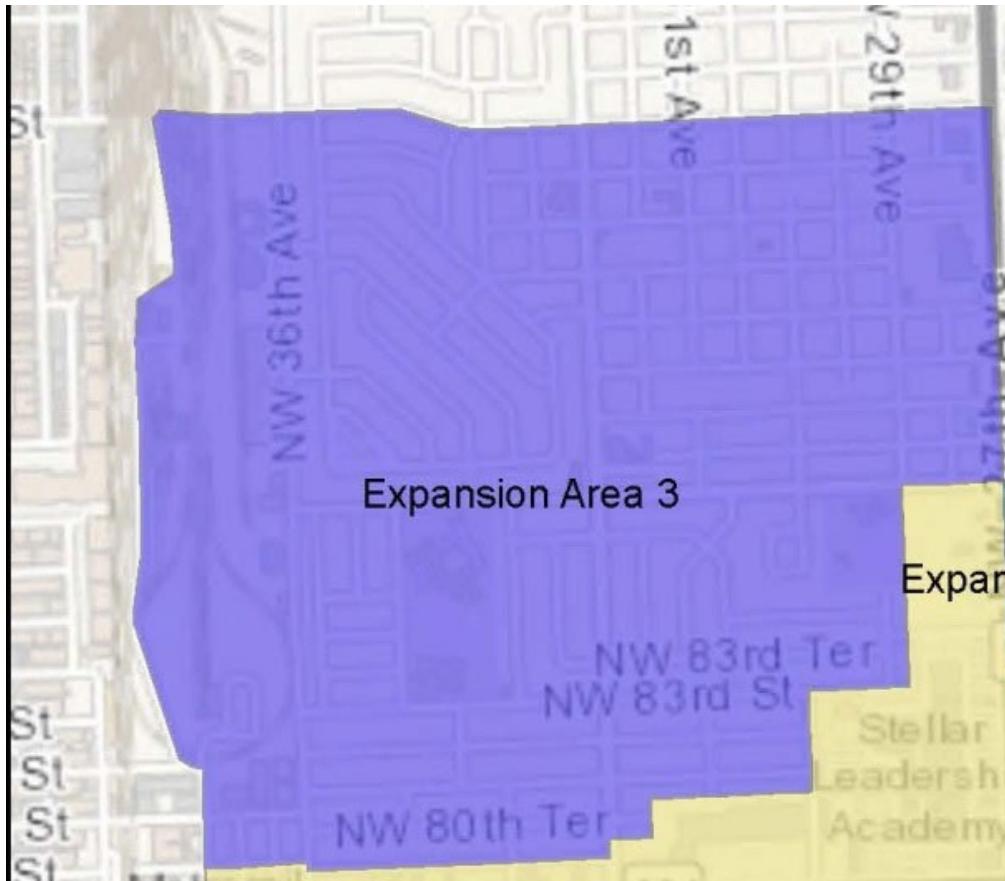
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe 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**

<b>Category</b>	<b>Folios</b>
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
<b>Total</b>	<b>1,767</b>

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 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 5 sites that have been designated as of concern based on operations on the site.

**TABLE 2-1  
CONTAMINATED SITES**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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**



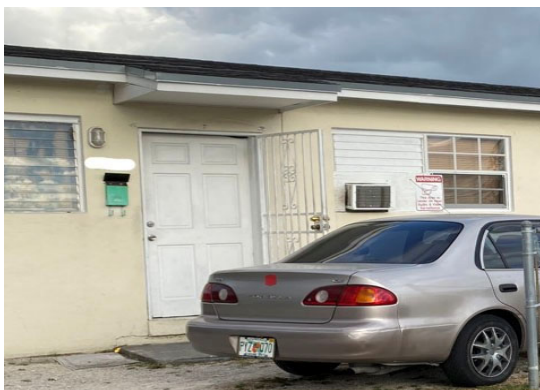
**Exhibit 2-2**



**Exhibit 2-3**



**Exhibit 2-4**



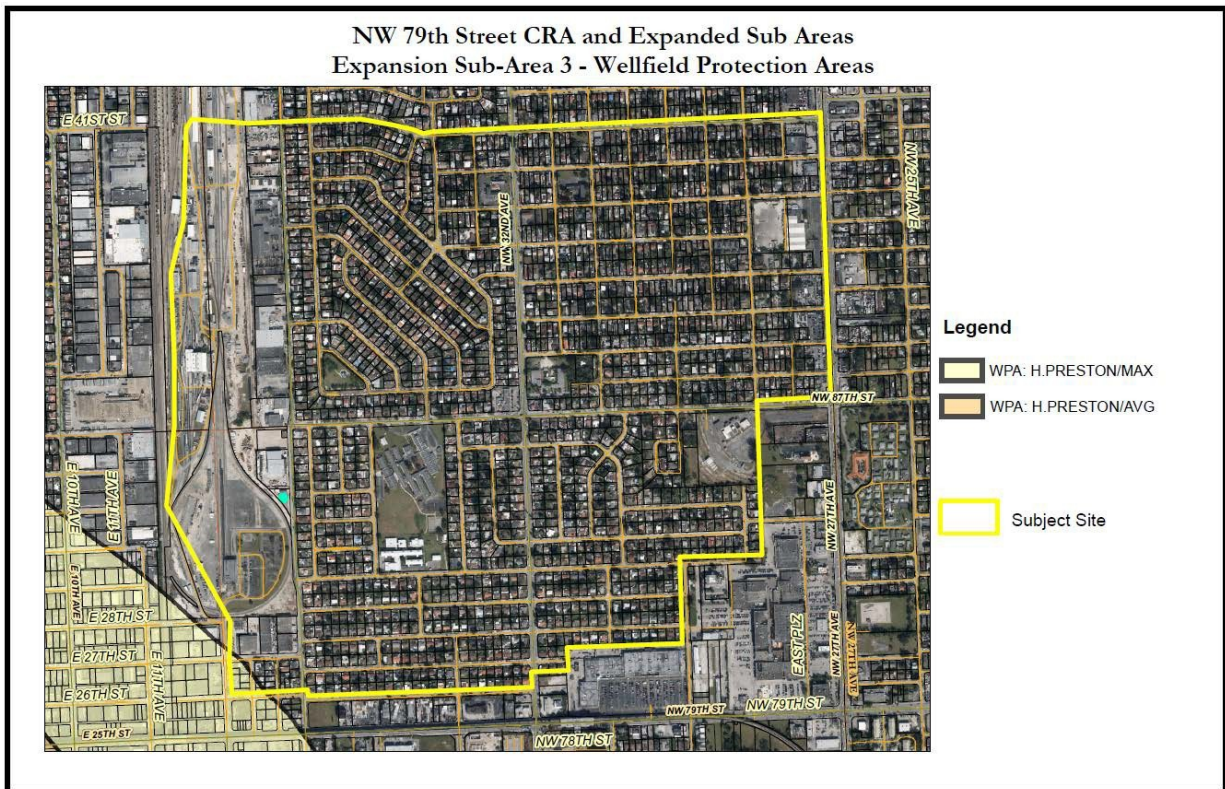
**Exhibit 2-5**

## 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**

<b>DERM FILE</b>	<b>ADDRESS</b>	<b>STATUS</b>
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

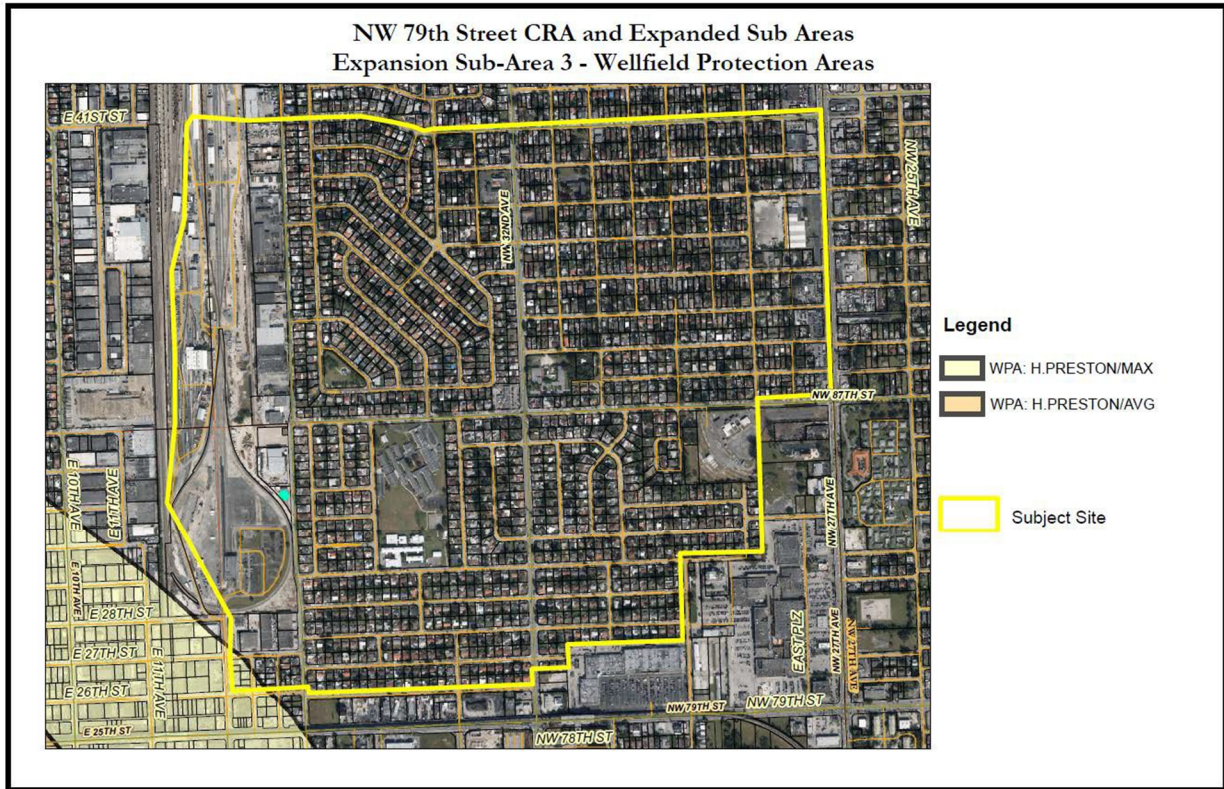
Photographs of Unsanitary Conditions are found in Exhibits 2-1 through 2-5.

**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
<b>TOTAL IMPROVEMENTS</b>					<b>\$ 61,938,586</b>

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 79<sup>th</sup> 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**

<b>Criteria</b>	<b>Description</b>	<b>Finding</b>
(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**

<b>Criteria</b>	<b>Description</b>	<b>Finding</b>
<b>Deteriorated Strictures</b>		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**

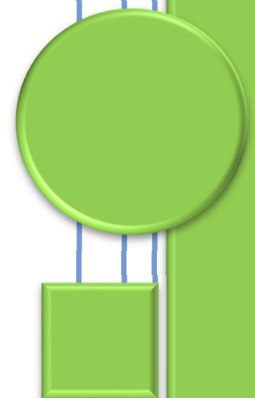
The potential CRA expansion area of Subarea 3 meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three of the criteria to be designated as slum (one is required), and six of the criteria to be designated as “blight” (only two are required).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

**FINAL REPORT**

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

**August 2022**

**PMG Associates, Inc.**



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

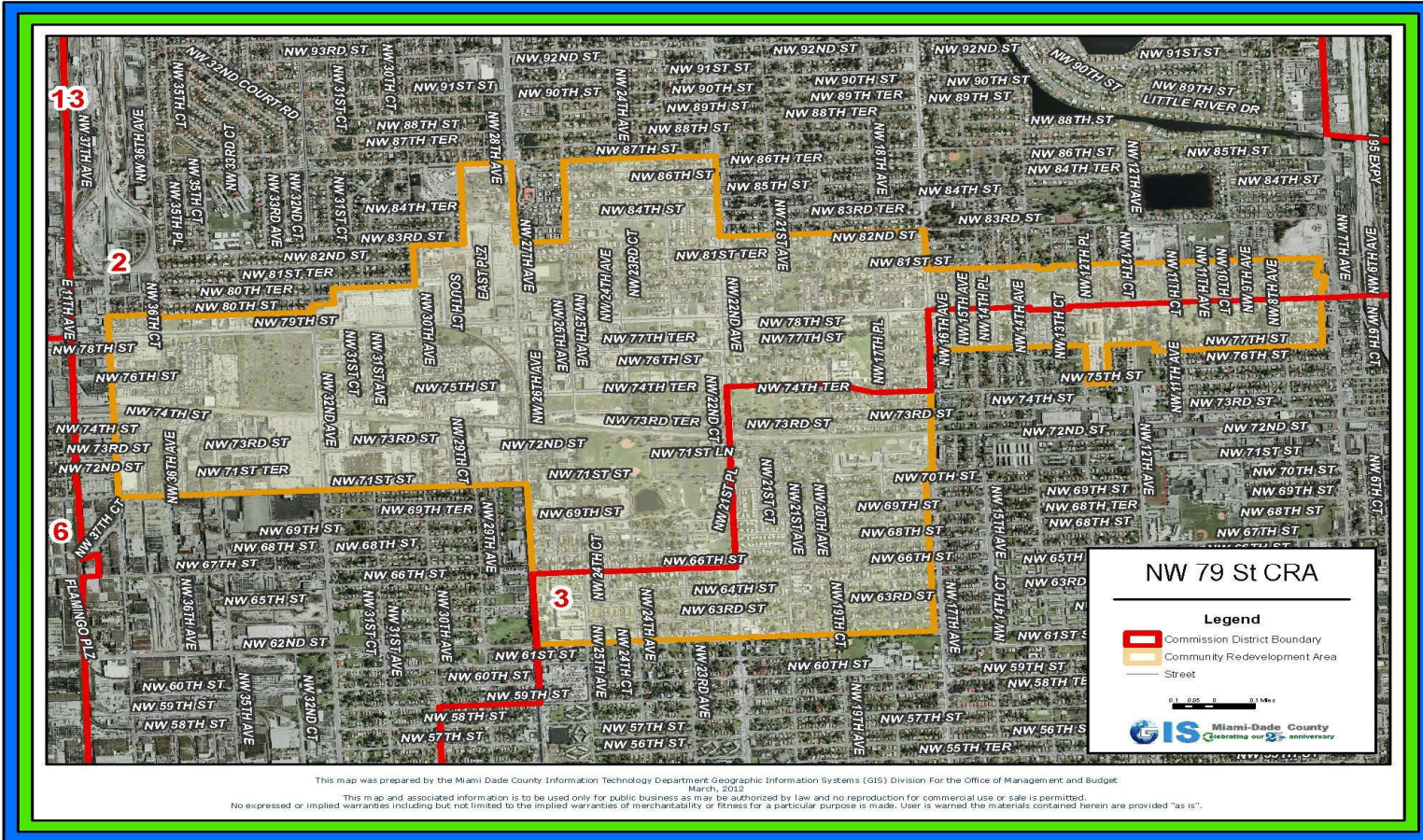
**SECTION 1  
INTRODUCTION**

**1.1 PURPOSE**

The current 79<sup>th</sup> 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 79<sup>th</sup> Street Corridor CRA are depicted in Exhibit I-1.

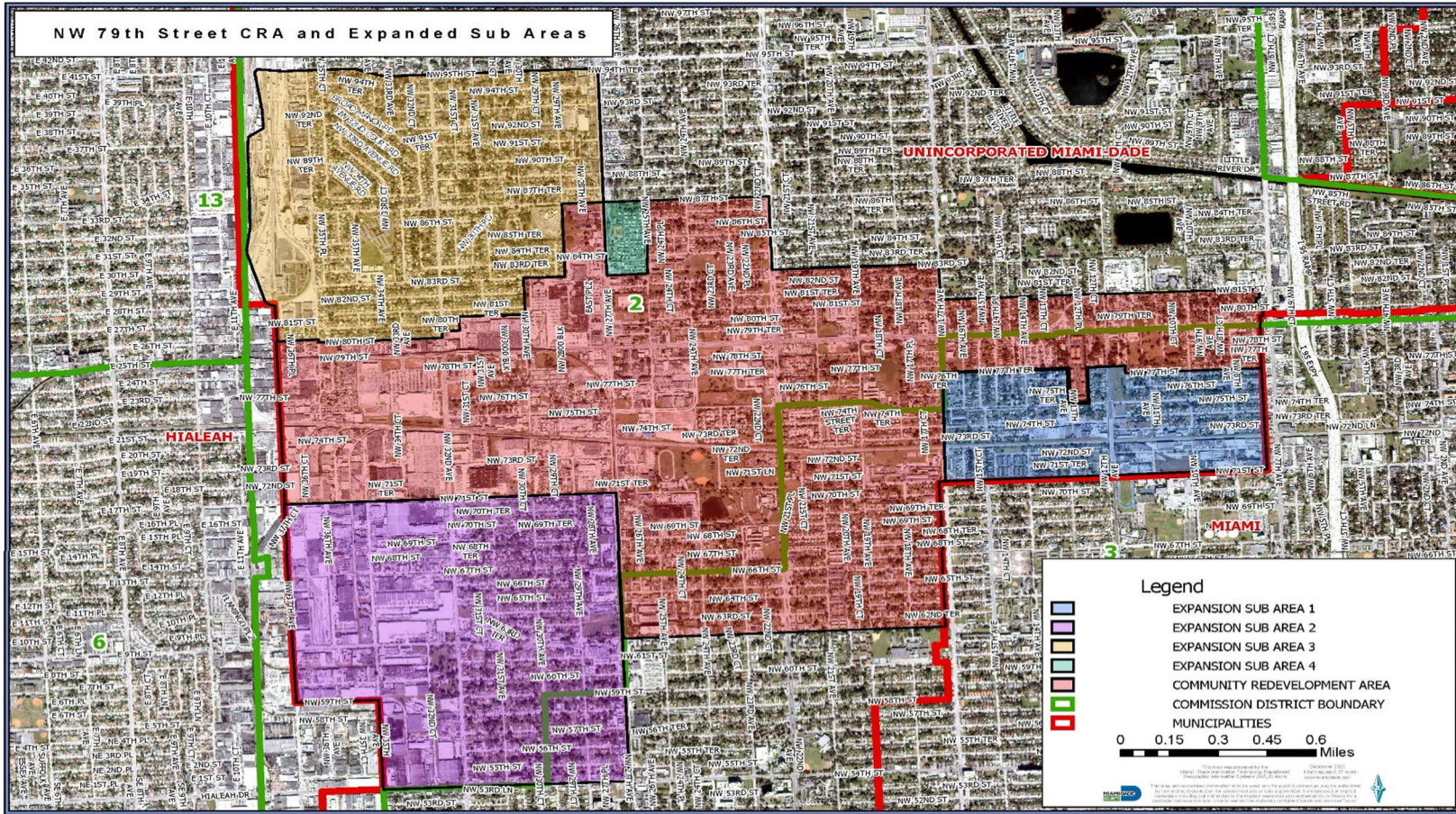
This analysis will evaluate four distinct subareas that are considered for the expansion of the 79<sup>th</sup> Street Corridor CRA. These areas are illustrated in Exhibit I-2.

**EXHIBIT 1-1  
CURRENT 79<sup>TH</sup> 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
<b>TOTAL IMPROVEMENTS</b>					<b>\$ 1,537,984</b>

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**

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

**TABLE 4-2  
BLIGHT CRITERIA**

<b>Criteria</b>	<b>Description</b>	<b>Finding</b>
<b>Deteriorated Strictures</b>		Unavailable
<b>(a)</b>	Predominance of defective or inadequate street layout	Does not meet criteria
<b>(b)</b>	Assessed values of real property in the area have failed to show any appreciable increase	Does not meet criteria
<b>(c)</b>	Faulty lot layout	Does not meet criteria
<b>(d)</b>	Unsanitary or unsafe conditions	Does not meet criteria
<b>(e)</b>	Deterioration of site or other improvements	Meets criteria
<b>(f)</b>	Inadequate and outdated building density patterns	Does not meet criteria
<b>(g)</b>	Falling lease rates per square foot of office, commercial, or industrial space	Does not meet criteria
<b>(h)</b>	Tax or special assessment delinquency exceeding the fair value of the land	Does not meet criteria
<b>(i)</b>	Residential and commercial vacancy rates higher in the area than in the remainder of the City	Does not meet criteria
<b>(j)</b>	Incidence of crime in the area higher	Meets criteria
<b>(k)</b>	Fire and emergency medical service calls to the area proportionately higher	Meets criteria
<b>(l)</b>	A greater number of violations of the Florida Building Code	Does not meet criteria
<b>(m)</b>	Diversity of ownership or defective/unusual conditions of title	Does not meet criteria
<b>(n)</b>	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.