

79TH STREET CORRIDOR CRA FINDING OF NECESSITY STUDY REVISED - FEBRUARY 2009



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NW 79th Street Corridor Findings of Necessity

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EXECUTIVE SUMMARY

This Finding of Necessity (FON) report assesses conditions of slum and blight in the 79th Street Corridor Study Area to determine if the formation of a Community Redevelopment Area and Agency is necessary to protect the public, health, safety, morals and welfare. The 79th Street Corridor area is approximately 1254 acres of land located in unincorporated Miami-Dade County.

Providing the basis for creating a Community Redevelopment Agency (CRA), in accordance with Chapter 163.355, Florida Statutes requires a detailed examination of existing land use characteristics, socio-economic conditions, and other indicators. Working with Miami-Dade County staff, Keith and Schnars, P.A. assembled this information, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and made the finding that the 79th Street Corridor Study Area does meet the requirements for a CRA. This finding is based upon a determination that the following criteria of slum and blight are met (i.e. at least two slum factors and 5 blight factors).

- 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 (“slum”). *The Study Area has a higher person per household rate (3.4) than the County (2.9). Households with 5 people or more in study area (24%) exceeds that of County (15%). Overcrowded units in the study area (36%) exceed that of the County (20%).*
- The existence of conditions that endanger life or property by fire or other causes (“slum”) or, unsanitary or unsafe conditions (“blight”). *Unkempt vacant lots are scattered throughout the Study Area. Dumping and trash in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Vacant land comprises 20 percent of the area.*

In addition, five sections of the study area contain incompatible uses, where residential use is adjacent to industrial sites, or other residential use with vacant and abandoned parcels and buildings. Three out of six trailer home parks are surrounded by industrial use, some of which collect waste from industrial sites.

- Deterioration of site and other improvements (“blight”). *Almost 9 percent of the parcels containing residential structures were found to be in deteriorating and dilapidating conditions.*
- Inadequate and outdated building density patterns (“blight”). *Twelve percent (12%) of the housing inventory is undersized and obsolete. Twenty three percent (23%) of the dwelling units are mobile homes based on the 2000 Census. The mobile home stock is for the most part deteriorated and dilapidated.*

- Incidence of crime in the area higher than in the remainder of the county or municipality (“blight”). *Crimes per thousand persons in study area are 6 times higher than the County.*
- 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 (“blight”). *Violations per thousand persons (15.4) exceed that of the County (3.5).*

INTRODUCTION

Location

The 79th Street Corridor Finding of Necessity (FON) report provides a slum and blight assessment of the approximately 1254 acres of real property in the unincorporated area located in northwest Miami-Dade County. As shown in Figure 1, the 79th Street Corridor is generally bounded by:

North Boundary

NW 80th Street - from NW 32nd Avenue to NW 37th Avenue
NW 87th Street - from NW 27th Avenue to NW 29th Avenue
NW 87th Street - from NW 22nd Avenue to NW 25th Avenue
NW 83rd Street - from NW 17th Avenue to NW 22nd Avenue
NW 81st Street - from NW 7th Avenue to NW 17th Avenue

South Boundary

NW 71st Street - from NW 37th Avenue to NW 27th Avenue
NW 62nd Street - from NW 27th Avenue to NW 17th Avenue
NW 77th Terrace - from NW 13th Avenue to NW 17th Avenue
NW 77th Street - from NW 7th Avenue to NW 12th Avenue

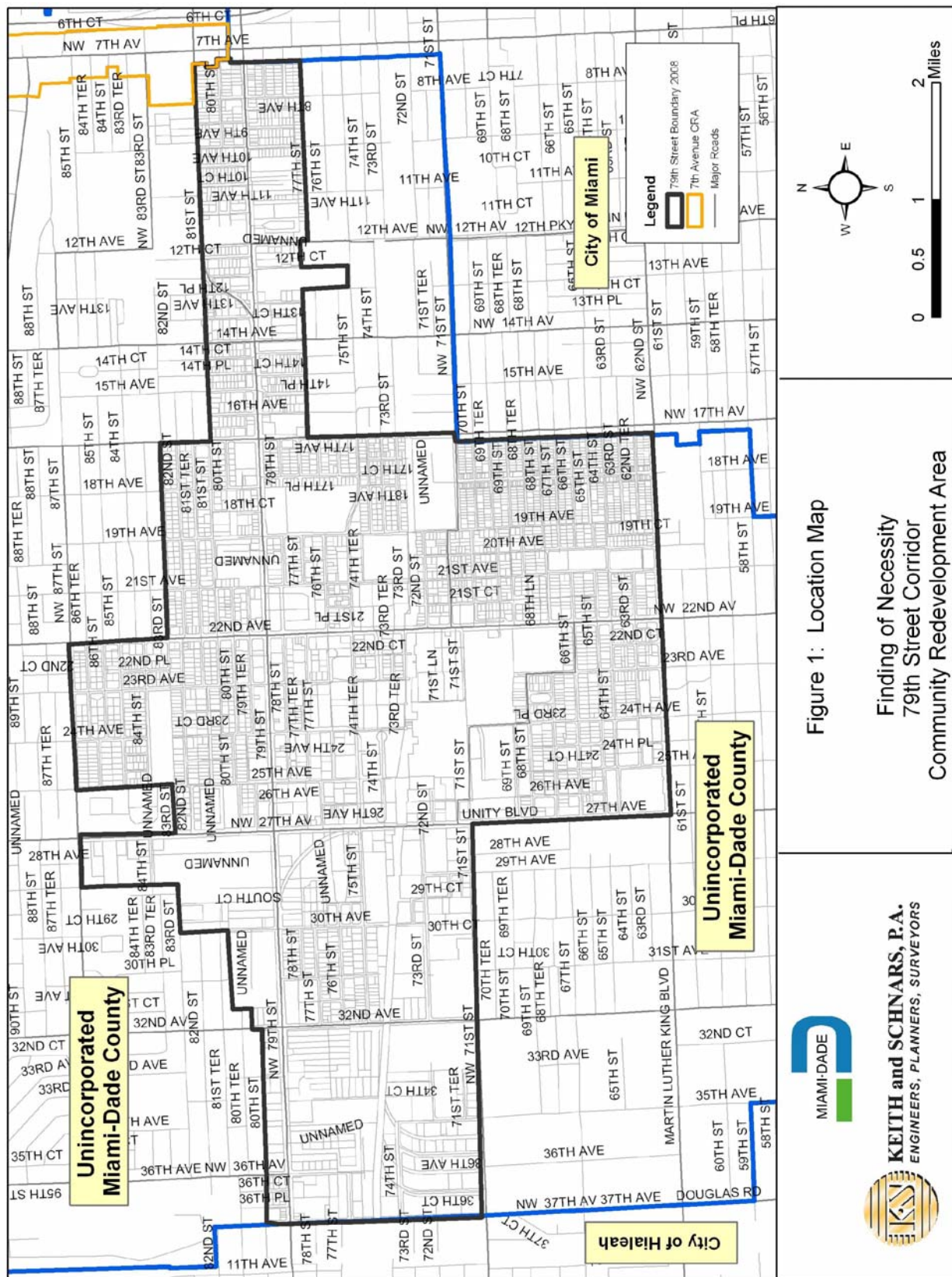
East Boundary

NW 22nd Avenue - from NW 83rd Street to NW 87th Street
NW 17th Avenue - from NW 81st Street to NW 83rd Street
NW 17th Avenue - from NW 62nd Street to NW 77th Terrace
NW 7th Avenue – from NW 77th Street to NW 81st Street

West Boundary

NW 29th Court – from NW 83rd Street to NW 87th Street
NW 30th Avenue - from NW 83rd Court to NW 81st Terrace
NW 37th Avenue – from NW 80th Street to NW 71st Street
NW 27th Avenue – from NW 71st Street to NW 62nd Street

The proposed 79th Street Corridor is also located adjacent to the 7th Avenue Community Redevelopment Area.



Findings of Necessity

This report is intended to be adopted by the Miami-Dade County Board of County Commissioners, and used as evidence in the formulation of the Community Redevelopment Area (CRA) and its Community Redevelopment Agency, by making a legislative finding of the area that according to Florida Statutes 163.355:

- 1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including elderly, exist in the study area; and,
- 2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality..

The Finding of Necessity (FON), as set forth in Section 163.355 Florida Statutes, is an assessment of the area that provides the evidence of blight and need for redevelopment, due to the area's deficiencies in attracting market-based investment of the same rate and quality as surrounding areas and the County as a whole. The report relies upon a variety of empirical data and observations of all the parcels within the 79th Street Corridor study area in determining the existence of slum or blighted conditions as defined by and criteria outlined in Chapter 163.340, Florida Statutes.

Slum Determinants

According to Chapter 163.340(7), Florida Statutes, "Slum Area" means 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*:

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- 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
- The existence of conditions that endanger life or property by fire or other causes.

Blight Determinants

According to Chapter 163.340(8), Florida Statutes, "Blighted Area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which *two or more of the following factors are present*:

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

EXISTING LAND USE CHARACTERISTICS

This section of the report provides an assessment of all characteristics of the land and built properties according to the criteria listed above. With reference to slum and blight criteria, it addresses the following:

- Area Composition;
- Site and Structure Deterioration;
- Property Violations;
- Obsolete Uses;
- Incompatible Use;
- Defective Land Regulations and Platting;
- Vacant Lots;
- Size of lots and Assemblage Potential; and
- Conditions that Endanger Life and Property.

Study Area Composition

The 79th Street Corridor Study Area depicted above includes approximately 1254 acres of real property in unincorporated Miami-Dade County. The current land use distribution is approximately 40 percent residential, 20 percent vacant, 15 percent industrial, 12 percent commercial, 7 percent institutional, 2 percent occupied by mobile home parks and 1 percent by utilities and railroad. A detailed description of existing land uses is provided in Table 1 and illustrated in Figure 2.

To summarize, the area is predominantly characterized by small single family lots that average 0.14 acre in size. Industrial uses predominate in the south west section of the study area. Most commercial uses are located along 79th Street, 22nd Avenue, 27th Avenue and at the Northside Shopping Center, which is located on the northwest corner of 79th Street and 27th Avenue. A major cargo railroad track runs east to west south of 79th Street and the Northside Metrorail Station is located on the southeast corner of 79th Street and 32nd Avenue. There are also a large number of scattered small vacant lots as well as various large vacant lots. Few recreational and open space uses are present. There are many church institutions in the area, as well.

The existing zoning breakdown is 54 percent residential, 24 percent commercial, and 21 percent industrial.

Table 1: Existing Land Use Composition - 2008

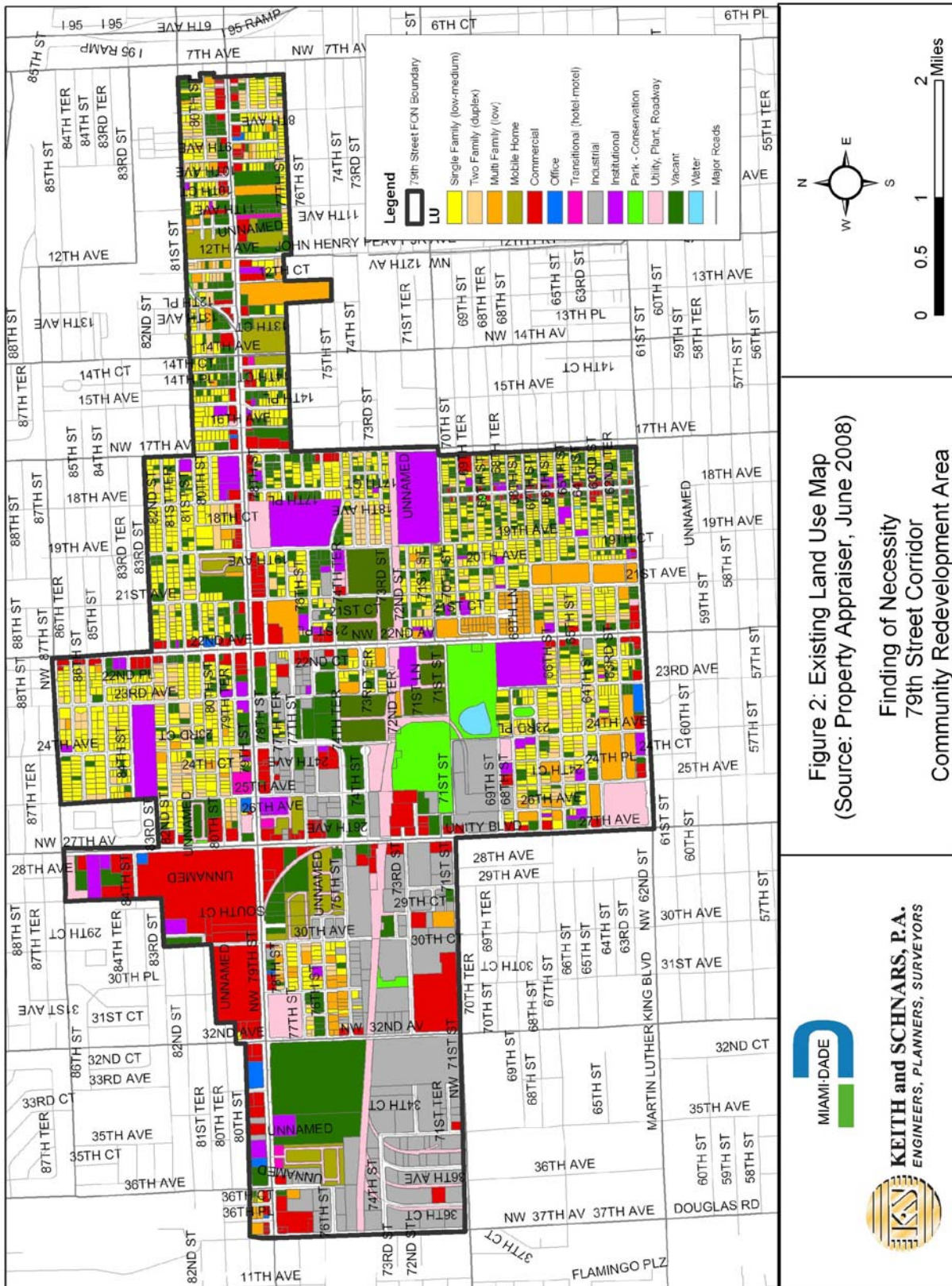
Existing Land Use	LU Code	Acreage	%	Number of Parcels	Average Lots Size (acre)	Building Floor Area
Single family (low-med)	10,11,13	248.6	19.80%	1760	0.14	2,031,601
Duplex	20	53.6	4.30%	302	0.17	506,898
Multi family	30 (47, 3)	179.6	14.30%	88	2.04	832,140
Industrial	320,339,370	188.9	15.10%	153	1.15	3,819,231
Vacant	801 (80)804 (81)	251.0	20.00%	911	0.27	0
Commercial	110	145.5	11.60%	260	0.55	1,950,853
Utilities	613,620,630,633, 642,000,000	17.4	1.40%	26	0.54	443,375
Institutional	411,412,420, 430,440,450	91.1	7.30%	82	1.06	416,628
Park	510,517,518	46.9	3.70%	4	4.70	93,316
Office	113	5.9	0.50%	11	0.50	62,166
Mobile home	61	25.5	2.00%	10	1.93	23,449
TOTAL	--	1254.0	100.0%	3607	13.05	10,179,657

Source: Miami Dade Property Appraiser

Table 2: Existing Zoning - 2008

Zoning	Code	Number of Parcels		Acres		Average Lot size
Single Family Residential	100	615	22%	135.1	20%	0.21
Duplex Residential	5700	1939	70%	422.5	62%	0.21
Four Family Apartments	3100	1	0%	0.3	0%	0.28
Multifamily	3700	31	1%	5.8	1%	0.19
Multifamily Residential	3800	1	0%	9.2	1%	9.20
Multifamily Med Density Residential	3900	8	0%	24.3	4%	3.04
Multifamily High Density Residential	5000	15	1%	46.0	7%	3.28
Bungalow Courts	5100	142	5%	37.0	5%	0.26
Total Residential	---	2752	100%	680.2	100%	2.08
Restricted Commercial	6100	19	3%	20.8	7%	1.04
Arterial Commercial	6200	9	2%	3.8	1%	0.38
Medium Intensity Commercial	6400	467	81%	252.1	82%	0.54
Liberal Commercial	6600	83	14%	31.3	10%	0.38
Total Commercial	---	578	100%	308.0	100%	0.59
Industrial	7100	156	66%	133.5	50%	0.86
Industrial Heavy	7300	81	34%	131.6	50%	1.60
Total Industrial	---	237	100%	265.1	100%	1.23
Semiprofessional Office	6900	3	100%	0.5	100%	0.17
Un zoned	8900	2	100%	0.15	100%	0.08
Unknown (utilities, transportation)	0	35	0%	0	0%	0.00
TOTAL	---	3607	100%	1254.0	100%	1.36

Source: Miami Dade Property Appraiser



Site and Structure Deterioration

Dilapidated and deteriorated residential structures were identified through a series of site inspections conducted on June 20 and 26 of 2008. The parameters of the survey were based on the definition of “slum area” and “blighted area” pursuant to Chapter 163.340, Florida Statutes. Only residential parcels were surveyed for structural deficiencies, landscaping and upkeep of property. However, general visual observations were made of industrial and commercial properties. In most cases industrial properties were cluttered and/or littered with significant unbuffered outside storage, due to the nature of the uses. Generally, industrial structures in the southern portion of the study area did not exhibit significant deterioration and are kept in good condition. Commercial structures are mostly in adequate condition, but are poorly maintained.

The majority of the properties in the CRA are over 35 years old according to the 2000 US Census. A visual analysis of the area indicated that a significant amount of residential properties can be classified as dilapidated or deteriorated. The condition of buildings and yard maintenance were the two main factors used to rank residential properties. A common attribute is unkempt landscape in properties and right-of-ways.

Structural conditions were evaluated based on the physical condition of the following features:

- roof;
- exterior walls;
- paint exterior;
- windows; and
- fences

Yard maintenance was evaluated based on the following features:

- parking;
- walkways;
- litter on property;
- swale maintenance;
- sidewalks;
- landscaping; and
- drainage

A dilapidated structure is defined as one that is not safe for occupation. Dilapidated structures exhibit roof holes or leaks; more than half of the windows boarded up; structural damage; exterior paint has eroded away showing stucco and cracks; rotted wood; fallen fences and property abandonment.

A deteriorated property is defined as one that has been neglected by property owners and is in need of maintenance to prevent hazardous conditions. These properties exhibit the following: worn roofs; missing tiles or shingles; several roof patches; boarded up or broken windows; littered properties; overgrown grass; faded paint; a lack of swale maintenance; cracked sidewalks and walkways, and broken fences.

A total of 170 properties were classified as deteriorated and 15 as dilapidated. Out of 2150 residential parcels, close to 9 percent was deteriorated or dilapidated. The study area percentage rate of deteriorated and dilapidated property exceeds the Miami-Dade County Tax Increment Financing Committee guideline of 5 percent.

Figure 3: Dilapidated and Deteriorated Properties Photos



Dilapidated Property
7470 22nd Street



Dilapidated duplex
7730 NW 12th Avenue



Dilapidated Property
2367 77th Terrace

Figure 4: Dilapidated and Deteriorated Properties Photos



Dilapidated property on 10th Court north of 79th Street with worn paint and caved roof



Dilapidated property on 10th Court north of 79th Street with worn paint and caved roof



Dilapidated property 1205 79th Street with boarded windows and defective roof



Dilapidated property on 79th Street east of 17th Avenue with graffiti, boarded windows and worn paint

Figure 5: Dilapidated and Deteriorated Properties Photos



House on 78th Street with boarded windows



Duplex on 2345 86th Street



8500 22nd Avenue, house with defective roof and paint

Figure 6: Dilapidated and Deteriorated Properties Photos



Dilapidated property located on the northeast corner of 71st Street and 21st Court



Dilapidated property located on the northeast corner of 71st Street and 21st Court



Dilapidated property near Liberty City



Dilapidated property near Liberty City

Obsolete Uses

A predominance of obsolete uses and characteristics is a contributing condition toward economic distress and blight in an area. Obsolete uses may be within sound structures that are neither deteriorating nor dilapidated (although a lack of maintenance usually is found in obsolete uses); however, due to physical conditions of the building or site, and the evolution of residential and commercial market needs, the use is no longer economically viable in the current and future market because trends have changed since the structure was built. These conditions may include: size of the building's floor area, size of the building's footprint, internal layout of the structure, placement of structure on its lot, size and location of doors and window openings.

Small Residential Units

In the proposed 79th Street Corridor CRA, obsolescence, as a contributing factor towards blight, is found as it is related to the size of the existing homes. It was noted that the physical size of some homes in the area are very small, and in some instances occupants are using yards and porches as habitable space.

In addition to noting these conditions through site visits, verification was performed using Property Appraiser data. While homes and apartments may be habitable at smaller sizes, they are not considered viable in today's market. These structures, while they may be sound and well maintained, detract from the area's overall market appeal for home ownership and reinvestment. For the purposes of this analysis, the criteria for obsolete residential units are:

- 800 sf for single family
- 500 sf for all multifamily units, including duplexes

The results are summarized in Table 3,

Table 3
Obsolete Residential Units

Type of Residence	Number of Parcels	Number of Dwelling Units	Under 800 sf	Under 500 sf	Percent Obsolete
Single Family	1,760	1,776 ¹	238	N/A	13.4%
Duplex	302	587	N/A	22	3.7%
Multi family*	66	1013	N/A	131	12.9%
TOTAL	2,128	3,376	238	153	11.6%

Source: Miami-Dade Property Appraiser

* Includes property in market and not public sector dwelling units. The study area has a total of 3,516 dwelling units of which 76 units belong to Miami-Dade County and 64 units are found in mixed uses.

¹ Some single family lots have more than one dwelling unit. The square footage for the folio was divided by the number of units. If the number was less than 800sq ft per unit, the unit(s) was added to the obsolete total.

Close to 13 percent of the single family housing inventory in the 79th Street Corridor is undersized and obsolete with respect to their viability in today's market, resulting in potential property devaluation and structural deterioration. About 4 percent of duplex and 13 percent of multifamily dwelling units are obsolete, with floor area smaller than 500 square feet. In the study area as a whole, about 12 percent of dwelling units are obsolete. In today's market, obsolete properties do not attract potential investors.

Mobile Homes

At the time of the 2000 US Census, almost 23 percent of the dwelling units or 1,124 units were mobile homes. According to Property Appraiser data and site visits, six mobile home parks occupy 25 acres of land mainly located south of 79th Street. From west to east these mobile home parks are known as follows: Miami Heights Trailer Park, J Bar J Mobile Home Park, Schmidt Mobile Home Park, Tradewinds Trailer Park, Tropical Village, and New Avocado Trailer Park. The mobile home parks are surrounded by vacant land or industrial uses on adjacent parcels making them unattractive to the real estate market. Most mobile homes appear to be deteriorated or dilapidated. Fences surrounding mobile home parks are mostly made of wire and wood. Most of the fences are an insufficient buffer to keep noise, fumes, and other safety hazards away from people living in close proximity to industrial uses. In some cases fences are not present. Some mobile home parks exhibit dump sites from nearby industries such as tire repair shops. All mobile home parks are considered incompatible uses given the industrial uses surrounding these sites. Incompatible uses will be further discussed in a later section. Mobile home parks are illustrated in Figure 7 and 8.

Figure 7: Mobile Home Park Photos



Miami Heights Trailer Park
home located on 36th Street



In Miami Heights Trailer Park
looking south at industrial site



Schmidt Mobile Home Park
home located on 27th Avenue

Figure 8: Mobile Home Park Photos



Westland Mobile Home Park
trailer located on 11th Court



Tropical Village trailer located
on 14th Avenue



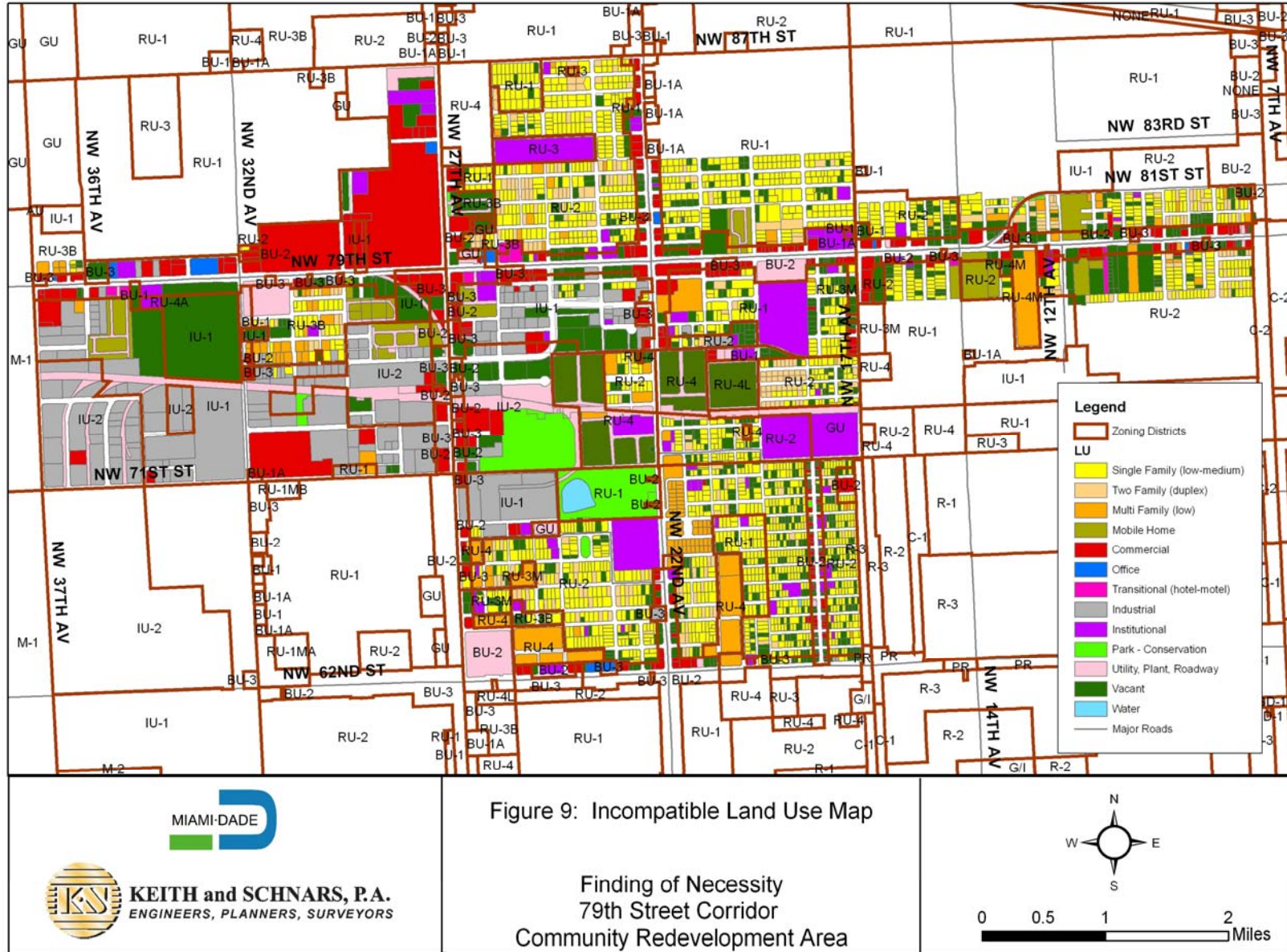
Schmidt Mobile Home Park
dumping from adjacent industrial
use. Taken from 77th Street looking
north

Incompatible Land Uses

The existence or operation of an incompatible use (i.e., auto repair shop adjacent to homes) diminishes the value of housing and in more severe cases may negatively impact public health, safety and welfare. Proper geographic layout of zoning districts, transitional zoning, and strong buffering requirements, generally preclude most nuisance, safety and health issues associated with incompatible uses. Numerous incompatibilities diminish property values and cause economic distress within the 79th Street Corridor Study Area.

Upon surveying the study area, five areas were found as having incompatible land uses. These areas are shown in Figure 8 and discussed below.

1. Located along 36th Avenue and 79th Street, the Miami Heights Mobile Home Park is surrounded by industrial uses.
2. Located on 32nd Avenue and north of 75th Street there are residential uses including the J Bar J Mobile Home Park, which abut industrial uses, and part of the mobile home park lies within a heavy industrial zoning district.
3. Low density residential zoning district surrounded by an industrial zone. The existing uses are incompatible on this site.
4. Several residential uses on IU-1 zoning district are not allowed. The existing uses are incompatible.
5. Residential properties are bounded by large vacant lots east and west, by major railroad tracks to the south, and vacant and industrial to the north. Therefore, these properties are isolated from the rest of the residential stock.



N:\planning\projects and proposals\2007\79th street corridor\incompatible_uses

Figure 10: Incompatible Land Use Photos



Single family dwelling unit at the corner of 75th Street and 30th Avenue with diagonally located property Carib Import Export Inc as shown. Adjacent to Carib Inc is Siegel Natural Gas Corp Incompatible use # 2.



Single family dwelling unit surrounded by warehouse on 78th Street. Residential is located on industrial zoned land as illustrated in incompatible use #4.



Incompatible use located on 78th Street. Residential is located on industrial zoned land as illustrated in incompatible use #4.

Figure 11: Incompatible Land Use Photos



Incompatible use #2: Mobile home park on 75th Street adjacent to industrial use.



Same mobile home as previous from another angle on 75th Street with more industrial use surrounding it.



Truck leaving warehouse south of Miami Heights Trailer Park (left). Incompatible use and zoning given homes located within IU-1 zoning district. Picture was taken from 36th Avenue looking south as in incompatible use # 1.

Vacant Lots

Vacant lots, by similar mechanisms as deteriorated and dilapidated structures, devalue land area. When vacant lots predominate in an area, they become a contributing factor towards blight. In addition, vacant lots attract dumping, and long term trash problems. Dumping and trash, in combination with overgrown tall grasses, can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Finally, a predominant pattern of vacant lots may contribute to higher crime due to the existence of large spaces that are hidden from view and not easily patrolled.

The pattern of vacancy is as important as the amount of land that is vacant. A large tract of vacant land does not demonstrate blight as much as the same amount of vacant land distributed over many smaller lots, especially if these lots are widely dispersed in a neighborhood. While a significant proportion of vacant lots may provide a more suitable “clean slate” for development, it is also evidence of an area that for various reasons is economically disadvantaged in comparison to the surrounding area.

For this analysis, vacant land was evaluated in terms of acres and parcels. Miami-Dade County Property Appraiser data was used. As previously stated in Table 1, there are 251 acres of vacant land in the study area, or 20 percent, which is vacant. A total of 911 parcels, or 27%, with an average lot size of 0.27, were classified vacant.

In regards to the following table, it should be noted that 40 percent of all commercial land is vacant. In descending order, commercial is followed by multifamily (28 %), industrial (20%), office (8%) and single family residential (6%). Some of the largest lots belong to Miami-Dade County: the Housing Agency, the Office of Community and Economic Development (OCED), and the office of General Service Administration. These larger lots total about 45 acres, of which 30 belong to the Miami-Dade County Housing Agency, and are located on both sides of 22nd Avenue south of 79th Street. Some of the largest vacant privately owned lots are located on the southwest corner of 32nd Avenue and 79th Street and make up about 40 acres of vacant land.

Table 4
Vacant Land by Acres

Zoning Designation	Developed Acres	Vacant Acres	Total Acres	Percent Vacant Area
Single Family	248.6	17.1	265.7	6.4%
Multi Family (includes duplex)	233.2	90.1	323.3	27.9%
Commercial	145.5	95.4	240.9	39.6%
Office	5.9	0.5	6.4	8.0%
Industrial	188.9	48.2	237.1	20.3%
Total	822.1	251.0	1073.5	23.4%*

Source: Miami-Dade Property Appraiser

* Based on zoning of vacant parcels

When observing vacant parcels by their zoning designation, 54 percent of the multifamily parcels are undeveloped, followed by commercial at 51 percent, industrial at 45 percent, office at 21 percent, and single family at 6 percent. It is important to mention the lack of office uses in the study area as well as office zoning.

Table 5
Vacant Land by Parcels

Zoning Designation	Occupied Parcels	Vacant Parcels	Total Parcels	Percentage of Parcels Vacant
Single Family	1,760	108	1,868	5.8%
Multi Family (includes duplex)	390	459	849	54.1%
Commercial	260	272	532	50.9%
Office	11	3	14	21.4%
Industrial	153	68	150	45.3%
Total	2,574	911	3,413	26.7%*

Source: Miami-Dade Property Appraiser

* Based on zoning of vacant parcels

Size of Lots and Assemblage Potential

The average vacant lot size in the study area is about to a quarter of an acre, with most parcels scattered through the study area, making it costly and time consuming for assembling parcels. However, there is potential for infill housing development. Future significant development will most likely be constrained to the existing larger vacant parcels mentioned in the previous section, and redevelopment of commercial and industrial sites located along major roads.

Figure 12: Vacant Parcel Photos



Vacant ROW near the Westland Mobile Home Park piled with trash



Vacant lot piled with trash by 31st Court. Looking towards Metrorail south parking lot



Vacant lot north of Miami-Dade's Department of Human Services located by 76th Street

Figure 13: Vacant Parcel Photos



Vacant lot piled with trash



Vacant lot along 21st Avenue south of 75th Street, formerly used for government housing (10 acres)



Vacant lot south of 79th Street and west of 32nd Avenue (29 acres)

Figure 14: Vacant Parcel Photos



Vacant lot along 18th Avenue



Vacant lots north of 75th Street
belonging to Miami Dade
Empowerment Trust Inc.
(9 acres)



Vacant lot with abandoned rail
road track located north of 71st
Street

Commercial Vacancies

One indicator of economic vitality in a community is commercial utilization or occupancy. Significant commercial vacancies were found to exist along the major transportation corridors, and Northside Shopping Center. Two analyses were therefore performed.

Vacancies were first evaluated along the corridors on a parcel basis during the site survey conducted on June 20 and 26 of 2008. According to Miami-Dade Property Appraiser data, there are 233 commercial use parcels located along 79th Street, 17th Avenue, 22nd Avenue, 27th Avenue, and 18th Avenue within the proposed CRA. The site survey revealed that 45 parcels have commercial occupancies which are vacant. Many buildings have multiple vacancies or are totally vacant, suggesting a very poor commercial market in the area.

The second analysis was based on a survey of the Northside Shopping Plaza, the major hub of community commercial activity in the study area. This plaza consists of an open air mall containing a variety of retail and office uses such as a supermarket, apparel stores, career resource centers, medical offices, Miami-Dade County Health Department facility, together with a flea market. The open air mall houses 67 business locations, with 16 vacancies. In addition, the major tenant, Freedom Market (flea market) has 103 merchant booths; however 41 spaces were not being utilized during the survey. Therefore, out of a total of 170 businesses in the plaza, there was a 34 percent vacancy rate.

The rate of commercial vacancy, per the site survey, is excessively high and contributes to the lack of economic vitality in the study area.

**Figure 15:
Vacancies in Northside Shopping Center Photos**



Figure 16:
Commercial Vacancies along 27th Avenue Photos



Commercial vacancy located on south east corner of 27th Avenue and 73rd Street



Seafood market for sale located on south east corner of 27th Avenue and 82nd Street



Vacant gas station on 27th Avenue and 71st Street

Figure 17:
Commercial Vacancies along 22nd Avenue Photos



Vacant property with two businesses on
22nd Avenue north of 87th Street



Abandoned building with blocked entrances
on 22nd Avenue north of 86th Street



Commercial vacant property (BP gas
station) located on north west corner of
22nd Avenue and 62nd Street



Commercial vacant property located on
south west corner of 22nd Avenue and
84th Street

Figure 18:
Commercial Vacancies along 18th Avenue Photos (Liberty City)



Commercial vacant property located on north west corner of 18th Avenue and 69th Street



Commercial vacant property located on south east corner of 18th Avenue and 70th Street

**Figure 19:
Commercial Vacancies along 79th Street Photos**



Commercial property for sale located on south east corner of 79th Street and 8th Avenue



Commercial vacancy (Chevron) on south east corner of 79th Street and 12th Avenue



Commercial vacancy (Shell) on south west corner of 79th Street and 22th Avenue. Residents using it as rest area.



Commercial vacancy located south side of 79th Street.

Code Violations

Code violation data is evidence of health and safety issues that create unsafe conditions and may contribute to risk of loss and injury from electrical hazards, fire, and unsafe structures. In addition, evidence of unsanitary conditions, and health issues related to structure materials, hazardous material contamination, presence of vermin, and poor light and ventilation may be obtained. Data was gathered from Miami-Dade County Team Metro Website <http://www.miamidade.gov/teametro> and is explained on Table 6. Violations are listed by type and by occurrence. A total of 226 violations were found. The majority are junk, trash, overgrown grass, abandoned property, and multi-family use.

Table 6
Number of Open Code Violations

Type of Violation	Violations
Junk/ Trash/ Overgrowth on Unimproved Property	138
ROW/ Private property/Abandoned/ Vehicle	16
Signs on the Row	13
Minimum housing maintenance	13
Minimum housing -OVA	10
Commercial Vehicle – Unauthorized	5
ROW Maintenance	4
Unauthorized use- residential/business	4
Structure Maintenance Upkeep	4
Outside business use not permitted	2
Address/House number not displayed	2
Multi-family use	2
Fence, hedge, tower, MAST- Violations	1
Failure to obtain zoning permit	1
All other zoning violations	1
Graffiti	1
Vehicle Advertising Violation	1
Auto Repair - Residential	1
Minimum housing - Condemnation	1
Unusual Use of Property	1
Unauthorized use –Industrial	1
Mobile Home – Illegal use	1
Sign violation of private property	1
Minimum housing emergency	1
Resolution Violation	1

Code violation data was correlated to countywide data by determining violations per 1,000 persons. As shown in Table 7, there are more code violations per 1,000 residents in the 79th Street Corridor proposed CRA than there are in Miami- Dade County.

Table 7
Open Code Violations per 1000 Persons

Location	Violations	2000 Population	Violations / 1000 Persons
79 th Street Corridor	226	14,693	15.4
Miami Dade County	7,971	2,253,362	3.5

Source: Miami-Dade County Team Metro

Note

Code violations per 1,000 persons in the Study Area (15.4) are significantly higher than the County's rate (3.5).

SOCIO-ECONOMIC CONDITIONS

Economic conditions such as demographics, housing characteristics, real estate value, and incidences of crime are factors that contribute to slum and blight. All Census data, with the exception of population, was collected at the Block Group level since this is the smallest unit of analysis in which this data is available.

Demographic Characteristics

Table 8 provides demographic data from the 2000 Census depicting the household economic status. Figure 20 illustrates median household income by Census Block Group.

Table 8
Household Socio-Economic Characteristics, 2000

Characteristic	Proposed 79th Street Corridor CRA	Miami- Dade County
Population ²	14,693	2,253,362
Households	4,295	777,378
Person per Household	3.4	2.9
Hispanic or Latino	24.1%	57.3%
Black or African American	74.1%	20.3%
Retirement Households	22.6%	21.9%
Households with Children (18 years and younger)	51.5%	39.0%
In Labor Force (persons 16 and older)	44.6%	57.5%
Employed (persons 16 and older)	75.6%	91.1%
Median Household Income	\$16,448	\$35,966
Household Income	--	--
Less than \$10,000	35.2%	13.9%
\$10,000 - \$19,999	22.2%	14.6%
\$20,000 - \$34,999	20.1%	20.2%
\$35,000 - \$49,999	8.7%	15.7%
\$50,000 and over	13.9%	35.6%
Household Below Poverty	49.2%	18.1%

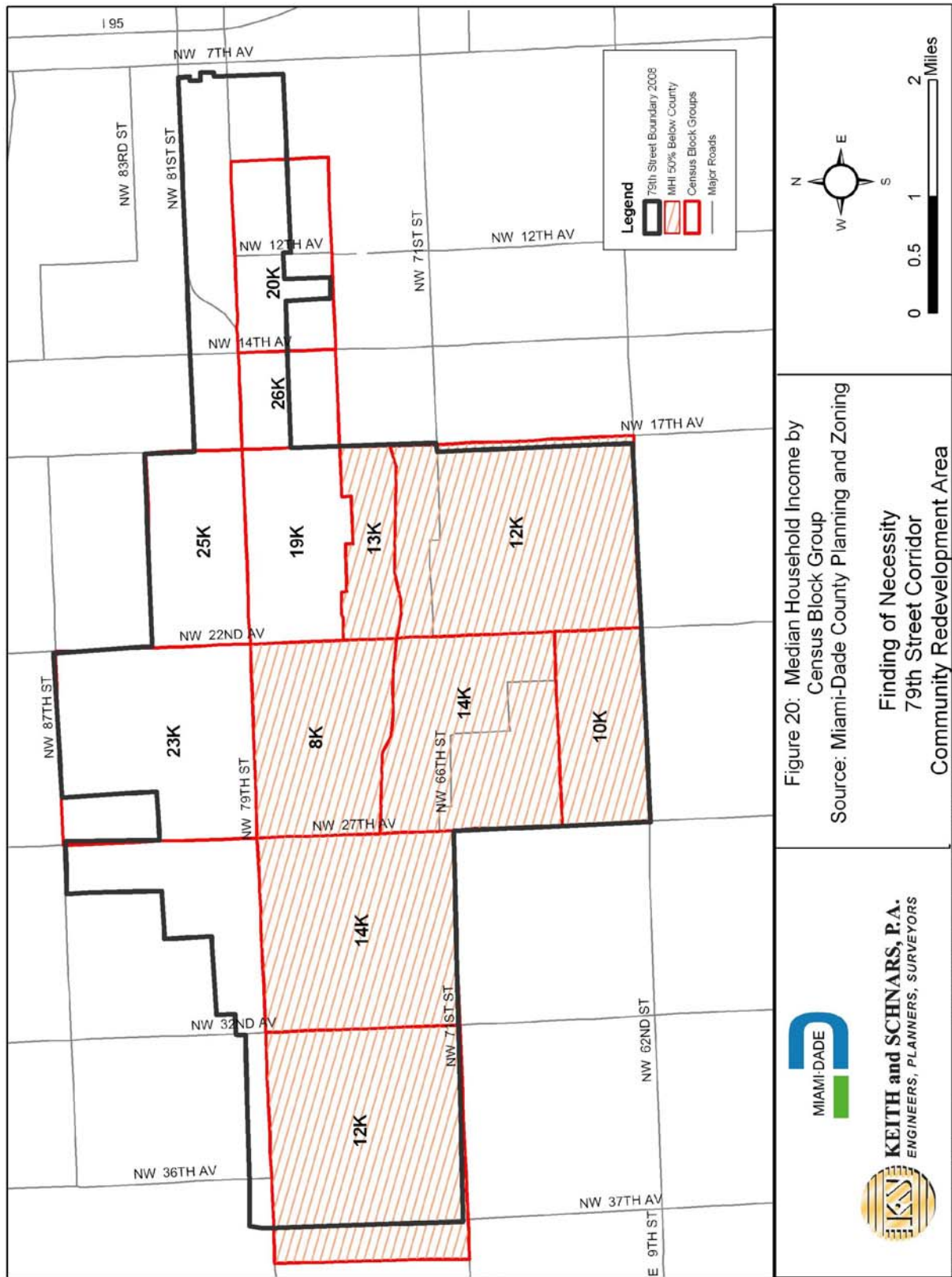
Source: US Census 2000, SF1 and SF3

² Population in the 2008 boundary include Block 10.02.1016-1022, 10.02.1.1030-10-31, 10.02.1.1037-1046; Blocks 10.02.2010-2014; Blocks 10.04.1003-1006, 1009, 1010; Blocks 10.04.3000-3005; Blocks 10.04.4000-4004; Blocks 9.02.4009 and 4018-4020; Blocks 9.02.5029- 5033; Block Group 10.03.3 minus population in Blocks 3003-3005; Block Group 9.03.4 minus population in Blocks 4018-4020, 4028-4031, 4042 and 4043; and population in Block Groups 9.03.1, 10.03.2, 10.04.6, 10.04.7, 10.04.8, 15.02.1, 15.02.2, 15.02.3.

At the time of the 2000 Census, the area in which the proposed CRA is located had a total population of 14,693 people, who occupied 4,295 households. African American residents make up 74 percent of the population and Hispanics make up 24 percent, compared to 20 percent and 57 percent respectively, countywide. People of retirement age head about 23 percent of the households (i.e., 65 years or older), similar to Miami-Dade County. Conversely, 52 percent of households have children under the age of 18 as compared to 39 percent in the County.

Evidence of economic distress experienced by the residents of the proposed 79th Street Corridor CRA is assessed in the following statistics:

- Only 75.6 percent of workforce participants were employed compared to 91.1 percent countywide.
- Median household income was \$16,448 in the proposed CRA area. This is 45.7 percent of the median income in Miami-Dade County. Overall, household median income south of 79th Street Corridor and west of 17th Avenue was less than 50 percent of the household median income in Miami-Dade (\$35,966).
- Over 50 percent of households had incomes below \$20,000 including 35.2 percent of residents with incomes below \$10,000.
- Nearly 50 percent of household are living below poverty levels.
- In regards to the household income map, it should be noted that all census block groups had a median household income below that of the County.



Housing Characteristics

Table 9 describes data related to housing conditions. Housing conditions are defined as number of housing units, year built, units occupied, owner or renter occupied, units lacking full plumbing and/or full kitchens and unit type. For contextual purposes, the same data is provided for Miami-Dade County.

At the time of the 2000 Census, there were 4,886 dwelling units, 88 percent of which were occupied. Consistent with the fact that the proposed CRA is in a relatively older area of Miami-Dade County, 66 percent of housing stock was built prior to 1970. On a countywide basis, single family homes attached and detached comprise about 53 percent of all housing, whereas the proposed study area attached and detached single family home make up 44 percent.

In determining whether the study area should be designated as a CRA, the following points should be considered:

- According to the 2000 US Census, 23 percent of the housing units within the 79th Street Corridor study area were mobile homes compared to the County, where mobile home stock was below 2 percent. Field surveys indicated the preponderance of the mobile home units, generally older models, and in deteriorated condition, located in the Block Groups 9.03.1, 9.03.4, 10.04.3, and 10.02.1.
- Miami-Dade County's rate of home ownership was considerably lower than the rate throughout the State of Florida (70 %) or nationally (65 %). Home ownership in the proposed CRA (39%) is almost 20 percent lower than countywide (58%). Typically, dwelling units that are occupied by their owners will be better maintained and provide higher value to the area. Conversely, the study area reported higher renter occupied units at a rate of 61 percent versus the County at a rate of 42 percent.
- Over 35 percent of the housing units in the area were overcrowded. Only 20 percent of countywide housing was considered to be overcrowded. Another method for measuring crowdedness is by observing the households with 5 or more persons; 24 percent in the study area compared to 15 percent for Miami-Dade County.
- Vacancy rates were slightly higher at the proposed CRA (22 %) area when compared to the County (9%).
- A large stock of housing in the proposed CRA area was built prior to 1970. The 79th Street corridor area exhibits 66 percent of the housing stock to be older than 40 years compared to the County at 44 percent.

Table 9
Housing Characteristics, 2000

Characteristic	Proposed 79th Street Corridor CRA	Miami-Dade County
Housing Units	4,886	852,278
Units Occupied	88.3%	91.1%
Occupied Units by Tenure	--	--
Owner –occupied	38.9%	57.8%
Renter - occupied	61.1%	42.2%
Overcrowded Units	36.1%	20.0%
Household Size (5 persons or more)	24.0%	15.2%
Incomplete Units	--	--
Lacking full plumbing	2.4%	1.1%
Lacking full kitchen	2.2%	1.3%
Units by Type	--	--
1, detached	37.9%	42.7%
1, attached	6.2%	9.9%
2	6.6%	2.6%
3 to 4	4.9%	3.9%
5 to 9	8.8%	5.1%
11 to 19	6.8%	6.4%
20 to 49	1.1%	8.6%
50 or more	4.5%	18.8%
Mobile Home	23.0%	1.8%
Boat, RV, van, etc	0.2%	0.2%
Year Built	--	--
Built 1999 to March 2000	0.9%	1.6%
1995 – 1998	3.1%	5.9%
1990 – 1994	3.9%	7.6%
1980 - 1989	8.9%	18.2%
1970 – 1979	16.9%	22.5%
Prior 1970	66.3%	44.1%

Source: US Census 2000, SF 3

Housing Cost

At the time of the 2000 US Census, the study area had only 3 percent owned units valued above \$100,000; countywide, owner units at and above this value, was 52 percent. Median gross rent for the county was \$647, whereas the median gross rent of all Census Block Groups in the proposed CRA area was \$384. Housing costs are summarized in Table 10.

- The median gross rental rate within the area was under \$500 a month, or 82 percent of rental housing. Over 95 percent of rental units lease for less than \$700 per month. On a countywide basis, only 59 percent of rental units lease for less than \$700 per month, with only 27 percent available for less than \$500 per month.
- Approximately 57 percent of households in the proposed 79th Street Corridor CRA earned less than \$20,000 per year at the time of the 2000 Census. 80 percent of renters earning under \$10,000 are cost-burdened while 50 percent earning \$10,000 to \$20,000 are similarly cost-burdened. Owners in these low income ranges are even more cost-burdened, i.e., 83 percent and 66 percent, respectively

Table 10
Housing Cost, 2000

Characteristic	Proposed 79th Street Corridor CRA	Miami-Dade County
Owner Units by Value		
Less than - \$ 50,000	52.4%	7.0%
\$ 50,000 - \$ 99,999	44.5%	35.3%
\$100,000 - \$199,999	2.4%	41.7%
\$200,000 - \$299,999	0.0%	8.1%
\$300,000 and over	0.7%	7.8%
Rental Units by Rental Rate (contract)		
Under \$500	81.5%	26.5%
\$500 – 600	10.3%	15.8%
\$600 – 700	4.4%	16.3%
\$700 – 800	2.3%	13.8%
\$800 – 900	1.1%	9.4%
\$900 – 1,000	0.0%	6.1%
\$1,000 and over	0.3%	12.1%
Cost-burdened Owners by Income		
Less than \$10,000	83.1%	96.2%
\$10,000 - \$19,999	65.9%	79.2%
\$20,000 - \$34,999	26.6%	63.5%
\$35,000 - \$49,999	13.0%	45.2%
\$50,000 and over	4.5%	13.7%
Cost –burdened Renters by Income		
Less than \$10,000	79.9%	84.8%
\$10,000 - \$19,999	49.6%	84.7%
\$20,000 - \$34,999	14.6%	50.9%
\$35,000 - \$49,999	0.0%	14.6%
\$50,000 and over	0.0%	3.4%

Source: US Census 2000

Real Estate Values

Table 11 provides aggregate real estate property values in the proposed 79th Street Corridor CRA for each year from 2001 through 2007.

Table 11
Taxable Value of Real Property

	Proposed 79th Street Corridor CRA		Miami-Dade County	
Year	Real Estate Value	Annual Change	Real Estate Value	Annual Change
2007	519,168,672 ³	28.5%	234,312,279,361 ⁴	18.7%
2006	403,964,057	31.9%	197,326,043,222	21.5%
2005	306,179,939	27.4%	162,343,591,536	19.9%
2004	240,240,836	15.0%	135,376,854,757	15.1%
2003	208,927,019	18.1%	117,591,764,215	12.7%
2002	176,975,094	7.2%	104,351,515,455	10.3%
2001	165,050,031	--	94,608,633,150	--
Average Annual Change		21.4%	---	16.4%

Source: Miami-Dade Property Appraiser

As shown in Table 12, the real estate value in the proposed CRA increased from approximately \$165 million to \$519 million over 6 years. The following points are noted with respect to the table:

From 2001 to 2007, the real estate value of property countywide increased at an average annual rate of 16.4 percent. Likewise, during the same period, the real estate value of the property within the proposed CRA increased at an average annual rate of 21.4 percent. Increases exceeding the average annual change occurred in the last 3 years in both the study area and County, reflecting the extremely strong real estate market in South Florida.

Overall, the proposed CRA area real estate values are increasing at a higher rate than the County. This may be due to the recent construction of multifamily and the Habitat for Humanity single family development.

³ These values represent the Real Estate values from the Final Roll for the respective year except 2007 which is the Preliminary Roll Value. The Final Roll value for 2007 will not be available until all VAB cases are completed.

⁴ Preliminary until all the VABs are completed.

Crime

Incidence of crime in the area is one of the blight determinant criteria under Chapter 163.340(8). This section includes two analyses: 1) crime occurrence in the study area from year 2002 through 2007 to determine crime rate changes and 2) number of crimes per 1,000 residents in the proposed CRA and the County to establish comparison between the two. The Miami-Dade Police Department System Development Bureau provided the data for this analysis.

For the first analysis, and as illustrated in the table below, crimes have decreased overall in the study area. During this period, crime incidences decreased at an average annual rate of 2.8 percent, with its highest decreases in years 2003 to 2005 (7.3%). However, since 2005 crime has been on an increase. Crime increased at a rate of 0.8 percent in 2006 and 5.5 percent last year.

Table 12
Incidence of Crime by Year

Year	Total Crimes	Percent Change
2002	3,583	---
2003	3,340	-6.8%
2004	3,135	-6.1%
2005	2,907	-7.3%
2006	2,929	0.8%
2007	3,089	5.5%
Average Annual Change		-2.8%

Source: Miami-Dade Police Department

In the second analysis, Part 1 and Part 2 crimes were evaluated from 2002 through 2007. Examples of Part 1 crimes are murder, rape, and robbery. Part 2 crimes are kidnapping, assault, fraud, and narcotic related transactions. Crime data was correlated to countywide data by determining total crimes per 1,000⁵ residents as shown on the table below. Population in the

⁵ Population that fell in police grids was taken from Census Block Groups 9.02.4, 10.03.1, 10.03.2, 10.03.3, 10.04.6, 10.04.7, 10.04.8, 15.02.1, 15.02.2, 15.02.3 and Blocks 9.03.1000-1020, 1022, 1023 and Blocks 9.03.4000-4017, 4021-4025, . 4044-4053.

Police Grid⁶ area totaled 14,840 and population in Miami Dade County totaled 2,253,362 according to the US Census.

Table 13
Incidence of Crime
(From 2002 through 2007)

Location	Part 1 Crimes	Part 2 Crimes	Total Crimes	Population	Total Crimes/ 1000 Persons
79 th Street Corridor CRA Study Area	10,813	8,170	18,983	14,840	1,279
Miami Dade County	363,249	145,490	508,739	2,253,362	225

Source: Miami-Dade Police Department

Crime incidences per 1,000 persons in the 79th Street Corridor area are about 6 times higher than in the County for the six year period of 2002 though 2007.

OTHER INDICATORS OF SLUM AND BLIGHT

Government intervention to improve the economic status is already occurring in some portions of the 79th Street Corridor. As shown in Figure 21, the following programs are already in place:

- Brownfield Designation;
- Enterprise Zone Designation; and
- Infill Task Force Urban Infill Development Area.

Brownfields

With certain legal exclusions and additions, the term *brownfield site* means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The primary goals of Florida's Brownfields Redevelopment Act are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. Other goals are to derive cleanup target levels and a process for obtaining a "No further Action" letter using Risk-Based Corrective Action principles and provide the opportunity for Environmental Equity and Justice. Brownfields data was provided by the Florida Department of Environmental Protection to assist in the determination of areas with potential for economic revitalization.

⁶ Police Grids selected were 789, 790, 791, 792, 793, 794, 795, 862, 863, 3790, 8793, 8795, 8862, 8863. These grids either fell completely within the study area or half or more fell within the study area.

The brownfield areas shown in Figure 21 were designated by DERM and adopted by the Miami-Dade County Board of County Commissioners (R-286-99 and Agenda Item No. 6(D)(1)(D) approved on July 13, 1999). As defined in these resolutions, brownfield areas are those urban or rural areas of unincorporated Miami-Dade County within the Urban Development Boundary of the Enterprise Zones, Enterprise Communities, Empowerment Zones, Developable Areas, Target Urban Areas, and areas eligible for Community Development Block Grants. Contaminated sites may be few and far between within the brownfield areas as shown in Figure 21.

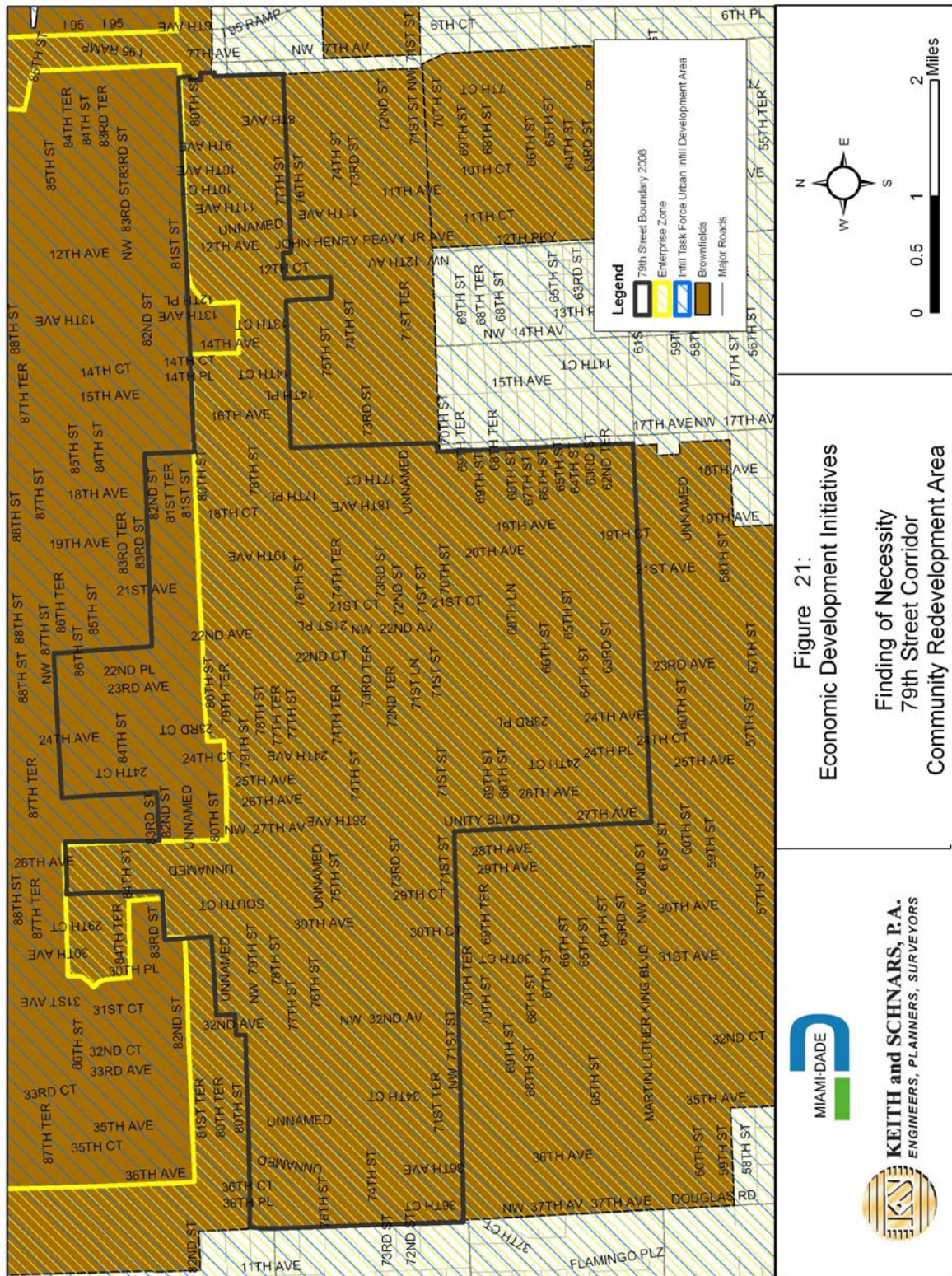
Brownfield areas offer an opportunity for environmental clean-up, redevelopment and revitalization. Economic incentives, tax credits, a streamlined process and low interest loans are some of the resources available to developers who clean up and develop brownfield sites in Miami-Dade County.

Enterprise Zones

Enterprise Zones are special areas in the County where certain incentives from the State are available for new businesses. The Enterprise Zone program seeks to attract business investment through a package of incentives which includes property tax abatement, occupational license fee exemption, electricity tax exemption and the waiver of impact fees. These areas were created based on studies of income and employment as well as state requirements.

Infill Task Force Urban Infill Areas

In December 1996, the Miami-Dade County Board of County Commissioners created a task force to examine and make recommendations on opportunities and strategies to promote infill and redevelopment. The Miami-Dade County Infill Strategy Task Force published 12 recommendations, one of which identifies specific areas to focus on urban infill. The Task Force recommended the designation of an Urban Infill Development Area (UIDA). The UIDA contains older developed areas in need of stabilization and redevelopment and dense development areas along transit nodes.



CONCLUSION

This Finding of Necessity (FON) report assesses conditions of slum and blight in the 79th Street Corridor Study Area to determine if the formation of a Community Redevelopment Area and Agency is necessary to protect the public, health, safety, morals and welfare. The 79th Street Corridor area is approximately 1254 acres of land located in unincorporated Miami-Dade County.

Providing the basis for creating a Community Redevelopment Agency (CRA), in accordance with Chapter 163.355, Florida Statutes requires a detailed examination of existing land use characteristics, socio-economic conditions, and other indicators. Working with Miami-Dade County staff, Keith and Schnars, P.A. assembled this information, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statutes, and finds that the 79th Street Corridor Study Area does meet the requirements for a CRA. This finding is based upon a determination that the following criteria of slum and blight are met (i.e. at least two slum factors and 5 blight factors).

- 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 (“slum”). *The Study Area has a higher person per household rate (3.4) than the County (2.9). Households with 5 people or more in study area (24%) exceeds that of County (15%). Overcrowded units in the study area (36%) exceed that of the County (20%).*
- The existence of conditions that endanger life or property by fire or other causes (“slum”) or, unsanitary or unsafe conditions (“blight”). *Unkempt vacant lots are scattered throughout the Study Area. Dumping and trash in combination with overgrown tall grasses can easily create a higher risk of fire hazard, as well as attracting vermin that create other health risks. Vacant land comprises 20 percent of the area.*

In addition, five sections of the study area contain incompatible uses, where residential use is adjacent to industrial sites, or other residential use with vacant and abandoned parcels and buildings. Three out of six trailer home parks are surrounded by industrial use, some of which collect waste from industrial sites.

- Deterioration of site and other improvements (“blight”). *Almost 9 percent of the parcels containing residential structures were found to be in deteriorating and dilapidating conditions.*
- Inadequate and outdated building density patterns (“blight”). *Twelve percent (12%) of the housing inventory is undersized and obsolete. Twenty-three percent (23%) of the dwelling units are mobile homes based on the 2000 Census, all of which are deteriorated or in a dilapidated state.*

- Incidence of crime in the area higher than in the remainder of the county or municipality (“blight”). *Crimes per thousand persons in study area are 6 times higher than the County.*
- 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 (“blight”). *Violations per thousand persons (15.4) exceed that of the County (3.5).*



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