

**MIAMI-DADE
COUNTY**

MIAMI-DADE COUNTY, FLORIDA

West Dade Finding of Necessity Study

September 2015

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Miami-Dade County Board of County Commissioners (BCC) holds the ability to create Community Redevelopment Agencies (CRA) within Miami-Dade County, Florida, pursuant to the Florida Statutes, which delegates local governments the authority to establish CRAs to carry out community redevelopment within specific geographic areas determined to be slum and blight, based on a Finding of Necessity Study.

This Finding of Necessity Study for the proposed West Dade Community Redevelopment Area was conducted in the Summer of 2015 in accordance with the State of Florida Statutes. In it, the study provides the necessary evaluation criteria, with relevant data and illustrations to determine whether or not the area within Miami-Dade County District 11, and bounded by SW 72nd Street to the north, SW 88th Street to the south and between SW 152nd and SW 157th avenues to the east and west, meets the definition of slum and blight, therefore being suitable for the creation of a CRA.

Upon meetings with District 11 and other Miami-Dade County Staff, informal field interviews and site observation surveys and data collection/analysis, in a manner consistent with the Florida Statutes, an evaluation based on the information outlined in the following sections of this study was performed:

Location

Demographic Characteristics

Land-Use

Development Pattern

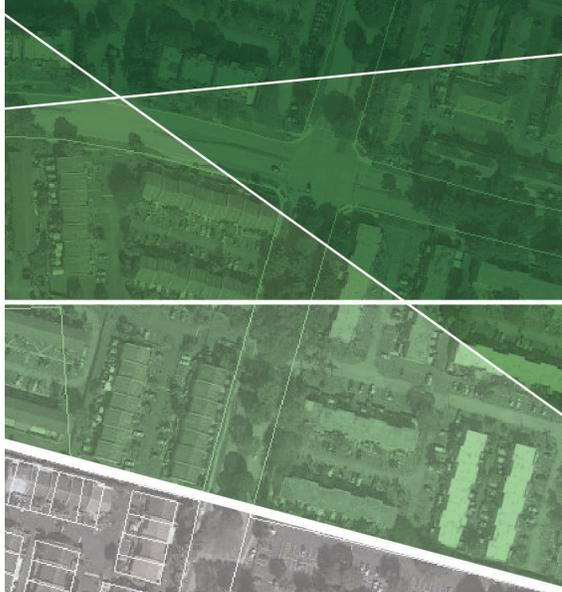
Property Ownership

Building Conditions Property Value Indicators

Law Enforcement Statistics

It has been found that the proposed West Dade study area does meet the requirements for a CRA, subject upon the determination of several factors of blight as described in the Evaluation section of this study.

EVALUATION





EVALUATION

Finding of necessity by county or municipality—No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in Florida Statutes 163.340 (7) or (8). The resolution must state that:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; 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.

Evaluation Criteria

Slum Area

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:

Criteria Factors	Meets Requirements?	Applicable Section
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;	NO	N/A
(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	NO	N/A
(c) The existence of conditions that endanger life or property by fire or other causes.	NO	N/A

Blighted Area

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:

Criteria Factors	Meets Requirements?	Applicable Section
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;	YES	Development Pattern
(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	NO	N/A

EVALUATION

Evaluation Criteria continued...

Blighted Area continued...

Criteria Factors	Meets Requirements?	Applicable Section
years prior to the finding of such conditions;		
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;	YES	Development Pattern Building Conditions
(d) Unsanitary or unsafe conditions;	NO	N/A
(e) Deterioration of site or other improvements;	NO	N/A
(f) Inadequate and outdated building density patterns;	NO	N/A
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;	NO	N/A
(h) Tax or special assessment delinquency exceeding the fair value of the land;	NO	N/A
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;	NO	N/A
(j) Incidence of crime in the area higher than in the remainder of the county or municipality;	YES	Law Enforcement Statistics

Evaluation Criteria continued...		
Blighted Area continued...		
Criteria Factors	Meets Requirements?	Applicable Section
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;	NO	N/A
(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;	NO	N/A
(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	NO	N/A
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	NO	N/A

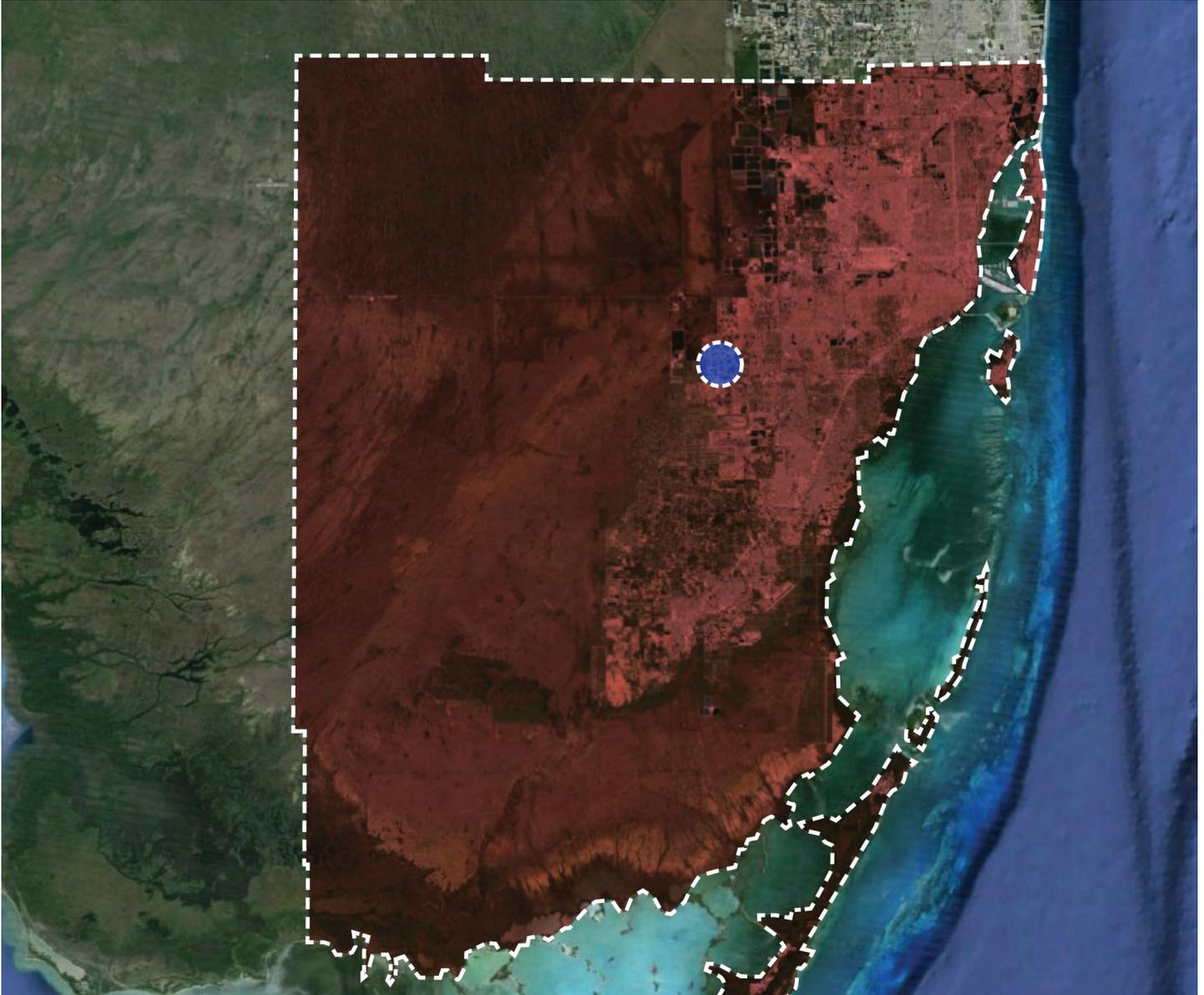
The following terms, wherever used or referred to in this part, have the following meanings: However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, “blighted area” means an area as defined in this subsection.

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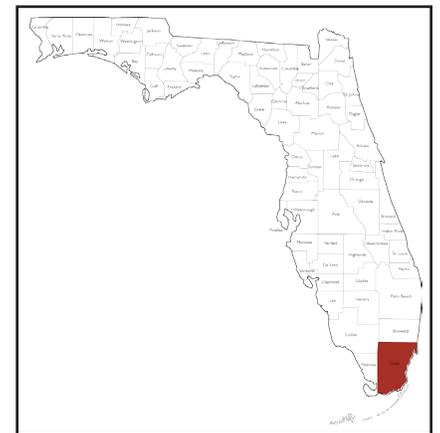
LOCATION



LOCATION



The area known as West Kendall, within Commission District 11 of Miami-Dade County, Florida is bound by Krome Avenue (SW 177th Ave) to the west and the Florida Turnpike to the east. The northern boundary of West Kendall is Bird Road (SW 40th St) and Coral Reef Drive (SW 152nd St) to the south.



Location Map

Miami-Dade County
West Kendall (above)



LOCATION



For the purposes of this study, the study area (*left*) being analyzed falls between SW 157th Avenue to the west and SW 152nd Avenue to the east. The northern boundary of the site is Sunset Drive (SW 72nd St) and Kendall Drive (SW 88th St) to the south.

Study Area Map
Study Area



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DEMOGRAPHIC CHARACTERISTICS



DEMOGRAPHIC CHARACTERISTICS

The table (*below*), provides a comparison between the demographic makeup of the study area and overall Miami-Dade County. The age distribution of the residents of the study area closely resembles overall percentages of Miami-Dade County. The median age is 36.9 years in the study area and 39.5 years in Miami-Dade County.

2009-2013 American Community Survey, 5 Year Averages		
	West Dade FON	Miami-Dade County
Total Population	9,669	2,549,075
<5 years old	4.9%	6.0%
5 - 19 years old	21.5%	18.2%
20 - 34 years old	21.2%	20.9%
35 - 64 years old	41.0%	40.5%
65 years old +	11.3%	14.4%
Median Age	36.9 years old	38.5 years old

Educational attainment percentage distribution of the population aged twenty five years or older for the study area (*below*) also closely resembles and somewhat exceeds the composition of educational attainment for Miami-Dade County. Only in the attainment of graduate or professional degree do we see a substantial variation in the percentage of attainment; this being nearly 6.7% less percentage wise than overall Miami-Dade County.

Educational Attainment: Population 25 Years+		
	West Dade FON	Miami-Dade County
Total Population	6,939	1,752,160
<9th Grade	8.0%	11.2%
9th -12th Grade (no diploma)	13.0%	9.9%
High school Graduate/GED	30.0%	28.3%
Some College (no degree)	15.5%	15.6%
Associates Degree	8.7%	8.5%
Bachelor's Degree	21.8%	16.6%
Graduate or Professional Degree	3.0%	9.7%

Interestingly the median household income for the study area is nearly 30% less than for Miami-Dade County. Per capita income for the study area is \$16,266 as opposed to \$23,174 for Miami-Dade County. This is also nearly 30% less than that for Miami-Dade County.

The percentage of persons below the poverty level far exceeds those of overall Miami-Dade County by nearly 41%. Persons below the poverty level account for 28% of the total population of the study area. For Miami-Dade County only 19.9% of the total populations are persons below the poverty level. (*right-top*)

In comparison to the overall District 11 poverty rates, the study area is substantially higher. Taking the available information for Miami-Dade County, the table (*right-bottom*) from the report Demographic, Economic and Housing Characteristics of Commission Districts Miami-Dade County*, it can be seen that the persons in poverty rate for District 11 is less than one third of the overall persons in poverty rate for the study area. In effect, a review of the table indicates that overall, District 11 has one of the lowest persons in poverty rate for

unincorporated Miami-Dade County.

The demographics of the area and the economic statistics indicate a trend that is also reflected in the distribution of renter occupied vs. owner occupied residential as shown the following sections of this report.

Household Income		
	West Dade FON	Miami-Dade County
Median Household Income	\$31,872	\$43,100
Per Capita Income	\$16,266	\$23,174
Persons Below Poverty Level	28.1%	19.9%

Median Household Income, Income per Capita and Persons in Poverty by Comm. Dist. 2006-2010 Five-Year Average (in 2010-Inflation Adjusted Dollars)							
	D1	D2	D3	D4	D5	D6	D7
Median Household Income	\$43,358	\$34,161	\$27,649	\$49,887	\$32,016	\$37,703	\$61,992
Per Capita Income	\$16,936	\$13,574	\$15,487	\$36,220	\$23,971	\$20,249	\$41,475
Persons Below Poverty Level (% of pop. to whom poverty status is determined)	17.81%	23.72%	33.50%	12.08%	24.03%	16.88%	11.58%
	D8	D9	D10	D11	D12	D13	MDC
Median Household Income	\$61,607	45,567	\$49,910	\$58,708	\$44,854	\$41,128	\$43,605
Per Capita Income	\$25,231	\$16,855	\$21,632	\$21,532	\$19,201	\$18,438	\$22,957
Persons Below Poverty Level (% of pop. to whom poverty status is determined)	13.86%	20.03%	12.64%	8.58%	15.18%	14.64%	17.18%

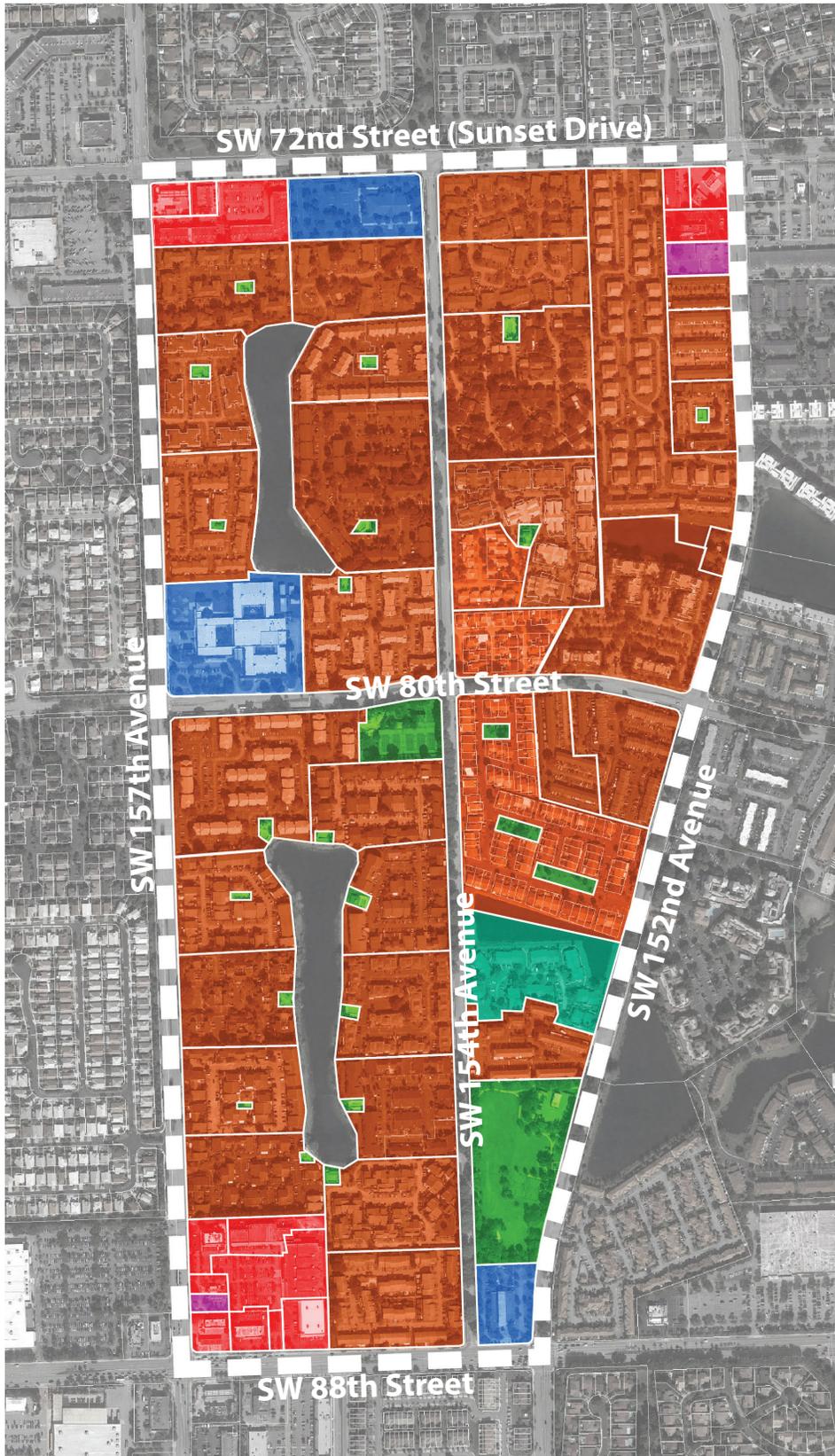
*U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimates, Block Group data. Prepared by Miami-Dade County, Department of Sustainability, Planning and Economic Enhancement, Research Section, 2012

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LAND USE



LAND USE

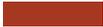


In a predominantly residential section of West Kendall, the study area is composed mainly of enclaves of multi-family residential projects, under the Townhomes and Low Density Multi-Family Land-Use categories.

At the three major intersections within the study area, Kendall Drive and SW 157th Avenue, Sunset Drive and 157th Avenue and SW 152nd Avenue, there is a concentration of some Commercial/ Shopping Center properties.

In addition, there are 3 substantial (at the scale of the neighborhood) institutional properties, within the study area. The Kendale Lakes Library, Fascell Elementary School and the Church of Jesus Christ Latter Day Saints, all reside within the study area.

Miami-Dade Land Use Map

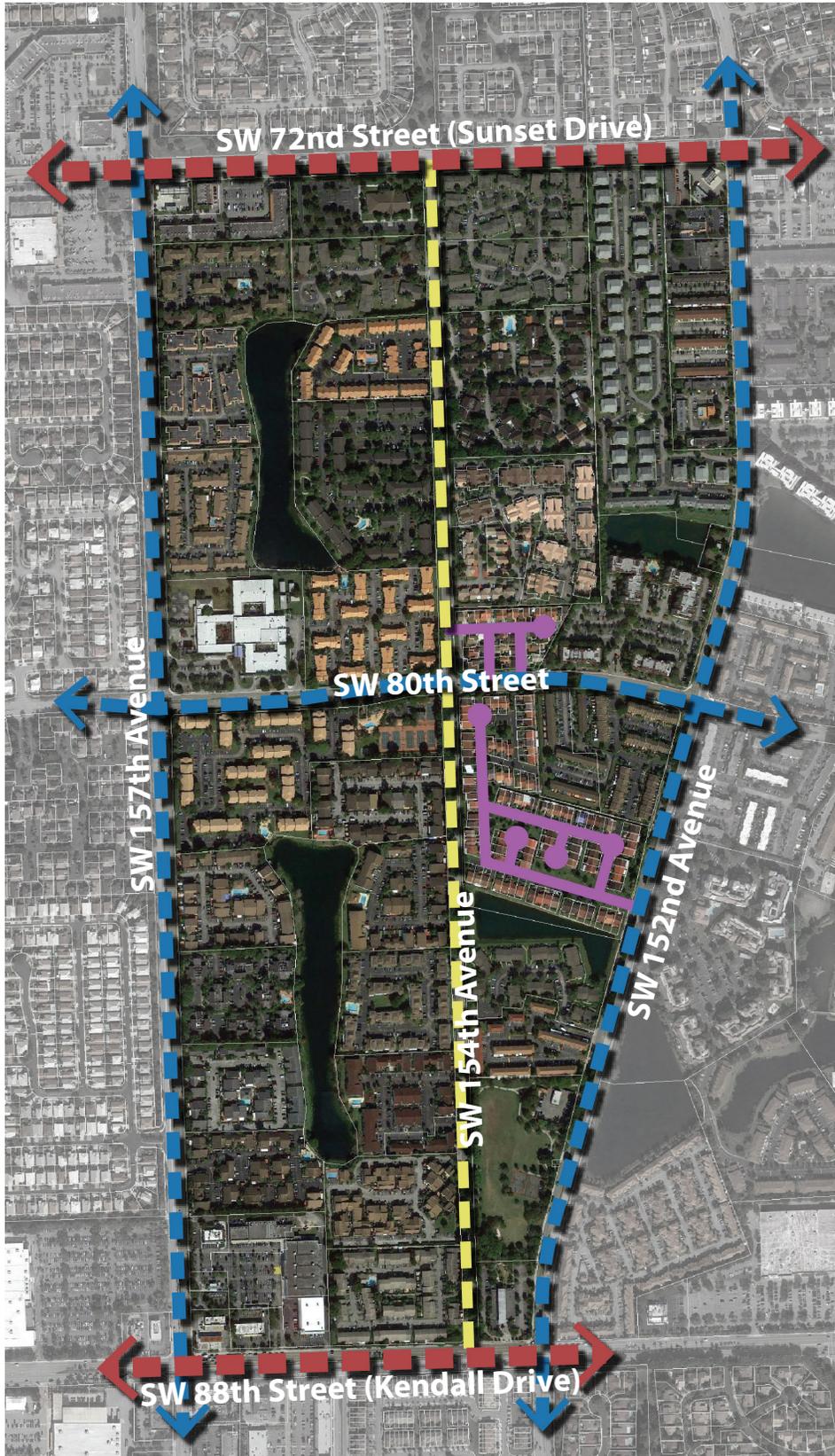
Study Area	
Townhomes	
Low Density Multi-Fam	
Residential- Gov't Owned	
Commercial, Shopping Centers, Stadiums	
Office	
Institutional	
Parks, Preserves, Conservation Areas	

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DEVELOPMENT PATTERN



DEVELOPMENT PATTERN

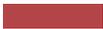


As was illustrated in the Land Use Map, development within the study area is predominantly multi-family residential, with small pockets of commercial at the main intersections along Sunset Drive and Kendall Drive.

Responding to development trends consistent with the 1970's and 1980's, the residential developments within the study area reflect a pattern reliant on the automobile. Travel from one point to another, both in and around the study area, is mainly achieved via motorized vehicle, with minimal accommodations for the pedestrian. This urban composition is predicated through planning based on the quarter section grid line, creating, large, individual parcels. This grid based planning generates a sense of community based on the small immediate parcel, but negates the overall urban design integration of the different parcels into a cohesive urban pattern.

The majority of the study area is accessed from Sunset Drive and Kendall Drive at the north and south boundar-

Street Connectivity Map

Study Area	
High Capacity Road	
Moderate Capacity Road	
Low Capacity Road	
Limited Road	

ies. From there, vehicles can move north and south via more moderately trafficked roads like SW 152nd Avenue and SW 157th Avenue on the east and west edges. Within the study area, SW 154th Avenue provides another option in the north-south direction, however it carries lower traffic due to its limit at Sunset Drive to the north.

Connectivity from one development parcel to another is severely limited aside from the previously mentioned roads. There are some limited public right of ways serving two of the residential developments along SW 80th Street, however these streets terminate in dead ends, provide only one way in and out, which prevent these from connecting to other parcels or any meaningful contribution to vehicular traffic mitigation. Thus, the lack of cross circulation amongst parcels places a higher demand on the arterial and collector roads, for transportation in and around the study area and leaves the streets in the area as they are today: wide ROW with 2+ lanes in each direction and narrow sidewalks with sparse landscaping.

Just as the system of streets within the study area reflect the time in which the area was developed, so does the pattern of development within each of the residential areas. As a result of minimal connectivity between developed parcels, the study area comprised of a series of multi-family buildings, inward facing with one entrance in and out, arranged around a small 'open space' and in a sea asphalt, which serves to satisfy parking requirements within the code. In some instances that parking lots have minimal landscaping, however for the most part, trees and open space are limited to the community 'clubhouse' area. This leaves the majority of units with a view towards parking and service areas, or the backside of a fence abutting the same style of development.

In the study area, the presence of numerous gated condominiums can provide for controllable access and security, however the segmented urban pattern does not permit easy policing and the anonymity of the urban plan does not contribute or enhance the perceived sense of security within the study area.



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PROPERTY OWNERSHIP



PROPERTY OWNERSHIP

Within the study area, rental units make up the majority of residential units. As indicated in the table (below), the ratio of owner occupied to renter occupied is almost the exact inverse of the same statistics for Miami-Dade County. Within the study area almost 57% of the residential units are renter occupied, as opposed to 44.3% of the units in overall Miami-Dade County. Owner occupied units account for 43.2% of total units as opposed to 55.7% in Miami-Dade County.

Visual observations by the investigating team and anecdotal information gathered from some of the residents and custodial staffs (information not statistically significant) during site visits corroborate the predominance of renter occupied units; this independent of the fact that a substantial amount of residential units and land of the study area is composed of private condominium communities.

Analysis of information derived from the internet and the Miami-Dade County Property Appraiser indicates that almost all of the residential complexes that comprise the study area were built in the late 70's and the early 80's. A number of these residential complexes appear to have been originally built as rental communities and subsequently converted to condominiums.

There are three major rental complexes in the study area. These are Olympian Village Apartments, South Lake Village, Sunset Way Apartments and Kendale Lakes West Apartments comprise approximately 30 acres of land area. This again corroborates the statistical information that a lot of the condominium units function as rental units operated by private investors.

Owner Occupied vs. Renter Occupied		
	West Dade FON	Miami-Dade County
Total Households	3,219	990,697
Owner-occupied	43.2%	55.7%
Renter-occupied	56.8%	44.3%

PROPERTY OWNERSHIP



Own vs. Rent
Study Area
Condominiums
Apartment Rentals



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BUILDING CONDITIONS



BUILDING CONDITIONS

The research team carried out parcel by parcel drive-by evaluation survey of existing physical conditions in each of the properties of the study area. The site by site inspection was limited to the exterior areas of the building complexes. No interior conditions of apartment units or buildings were carried out.

Research of the Miami-Dade County Property Appraiser's office identified the year each building complex or property was constructed. This with the intent to corroborate the design concept under which both the buildings and the overall area where constructed.

Evaluation criteria addressed conditions of the roof, eaves, windows, walls and overall site; as well as other blighting conditions such as the accumulation of garbage or debris within the property or the surrounding public spaces.

Overall, while some were modest and others more lush and well kept, most buildings appear in good condition with clean sites; albeit that in most the quality of the landscaped environment was somewhat dismal. Most noticeably is the presence of large barren parking areas, in most cases in good condition, but that are the result of the type of speculative design and lax planning controls of the 1980's and early 1990's.

A substantial number of buildings need to have the privacy wall inspected and improved, as well as painting and exterior maintenance. These are the observation on the most critical buildings in need of improvements:

- View West Condominium – Building gables are in bad condition and need repair; privacy wall need repair; painting and cleaning; landscape improvements.
- Continuum Condominium – Building gable ends are in need of repair; building is need of painting; privacy walls are in need of repair and painting; some sections of the building have been repaired and show modest investments.
- South Lake Villas – Building gable ends in need of repair; painting needed; repairs to privacy wall; landscape improvements.
- Olympian Garden Condominium – Building gable end repairs; painting; repairs to privacy walls; landscape improvements

Overall the site evaluation identified numerous units where new roofs were being installed such as in the Sonoma Lake Condominium, and Grove Villas West; as well as wall repairs in the mid-rise Kendale Lake Tower. This shows that there is reinvestment in the area as corroborated by the ascending property values outlined in this study.

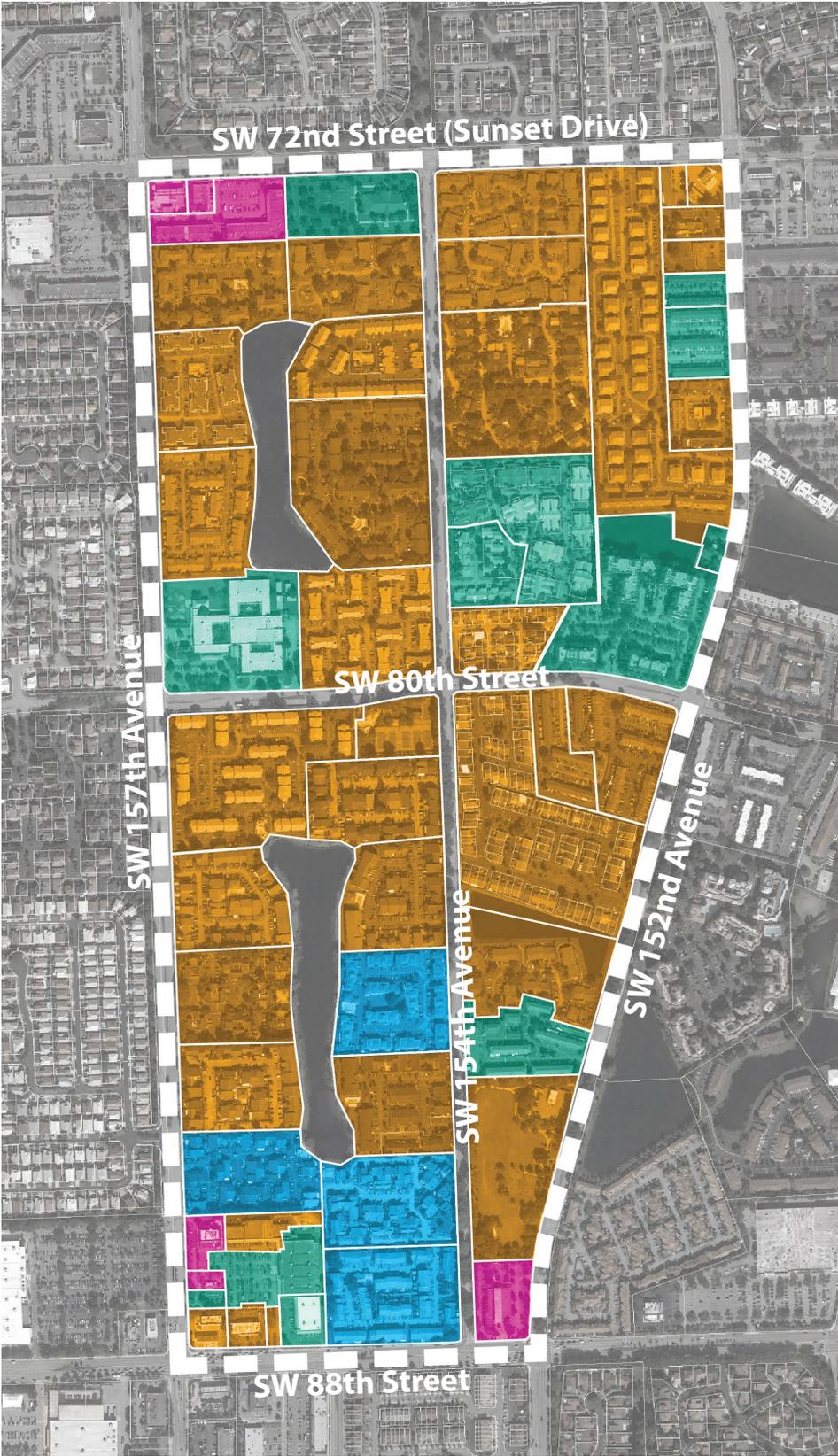
What is most apparent in some of the complexes is the low quality of initial construction; the possible conversion to condominiums of rental properties; and the inherent maintenance and appearance issues associated with this type of economical initial construction that is typical of low cost multifamily developments of this time period.

It is important to note that most of these buildings were constructed before the more stringent building codes product of Hurricane Andrew destruction were adopted in the mid 1990's.

BUILDING CONDITIONS

Overall, within the study area, properties began construction dating back to the 1970's.

The majority of residential development occurred between 1981-1990, mainly in the form of multi-family residential 'suburban' garden apartment buildings and some town homes.



Years Built
 Study Area
 1971-1980
 1981-1990
 1991-2000
 2001+



BUILDING CONDITIONS



The Residential Developments Map (left) illustrates the boundaries for all of the multi-family residential located within the study area.

Each number corresponds to specific site documentation on the next pages, and includes the name, year built and images of existing conditions.

Years Built
 Study Area
 1971-1980
 1981-1990
 1991-2000
 2001+



Residential Developments

1 Lakeside XI

1983



Graphic signage at primary frontage adjacent to the main entrance of the development.



Multi-story apartment building overlooking parking area, with landscaping.

2 Sunset Way

1985



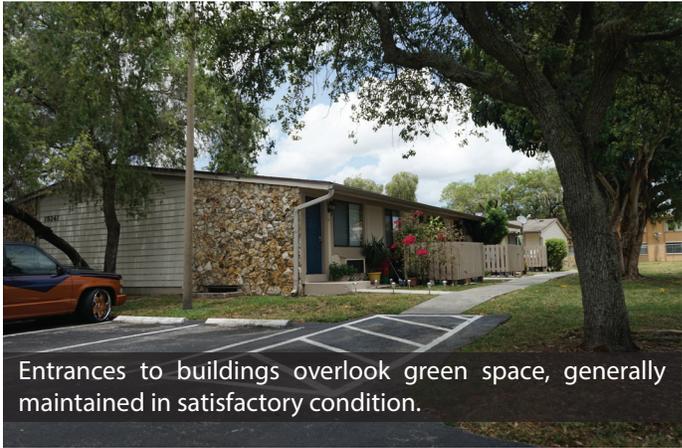
Entrance signage, perpendicular to the street at entrance of the development.



Single-story apartment building overlooking parking, with sparse landscaping.



Apartment building with lack of street frontage, amidst residential parking lot.



Entrances to buildings overlook green space, generally maintained in satisfactory condition.

BUILDING CONDITIONS

Residential Developments

3 The Fountains

1986



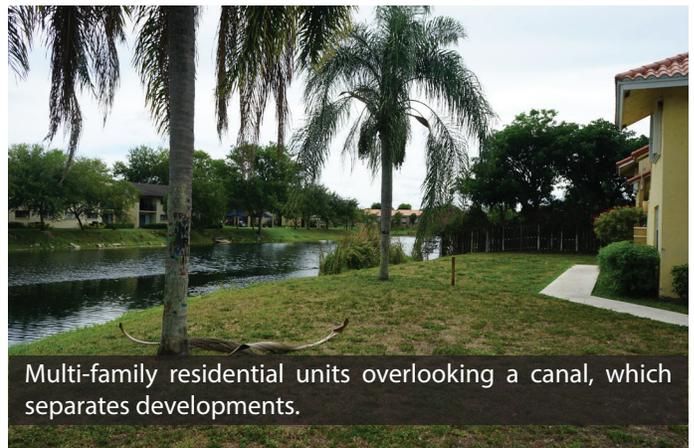
Architectural signage at entrance with non-functioning fountain and bare landscaping.



Forecourt with 2 story apartments overlooking reserved parking spaces.



Suburban development pattern, where buildings have no frontage on a street, rather float within parking lots.



Multi-family residential units overlooking a canal, which separates developments.

4 South Lake Village

1988



Architectural wall signage that limits any street interaction or views outside of the development.



Two-story apartment building overlook parking with minimal landscaping, but generally satisfactory condition.

BUILDING CONDITIONS

Residential Developments

4 South Lake Village

1988



The back side of apartment units overlook parking lots.



Well landscaped green space adjacent to the entrances of apartment units.



Newly paved parking lots with landscaping and adequate lighting.



A two-way drive aisle with head in parking adjacent to the back side of townhouse apartment units.

5 Kendalaire Villas

1984



A dated architectural signage feature at the entrance of a multi-family apartment development



A communal club house building, in need of cosmetic repair, overlooking a parking lot with apartment buildings.

BUILDING CONDITIONS

Residential Developments

6 Lakeside Villas

1985



Graphic, welcome signage at street frontage with well-maintained landscaping



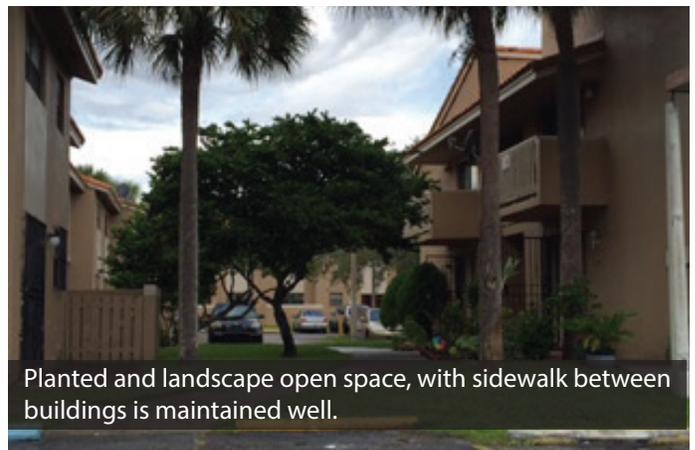
Apartment buildings appear to be in satisfactory condition, with landscape and no lack of maintenance.

7 Crystal Lake Villas

1984



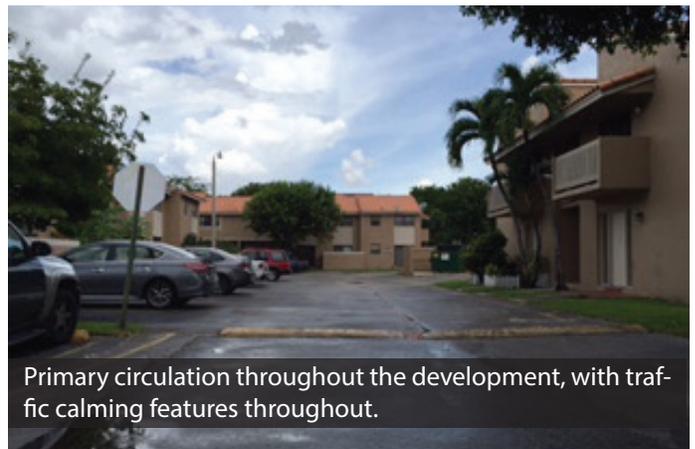
Graphic signage, with grass and pavement texture change at the entrance of development.



Planted and landscape open space, with sidewalk between buildings is maintained well.



Apartments front parking lot, with adequate landscaping and green space buffer.



Primary circulation throughout the development, with traffic calming features throughout.

BUILDING CONDITIONS

Residential Developments

8 The Highlands Condo

1985



9 Rozlando Condo

1981



BUILDING CONDITIONS

Residential Developments

10 Potomac Place

1999



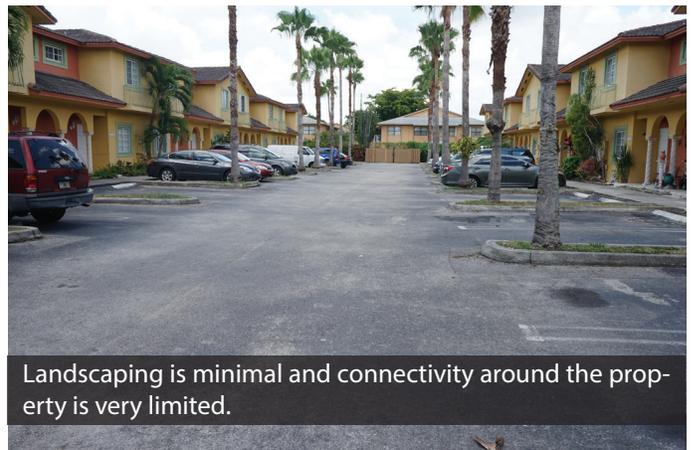
Dated entry sign with sub-standard lighting.



Townhomes in satisfactory condition overlooking surface parking lot.



While structures are in tact and generally maintained, surface parking lot could stand resurfacing.



Landscaping is minimal and connectivity around the property is very limited.

11 Oasis

1990



Townhome units in satisfactory condition, overlooking the parking lot, with minimal trees.



Minimal street lighting for the drive aisle and head in parking lot.

BUILDING CONDITIONS

Residential Developments

12 Sunrise at Sunset

1989



13 Point Lake

1994

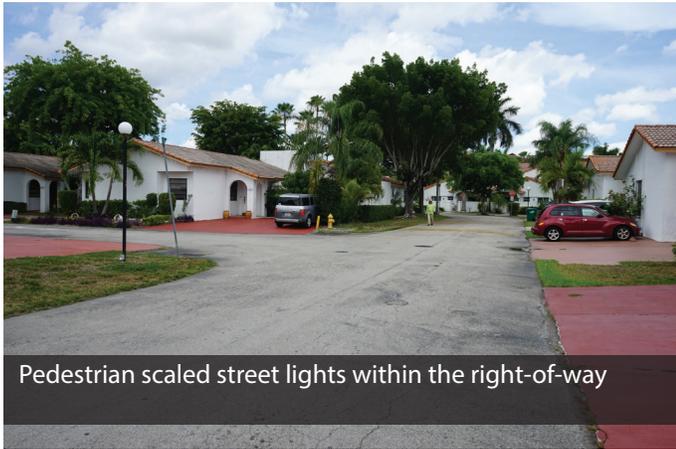


BUILDING CONDITIONS

Residential Developments

13 Point Lake

1994



Pedestrian scaled street lights within the right-of-way



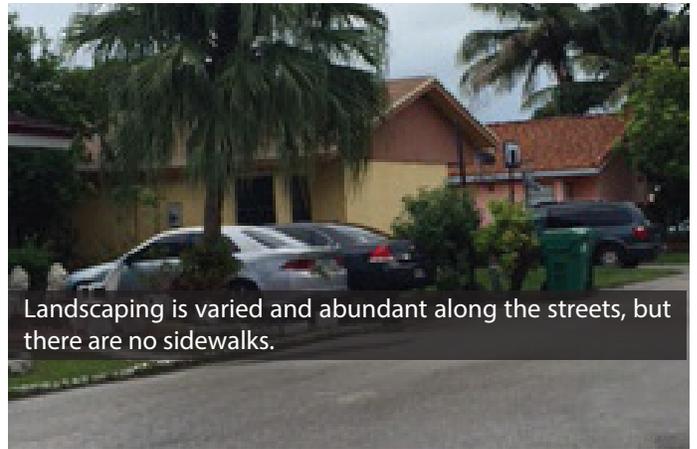
Townhomes in good condition, maintained with landscaping and ground cover.

14 Raluer

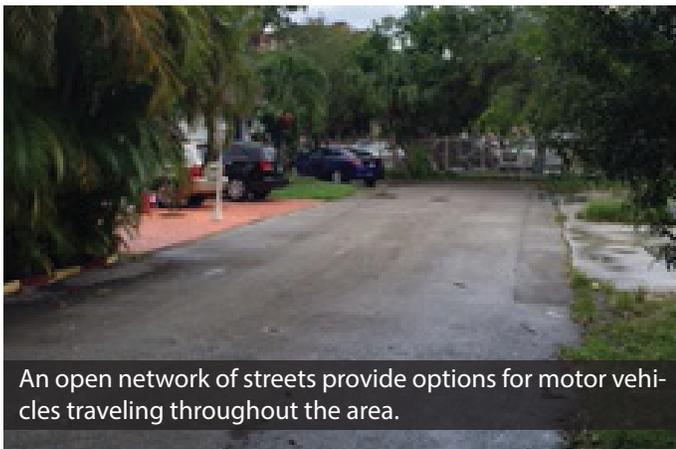
1981



Homes are generally well maintained with only minor up-keep needed.



Landscaping is varied and abundant along the streets, but there are no sidewalks.



An open network of streets provide options for motor vehicles traveling throughout the area.



Homes front the streets providing access at the primary frontage to the units.

BUILDING CONDITIONS

Residential Developments

15 Kendall Lake Tower

1992



16 The Courts at Kendall

1986



BUILDING CONDITIONS

Residential Developments

17 Tennis View Condo

1986



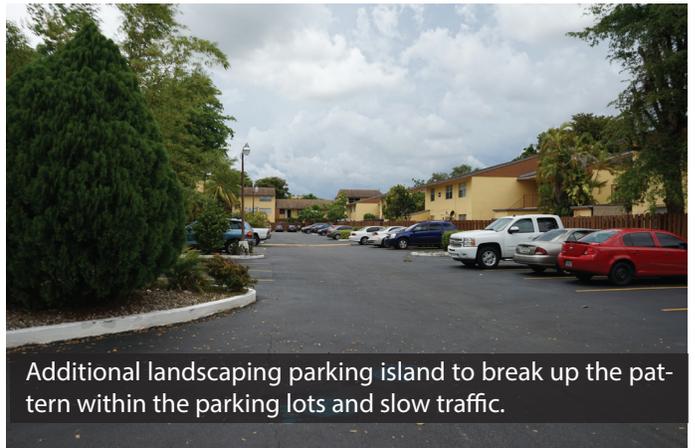
Entrance sign obstructed from clear street by warning signs fixed to the fence.



Wooden fence separating apartment buildings from the primary circulation and parking areas.



Some landscaping and street lighting within the parking lot of the development.



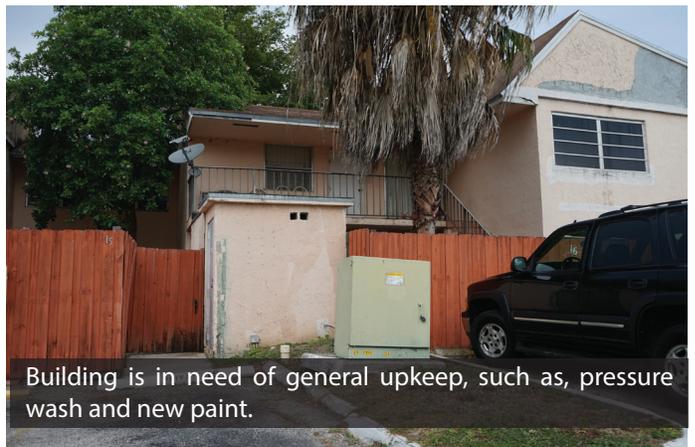
Additional landscaping parking island to break up the pattern within the parking lots and slow traffic.

18 View West

1981



Entrance sign adjacent to street side along primary frontage of development.



Building is in need of general upkeep, such as, pressure wash and new paint.

BUILDING CONDITIONS

Residential Developments

18 View West

1981



Apartments are oriented away from the parking lots and separated by fencing.



Building stairs and railings lack curbside appeal, yet would appear to be structurally adequate.

19 Continuum

1980



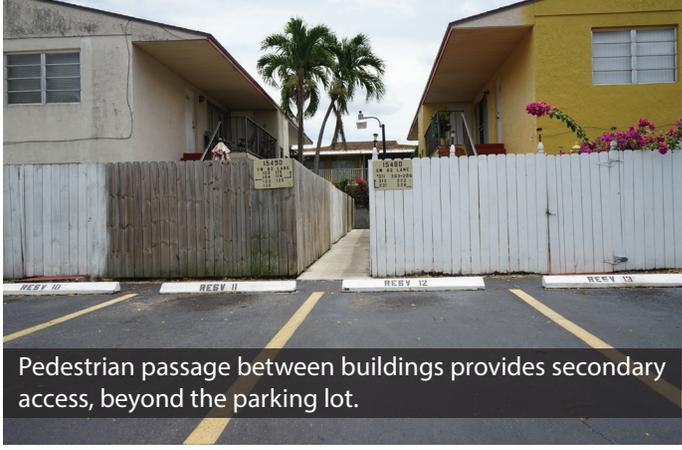
Entrance sign, with minimal landscaping and informational signs attached along a cluttered sidewalk and street.



Gables end in need of repair and general maintenance.



Development in need of general upkeep, such as new paint, pressure washing.



Pedestrian passage between buildings provides secondary access, beyond the parking lot.

BUILDING CONDITIONS

Residential Developments

20 Sonoma Lake

1982



Graphic sign with floral landscaping, behind perimeter wall at the entrance of the community.



2 story townhomes oriented towards a surface parking lot with adequate landscaping.



Fence and landscape buffering shields the parking lot from the individual private yards.



Significant reinvestment and upgrades underway on units within the development.

21 Centre Court

1978



Small, graphic signage and minimal landscaping, perpendicular to entrance of apartment development.



Cables and wires fixed to the exterior of apartment units.

BUILDING CONDITIONS

22 South Lake Villas 1980

Residential Developments



Graphic signage with ground cover and landscaping that is easily visible from the street.



Gables end in need of general maintenance.



Apartments requiring some general maintenance, such as paint or pressure wash.



Exposed cables running throughout the community and attached to fences.

23 Lake and Tennis Villas 1983

Lake and Tennis Villas



Apartment buildings overlook parking areas with some landscaping in satisfactory condition.



Maintenance and landscaping improvements underway on the grounds of the development.

BUILDING CONDITIONS

Residential Developments

24 Olympian West

1979



Small entrance sign along the street, but hidden from plain view.



Apartment buildings, fronting parking with minimal landscaping or sidewalks.

25 Olympian Garden

1977



Monument entrance signage visible from the primary street at frontage.



Some street lighting and fencing which separates units from the parking lot.



Gables end in need of general maintenance.



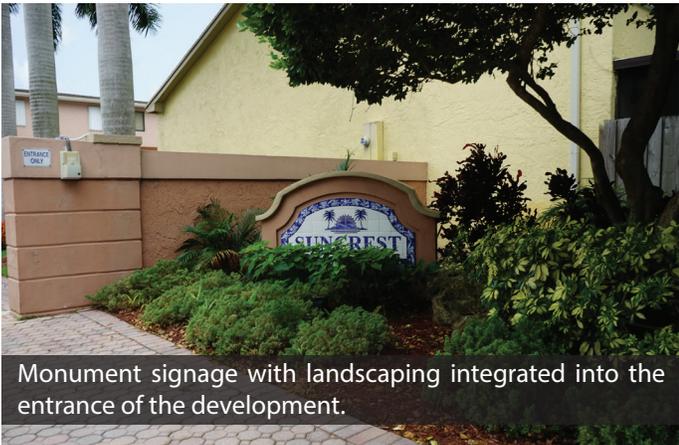
Community club house with unsightly wear and tear around the main entrance.

BUILDING CONDITIONS

Residential Developments

26 Suncrest

1976



27 Grove Villas West

1980



BUILDING CONDITIONS

Residential Developments

27 Grove Villas West

1980



Variety of landscaping and maintained green spaces between townhomes.



Well maintained parking courts with units separated from parking by landscape and other buffer.

28 The Coral Crest

1988



Graphic sign with landscaping at the entrance of the development, in need of maintenance or updating.



Development provides sidewalks to transition from the parking lot to the front of the units.



Townhomes front parking lots with some landscaping and street lighting.



Townhomes appear in good condition with maintained landscape and no visible structural flaws.

BUILDING CONDITIONS

Residential Developments

29 The Gardens at Kendale Lakes

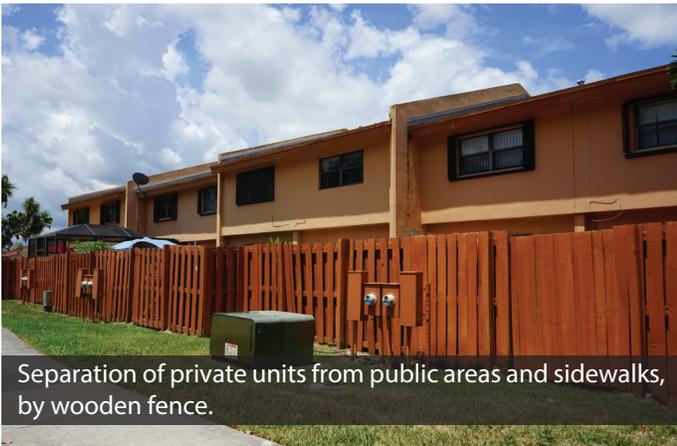
1984



Small entrance sign integrated with landscaping along primary street frontage.



Townhomes oriented with the back towards the parking lot of the development.



Separation of private units from public areas and sidewalks, by wooden fence.



Well maintained landscaping within the residential development.

30 Park Lake

1988



Monument signage at the entrance of the development.



Formal landscape that is well maintained at the main entrance street into the development.

BUILDING CONDITIONS

Residential Developments

31 Park Lake

1988



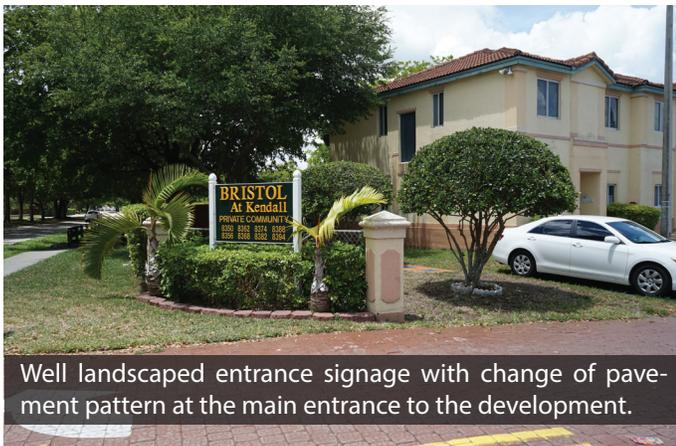
Townhome development with primary entrances oriented to the parking lot.



Adequate landscape design along the interior street within the parking lot of the development.

31 Bristol at Kendall

2000



Well landscaped entrance signage with change of pavement pattern at the main entrance to the development.



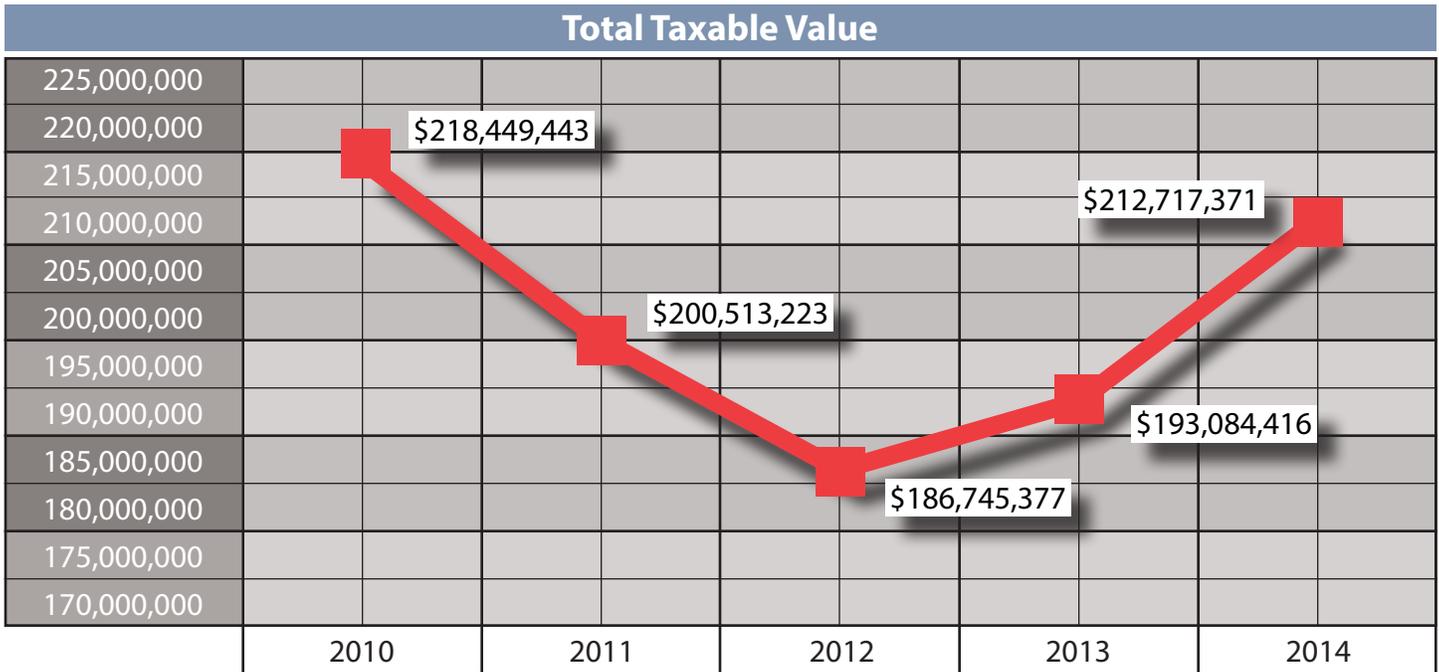
Densely landscaped primary drive aisle as main circulation around the parking lot of development.

PROPERTY VALUE INDICATORS



PROPERTY VALUE INDICATORS

With the rebounding of the economy and the absorption of substantial number of residential units by both users and investors, property values for the study area have seen an increase starting in 2012. The total taxable value for the study area in 2010 was \$218,449,443 dipping to \$186,745,377 in 2012 and rebounding to \$212,717,371 in 2014. Total taxable value has increased from 2010 to 2014 by approximately 11.4%. While it has not reached 2010 values, the trend indicates that values have stabilized and there has been an average of 3.8% of value increase yearly since 2012.



Just Value of properties has rebounded and exceed the base year of 2010. Just Value for all the properties in the study area for 2010 was a total of \$313,501,036, this include residential and commercial properties. The Just Value for 2014 was \$346,807,467 or an increase of 11.1% which is approximately the same increase as the Total Taxable Value. As indicated in the graphs overall property values declined but are showing appreciable increases in the last five year period.



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LAW ENFORCEMENT STATISTICS



LAW ENFORCEMENT STATISTICS

Miami-Dade Police Department
 57B-CFS By Signal
West Dade Study Area
 Calls for Service: Miami-Dade
 Jan 1, 2014 - Dec 31, 2014

Signal	Number of Calls
13 Special Detail Christmas	4
13 Special Info/Assignment	155
14 Conduct Investigation	311
15 Meet and Officer	13
16 DUI	0
17 Traffic Accident	151
18 Hit and Run	33
19 Traffic Stop	324
20 Traffic Detail	21
21 Lost or Stolen Tag	16
22 Auto Theft	44
25 Burglar Alarm Ringing	125
26 Burglary	61
27 Larceny	65
28 Vandalism	43
29 Robbery	7
32 Assault	57
33 Sex Offense	9
34 Disturbance	464
35 Intoxicated Person-Myers Act	2
36 Missing Person	34
37 Suspicious Vehicle	22
38 Suspicious Person	37
39 Prisoner	23
41 Sick or Injured Person	39
43 Baker Act	28
44 Attempted Suicide	1
45 Dead on Arrival	3
49 Fire	3
52 Narcotics Investigation	99
53 Abduction	1
54 Fraud	42
55 Weapons Violation	3

The table (*left*) documents the numbers and types of calls to Miami-Dade Police, for service within the Study Area.

Between January 1st to December 31st, 2014, a total of 2,240 calls were made to the Miami-Dade Police Department. These calls range from officer meet and greets to violent crimes, such as robbery, assault and sex offense.

The data in the table (*left*) can be further broken down on the next page.

Source:
 Miami-Dade County Police Department
 57B-Summarized CFS Year Comparison
 By Call Type-Grid-Signal, West Dade CRA,
 Complaint Date Range: Jan 1, 2014-Dec
 31, 2014

LAW ENFORCEMENT STATISTICS

As defined by the Miami-Dade County Police Department, Part I Crimes are those crimes reported to the MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny and burglary. The Uniform Crime Reporting (UCR) is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body. From the same source, the definition of Part II Crimes are all crimes that are not covered under Part I Crimes.

The table (*below*) documents the relationship of Part I and Part II Crimes (2014) for the study area in comparison to those for District 11 as provided by the Miami-Dade County Police Department.

With 9,969 persons, or 4.47% of the population of District 11, the study area makes up for a slightly higher percentage of some of the Part I crimes committed within the totality of District 11 (population: 216,504) While there were no murders documented within the study area, in 2014, the percentage of other crimes committed, accounts for a marginal increase over those totaled for the overall district. Forcible sex offenses within the study area accounted for 7.14% of those committed overall; robberies accounted for 7.94% overall; a proportional amount of aggravated assaults in District 11, 4.85%, occurred within the study area; and motor vehicle theft was 6.55%. For crimes classified as Part II, fraud is disproportionately lower than what the population is for the district, at 1.1%. Simple Assault is generally comparable to several of the Part I crimes at about 7.57%, or slightly more than the overall population within District 11. However, for the 2014 year, Narcotic/Drug Offenses accounted for considerably higher percentage versus the population size, at 11.23%.

Crime			
	District 11*	Study Area**	% of District 11
Total Population	216,504	9,669	4.47%
2014 Statistics			
Part I Crimes			
Forcible Sex Offenses	56	4	7.14%
Robbery	63	5	7.94%
Motor Vehicle Theft	275	18	6.55%
Burglary	438	10	2.28%
Aggravated Assault	206	10	4.85%
Part II Crimes			
Narcotic/Drug Offenses	846	95	11.23%
Fraud	819	9	1.10%
Simple Assault	555	42	7.57%

Source:

* Miami-Dade County Police Department 82AH-Commissioners Part 1 & 2 Crimes Year 2014-YTD2015; Commissioner: 11-Juan C. Zapata- Unincorporated Municipal Service Area (UMSA)

** Miami-Dade County Police Department60B- Part I and II Grids Year Comparison- Grand Total, West Dade CRA, Report Period: Jan 1, 2014-Dec31, 2014

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CONCLUSION



CONCLUSION

Based on the consolidation, evaluation and analysis of information garnered from interviews with Miami-Dade County staff and residents/stakeholders within the study area, statistic-based reports and on-site tours and observations, the following conclusions can be drawn indicating evidence of slum and/or blight within the boundaries of the proposed Miami-Dade County West Dade Community Redevelopment Area as follows:

By definition, as presented in the Evaluation Criteria on page 5 of this report, there is no evidence that the study area meets any of the Criteria Factors to be qualified as a 'Slum Area.'

As presented in pages 5-7, the study area does indicate some evidence of a 'Blight Area' under the Criteria Factors within Florida State Statutes 163.340 (7) or (8) below:

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

Limited by the development trends of the 1970s-1980s the study area reflects a development pattern completely reliant on the automobile with minimal accommodations for the pedestrian/bicyclist. The study area is bound by collector and arterial roads; however there is a complete lack of inter-connectivity between development parcels without traveling on these main roads. This lack of access places a substantial amount of stress on the roads as vehicles lack any viable options to move in, around and outside of the West Dade area, causing increased traffic, and leaves streets in the area as they stand today: wide ROW with 2+ lanes in each direction and narrow sidewalks with minimal landscaping.

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

The majority of the developments within the study area are minimally connected, multi-family development parcels that tend to be inward facing with a singular access point, and arranged around a small 'open space' within a sea of asphalt for parking. In some instances, these parking lots have minimal landscaping and lighting, with most trees and open space limited to the condominium or apartment clubhouse area. The results are a majority of units viewing a parking lot/service areas or the back side of a fence abutting another instance of similar development.

While the presence of numerous gated, multi-family developments allows for controllable access and security, this layout does not permit easy policing, and the anonymity of the urban plan does not contribute or enhance the perceived sense of security within the overall study area.

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

Crime data for Part I and Part II crimes have been collected and analyzed to provide a point of comparison relating specific crime within the study area versus District 11. At the point, the percentage of crime accounted for as a percentage of the district was then compared to the percentage of population within the study area as it occupies District 11. The population of the study area is approximately 9,969 persons, or about 4.47% of the population of District 11. However, a slightly disproportionate amount of specific crimes committed within District 11, originate in the study area. Further, a greater percentage of Part I crimes, such as forcible sex offenses (7.14%), robberies (7.94%), and motor vehicle theft (6.55%) can be accounted for within the study area,



CONCLUSION

in District 11. Of the Part II crimes analyzed, Narcotic/Drug Offenses within the study area account for 11.23% of what occurs in the district, which is considerably greater than the percentage of population in the area.

Subject to the evaluation and analysis within this report, designation of the West Dade Finding of Necessity study area as a Community Redevelopment Area may be deemed appropriate based upon the determination of three (3) factors of blight as described in the Florida State Statutes 163.340 (7) or (8).