

December 2024
Updated October 2025

Finding of Necessity For Proposed Expansion Areas For NW 7th Avenue Community Redevelopment Agency

Miami-Dade County, Florida



Address of Cover Photo: 8255 NW 2nd Ct, Miami, FL 33150

Prepared For
Miami-Dade County, FL
Northwest 7th Avenue Community Redevelopment Agency ("CRA")
Prepared by
BusinessFlare® ("Consultant")



Community Redevelopment Office

Acknowledgements

This Finding of Necessity report was undertaken by the NW 7th Avenue Community Corridor Redevelopment Agency ("Agency", "NW 7th Avenue CRA", "Uptown Avenue 7") in collaboration with BusinessFlare®, LLC ("Consultant"). Miami-Dade County and the NW 7th Avenue CRA are grateful for the many who provided direction and participated in the discussions that led to the implementation of this report. Especially thanks to Commissioner Marleine Bastien of District 2.

--

Office of Miami-Dade County Mayor

Mayor Daniella Levine Cava

Miami-Dade County Commission District 2

Marleine Bastien, Commissioner

Rhenie Antenor Dalger, Chief of Staff

Northwest 7th Ave CRA Board Members

Daniella Pierre, Chairwoman

Jeffy Mondesir, Vice-Chairman

Gene Lomando, Board Member

Rasha Comeau, Board Member

Nadeige Theresias-Joisil, Board Member

Angela Reyes, Board Member

Office of Management and Budget (OMB)

Vivian Cao, Assistant Director

Chimene Graham, Business Analyst Manager

Nicole Jordan, Business Analyst

Terrance Smith, Assistant County Attorney

Consultant Team

Kevin Crowder, CEcD, Founder, BusinessFlare®

Allison Justice, FRA-RP, Sr. CRA Project Manager, BusinessFlare®

Camilo Lopez, FRA-RP, Urban Planner/ Analyst, Strategic Economic Designer, BusinessFlare®

Alicia Alleyne, FRA-RP, Redevelopment Coordinator and Real Estate Professional, BusinessFlare®



Community Redevelopment Office

Table of Contents

Section 1	Executive Summary Florida Statutes Chapter 163 Part III Legal Requirements (“Blight” Defined) Criteria Table for Findings and Declarations of Necessity	Page 1
Section 2	Introduction Northwest 7 th Avenue CRA Proposed Expansion Areas Socioeconomic Profile	Page 8
Section 3	Finding of Necessity Analysis (“Blight” Conditions Found) Criteria Found in Expansion Area #1 1. Predominance of Defective or Inadequate Street Layout 2. Unsanitary or Unsafe Conditions 3. Incidence of Crime in the Area Higher Than in the Remainder of the County 4. Fire and Emergency Medical Service Calls to the Area Proportionately Higher Criteria Found in Expansion Area #2 1. Predominance of Defective or Inadequate Street Layout 2. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness 3. Unsanitary or Unsafe Conditions 4. Deterioration of Site or Other Improvements 5. Incidence of Crime 6. Inadequate and Outdated Building Density	Page 10
Section 4	Conclusion	Page 23
Appendix	Support Data	

1. Executive Summary

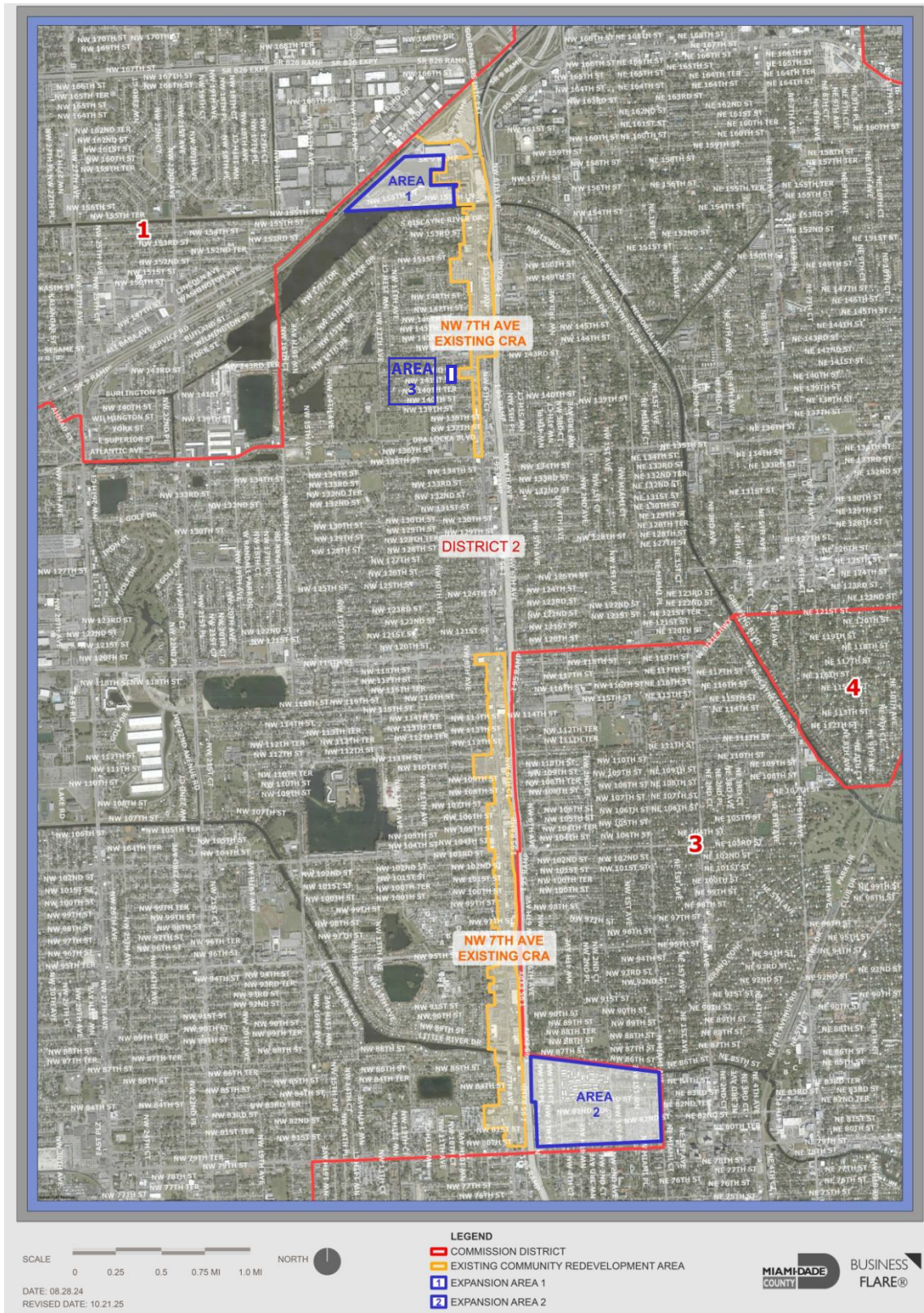
This Finding of Necessity (FON) report assesses conditions of “Blight” per Chapter 163.355, Florida Statutes for the Northwest 7th Avenue Corridor Community Redevelopment Agency proposed expansion areas. The study areas are located in the northern part of Miami-Dade County near the municipalities of Miami, Miami Shores, North Miami, and Opa-Locka. The proposed NW 7th Avenue expansion area includes two geographical areas:

1. Area #1 (61-Acres) near the Golden Glades Multimodal Transportation Facility; and
2. Area #2 (165-Acres) near the Little River canal, NW 79th Avenue, and N Miami Avenue.
3. Area #3 (23,958 sq. ft.) County-owned parcel located at 785 NW 141st Street.

Providing the basis for creating a Community Redevelopment Area (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, the consultant team assembled this information, conducted field surveys, undertook photographic evidence, and analyzed the data, in a manner consistent with Florida Statutes, and made the finding that the Northwest 7th Avenue CRA proposed expansion areas do meet the requirements for a CRA. This finding is based upon a determination that the following seven (7) criteria of “Blight” are met:

- Unsanitary or Unsafe Conditions;
- Deterioration of Site or Other Improvements;
- Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness.
- Inadequate and Outdated Building Density Patterns;
- Predominance of Defective or Inadequate Street Layout, Parking Facilities, Roadways, Bridges, or Public Transportation Facilities;
- Incidence of Crime in the Area Higher than in the Remainder of the County or Municipality; and
- Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

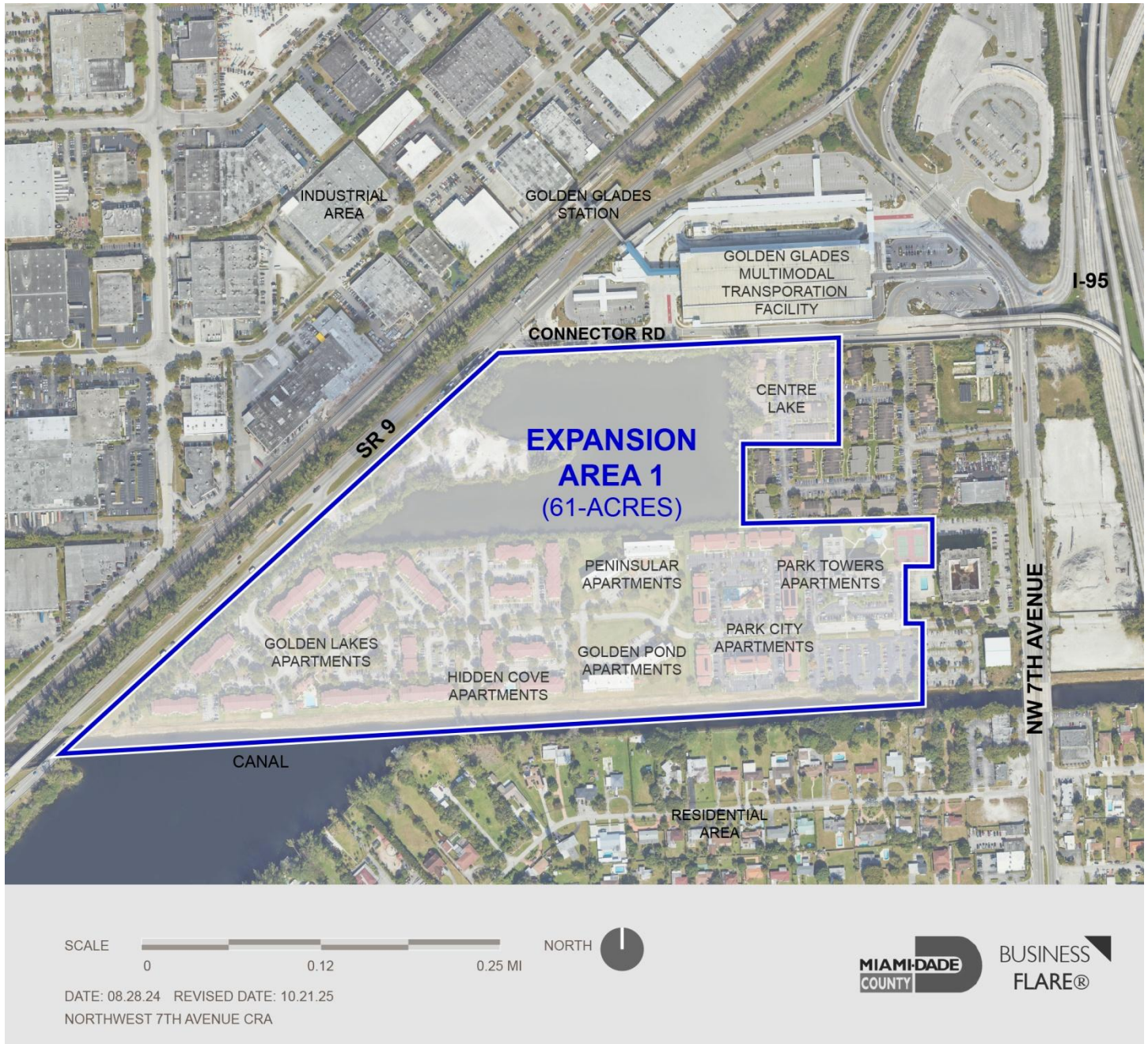
The proposed expansion areas stand to gain significantly from the influx of public and private investments that a designated Community Redevelopment Area (CRA) can facilitate. Additionally, the County has demonstrated considerable expertise in achieving redevelopment success through its established CRAs, which can serve as a model for fostering growth and revitalization in these new areas.

Map of Northwest 7th Avenue CRA Proposed Expansion Areas – Overall

Map of Expansion Area #1 - Findings of Necessity Factors Present

A general description of the proposed expansion area #1 boundaries is as follows:

Connector Road to the north, canal to the south, NW 7th Avenue to the east, and State Road 9 to the west.



Map of Expansion Area #2 - Findings of Necessity Factors Present

A general description of the proposed expansion area #2 boundaries is as follows:

North by Little River canal, the South by NW 80th Street to the boundary of the City of Miami, the East by North Miami Avenue, and the West by NW 6th Avenue.



Legal Requirements (“Blight”)

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. This analysis examines the criteria identified below and provides a final recommendation regarding the finding that “Blight” conditions exist in the expansion areas.

Blight Determination Chapter 163.340 (8), Florida Statutes

(8) “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, endanger life or property or are leading to economic distress; and in which two (2) or more of the following factors are present:

- ✓ (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- ✓ (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- ✓ (d) Unsanitary or unsafe conditions.
- ✓ (e) Deterioration of site or other improvements.
- ✓ (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- ✓ (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
- ✓ (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
- (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
- (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

How this relates to what was found in the Northwest 7th Avenue CRA expansion areas:

The proposed expansion areas for northwest 7th Avenue CRA meets seven (7) of the above factors, see criteria table on the following page. Potential investors and developers are often deterred from investing in areas of blight. The perception of risk increases, and the potential for return on investment diminishes in neighborhoods with poor conditions, leading to stagnation or decline in economic activity.

Criteria Table

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. The following table identifies the “Blight” criteria items that were found in the Northwest 7th Avenue CRA proposed expansion areas in order to meet the Florida Statute requirements.

	Northwest 7 th Avenue CRA	
Criteria Table (Per Florida Statute Chapter 163)	Expansion Area 1	Expansion Area 2
“Blight”		
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X	X
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.		X
Unsanitary or unsafe conditions.	X	X
Deterioration of site or other improvements.		X
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.	X	X
Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	X	
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.		
Governmentally owned property with adverse environmental conditions caused by a public or private entity.		
Inadequate and outdated building density patterns.		X
TOTAL CRITERIA MET		7

Summary

The consultant team has conducted data research, analysis of the proposed expansion areas existing conditions and county statistics, and multiple site visits to confirm the presence of “Blight” as defined by Florida Statutes. The consultant team composed of senior Florida Redevelopment Association Redevelopment Professionals (FRA-RP) concluded that although Chapter 163 only requires at least two qualifying criteria to determine “Blight”, the study found that seven (7) qualifying “Blight” criteria conditions exists in the proposed expansion areas.

This Finding of Necessity report presents conclusive evidence and, if left unattended, will persist and undoubtedly extend to and beyond the boundaries of the Northwest 7th Avenue CRA. These conditions may lead to an economic and social liability to the County, and could consume additional resources to address the myriad of issues outlined above, while reducing the local tax base.

This document includes information that supports the finding of “Blight”. When conducting a “Finding of Necessity” for community redevelopment in Florida, under Chapter 163 of the Intergovernmental Programs Part III, it’s essential to consider physical and data evidence to support the decision-making process. Here are some of the steps the consultant team took for this report:

- **Collected Physical Evidence:** Gathered physical evidence that showcased the existing conditions in the proposed expansion areas. This included documenting blight, deteriorated structures, inadequate infrastructure, environmental issues, or other physical challenges that hinder the health, safety, and welfare of all residents.
- **Utilized Data Analysis:** Used data analysis to support the need for redevelopment in the proposed expansion areas. This involved examining Miami-Dade County departments data, demographic data, economic indicators, crime statistics, housing conditions, property values, and other relevant data points to demonstrate the necessity for intervention in the community.
- **Documented Findings Clearly:** Clearly documented the physical evidence and data analysis that supports the finding of necessity for the proposed expansion areas. The team presented this information in a comprehensive and transparent manner to justify the need for community redevelopment.
- **Followed Legal Requirements:** Ensured that the finding of necessity process complies with the legal requirements outlined in Florida Statutes Chapter 163, including the necessary public meeting.

By incorporating physical evidence, data analysis, clear documentation, community input, and adherence to legal requirements, the consultant team conducted a thorough finding of necessity to support community redevelopment initiatives in compliance with Florida statutes.

2. Introduction

Location

This report provides a finding of necessity assessment for the proposed Northwest 7th Avenue CRA proposed expansion areas, which include two (2) geographical areas:

AREA #1 - Northside (61-Acres) near the Golden Glades Multimodal Transportation Facility

This area is located within Golden Glades, a census-designated place (CDP) in Miami-Dade County. Golden Glades has long been identified as a neighborhood in Opa-locka, but the census defines its boundaries outside of the city limits. Golden Glades has a population of 34,821, with a median age of 33.7 and a median household income of \$38,808. The population of Golden Glades is 68.8% Black, 20% Hispanic, and 6.51% White. The economy of Golden Glades employs 14,523 people. The Golden Glades of today has much to offer to young people starting families. The neighborhood tries to provide a safe and enjoyable environment for its residents.

Golden Glades is also the location for a major highway interchange of the same name, “Golden Glades Interchange (GGI)”, which connects the Florida Turnpike, Interstate 95, US 441, State Road 9, and the Palmetto Expressway. The GGI is served by Tri-Rail at the Golden Glades Station. The park-and-ride facility serves as a feeder for buses from the surrounding area, operated by both Miami-Dade Transit and Broward County Transit. The Golden Glades Multimodal Transportation Facility (GGMTF) was a \$57 million project constructed in partnership between Florida Department of Transportation District 6 and Miami-Dade County.

AREA #2 - Southside (165-Acres) near the Little River canal, NW 79th Avenue, and N Miami Avenue.

This area is located within West Little River, an unincorporated area of Miami-Dade County. West Little River is a neighborhood of 4.6 square miles. Most of West Little River was originally a neighborhood of the City of Miami. The neighborhood has nine schools and numerous parks, making it a great place for families. Within the study area there is the Soar Park at 120 Northwest 83rd Street. It has a playground, summer camp, an after-school program, an adult center, and the Haitian American Senior Center. Also, Larchmont Park, located at 406 Northwest 85th Street, is a narrow strip of green space running along the south bank of the Little River Canal in the eastern end of the neighborhood. It has basketball and racquetball courts.

West Little River has a population of 30,749, 63.9% of which is working age from 18 to 64. The population is 48.62% Hispanic and 50.93% is Black. One of the main transportation arteries in West Little River is Northwest 79th Street. This street is one of the commercial corridors of the neighborhood and forms its southern boundary.

Socioeconomic Profile

Esri Data (2022)	Miami-Dade County	Expansion Area 1 by Census Block Group 12086.414.1	Expansion Area 2 by Census Block Group 12086.1006.2	Expansion Area 2 by Census Block Group 12086.1006.3
Population	2,739,385	2,863	1,761	1,988
Median Household Income	\$61,377	\$79,628	\$39,035	\$26,273
Median Home Value	\$360,081	\$207,300	\$212,500	\$9,999
Hispanic Origin	70.3%	4.2%	21.5%	34.3%
Black Alone	18.9%	95.1%	70.4%	63.3%
White (Not Hispanic)	13.3%	0.5%	2.3%	1.0%
Median Age	39.5	35.7	35.5	36.1
Median Contract Rent	\$1,425	\$903	\$830	\$527
Unemployment	2.2%	11.9%	13.2%	13.2%
Residents Below Poverty Line	14.4%	30.8%	38.8%	45.6%
Notes		Area with multiple outdated apartment complexes.	Area with public housing.	Area with mobile homes.

Factors Present in Northwest 7th Avenue CRA Proposed Expansion Areas:

1. Concentration of minority groups higher than County.
2. Median contract rent rates are below County.
3. Unemployment rates are higher than County.
4. Residents below poverty line is higher than County.
5. Median household income in Area 2 is lower than the County average.
6. Median home value lower than County average. Median home value extremely low in expansion area 2 census block group 12086.1006.3 where a concentration of mobile homes are located.

3. Finding of Necessity Analysis

Analysis

In this section the team of consultants demonstrated evidence of “Blight” within the proposed expansion area. This is done via a combination of reliable data sources, photographic evidence, and reports and documents from government agencies.

The first site visit to the proposed expansion areas took place on July 3, 2024 to collect initial photographs. This visit allowed the team to assess the physical condition of buildings, infrastructure, and public spaces. This uncovered issues such as dilapidation, accessibility, and safety, which are critical factors in redevelopment planning.

A second site visit to the proposed expansion areas took place on August 8, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

A third visit to the proposed expansion areas took place on August 24, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

Areas characterized by dilapidated buildings, mobile homes, sewer problems, inadequate drainage, and outdated infrastructure often exhibit conditions that can intensify the challenges associated with “Blight” environments. These conditions found in the expansion areas can contribute to economic decline and, in turn, lead to increased crime, drugs, and illegal behavior.

Poor infrastructure and building conditions lower property values, which diminishes the financial incentives for residents and businesses to invest in the area. Poor sanitation and infrastructure can lead to health problems, which exacerbate economic challenges and discourage individuals from seeking employment or educational opportunities. Areas suffering from flooding and sewer issues may face additional health risks that can limit the overall quality of life and further drain resources. Also, children growing up in high-crime, economically depressed areas may become desensitized to violence and view illegal activity as the norm, perpetuating the cycle of poverty and crime.

Addressing these issues requires holistic approaches that focus on improving infrastructure, fostering community engagement, and creating economic opportunities, thereby breaking the cycle of decline and enhancing quality of life for residents.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Defective Roadways/ Infrastructure: A street with standing water in a swale lacking grass, signals problems in road infrastructure and stormwater management. The absence of grass can result in erosion, which can further degrade the swale’s structure and reduce its capacity to manage water runoff. If these issues are ignored, they can evolve into more extensive damage and costly repairs over time, ultimately burdensome to the County’s budget and resources.

Area 2



Inadequate Parking Facilities: The necessity for a large truck to park in a swale indicates a deficiency in appropriate parking facilities. Large trucks parked in residential areas disrupt the visual harmony and aesthetic appeal of a residential neighborhood. They can make a community look cluttered and unkempt, undermining property values and the overall quality of life for residents.

Area 2



Defective Roadways: The absence of sidewalks can affect pedestrian safety and accessibility. It can limit mobility for people, particularly children, the elderly, and those with disabilities, ultimately reducing the area’s livability.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Missing Grass in Swale Areas: Swales are designed to manage runoff, and their proper function relies on vegetation to absorb water and prevent erosion. Without grass or other plants, these areas may become overgrown with weeds or even contribute to drainage problems, impacting both aesthetic and functionality.

Area 2



Inadequate Roadways: Pooled water can create hazardous driving conditions, increasing the risk of accidents. It can cause hydroplaning, reduced visibility, and difficulty for pedestrians crossing roadways. Also, prolonged water accumulation can weaken the roadway structure, leading to potholes and cracks. This can increase maintenance costs and require more frequent repairs.

Area 2



The Existence Of Conditions “Blight” Conditions, Criteria Found:

(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Area 2



Defective Roadway: Cracked asphalt on roadways is a sign of inadequate infrastructure. Cracks can create tripping hazards for the pedestrians and increase the risk of accidents for vehicles. Drivers may swerve to avoid damage to their vehicle, which can lead to collisions. Inadequate infrastructure can deter businesses and investors from the region, impacting local economies and job growth.

Area 2



Inadequate Transportation Facility and No Shaded Public Seating (Along N Miami Ave): A transit stop lacking shade and public seating can signify inadequate transportation infrastructure, which can lead to negative consequences for the community. Without shade, passengers are exposed to harsh weather conditions. This can deter residents from using public transit, leading to lower ridership and increased reliance on private vehicles, which contributes to traffic congestion and pollution.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.

Area 2



Inadequate Accessibility: A roadway or sidewalk closed off by a chain link fence can indicate issues with lot layout and accessibility, which can have negative implications for the community. This creates barriers for pedestrians, cyclists, and drivers. This can limit the ability to move freely through the area, contribute to a sense of isolation, and reduce overall accessibility. In addition, chain link fences are often viewed as uninviting and can create a neglected aesthetic.

Area 2



Faulty Lot Usefulness: The presence of a large abandoned building within a neighborhood can serve as a visible indicator of faulty lot layout in relation to usefulness. This abandoned building may be incompatible with the neighborhood's residential and commercial character, leading to a lack of interest from developers or new businesses. The sight of this building creates a sense of neglect and deterioration, which can diminish the perceived value of the neighborhood.

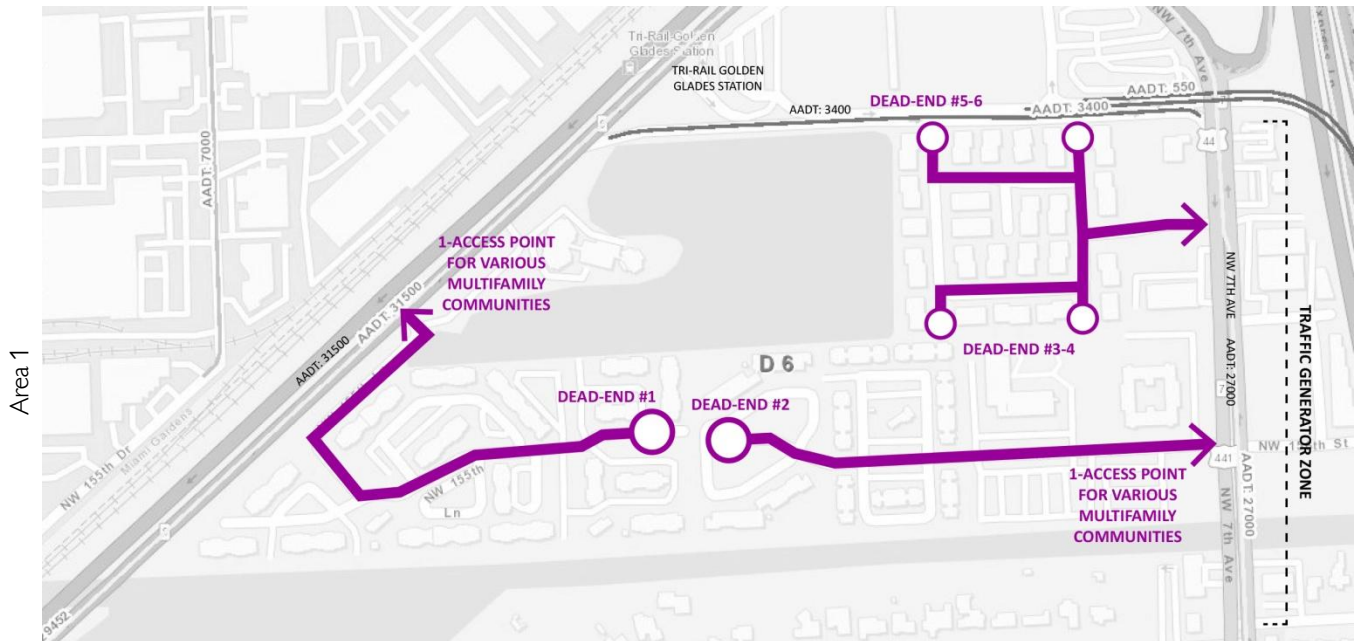
Area 2



Faulty Lot Layout: A clustered mobile home community with poor lot layout can lead to issues that negatively affect the community. Poor layout can lead to overcrowding, resulting in a lack of personal space and potential conflicts among residents. Narrow and poorly designed roads can limit access for emergency vehicles, thus reducing safety for residents.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.



A faulty lot layout in multifamily developments can significantly affect the overall livability and safety of the community. When multiple developments are situated with limited access points, several issues can arise:

- Accessibility Concerns: Limited access points can hinder the ability of emergency vehicles (ambulances, fire trucks, etc.) to reach residents quickly during emergencies.
- Traffic Congestion: When multiple multifamily buildings are accessed through only a few entry and exit points, the resulting traffic can become congested, especially during peak hours when residents are commuting. This leads to more traffic on NW 7th Avenue.
- Unsafe Conditions: In case of emergencies, such as fires or natural disasters, having only a few access points can create dangerous situations where residents may find themselves trapped.

Addressing these issues through the expansion of the NW 7th Avenue CRA can help create a safer, more accessible, and efficient living environment for residents in the multifamily developments and the entire community.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Area 2



Unsanitary Conditions (Standing Water): Standing water, especially in hot weather, creates an ideal breeding environment for mosquitoes, which are vectors for several diseases. The presence of mosquitoes can pose a health risk to the community, especially for vulnerable populations like the elderly, children, and those with compromised immune systems.

Area 2



Unsanitary and Unsafe Conditions: Unsightly dumpsters can detract from the overall appearance of a neighborhood, making it less attractive to residents and visitors. Open and overflowing dumpsters can attract pests such as rodents, and insects, which can carry diseases and further contaminate the area.

Area 2



Sanitary Conditions: Exposed trash on public-right-of-ways is a clear indicator of unsanitary conditions, and it can have negative effects on a community. Trash can lead to soil and water contamination. Hazardous materials can leach into the ground, affecting local flora and fauna, and potentially impacting drinking water sources. Also, trash on sidewalks or roadways poses physical hazards to pedestrians and drivers. It can obstruct walkways, making it difficult to navigate safely.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Area 2



Area 2



Area 2



Unsanitary Conditions: Litter and trash create an unattractive environment. This can diminish community pride and reduce property values. Businesses and investors might be deterred from investing in areas that are littered with trash. This can lead to a decline in local economic development.

Unsafe Conditions: Mobile home communities often face significant challenges that can contribute to the perception of unsafe living conditions. Many mobile homes are built using less durable materials compared to traditional homes. Over time, exposure to the elements can lead to deterioration, making them susceptible to damage from storms, wind, or flooding. When communities lack proper oversight, substandard construction practices can prevail, jeopardizing residents' safety.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Data provided by the Miami-Dade Department of Regulatory and Economic Resources (RER). RER handles building, development, consumer protection, resilience and other functions and services.

Expansion Area 1 - North

Case Type	Open Cases
Building Recertification	1
Expired Permit	7
Unsafe Structures	1
Grand Total	9

A significant number of expired permits were found in expansion area 1.

Expansion Area 2 - South

Case Type	Open Cases
Building Recertification	4
Expired Permit	16
No Permit	43
Unsafe Structures	7
Grand Total	70

The number of unsafe structures per acre are greater than the County. There is a large number of structures with expired permits or with no permit, making them unsafe.

Building recertification definition:

Building recertification is a process in which a building’s structural components, electrical systems, plumbing, and mechanical systems are inspected to ensure that they meet the required safety standards set by the State of Florida.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Area 2



Deterioration of Site: Signs of deterioration, such as broken cars and building with washed-out paint, can have significant negative effects on a community. Research suggests that areas with visible signs of neglect, such as abandoned vehicles or poorly maintained buildings, can become hotspots for crime. This is often due to the perception that such areas are less monitored and less cared for, attracting criminal activity.

Area 2



Deterioration of Site and Building: Deteriorating sites and buildings can lead to lower property values in the surrounding area. Potential buyers may be deterred by the declining condition of neighboring properties, contributing to a downward spiral in real estate values. Deterioration of buildings can lead to a negative perception of the neighborhood, discouraging new residents from moving in. This can stifle economic growth and community development.

Area 2

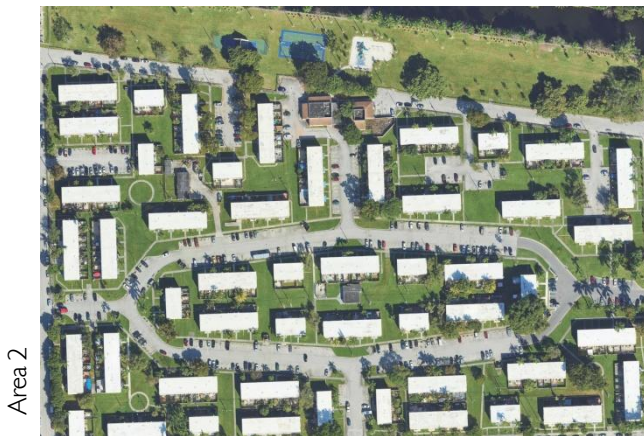


Deterioration of Site: Aesthetically unappealing environments can diminish residents' overall quality of life. They may feel less pride in their community, leading to decreased engagement and participation in local activities.

The Existence Of Conditions “Blight” Conditions, Criteria Found:
(f) INADEQUATE AND OUTDATED BUILDING DENSITY PATTERNS.



Inadequate Density Patterns and Infrastructure: Clustered mobile home communities can reflect inadequate and outdated building density patterns, which can have negative effects on a community. Clustered mobile home communities often occupy land that could be used more efficiently for other types of housing or community services. This can lead to sprawl and inefficient use of resources. Also, they may lack adequate infrastructure.



Inadequate Density Patterns and Infrastructure: Clustered outdated affordable housing often results from historical policies, urban planning decisions, and economic factors that can inadvertently lead to negative outcomes. In many communities, affordable housing is often concentrated in specific areas rather than distributed throughout the community. This can lead to high-density housing without adequate resources, services, or economic opportunities, creating an environment where social issues may be exacerbated.

The concentration of public housing can sometimes lead to stigmatization of the neighborhoods where these developments are located. Residents may feel marginalized, and outsiders may view the area negatively, which can hinder investments and economic development.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(j) INCIDENCE OF CRIME IN THE AREA HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Data provided by Miami-Dade County Fire and Police Department

Calls-For-Service – Northwest 7th Avenue CRA Expansion Areas

Year	Criteria	Expansion Area 1	Expansion Area 2	NW 7 th Ave CRA	Unincorporated Municipal Service Area
2023	Total Calls	3,278	1,274	6,157	628,887
2022	Total Calls	2,515	1,323	6,175	597,905
2021	Total Calls	2,355	1,133	7,637	602,032
2023 Calls Per Acre		40.4	7.7	54.9	6.9

The number of calls per acre are greater than the County. Expansion Area #1 has experienced an increase in calls in the past three (3) years.

Part I and Part II Crimes – Northwest 7th Avenue CRA

Year	Criteria	Expansion Area 1	Expansion Area 2	NW 7 th Ave CRA	Unincorporated Municipal Service Area
2023	Total Crimes	234	132	450	41,214
2022	Total Crimes	230	158	485	45,074
2021	Total Crimes	190	158	446	40,006
2023 Crimes Per Acre		2.8	0.8	4.0	0.4

The number of crimes per acre are greater than the County. Expansion Area #1 has experienced an increase in crimes in the past three (3) years.

DEFINITIONS

Definition of Code 2: Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

Definition of Code 3: Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

Definition of Part I Crimes: Uniform Crime Reporting (UCR) 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, burglary and arson. The 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.

Definition of Part II Crimes: All crimes not covered under Part I Crimes.

The Existence Of Conditions “Blight” Conditions, Criteria Found:

(k) FIRE AND EMERGENCY MEDICAL SERVICE CALLS TO THE AREA PROPORTIONATELY HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Data provided by Miami-Dade County

Life Threatening Emergencies and Structure Fires

2023 Incidents	Expansion Area 1/ Per Acre	Expansion Area 2/ Per Acre	NW 7 th Ave CRA/ Per Acre	Miami-Dade County-Wide/ Per Acre
Life Threatening Emergencies	391/ 4.8	166/ 1.0	929/ 8.2	142,858/ 0.09
Structure Fires	12/ 0.14	5/ 0.03	10/ 0.08	3,433/ 0.002

The number of life threatening emergencies and structure fires are higher than the County, especially in the proposed Expansion Area 1.

4. Conclusion

Summary of Recommendations

In accordance with Florida Statutes Chapter 163 Intergovernmental Programs Part III Community Redevelopment (ss. 163.330-163.463), the consulting team (BusinessFlare) completed a comprehensive analysis of conditions within the proposed expansion areas for the Northwest 7th Avenue CRA and determined that redevelopment of the community is necessary to ensure the health, safety, morals, and welfare of the residents. The findings are documented throughout this report. Although it is only necessary to meet at least two (2) conditions for the “Blight” criteria, the expansions areas met at least five (5). These recommendations emphasize the importance of community redevelopment in the following ways (per Florida Statutes Chapter 163):

- **Improving Infrastructure:** Redevelopment projects can enhance public infrastructure, such as roads, utilities, and public facilities, which are crucial for the health and safety of residents.
- **Addressing Blight:** Redevelopment helps combat blight in neighborhoods, promoting a safer and healthier living environment for residents. It can involve revitalizing deteriorated areas, improving housing conditions, and reducing crime rates.
- **Enhancing Economic Development:** Community redevelopment can stimulate economic growth by attracting businesses, creating job opportunities, and increasing property values. This contributes to the overall welfare of residents by boosting the local economy.
- **Preserving Historical and Cultural Heritage:** Redevelopment projects can include preserving and revitalizing historic buildings and cultural landmarks, promoting community pride and preserving the area's heritage.
- **Encouraging Affordable Housing:** Redevelopment initiatives may include affordable housing programs to ensure that residents have access to suitable and affordable living spaces, contributing to their overall welfare.
- **Fostering Community Engagement:** Redevelopment projects often involve community input and participation, fostering a sense of ownership and pride among residents. This can lead to stronger social connections and a better quality of life for the community.

In summary, community redevelopment is crucial for promoting the well-being and prosperity of residents by improving infrastructure, addressing blight, enhancing economic opportunities, preserving heritage, providing affordable housing, and fostering community engagement.

Next Steps

The consultant team (BusinessFlare) recommends that both the CRA Board of Commissioners and the Miami-Dade County Board of County Commissioners approve this Finding of Necessity by resolution. Following this Finding of Necessity report approval, the Northwest 7th Avenue CRA will complete an amendment to the current Community Redevelopment Plan to incorporate the proposed expansion areas.

The Finding of Necessity took place in Miami-Dade County, FL

BusinessFlare® is a full-service redevelopment, revitalization, analytics, economic impact, planning and urban design firm with offices in North Miami, Stuart, and New Port Richey, Florida. The firm specializes in all aspects of strategic economic design, with focus on finding the right balance of economic feasibility, regulatory efficiency, and identity and place brand. We ground our work in a community's unique connection to its place: its aesthetics, social offerings (Third Places), and openness. This framework allows us to develop strategic and tactical recommendations for successful implementation of actionable economic growth strategies. This is a team that works together in their disciplines and across skills with a common goal of redevelopment, revitalization, and improving the tax base to enhance quality of life. We have experience creating and amending redevelopment plans and we are often called on by our clients to implement the plans we work with them to design. Our team includes professionals that have served in the CRA executive director, municipal department head, and redevelopment roles and have overseen some of the most successful community redevelopment initiatives and investments in the State of Florida during the last 30 years.

1175 NE 125th St, Suite 601
Miami, Florida 33161
T. (305) 281-2279
<https://businessflare.net/>

Annex Data

Calls-For-Service – NW 7th Avenue CRA

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	6,157	326	266	5,565
2022	Total Calls	6,175	253	282	5,640
2021	Total Calls	7,637	454	386	6,797

Part I and II Crimes – NW 7th Avenue CRA

Year	Part I Crimes	Part II Crimes	TOTAL
2023	369	81	450
2022	389	96	485
2021	342	104	446

- Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) 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, burglary and arson. The 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.

- Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

Calls-For-Service – Proposed 7th Avenue CRA Expansion (Exhibit B)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	3,278	177	291	2,810
2022	Total Calls	2,515	156	305	2,054
2021	Total Calls	2,355	133	265	1,957

Part I and II Crimes – NW 7 Ave. CRA (Exhibit B)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	164	70	234
2022	146	84	230
2021	140	50	190

- **Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- **Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- **Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) 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, burglary and arson. The 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.

- **Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

Calls-For-Service – Proposed 7th Avenue CRA Expansion (Exhibit C)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	1,274	105	108	1,061
2022	Total Calls	1,323	83	112	1,128
2021	Total Calls	1,133	79	122	932

Part I and II Crimes – NW 7 Ave. CRA (Exhibit C)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	113	19	132
2022	119	39	158
2021	85	29	114

- Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) 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, burglary and arson. The 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.

- Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.

Calls-For-Service – Unincorporated Municipal Service Area (UMSA)

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	628,887	58,349	28,283	542,255
2022	Total Calls	597,905	42,985	27,379	527,541
2021	Total Calls	602,032	40,943	27,122	533,967

Part I and II Crimes – Unincorporated Municipal Service Area (UMSA)

Year	Part I Crimes	Part II Crimes	TOTAL
2023	35,108	12,106	47,214
2022	33,709	11,365	45,074
2021	27,785	12,221	40,006

- **Definition of Code 2:**

Priority call with potential threat or potential danger; responding unit(s) is authorized to drive 10 miles per hour over the posted speed limit.

- **Definition of Code 3:**

Emergency call with actual threat or actual danger; responding unit(s) is authorized to drive 20 miles per hour over the posted speed limit.

- **Definition of Part I Crimes:**

Uniform Crime Reporting (UCR) 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, burglary and arson. The 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.

- **Definition of Part II Crimes:**

All crimes not covered under Part I Crimes.