WEST PERRINE
COMMUNITY REDEVEVELOPMENT AGENCY (CRA)
REGULAR MEETING OF THE BOARD
SOUTH DADE GOVERNMENT CENTER
10710 SW 211TH - Conference Room 104 - Cutler Bay, FL 33189
www.westperrinecra.com

Wednesday, October 16, 2024, 6:00 PM

I. Meeting Call to Order, Roll Call — **Chairman Gilliard**

II. Reasonable Opportunity for the Public to be Heard — **Chairman Gilliard**

III. Approval of October Agenda — **Chairman Gilliard**

IV. Approval of Minutes — **Chairman Gilliard**

a. August 28, 2024, Regular Board Meeting

V. Action Items: — **Chairman Gilliard/E.D. Krystal Patterson, MPA, FRA-RA**

1. SECOND AMENDMENT TO THE AGREEMENT WITH H.E.R.S. CONSULTING PROVIDING FOR CONTRACTUAL EXECUTIVE DIRECTOR SERVICE AND SUPPORT STAFF. CRA BOARD ACTION TO BE TAKEN.
    a. See Exhibit A Attached
2. MOTION TO APPROVE AMENDMENT TO FINDING OF NECESSITY PROVIDING FOR ADDITIONAL EXPANSION TO THE REDEVELOPMENT AREA.
    a. See Exhibit B Attached
3. MOTION TO APPROVE COMMERCIAL REHABILITATION PROGRAM AWARD NOT TO EXCEED $150,000. – HENRY'S DRY CLEANERS

VI. Discussion/Updates: — **Chairman Gilliard**

VII. Next Meeting Dates & Adjournment — **Chairman Gilliard**

a. TBD

Regular Board Meeting Minutes – August 28, 2024 – 6:00 P.M.
South Dade Government Center
10710 SW 211th ST – Conference Room 104 – Cutler Bay, FL 33189

Meeting Call to Order, Roll Call

Chairman Gilliard called the meeting to order at 6:06 P.M. Roll Call was as follows:

- Present: Chairman Leviticus L. Gilliard, Rhonda Richardson-Comer, Willie Carpenter, and Veronica Thompkins
- Absent: Vice-Chair Tyreke Spann, Lieutenant Kevin Richardson and Taj Echoles
- Miami-Dade County Staff Present: Vivian Cao, Assistant Director, Jason E. Rodriguez, Business Analyst Manager, and Nicole Jordan, Business Analyst, Office of Management and Budget (OMB) Terrence Smith, Assistant County Attorney, County Attorney's Office (CAO)
- Krystal Patterson, Executive Director of the West Perrine CRA

Open Forum for Public Comments

Chairman Gilliard opened the forum for the public to have a reasonable opportunity to be heard.

Mr. Alphonso Brutton had a question about the residential grant program.

Approval of Agenda

Chairman Gilliard amended the agenda to include the Scrivener's error correction and addition of funding procedures. Ms. Comer moved to approve the meeting agenda as amended. The motion was seconded by Mr. Carpenter. Motion passed unanimously.

Approval of Minutes

Ms. Thompkins moved to approve the June 12th, 2024, Regular Board meeting minutes. The motion was seconded by Ms. Comer. Motion passed unanimously.

Presentations

A. Rebuilding Together Miami-Dade

Ms. Samantha Pryde from Rebuilding Together conducted a presentation on Rebuilding Together. Ms. Pryde stated that her organization gives homeowners critical home repairs such as roofs, impact windows/doors, bathrooms, accessibility modifications, electrical work and mold remediation. Ms. Pryde stated that currently in the West Perrine CRA, there are 10 homes on their list however, they have not been accepting applications unless they have funding that can actively serve people. After a question from the Chairman regarding the 10 homes in the West Perrine CRA, Ms. Pryde stated that the group would look up the homeowner's address to see if they have funding for that area. All applications will open January 1, 2025. Additionally, Ms. Pryde stated that they have a mix of public and private funding, with the public funding coming from CDBG, HUD, and the County and the private funding coming from various banks, Home Depot, and Lowes.

B. WPCRA Website Reveal and Program Demonstration

Ms. Patterson unveiled the new West Perrine CRA website and encouraged attendees to go through the website. Ms. Patterson highlighted the "Programs" tab which includes the four programs currently within the CRA: Residential Rehabilitation, Commercial Rehabilitation, Business Expansion and Attraction, and the Special Projects Grants. Ms. Patterson gave an example using the residential rehabilitation program; and gave a tutorial on the application process. After a question from the Chairman regarding completion of applications, Ms. Patterson clarified only complete applications packages with all required information will move forward with the funding. Ms. Patterson stated only complete applications will be reviewed.

After a question from an audience member regarding the application portal system, Ms. Patterson stated that applications should not be submitted until all documents gathered and ready to submit. Ms. Patterson stated that they system will not recognize incomplete applications and all items on the checklist must be submitted at the same time.

<u>Action Items</u>

A. Resolution To Approve FY 24/25 West Perrine Community Redevelopment Agency Budget

Ms. Thompkins moved to approve the FY 24-25 budget. The motion was seconded by Ms. Comer. Motion passed unanimously.

B. Funding Procedure

Chairman Gilliard stated that now since the budget has been approved, the Board of County Commissioners will need to approve it, which will likely be in November or December. Chairman Gilliard asked to not hold up funding, and he would like to add language for a funding procedure for grants, administrative items, and contracts funding. Chairman Gilliard asked for a motion to be moved so that items that do not exceed $35,000, can be processed with the approval of the Executive Director and Chairman. Ms. Thompkins moved to approve the motion. The motion was

seconded by Mr. Carpenter. Motion passed unanimously. The Chairman clarified that this is for items that have been budgeted for as to not hold up the processes for funding.

Discussion & Updates

Chairman Gilliard stated at the next meeting there will be more updates on the various projects and applications.

Next Meeting Date & Adjournment

Chairman Gilliard stated the next meeting is scheduled for October 16th, 2024, starting at 6:00 P.M. The meeting was adjourned at 6:39 P.M.

EXHIBIT A

THE SEJOUR-GUSTAVE LAW FIRM PLLC
(305) 857-5711* www.sgfirm.com * admin@thesgfirm.com
LAWYERS WHO ESTABLISH, MAINTAIN, PROTECT & DEFEND™

Jadinah N Gustave, Esq, Managing Attorney Federal, Florida and Georgia Bar Attorney (U.S. Court Southern Florida)

October 10, 2024

West Perrine CRA

Subject: H.E.R.S. Consulting proposed terms

Dear West Perrine CRA Board Members,

I hope this letter finds you well. On behalf of H.E.R.S. Consulting, I am writing to formally introduce a set of proposed terms for the agreement between our client and West Perrine CRA. These proposed terms have been carefully designed to address evolving requirements and ensure the continued successful performance of services under the contract.

These terms have been outlined in detail to align with the existing contractual framework, while also reflecting the evolving needs of the relationship. We believe these changes will enhance the efficiency and clarity of the agreement, ensuring that both parties can continue to work together effectively.

We look forward to your review and are available for any discussion or clarification you may need regarding these proposals.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,

Jadinah N. Gustave, Esquire
Managing Attorney
Counsel for H.E.R.S. Consulting

PROPOSED TERMS:

1. **Amendment to Article 7 Amount Obligated**

Under the terms of this Agreement, the total budget is $200,000, which includes $140,000 allocated for executive services provided by the Firm, and an additional $60,000 allocated for staffing support.

1.1 Amendment to Article 9 Compensation and Method of Payment

Compensation for the services provided by Consultant to the WPCRA for the Term shall be as follows:

a. Basic Services. For the Scope of Work, the total budget is $200,000, which includes $140,000 allocated for executive services provided by the Firm, and an additional $60,000 allocated for staffing support. The Firm will provide expanded day-to-day operational support to the Agency, including the provision of additional staff to manage the routine business operations of the Agency. These services will encompass, but are not limited to, administrative support, business operations management, and other functions necessary to ensure the smooth operation of the Agency. The $60,000 staffing budget will cover all costs associated with the expansion, including salaries, benefits, and any administrative fees. Any costs exceeding this budget will require prior board approval.

b. Dues, Subscriptions and Other Reimbursables. The WPCRA also agrees to pay to the Consultant on a reimbursement basis:

c. the reasonable and customary professional dues, including the Florida Redevelopment Association ("FRA") annual membership dues and subscriptions of the Consultant necessary for continued professional participation, growth and advancement, including national, state and local professional associations, as shall be approved in the annual WPCRA budget and by the Chairman of the Board; and

d. the reasonable and customary travel and subsistence expenses for the Consultant's travel and attendance at the Florida Redevelopment Agency (FRA) annual conference, International Conference Shopping Centers (ICSC) annual conference, Urban Land Institute (ULI) annual conference and other reasonably necessary seminars, conferences and committee meetings customary to the position of an Executive Director, as shall be approved in the annual WPCRA budget and by the Chairman of the Board.

e. the reasonable and customary expenses related to small purchases for office supplies, equipment, and minor services, as allowed via the City's procurement code and approved in the annual WPCRA budget and Chairman of the Board.

f. Consultant shall submit to the WPCRA a written invoice for the Fee, compensation for any additional services and other reimbursables prior to the end of each calendar month during the Term. Each invoice shall include a detailed billing statement for services rendered and reimbursements sought, as well as any other supporting documentation as reasonably requested by the WPCRA. The Consultant shall also comply with the City of West Perrine vendor registration requirements. With respect to the procedures for payment, the WPCRA and Consultant agree to comply with and be bound by the provisions of Part VII, Chapter 218, Florida Statutes, entitled the Local Government Prompt Payment Act.

g. WPCRA Employees and Consultants. Notwithstanding anything herein to the contrary, the Fee and any other amounts payable to the Consultant pursuant to this Agreement expressly excludes any amounts payable to persons employed directly by the WPCRA as well as any other consultants and attorneys engaged by the WPCRA, all of whom shall be compensated as set forth in their applicable agreements and in the approved annual WPCRA budget.

2. Amendment to Article 10 Indemnification and Insurance

Both the Agency and the Consultant (collectively, the "Parties") agree to indemnify, defend, and hold harmless each other, including their respective officers, employees, agents, and instrumentalities, from any and all liability, losses, or damages, including attorneys' fees and costs of defense, which either party may incur as a result of claims, demands, suits, causes of action, or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Agreement by the other party.

Each party shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the indemnified party, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees that may be incurred.

It is expressly understood and agreed by both Parties that any insurance protection required by this Agreement or otherwise provided by either party shall in no way limit the responsibility to indemnify, hold harmless, and defend the other party, including their respective officers, employees, agents, and instrumentalities, as provided herein.

Insurance Requirements

A. Commercial General Liability Insurance: The Firm shall maintain coverage for a minimum of $1,000,000 each occurrence and $2,000,000 aggregate. The policy shall include coverage for products/completed operations, and the Agency must be included as an additional insured.

B. Professional Liability Insurance: The Firm shall maintain professional liability coverage with limits of no less than $1,000,000 per occurrence and $2,000,000 in aggregate, covering claims arising from the rendering or failure to render professional services or products.

The Firm shall not be required to maintain

- Worker's Compensation insurance: Coverage as outlined in Florida Statute 440, unless and until such compliance with Florida Statute 440 mandates the requirement for additional coverage.
- Automobile Liability Insurance Policy: Coverage is not required, as the services provided do not involve sufficient travel or the operation of vehicles. However, should the nature of the services change to require such travel or vehicle operation, the Firm will have no issue amending the agreement to include the necessary coverage, with the Agency named as an additional insured.

Any deviation from these requirements shall be made at the sole and absolute discretion of the Agency, in writing.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications: The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, subject to the approval of the County Risk Management Division or the company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Services.

3. Additional Staffing and Expanded Scope of Work

Under the terms of this Agreement, the total budget is $200,000, which includes $140,000 allocated for executive services provided by the Firm, and an additional $60,000 allocated for staffing support. The Firm will provide expanded day-to-day operational support to the Agency, including the provision of additional staff to manage the routine business operations of the Agency. These services will encompass, but are not limited to, administrative support, business operations management, and other functions necessary to ensure the smooth operation of the Agency. The $60,000 staffing budget will cover all costs associated with the expansion, including salaries, benefits, and any administrative fees. Any costs exceeding this budget will require prior approval.

All services provided under this Agreement will be in full compliance with Florida Statutes, Chapter 163, Part III, governing the formation and regulation of Community Redevelopment

Agencies (CRAs). This ensures that the operations and activities of the Firm adhere to the legal requirements and statutory obligations relevant to the Agency.

The provision of additional staffing services under this Agreement is contingent upon the availability and allocation of proper funding by the Agency. Any funds designated for the purpose of supporting additional staff shall be used exclusively for the execution of the duties outlined in the scope of executive director's services and staff support. If sufficient funding is not provided, the Firm shall not be obligated to provide additional staffing, and no liability shall arise for failure to perform such services absent proper funding.

4. Amendment to Article 29 Proprietary Information (Ownership of Documents and Work Product)

All documents and work products created specifically for the Agency under the scope of this Agreement shall remain the property of the Agency. However, the Firm retains ownership over any Developments, inventions, or methodologies that are part of the Firm's regular course of business and not uniquely created for the Agency under this Agreement.

5. Amendment to Article 30 Proprietary Rights to Developments and Inventions

The Firm, in the regular course of business, may develop proprietary inventions, documents, methods, and other intellectual property ("Developments"). These Developments, created by the Firm, its employees, or assigns, shall remain the sole property of the Firm and shall not be considered the intellectual or proprietary property of the Agency. Article 12.1 of the Agreement is amended to reflect this understanding. The Firm retains all proprietary rights over these Developments while ensuring compliance with applicable Florida laws and the regulations of the Community Redevelopment Agency (CRA).

6. Amendment to Article 32 Inspector General reviews – Audit Fee Exemption

Therefore, the cost of the audit **shall not** be calculated as part of the total Contract amount and **shall not** be deducted from funds allocated for the Executive Director and staff under this Agreement. If necessary, the Miami-Dade County Board of County Commissioners will be

requested to authorize an exemption from the one quarter of one percent (0.25%) fee assessment for this Agreement to maintain the allocated funding for critical operations.

The Agency acknowledges that the application of this exemption will ensure the full availability of contract funds to support the operations of the Executive Director and staff without reducing the contract value due to audit costs.

Nothing contained in this amendment shall limit the powers of the Miami-Dade County Office of the Inspector General to conduct investigations, audits, or other reviews as they deem necessary in connection with this or any other Agreement.

Exception: The above application of the one quarter of one percent (0.25%) fee assessment shall not apply to the following contracts: (a) Independent Private Sector Inspector General (IPSIG) contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (i) contracts where an IPSIG is assigned at the time the contract is approved by the Board; (j) professional service agreements under $1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County Implementing Order No. 3-38; (m) federal, state and local government-funded grants; (n) interlocal agreements; and (o) executive director services, including contracts or services related to Executive Directors or other executive-level management personnel. Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter of one percent (0.25%) in any exempted contract at the time of award. Nothing contained above shall in any way limit the powers of the Inspector General.

7. Amendment to Article 41 Force Majeure Clause

Under applicable law, Force Majeure refers to events beyond the reasonable control of either party, including but not limited to, acts of nature (such as hurricanes, floods, earthquakes), war, terrorism, riot, sovereign conduct, strikes, lockouts, fires, epidemics, pandemics, adverse governmental actions, or the conduct of third parties. Neither the Agency nor the Consultant shall be held liable or responsible to the other party, nor be deemed to have defaulted or breached this Agreement, for any failure or delay in performing any obligation under this Agreement when such failure or delay is caused by an event of Force Majeure.

The party affected by a Force Majeure event shall notify the other party within twenty-four (24) hours of the occurrence by sending an email to the designated representative of the Agency or Consultant, as applicable. Additionally, within seven (7) days of determining the cause of the Force Majeure, the affected party shall provide a detailed written explanation via email, outlining the circumstances of the Force Majeure event and its anticipated impact on the performance of the Agreement.

Upon receipt of the written explanation, both parties shall promptly and in good faith discuss and agree upon any necessary modifications to the Agreement to mitigate the impact of the Force Majeure event and continue the performance of the contract with minimal disruption to operations.

Should the Force Majeure event render the continuation of the contract impractical or impossible for an extended period, either party shall have the right to terminate the Agreement for convenience, without further liability, upon written notice to the other party. Additionally, the Agency reserves the right, in such circumstances, to obtain the goods and/or services through a separate contract, taking over the performance of the work, either in whole or in part, by itself or through others.

This clause is designed to protect both parties equally and provide flexibility in the event of unforeseeable circumstances beyond their control.

EXHIBIT B

10.04.24

Finding of Necessity For Proposed Expansion Area For West Perrine Community Redevelopment Agency

Miami-Dade County, Florida

Prepared For
Miami-Dade County, FL
West Perrine Community Redevelopment Agency ("CRA")
Prepared by
BusinessFlare® ("Consultant")

2024

MIAMI-DADE COUNTY
Community Redevelopment Office

Acknowledgements

This Finding of Necessity report was undertaken by the Miami-Dade County ("County") Community Redevelopment Office West Perrine CRA in collaboration with BusinessFlare®, LLC ("Consultant"). The County and West Perrine CRA are grateful for the many who provided direction and participated in the discussions that lead to the implementation of this report over the years.

Especially thanks to Commissioner Kionne L. McGhee who is the prime sponsor for this Finding of Necessity report per Resolution No. R-553-23.

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Office of Miami-Dade County Mayor
Mayor Daniella Levine Cava

Miami-Dade County Commission District 9
Kionne L. McGhee, Commissioner

West Perrine CRA Board Members
Leviticus L. Gilliard, Chairman
Tyreke Spann, Vice-Chairman
Willie Carpenter
Taj C. Echoles
Lieutenant Kevin Richardson
Rhonda Richardson-Comer
Veronica Thompkins

West Perrine CRA
Krystal Patterson, MPA, Executive Director

Office of Management and Budget (OMB)
Vivian Cao, Assistant Director
Jason E. Rodriguez, Business Analyst Manager
Nicole Jordan, Business Analyst
Terrance A. Smith, Assistant County Attorney

Consultant Team
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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®

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MIAMI-DADE COUNTY

Community Redevelopment Office

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1. Executive Summary

This Finding of Necessity (FON) report assesses conditions of slum and blight in the West Perrine CRA Proposed Expansion Area. The study area is located in the southern part of Miami-Dade County near the municipalities of Palmetto Bay and Cutler Bay. The proposed expansion area is approximately 183.5 acres of unincorporated land.

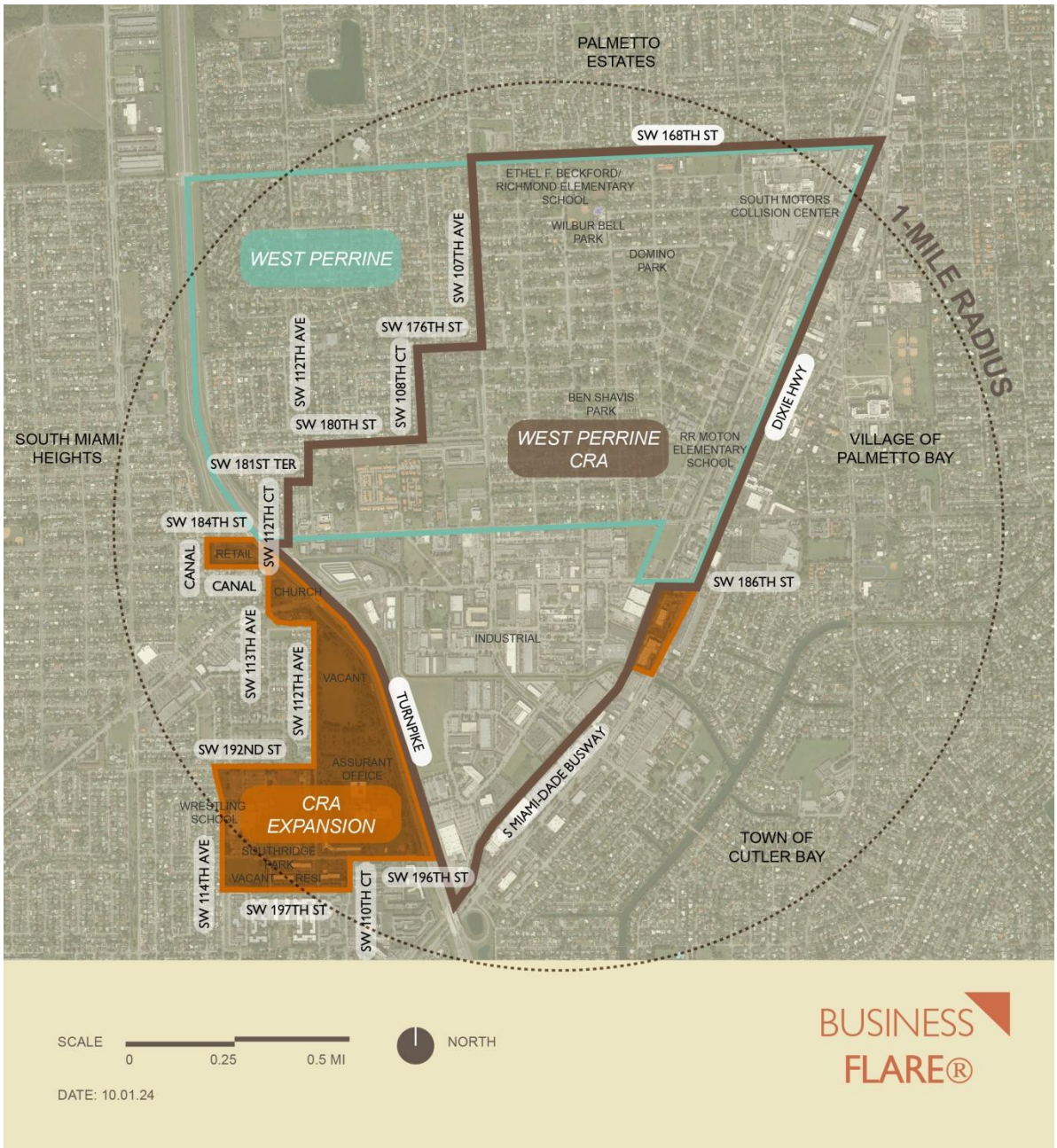
Providing the basis for creating a Community Redevelopment Area (CRA), in accordance with Chapter 163.355, Florida Statutes requires a detailed examination of existing land use characteristics, socio-economic conditions, and other indicators. Working with Miami-Dade County staff, the consultant team assembled this information, conducted field surveys, and analyzed the data, in a manner consistent with Florida Statues, and made the finding that the West Perrine CRA Proposed Expansion 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.

- Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- 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.

A Community Redevelopment Area is a tool created pursuant to State Law, Florida Statutes Chapter 163 Intergovernmental Programs Part III Community Redevelopment (ss. 163.330-163.463), which designates an area for redevelopment and authorizes the governing body to exercise certain powers to implement redevelopment. The West Perrine CRA Proposed Expansion Area can benefit from the public and private investments that a designation as a CRA can bring. The County has significant experience with redevelopment success through CRAs: The West Perrine Community Redevelopment Agency was created and established by resolution on the 1st day of March 2005. This designation has helped improve the quality of life of its residents, generate economic development, and improve the physical environment for the County. Now, the aim of the West Perrine CRA Proposed Expansion Area is to continue that work.

Map of West Perrine CRA Proposed Expansion Area

A general description of the proposed expansion area boundaries is as follows:
Commencing at the intersection of SW 114th Avenue and SW 197th Street, the CRA boundaries extend north to SW 192nd Street, then east to SW 112th Avenue, then north to SW 187th Street, then west to SW 113th Avenue, then north to Belle Aire Canal C-1N, then north to SW 184th Street, then east to Florida Turnpike, then south to SW 196th Street, then west to SW 110th Court, then south to SW 197th Street, then west to commencing intersection.



Map of Findings of Necessity Factors Present and Acreage

EXPANSION AREA: 183.5 ACRES +/-

1. Inadequate Street Layout, Parking Facilities, or Public Transportation Facilities.
2. Unsanitary and Unsafe Conditions.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
4. Deterioration of Site or Other Improvements.

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Legal Requirements **("Slum")**

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 Slum and Blight exists.

Slum Determination Chapter 163.340 (7), Florida Statutes (1 must be present)

(7) "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:

a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
c) The existence of conditions that endanger life or property by fire or other causes.

The proposed expansion area of the West Perrine CRA shows conditions that may endanger life or property by fire due to its outdated overhead power lines connections and buildings and infrastructure deterioration. The expansion area sanitation is inadequate due to its trash exposure on swale areas and dumpsters which are conducive to disease. Within the expansion area, especially within the neighborhood of South Miami Heights, statistics said, crime rate is higher compared to other parts in the County. According to socioeconomic statistics, the expansion area show a higher percentage of the population living below the poverty line compared to the rest of the County.

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 Slum and Blight exists.

Blight Determination Chapter 163.340 (8), Florida Statutes (2 must be present)

(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 (the proposed expansion areas for West Perrine CRA meets at least four or more of the following factors, see criteria table on the following page):

(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.

Criteria Table

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. The following table identifies the Slum and Blight criteria items that were found in the West Perrine CRA proposed expansion area in order to meet the Florida Statute requirements.

Criteria Table For Slum and Blight (Per Florida Statute Chapter 163)	West Perrine CRA Proposed Expansion Area
"Slum"	
Inadequate provision for ventilation, light, air, sanitation, or open spaces.	X
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.	
The existence of conditions that endanger life or property by fire or other causes.	X
"Blight"	
Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	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
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.	
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.	
Governmentally owned property with adverse environmental conditions caused by a public or private entity.	
A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.	

Summary

The consultant team has conducted data research, analysis of the proposed expansion area existing conditions and county statistics, and multiple site visits to confirm the presence of slum and blight as defined by Florida Statues. The consultant team composed of senior Florida Redevelopment Association Redevelopment Professionals (FRA-RP) concluded that although Chapter 163 only requires one qualifying criteria to determine slum, the study finds that there are two (2) criteria that meet "Slum" definition and at least four (4) qualifying "Blight" criteria conditions in the proposed expansion area.

This Finding of Necessity report presents conclusive evidence and if left unattended, will persist and undoubtedly extend to and beyond the boundaries of the West Perrine 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 slum and 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:

- **Collect Physical Evidence:** Gather physical evidence that showcases the existing conditions in the community. This can include documenting blight, deteriorated structures, inadequate infrastructure, environmental issues, or other physical challenges that hinder the health, safety, and welfare of residents.
- **Utilize Data Analysis:** Use data analysis to support the need for redevelopment. This may involve examining demographic data, economic indicators, crime statistics, housing conditions, property values, and other relevant data points to demonstrate the necessity for intervention in the community.
- **Document Findings Clearly:** Clearly document the physical evidence and data analysis that support the finding of necessity. Present this information in a comprehensive and transparent manner to justify the need for community redevelopment.
- **Follow Legal Requirements:** Ensure that the finding of necessity process complies with the legal requirements outlined in Florida Statutes Chapter 163.

By incorporating physical evidence, data analysis, clear documentation, 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 West Perrine CRA proposed expansion area Finding of Necessity report provides a summary assessment of the 170-acre area of land generally bounded by the Florida Turnpike to the east, SW 184th Street to the north, SW 114th Avenue to the west, and SW 197th Street to the south. This area falls within South Miami Heights a census-designated place, originally known as Eureka, in Miami-Dade County, Florida.

West Perrine is an unincorporated community located in Miami-Dade County, Florida. It is situated in the southern part of the county, close to the cities of Palmetto Bay, Cutler Bay, and the unincorporated area commonly known as Kendall. West Perrine is known for its diverse population and vibrant cultural atmosphere. An eclectic mix of Hispanic and Black individuals create a diverse and vibrant community because it brings together different cultural backgrounds, traditions, and perspectives. In recent years, the proposed expansion area has experienced no new development and an outdated housing stock. Without new development, the existing infrastructure may not receive necessary updates or maintenance, leading to deteriorating conditions over time. Outdated housing projects may lack modern amenities and energy-efficient features, making them less desirable for residents and potential investors. Additionally, a lack of new development can contribute to economic stagnation, limited job opportunities, and declining property values, further exacerbating the cycle of disrepair in the area. Without investment in revitalization efforts and community development, the area may struggle to attract new residents and businesses, ultimately leading to a decline in overall quality of life and infrastructure.

Crime and Safety Perspective

Here is a summary of residents neighborhood review to shed light on the crime and safety perspective for this neighborhood, this comments can be corroborated with the County crime incident calls and police reports. This was obtained using different social platforms where residents left their reviews on the area. This serves to give us a contextual idea on the resident's perspective of the study area and not as definite concrete data.

- "There have been break ins in my neighborhood before."
- "The police sirens is a common thing at night, but it's usually in the same areas."
- "It's beautiful but there is so much pollution sometimes that you can barely see the beauty of nature."

The public perception of the area support the blight conditions demonstrated by the photographic evidence gathered and shown in the following pages.

Zoning, Existing Land Use, and General Characteristics

The study area is mostly comprised of OPD-Office Park District and RU-1-Single Family Residential, with a limited amount of RU-4L-Limited Apartment House. The Office Park District covers more than 50% of the expansion geography and part of it is vacant which is significant for potential redevelopment improvements and job creation. In addition, the amount of residential zoning being single family or multi-family combined is the second highest, therefore under a community redevelopment agency residential improvements can be allocated to improve the neighborhood aesthetics and home values.

	West Perrine CRA Expansion Area	Acres of Overall Land	Percentage (%) of Overall Land
Zoning Categories	OPD – Office Park District (Existing Land Uses: Office Building, Vacant Privately-Owned)	91.9	54.0%
	RU-4M – Modified Apartment House District 35.9 units/ net acre (Existing Land Uses: Multi-family)	12.4	7.2%
	RU-4L – Limited Apartment House 23 units/ net acre (Existing Land Uses: County Operated Parks)	5.3	3.1%
	RU-2 – Two Family Residential District, 7,500 ft2 net (Existing Land Uses: County Operated Parks)	10.0	5.8%
	RU-1 - Single Family Residential District, 7,500 ft2 net (Existing Land Uses: Public Schools)	46.9	27.9%
	BU-1A – Business District Limited (Existing Land Uses: Sales and Services)	3.5	2.0%
	TOTAL	170	100%

Socioeconomic Profile

Esri Data (2022)	Miami-Dade County	33157 Zip Code	West Perrine CRA Proposed Expansion Area by Census Block Group 12086.10207.2
Population	2,739,385	63,226	1,241
Median Household Income	$61,377	$59,768	$16,585
Median Home Value	$360,081	$224,800	$148,400
Hispanic Origin	70.3%	57.1%	64.4%
Black Alone	18.9%	17.4%	32.9%
White (Not Hispanic)	13.3%	18.8%	2.7%
Median Age	39.5	39	37.4
Median Contract Rent	$1,425	$1,691	$874
Unemployment	2.2%	5.3%	6.76%
Residents Below Poverty Line	14.4%	10.4%	34.2%

Factors Present in West Perrine CRA Proposed Expansion Area:

1. Minority concentration above County and Zip Code.
2. Leasing rates are below County and Zip Code.
3. Unemployment rates are higher than County and Zip Code.
4. Residents below poverty line is higher than County and Zip Code.

3. Finding of Necessity Analysis

Analysis

In this section the team of consultants demonstrated evidence of slum and 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 initial West Perrine CRA Proposed Expansion Area site reconnaissance visit to gather photographic evidence of the physical existing conditions took place December 5, 2023.

Real-time photographic evidence can offer several benefits for finding of necessity analysis for community redevelopment under Florida Statutes Chapter 163. Some key advantages of real-time photographic evidence provides visual documentation of the current conditions in the area slated for redevelopment. This visual representation can offer a clear and accurate depiction of the existing situation, helping decision-makers better understand the context.

A second visit to the proposed expansion area took place January 19, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

A third visit to the proposed expansion area took place February 1, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

A fourth visit to the proposed expansion area took place September 28, 2024 to collect additional photographs at a different date and time, to better understand the neighborhood dynamics.

The Existence Of Conditions "Blight" Conditions

1.1

Exhibit 1.1: This photographic evidence shows unsanitary conditions due to the lack of a proper dumpster enclosure. An exposed dumpster can be unsanitary for the community, because it can attract pests like rats, flies, and other animals. Additionally, the smell and sight of an exposed dumpster can be unpleasant and contribute to a negative environment for residents.

1.2

Exhibit 1.2: Forgotten furniture like old sofas, supermarket carts, and garbage left on the street can pose safety hazards and create unsanitary conditions for the community. These items can obstruct sidewalks and roadways, creating obstacles for pedestrians and vehicles. They can also attract pests and vermin, leading to potential health risks for residents. Proper disposal of such items is important to maintain a clean and safe environment for everyone in the community.

1.3

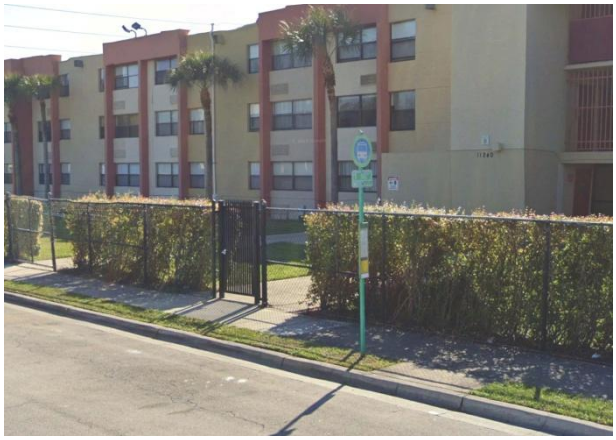
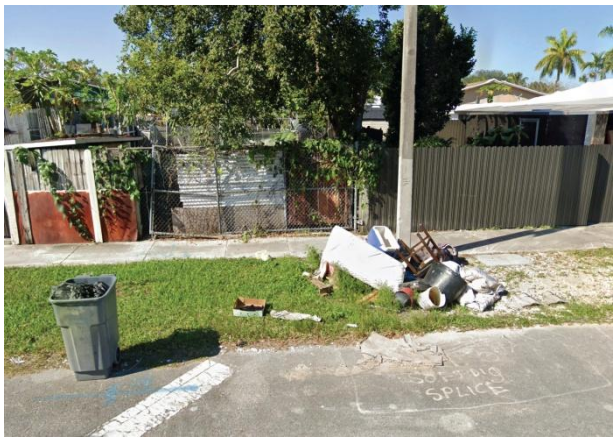


Exhibit 1.3: A transit stop without a bench or cover is inadequate because it fails to provide basic amenities for passengers waiting for public transportation. Without a bench, passengers, especially those with mobility issues or elderly individuals, may have to stand for long periods, leading to discomfort and fatigue. Additionally, without a cover, passengers are exposed to the elements such as rain or extreme heat, making the wait unpleasant and potentially affecting their health. Providing benches and covers at transit stops ensures the comfort and safety of passengers, making the public transportation experience more accessible and enjoyable for all.

The Existence Of Conditions "Blight" Conditions

1.4



1.5

1.6

Exhibit 1.4: This photographic evidence shows unsafe and unsanitary conditions. Garbage left on the street can create unsanitary conditions for the community. They can attract pests and vermin, leading to potential health risks for residents. Proper disposal of such items is important to maintain a clean and safe environment for everyone in the community. Additionally, it contributes to an unpleasant and negative environment for residents and visitors (aesthetics).

Exhibit 1.5: This photographic evidence shows inadequate parking. Parking on swale green areas is inadequate in a community because it can cause damage to the environment and disrupt the natural ecosystem. Swales are designed to manage stormwater runoff, absorb excess water, and promote groundwater recharge. When vehicles are parked on these green areas, it can compact the soil, reduce the swale's effectiveness in managing water flow, and lead to erosion. This can result in flooding, water pollution, and degradation of the green space, impacting the overall health and sustainability of the community. It is important to preserve swale green areas for their intended ecological functions and to maintain a healthy environment for both residents and wildlife.

Exhibit 1.6: This photographic evidence shows defective roadways. Street potholes or asphalt cracks are signs of a defective roadway because they indicate deterioration and damage to the road surface. These potholes and cracks can pose safety hazards to drivers, cyclists, and pedestrians, leading to accidents and injuries. Additionally, they can cause damage to vehicles and increase maintenance costs for road users.

The Existence Of Conditions "Blight" Conditions

1.7

Exhibit 1.7: This photographic evidence shows abandoned building and deterioration of site. A building with boarded-up windows is typically a sign of an abandoned building and deterioration of the site for several reasons. Boarded-up windows are often used as a temporary measure to secure a vacant or abandoned building from unauthorized entry, vandalism, and squatting. When windows are boarded up, it can indicate that the building is no longer in use or properly maintained, leading to its deterioration over time.

1.8

Exhibit 1.8: This photographic evidence shows abandoned building and deterioration of site. When a building and its surrounding landscape are not properly maintained, it can indicate neglect and lack of care by the property owner or management. Abandoned buildings and neglected landscapes can attract vandalism, illegal activities, and pests, creating safety hazards for the community and decreasing property values in the area.

1.9

Exhibit 1.9: This photographic evidence shows outdated building structures and deterioration of site. Older housing stock in a community can be a sign of outdated building structures and deterioration of the site for a few reasons. Over time, older buildings may not meet current building codes, safety standards, or energy efficiency requirements, making them less desirable for modern living. The materials and construction methods used in older buildings may also be more prone to wear and decay, leading to structural issues and maintenance challenges.

The Existence Of Conditions "Blight" Conditions

1.10

1.11

1.12

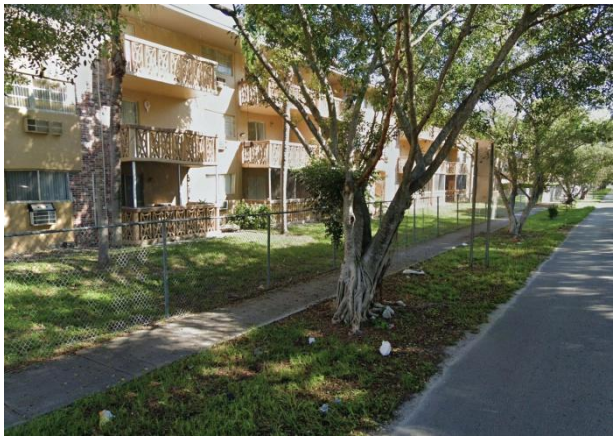


Exhibit 1.10: This photographic evidence shows defective roadway and missing sidewalk for pedestrians. A street without sidewalks can be considered a defective roadway for pedestrians because sidewalks provide a designated and safe space for pedestrians to walk separate from vehicular traffic. Without sidewalks, pedestrians are forced to walk on the road itself, which can be dangerous due to the proximity to moving vehicles. This lack of separation increases the risk of accidents and injuries for pedestrians

Exhibit 1.11: This photographic evidence shows defective roadway that may put people in danger. Broken asphalt and pavement distresses can make a roadway unsafe and defective for several reasons. When the surface of the road is damaged or deteriorating, it can create hazards for drivers, cyclists, and pedestrians. Potholes, cracks, and uneven surfaces can cause vehicles to lose control, leading to accidents and injuries. In addition, broken asphalt and pavement distresses can also contribute to poor drainage, resulting in standing water that can cause hydroplaning and reduce visibility.

Exhibit 1.12: This photographic evidence shows outdated building structures and deterioration of site. Exterior AC units can detract from the overall appearance of a building and site, as they can be bulky, noisy, and visually unappealing. They may also require more maintenance and be more susceptible to damage from weather conditions, vandalism, or theft when located outside. The presence of exterior AC units can suggest that the building's cooling system is outdated or inefficient, potentially leading to higher energy costs and environmental impact.

The Existence Of Conditions "Blight" Conditions

1.13

1.14

1.15

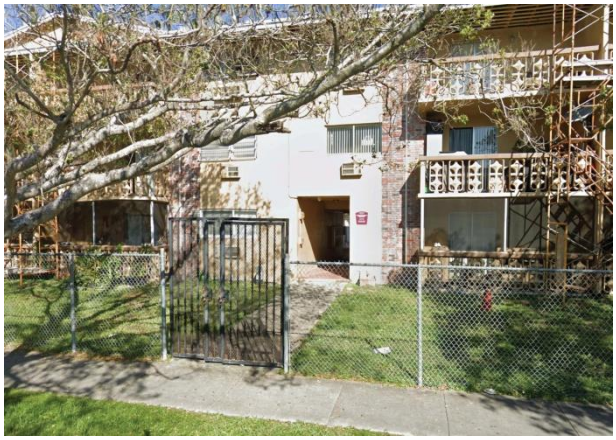


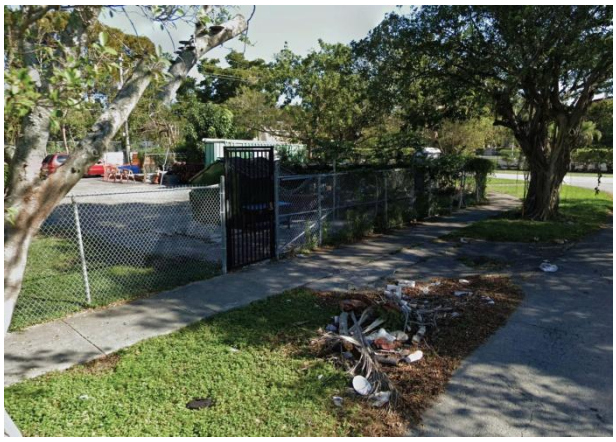
Exhibit 1.13: This photographic evidence shows blight conditions. Exposed trash and abandoned grocery carts can be a sign of blight conditions in a community. They can create a negative visual impact, making the area look unkempt, dirty, and neglected. This can contribute to a sense of disorder and lack of community pride, potentially deterring residents and visitors from wanting to spend time or invest in the area. Addressing issues related to exposed trash and abandoned grocery carts is essential in improving the aesthetics, safety, and overall well-being of a community, helping to combat blight conditions and create a more welcoming and vibrant environment for all residents.

Exhibit 1.14: This photographic evidence shows inadequate parking facilities. Dead-end parking spaces are considered inadequate parking facilities for several reasons. Firstly, they can lead to inefficient use of space, as vehicles parked in dead-end spots may block other vehicles from exiting easily. This can result in congestion and inconvenience for drivers trying to maneuver in and out of the parking area. Additionally, dead-end parking spaces can limit accessibility and create safety hazards, as they may not provide clear pathways for pedestrians or emergency vehicles to navigate through the parking facility.

Exhibit 1.15: Chain link fencing and bar gates can be perceived as signs of an unsafe and unpleasant community. They can be associated with a lack of maintenance and care for the community, as they may appear old, rusted, or in disrepair. This can give the impression that the area is neglected and not well-maintained, potentially deterring residents and visitors from feeling welcome or safe in the community.

The Existence Of Conditions "Blight" Conditions

1.16



1.17

1.18

Exhibit 1.16: Chain link fences, unkempt landscapes, and exposed trash on the street are all signs of blight in a community. Chain link fences can give off a sense of neglect and lack of care for the community, as they may appear unattractive and poorly maintained. This can contribute to a perception of disinvestment in the area, potentially leading to a decline in property values and overall community pride. Unkempt landscapes, such as overgrown grass, weeds, and litter, can further exacerbate the appearance of blight and create a sense of disorder in the neighborhood. Exposed trash on the street not only detracts from the aesthetic appeal of the community but also poses health and safety risks, attracting pests and creating unsanitary conditions.

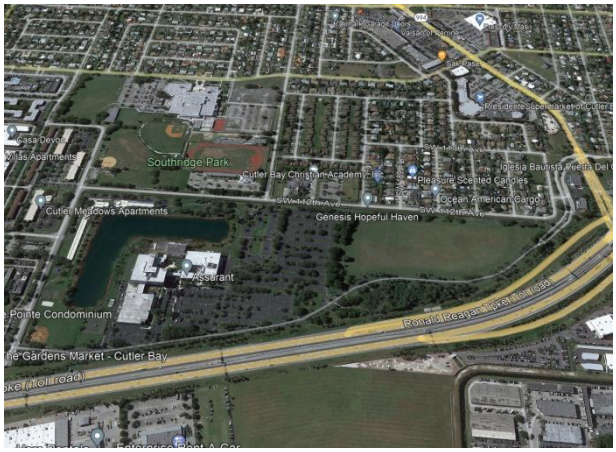
Exhibit 1.17: This photographic evidence shows unsafe and unsanitary conditions. We found multiple "No Dumping" signs throughout the West Perrine CRA Proposed Expansion Area, this shows that there is a recurring activity of dumping trash on the right-of-way, which it is indicative of "Blight" conditions for a community.

Exhibit 1.18: Old sofas and furniture left on the street can be seen as a sign of blight in a neighborhood for a few reasons. Firstly, the presence of discarded furniture can give off a sense of neglect and lack of care for the community. It can create an unsightly appearance and contribute to a general feeling of disorder and unkemptness in the area. Additionally, the sight of old sofas and furniture on the street can signal a lack of community pride and investment, potentially leading to a decline in property values and overall quality of life in the neighborhood.

The Existence Of Conditions "Blight" Conditions

1.19

1.20



1.21

Exhibit 1.19: This photographic evidence shows faulty lot layout in relation to usefulness. A site with underutilized land and a faulty lot layout can be inefficient because it doesn't maximize the potential of the space. It may result in wasted resources, decreased functionality, and reduced overall value. Proper lot layout design is essential for optimizing space, improving usability, and enhancing the overall efficiency of a site. In addition to the negative visual impact on the environment.

Exhibit 1.20: This photographic evidence shows faulty lot layout in relation to usefulness. Having a small building footprint relative to the overall site and a large vacant area typically signifies a faulty lot layout in terms of usefulness. Such a layout can lead to inefficiencies as it underutilizes the available space. This means that the potential of the site is not maximized, resulting in wasted land and resources. It can limit the functionality of the site, restrict the possibilities for development or expansion, and reduce the overall value of the property. In essence, this type of lot layout may not serve its intended purpose effectively and might not be cost-efficient in the long run.

Exhibit 1.21: Located in the area near SW 186th Street and S Dixie Highway shows signs of blight conditions. Deteriorating road surfaces can lead to safety hazards for vehicles and pedestrians, signaling neglect in maintenance. Potholes, cracks, and inadequate signage contribute to a feeling of abandonment and despair. Also, chain link fence can create a sense of isolation and contribute to an unwelcoming environment where illegal activity can take place.

The Existence Of Conditions "Blight" Conditions

1.22

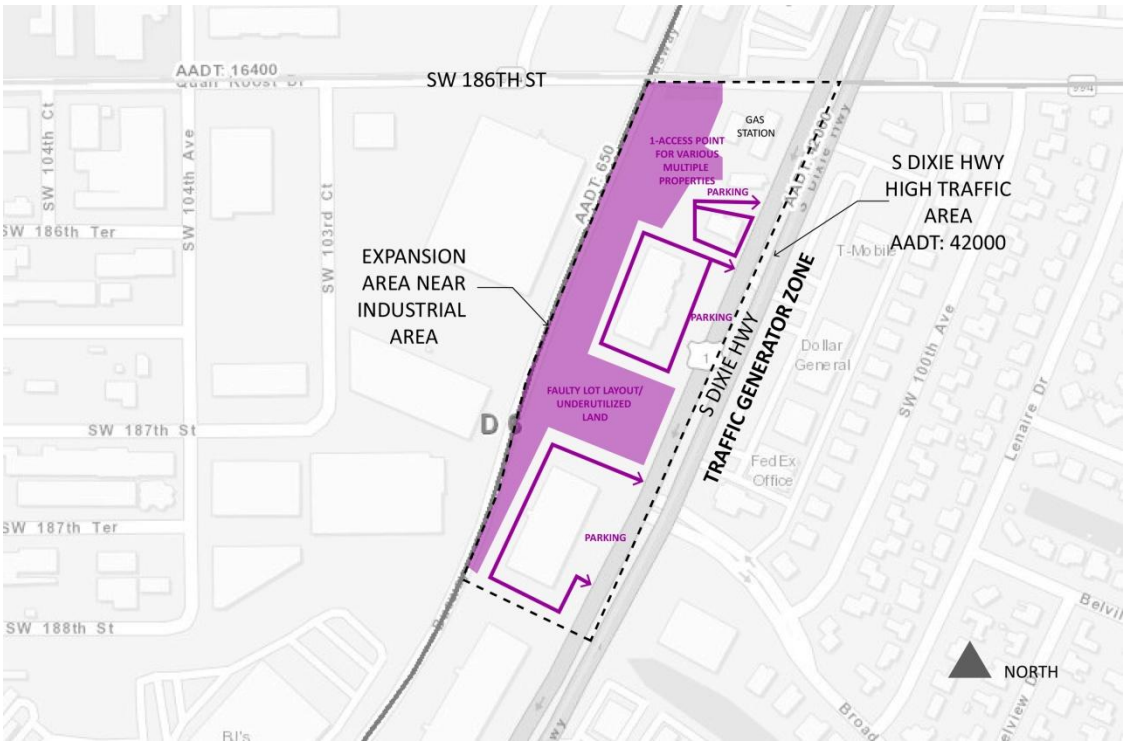


Exhibit 1.22: This analysis diagram shows faulty lot layout in relation to usefulness. Dealing with high-traffic commercial properties that exhibit signs of blight due to faulty lot conditions can pose several challenges in terms of functionality, transportation, and parking. These properties within the West Perrine CRA Expansion Area shows few access points that can create bottlenecks, leading to congestion during peak hours. Limited access can discourage customers from visiting. In addition, we found that some parking lots in these properties had dead ends, which can create frustration for drivers, leading to more congestion as vehicles maneuver to exit.

We also found that in this area (as shown on diagram above) there is a poorly designed circulation layout that complicates the flow of traffic, making it hard for customers to find parking or access the property.

Overall, we found that this area meets the blight criteria for faulty lot layout in terms of usefulness/ underutilized space, transportation, and parking. Properties that exhibit blight, such as these may become less attractive to both customers and tenants, impacting the overall community.

Incidence Of Crime In The Area Higher Than In The Remainder Of The County Or Municipality ("Blight" Requirement)

Data provided by Miami Dade County Police Department

Calls-For-Service – West Perrine CRA

Year	Criteria	All Calls	Code 3 Emergency Calls	Code 2 Emergency/Priority Calls	Routine Calls
2023	Total Calls	665	61	18	586
2022	Total Calls	837	51	27	759
2021	Total Calls	977	62	26	889

As shown on this graph, despite a decrease in the number of calls compared to the previous two (2) years, it is relevant to highlight that it still a high number of calls for a relative small area (West Perrine CRA) compared to the County.

Part I and Part II Crimes – West Perrine CRA

Year	Part I Crimes	Part II Crimes	TOTAL
2023	27	17	44
2022	28	28	56
2021	17	26	43

As shown on this graph, Part I crimes in 2023 were higher compare to 2021 but slightly lower than 2022. Part II crimes in 2023 were lower than the previous years. This data shows that there are a significant number of incidences of crime in the area.

<u>DEFINITIONS</u>

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.

Part I Crime Data Breakdown – West Perrine CRA Proposed Expansion Area

	2021
Larceny	13
Burglary	1
Aggravated Assault	3
TOTAL	17
	2022
Robbery	4
Aggravated Assault	4
Larceny	14
Motor Vehicle Theft	6
TOTAL	28
	2023
Robbery	2
Aggravated Assault	5
Larceny	14
Motor Vehicle Theft	6
TOTAL	27

As shown on this graph, the crime with the higher number of incidences in 2023 is larceny. (theft of personal property), follow by motor vehicle theft and aggravated assault. These are signs of "blight" conditions in the West Perrine CRA Proposed Expansion Area.

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 area for the West Perrine 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 one or two criteria, the CRA met multiple measures for slum and blight. 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 Miami-Dade County Board of County Commissioners approve this Finding of Necessity by resolution. Following this Finding of Necessity report approval, the West Perrine CRA will complete an amendment to the current Community Redevelopment Plan to incorporate the proposed expansion area.

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

Memorandum

MIAMI-DADE COUNTY

Date: February 16, 2024

To: Jason Emilio Rodriguez, Business Analyst Manager
Office of Management and Budget
Community Redevelopment and Municipal Services

From: Raied S. Jadallah, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Miami-Dade Fire Rescue Incident Report for:
Proposed West Perrine Community Redevelopment Agency Boundary Expansion

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In response to your e-mail dated January 25, 2024, below are the response statistics for the last three (3) calendar years for the proposed West Perrine Community Redevelopment Agency (CRA) expansion area, the current West Perrine CRA, and the Miami-Dade Fire-Rescue (MDFR) District. The enclosed attachment contains maps of the reported incidents in the proposed expansion area for each year.

Service Calls for the Last Three (3) Calendar Years:

	Proposed Expansion Area Incidents			West Perrine CRA District Incidents			Miami-Dade County-Wide Incidents		
Life Threatening Emergencies	**2021**	**2022**	**2023**	**2021**	**2022**	**2023**	**2021**	**2022**	**2023**
Number of Alarms	19	16	15	1,286	1,325	1,223	139,294	140,699	142,858
Average Response Time*	7:33	8:21	9:08	6:51	6:53	6:49	7:49	7:41	7:47
Structure Fires									
Number of Alarms	0	1	1	16	22	31	3,067	3,462	3,433
Average Response Time*	N/A	7:31	6:01	5:30	5:16	6:10	6:36	6:31	6:30

* Response times are in minutes and seconds

Service Delivery to West Perrine CRA:

Three (3) fire-rescue stations are located within a two-mile radius of the West Perrine CRA: Perrine Fire-Rescue Station 50, located at 9798 E. Hibiscus Street, is equipped with an Advanced Life Support (ALS) Engine and an ALS Rescue; South Miami Heights Fire-Rescue Station 52, located at 12105 Quail Roost Drive, is equipped with an ALS Tanker and an ALS Rescue; and Cutler Ridge Fire-Rescue Station 34, located at 10850 SW 211 Street, is equipped with a 100-foot Basic Life Support (BLS) Platform and an ALS Rescue. Each station is staffed with seven (7) firefighter/paramedics, 24 hours a day, 7 days a week.

Planned Stations:

There are no planned fire-rescue stations within the boundaries of the proposed expansion area at this time.

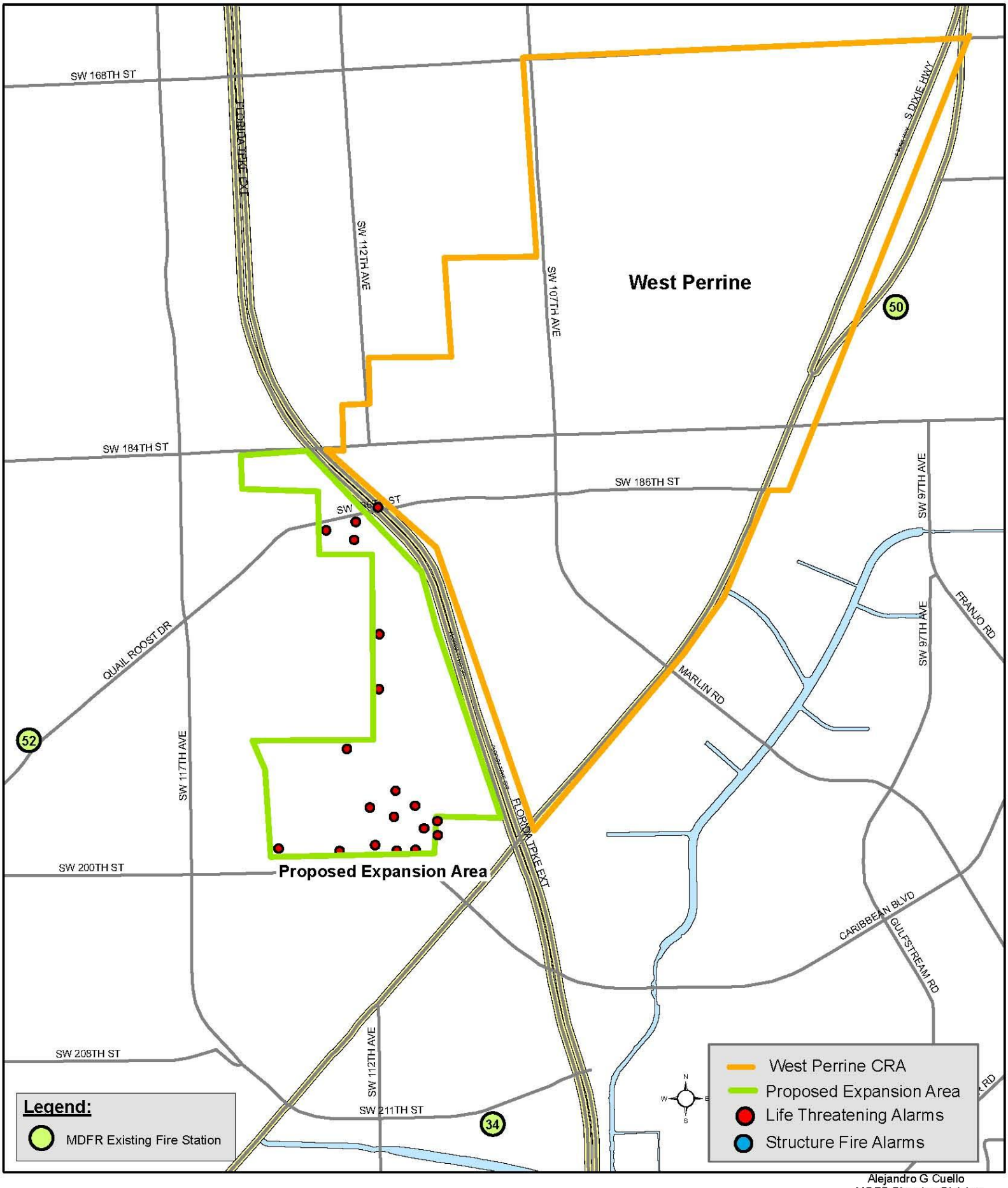
Summary:

The proposed expansion will not impact MDFR's service delivery and/or response time. Currently, the area is served as part of the Unincorporated Municipal Service Area (UMSA). If the expansion is approved, fire protection and emergency medical services will continue to be provided by Miami-Dade County, and the area will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

Should you have any questions or require further information, please contact Jenna Lugonja, Planning Division Manager, at 786-331-5254 or via e-mail at jennal@miamidade.gov.

MDFR Service Delivery to the Proposed Expansion Area,West Perrine

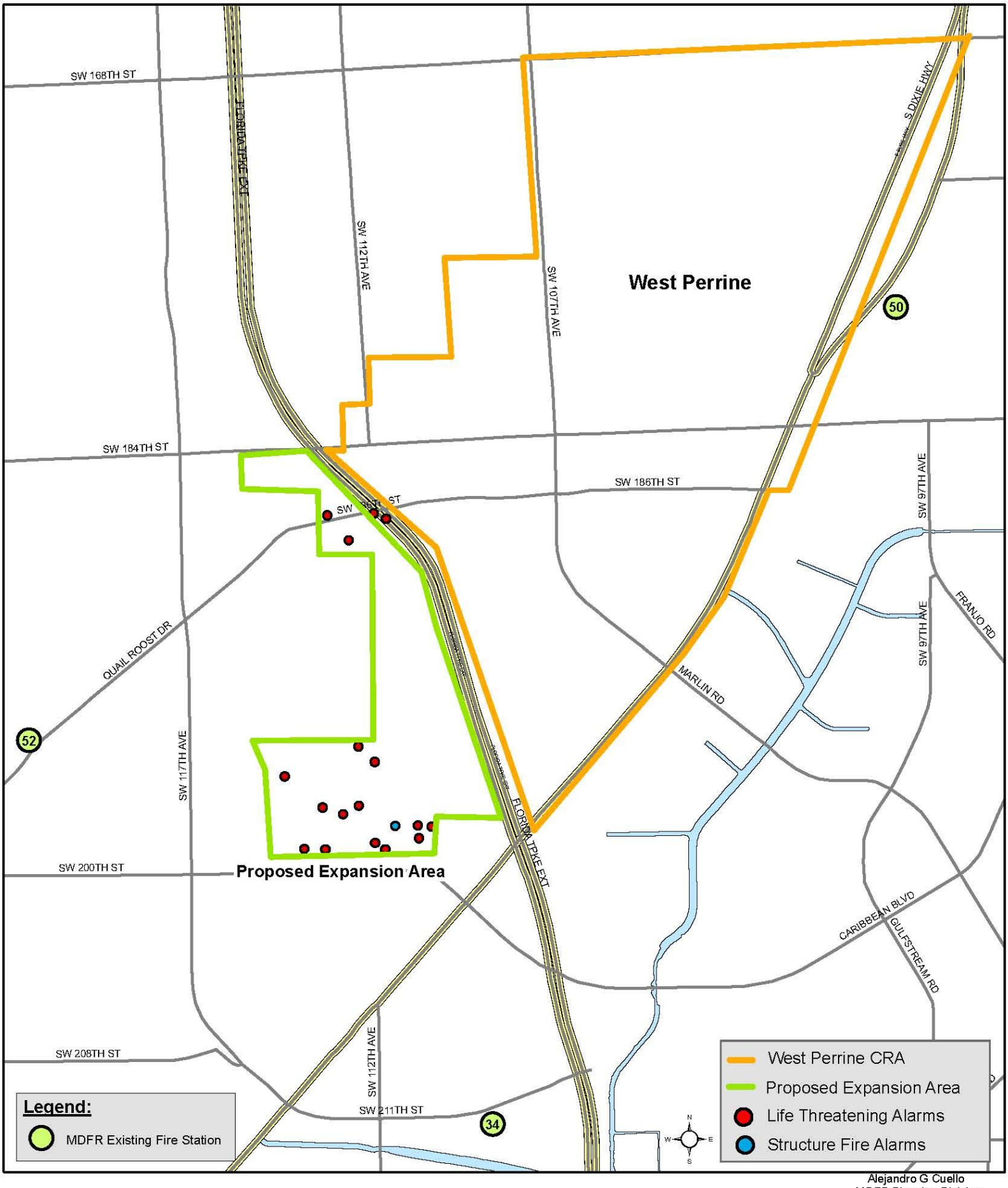
Incidents 2021



Alejandro G Cuello
MDFR Planning Division
02/12/2023

MDFR Service Delivery to the Proposed Expansion Area,West Perrine

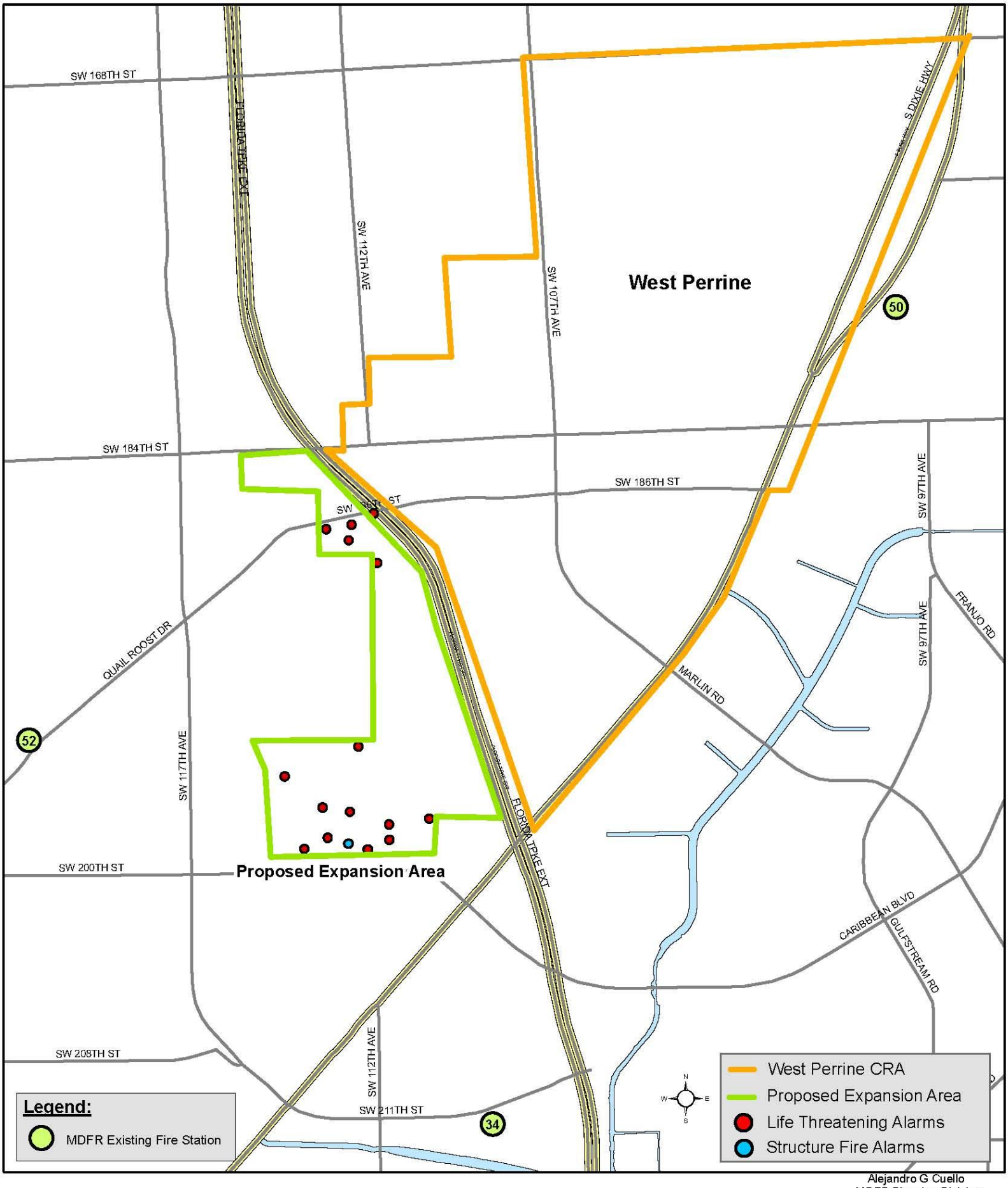
Incidents 2022



Alejandro G Cuello
MDFR Planning Division
02/12/2023

MDFR Service Delivery to the Proposed Expansion Area,West Perrine

Incidents 2023



Alejandro G Cuello
MDFR Planning Division
02/12/2023

WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (CRA)

Commercial Grant Application

Business Information

Business Name: Henry's Drycleaners

Project Address: 9945 W. Hibiscus Street

Is this project within the CRA Boundaries (Please check): Yes ☑ No ☐

Contact Information

Applicant Name: Curtis Lawrence

Title: Manager/Owner

Work Phone: (305) 238-4614 Cell Phone: (786) 368-5718

Business Owner's Name: Henry Lawrence

Email: clawre7534@aol.com

Property Owner Information

Is the applicant also the property owner (Please check): Yes ☐ No ☐

Property Owner Name: Henry Lawrence

Property Owner Address: 10480 SW 171st Street

Property Owner Phone: (305) 238-4614

Property Owner Email: N/A

Business Information

Type of Business

- ☐ Restaurant
- ☐ Auto Store
- ☑ Industrial
- ☑ Specialty Retail
- ☑ Beauty Shop (Barber/Hair/Nails)
- ☐ Food Store
- ☐ Convenience Store

☑ Other (Please Specify) Drycleaners/Barbershop

Number of Employees 3

How long have you been in business at this location? 53 Years

Business Organization Structure (Corp, LLC, etc.): Sole Proprietor

Federal Tax ID Number: 59-1423951

Other Partner(s)/Ownership Interest Cynthia Lawrence (Wife)

Have you ever received a CRA or a federal, state or local government Business grant before? Yes

If yes, when and what was the grant? 2012 - Mom & Pop Grant

Are there any open code enforcement violations? No

Has there been any work done without permits? No

If yes, please describe:

Will the scope of work proposed in this application be used to correct or finish any existing work? No

Please explain what benefit these enhancements will provide the business/property, CRA and West Perrine community

The proposed improvements will enable us to make upgrades and provide an improved level of service, as well as enhance the aesthetics of the business.

Are there active code violations on property (Please check): Yes ☐ No ☑

Describe code violations (if applicable)

Project Information

Grant Information

Estimated Total Project Cost: $168,000.00

Grant Amount Requested: $168,000.00

Work To Be Performed (scope of work)

- [x] Interior
- [x] Exterior
- [x] Painting
- [ ] Flooring
- [x] Lighting Fixtures
- [x] Security Enhancements
- [ ] Remodel
- [ ] Signage
- [x] Windows & Doors
- [x] Awnings
- [x] Landscaping
- [x] Other: Supplies & Insurance

Please provide a more detailed description of work to be done for each item selected above:

See Attachment

Please Provide the Following as Backup to Application: (Contract is considered incomplete without items as applicable below)

- ☐ Property Owner Signed and Notarized Affidavit if applicant is not the property owner
- ☐ Copy of Business Tax Receipt
- ☐ Proposed Renderings/Pictures (in color)
- ☐ Commercial Rehabilitation Program Scope of Work
- ☐ Proof of current utilities
- ☐ Proof of current and active State and County licensure
- ☐ Pictures of current location & adjacent properties
- ☐ Completed Commercial Grants Application
- ☐ Proof of Property and/or Business Ownership
- ☐ Proof of insurance
- ☐ Government issued ID
- ☐ Proof of current property taxes
- ☐ Preliminary schedule for completion of improvements
- ☐ Copy of license and liability insurance for all contractors
- ☐ Copy of survey if proposed scope of work includes, paving, fencing, landscape etc
- ☐ Any other documentation in support of request

By signing this document, the applicant affirms that all of the information provided in this application is true, accurate and complete. By signing this document, the applicant agrees to use West Perrine Community Redevelopment Agency grant funds in accordance with the eligible business activity or activities set forth in the Commercial Rehabilitation Grant Program Guidelines ("Guidelines"). By signing this document, the applicant acknowledges that the applicant has read and fully understands the contents of this document and the Guidelines.

Signature

July 2024
Date

If the applicant is other than the property owner of the building, the following line must be completed. I certify that I, the trustee and/or owner of the below-cited property, give Curtis Henry Lawrence (applicant) authority to implement improvements at the property as may be required under the West Perrine CRA Commercial Grant Program.

Print owner or trustee name and capacity/title: _____

Address: _____

Phone: _____ Email: _____

X Cynthia Lawrence
Signature of owner/trustee

Date

FLORIDA
MIAMI-DADE COUNTY

The foregoing instrument was acknowledged before me by means of ❒ physical presence or ❒ online notarization, this ___ day of _____, ____ by _____, on behalf of _____. He/she is personally known to me or has produced _____ as identification.

(NOTARY PUBLIC SEAL)

AHMADD JAY
MY COMMISSION #HH296405
EXPIRES: AUG 02, 2026
Bonded through 1st State Insurance

Signature of Person Taking Acknowledgment

Ahmadd Jay
(Printed, Typed, or Stamped Name of Notary Public)

Ahmadd Jay
Title or Rank

Serial Number, if any

Lawrence Industries
Building Refurbishment Estimate

Item	Cost	Quantity	Item Total
Facilities			
Roof Replacement	$ 30,000.00	1	$ 30,000.00
Rear Interior Ceiling Replacement	$ 12,000.00	1	$ 12,000.00
Rear Aluminum Overhang Replacement	$ 4,000.00	1	$ 4,000.00
Front Hurricane Door Replacement	$ 3,000.00	2	$ 6,000.00
Front Hurricane Window Replacement	$ 5,000.00	3	$ 15,000.00
Painting of Building Exterior	$ 4,000.00	1	$ 4,000.00
Resurface of Parking Lot	$ 11,000.00	1	$ 11,000.00
Landscaping	$ 2,000.00	1	$ 2,000.00
Central Air for Barbershop	$ 6,000.00	1	$ 6,000.00
Subtotal			**$ 90,000.00**
Drycleaners Equipment & Operations			
Presser for Drycleaners	$ 10,000.00	2	$ 20,000.00
Shir Unit	$ 30,000.00	1	$ 30,000.00
General Repairs	$ 11,000.00	1	$ 11,000.00
Inventory	$ 4,000.00	1	$ 4,000.00
New Service Counter	$ 12,000.00	1	$ 12,000.00
New Exhaust Fans	$ 500.00	2	$ 1,000.00
Subtotal			**$ 78,000.00**
Total			**$ 168,000.00**

ER
305

HENRY'S DRY CLEANERS
SUED
S
RAM

WORLD, INC. MODEL
Faultless
Spray Starch
Professional
15 PC
Dry

HUSKY