



CITY OF NORTH MIAMI
"FINDING OF NECESSITY"

FOR
THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
ESTABLISHMENT AND BOUNDARY

City of North Miami

**“A FINDING OF NECESSITY”
for a
Community Redevelopment Agency and
Community Redevelopment Area Boundary**

Prepared for
City of North Miami
North Miami, Florida

November, 2003

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FACT SHEET

TITLE: City of North Miami Finding of Necessity for the creation of a
Community Redevelopment Area

PREPARED FOR: The North Miami City Council

AUTHORIZING AGENT: North Miami City Council
Honorable Joe Celestin, Mayor
Gwendolyn Boyd-Savage, Acting City Manager
John Dellagloria, Esq. City Attorney

SUBMITTED: November, 2003

PREPARED BY: R.G. Orman and Company, Inc.
4203 Oak Street
Palm Beach Gardens, FL 33418
Phone: 561-775-1952; Fax: 561-775-1936
E-mail: Richard@orman.org

Siskind/Carlson & Partners & Judson and Partners
528 N.W. 7th Avenue
Miami, FL 33136
305-547-1333; 305-545-0515
E-mail: SISCAR1@bellsouth.net

EXECUTIVE SUMMARY

The City of North Miami City Council authorized the preparation of a Finding of Necessity study for the creation of a Community Redevelopment Area and Community Redevelopment Agency, pursuant to Florida Statutes. The results of the study are summarized in this part and provided in detail in the remaining text.

The Florida Supreme Court, in upholding the provisions of Chapter 163, Part III, Florida statutes, has allowed local governments broad discretion in determining slum and blight and has held that the determination of blight is a judgement of the local government based on substantial, competent evidence. Florida Statute 163.340 (8) sets the standards for such determination and summarily states that blight occurs when the factors found substantially impair or arrest the sound growth of a county or municipality and are a menace to the public health, safety, morals and general welfare in its present condition of use.

Findings of Slum and Blighting Conditions

This study demonstrates with substantial competent evidence that slum and blighted conditions exist and that the rehabilitation and redevelopment of the area is necessary in the interest of public health, safety, morals and welfare of the residents of the area and the county. Findings in the field and other supporting data demonstrate that conditions of slum and blight exist and that statutory conditions are met and qualify the study area for a “Finding of Necessity” (Map 3, Composite of Substandard Structural Conditions).

Slum: Field inspections indicate that there is an abundance of slum conditions as shown by the presence of deteriorated infrastructure and building structures (See Map 3). In addition, conditions which endanger life or property are shown on Maps 4 and 5, Incidences of Crime.

*Blight: For the purpose of this finding, it is demonstrated that in the proposed boundary area (See Map 1, **Proposed** Area Boundary), there exists blight in the form of the following factors:*

- a. Substandard structural conditions*
- b. Conditions which endanger life or property*

- c. *Deterioration of site or other improvements and land use conflicts*
- d. *A deficiency of safe and sanitary low and moderate income housing*
- e. *Predominance of defective or inadequate street layout.*

*It should be noted again that for the purposes of a Finding of Necessity only **one** of the conditions of blight needs to be demonstrated. In the study area five (5) of the statutory conditions are met. Substantial, competent evidence is provided to support each of the five categories. The evidence is more compelling for some of the conditions. In order to clarify which conditions best meet the standards for substantial, competent evidence, the various findings are set forth in rank order. Each of the following conditions qualifies the study area for a “Finding of Necessity”.*

Substandard Structural Conditions

*Map 3 illustrates neighborhood areas where substandard structural conditions exist. The deteriorating and deteriorated (dilapidated) structures within the proposed redevelopment area are characterized using the nomenclature **deteriorated** or **dilapidated** structures.*

Conditions which Endanger Life or Property

Criminal activity has long been a condition of the area that has discouraged redevelopment. This statement is supported by reports from property owners in the redevelopment area. The City Police Department has provided detailed map information on the location of crime. Non-Violent and violent crime is separately mapped on Maps 4 and 5.

Deteriorated Site or Other Improvements

Deteriorated site improvements speak to the functionability of the site including the improvements on

the site. In addition to building condition, the economic viability of the present use has been analyzed. A “highest and best use” standard was applied making the assumption that market conditions are the same in the study area as they would be in most other market areas of Miami-Dade County. That assumption is justified in terms of the potential future uses made possible by redevelopment. The term “functionally obsolete” is applied to structures that could be yielding more return to the land if the building were torn down and replaced. Many of the deteriorated site conditions are the result of inappropriate mix of land uses. These unplanned mixed uses, together with functionally obsolete uses and vacant land combine to create a deteriorated redevelopment environment. Such conditions sustain blight because reinvestment in neighborhoods characterized by deteriorated site conditions is unattractive to developers and investors. Functionally obsolete structures also contribute to land use conflicts by allowing the continued existence of marginally viable businesses and potential criminal habitat. Map 6, Code Enforcement Incidents, indicates a pervasive level of code violations over much of the study area.

Low and Moderate Income Housing

While the absence of low or moderate income housing can qualify an area for creating a CRA, data and field research indicate that even though there exists some low or moderate income housing in the study area, a majority of this low and moderate income housing does not qualify as “decent, safe and sanitary” nor is it sized adequately for family use. Additional, quality, low and moderate income housing is needed for relocation purposes and to allow for eventual replacement of much of the existing housing stock. There is clear evidence from the field research that many of the housing units are in need rehabilitation or remodeling to accommodate sizes adequate for family units. In addition, there are observable and anecdotal conditions indicating severe overcrowding in apartment blocks and on some single- family sites.

Predominance of Defective or Inadequate Street Layout.

The dominance of Dixie Highway, a 1.9-mile lengths, cutting through business and residential blocks on a diagonal layout when all the other streets are in a conventional grid pattern has to be identified as a blighting influence. The diagonal direction creates many small and unusual block shapes that lead to underutilization of the land for either residential or business purposes. Moreover the diagonal layout brings the heavily traveled road into many residential neighborhoods adversely impacting the quiet enjoyment of a residential environment.

Other defective street layouts occur because streets that were once residential in nature have become arterial roadways serving through traffic rather than local residential traffic. The best examples of such streets are NE 125th Street, 135th Street and NE 6th Avenue.

PURPOSE AND TEXT ORGANIZATION

The purpose of this document is to provide the results of an analysis of the Study Area identified on the Location Map. The study was conducted to determine if slum and blight conditions exist which would warrant the identification of boundaries for a Community Redevelopment Area (CRA).

This document is organized in three main sections: a background study is presented which establishes the legal and planning framework for creating a CRA and Tax Increment Financing Trust Fund. The second section provides a brief survey and analysis of the ways in which the study area meets the requirements of Florida statutes for a Finding of Necessity. The third section is an appendix, which provides additional supporting data and explanations.

METHODOLOGY

Study Area

The boundaries of the study area and proposed CRA boundary are identified on Map 1 and a legal description in the Appendix defines the CRA boundary. In order to implement a plan within the Community Redevelopment Area, conditions in the study area must meet certain conditions as

described by Florida Statutes. The Finding of Necessity requirements and procedures are prescribed in Chapters 163.340 and 163.355, F.S., summarized in this report.

Location Map



Research

Various documents have been reviewed to obtain data relative to the statutory requirements that must be met. The matrix in Appendix B lists the documents that have been reviewed and are incorporated in this document by reference. Information from those documents and data resources has been used in the formulation of this document.

Field Surveys and Data Collection

Various field surveys were conducted; these surveys were conducted on different days. The intent of the surveys was to record certain observable conditions that meet the requirements in the statutes relative to a “Finding of Necessity”. These surveys were conducted by viewing the entire proposed area on a parcel-by- parcel basis. The specific criteria utilized to establish the data needed/indicated on the maps are as described in the above referenced chapters of the Florida statutes. After the field surveys were completed, maps indicating the observed conditions were prepared. The maps were prepared to show the general location of the various conditions observed. Additionally, meetings were held at departments of the City of North Miami at which data was requested and subsequently provided.

BACKGROUND

Development Status and Plans

Map 1, Proposed CRA Boundary, delineates the boundary of the proposed redevelopment area. The subject area was built out to businesses, multifamily and single family residential and industrial uses over a period of 60 years. Map 2, Zoning Map, illustrates that the area is planned and land development regulations exist for a wide variety of land uses within the study area. Little land is currently vacant in the study area but many uses and structures are functionally obsolete and a relatively high vacancy rate in business structures was observed.

Redevelopment Statutes and Process

In order to utilize the tax increment financing mechanism in Florida, a Community Redevelopment Agency must be created and a redevelopment plan adopted. Prior to exercising authority to create a

Community Redevelopment Agency, the governing body (the City) must adopt a resolution finding that one or more slum or blighted areas exist or a shortage of housing affordable to residents of low or moderate income exist and that the rehabilitation of such areas is necessary in the interest of the public welfare.

Florida Statutes Section 163.335 (2000), declares that slums and blighted areas in the state are “....a serious and growing menace, injurious to the public health, safety, morals, and welfare...” It further states that the existence of slums and blighted areas contributes to “....the spread of disease and crime....” Such areas are “....an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues....; and their existence “....impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities;....” Also, subsection (1) finds and concludes that the “....prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

Section 163.335(2) contains a declaration of the range of public policy responses that are deemed appropriate in dealing with the problems of slums and blight. Some slums and blighted areas “....can be conserved and rehabilitated through appropriate public action....” by the “....means provided in this part...” such conservation or rehabilitation may be effected to eliminate, remedy, or prevent the “....evils enumerated.” Other slums and blighted areas, in contrast, “....or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation.” Section 163.335(3) finds and declares that redevelopment as contemplated by the act is a public purpose for which public funds may be expended and the power

of eminent domain and the police powers can be exercised.

Section 163.355(5) declares that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; and that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities. The use of tax increment financing for the funding of redevelopment activities was found constitutional by the Florida Supreme Court in the case of *State v. Miami Beach Redevelopment Agency*, 392 So. 2d. 875, (1980). After making its finding that slum or blight exists, the governing body (City Council) must further find the need for a community redevelopment agency (CRA) to function within the municipality to carry out the purposes of the Florida Redevelopment Act. The governing body, by resolution, may either designate itself as the board of the commissioners of the agency, or by ordinance, appoint a board of commissioners pursuant to Section 163.356, Florida Statutes.

LEGAL FINDINGS AND REQUIREMENTS VS. EXISTING CONDITIONS

Legal Requirements

Florida Statutes, Section 163.355 provides the conditions required for a Finding of Necessity. A finding of necessity is a necessary prelude to modifying or expanding the boundaries of a Community Redevelopment Area. The section prescribes:

“Finding of Necessity by County or Municipality. No county or municipality shall exercise the authority conferred by this part until after the governing body has adopted a resolution finding that:

- (1) One or more slum or blighted areas or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income,

- including the elderly, exist in such county or municipality; and
- (2) The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of public health, safety, morals, or welfare of the residents of such county or municipality.”

It is important to note that only one of the stated conditions need to be found for the City to make a Finding of Necessity, and that the City has broad discretion in making its determination. Field inspections found that there is an abundant amount of slum conditions and the presence of deteriorated structures indicate one or more slum or blighted areas in the City. This report demonstrates with substantial, competent evidence that slum and blight exist in the study area.

Section 163.340(7) defines a slum area as follows:

- “(7) *Slum area* means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.”

A blighted area is defined by Florida Statutes at F.S. 163.340(8) as either:

- (a) “An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that lead to economic distress or endanger life or property by fire or other causes or one or more of the

following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

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. Inadequate and outdated building density patterns;
 6. Tax or special assessment delinquency exceeding the fair value of the land;
 7. Inadequate transportation and parking facilities; and
 8. Diversity of ownership or defective or unusual conditions of the title which prevent the free alienability of land within the deteriorated or hazardous area; or
- (b) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at the present or following proposed construction.”

The essential difference between the two concepts as defined by the legislature is that a slum is an area where conditions actively and directly menace the essential public order while a blighted area is one where conditions are not conducive to sound growth and the public good is impaired by the various impediments to such growth.

Findings of Slum and Blighting Conditions

For the purpose of this finding, it is demonstrated that in the designated study area depicted on Map

1, Proposed CRA Boundary there exists slum and blight as indicated by the following factors:

- A. Substandard structural conditions
- B. Conditions which endanger life or property
- C. Deterioration of site or other improvements and land use conflicts
- D. A deficiency of safe and sanitary low and moderate income housing
- E. Predominance of defective or inadequate street layout

EXISTING CONDITIONS FINDINGS

It should be noted again that for the purposes of a Finding of Necessity only *one* of the statutorily required conditions needs to be demonstrated. In the Study Area, five (5) of the statutory conditions are present and are demonstrated by substantial, competent evidence. Since the evidence is more compelling for some of the conditions than for others, in order to clarify which conditions best meet the standards for substantial, competent evidence, the various findings are set forth in rank order.

(A) Substandard Structural Conditions.

The deteriorating and deteriorated structures within the proposed redevelopment area are characterized on the maps using the nomenclature “Deteriorated and Dilapidated Structures” collectively deteriorated and dilapidated structures are referred to as “Substandard”. While these terms are not defined by Section 163.340 Florida Statutes, the definitions and observable conditions required by the U.S. Department of Housing and Urban Development (HUD) are instructive and are listed below.

Deteriorated: Substandard, Suitable for Rehabilitation. Deteriorated buildings are those that need minor or major repairs to correct one or more of the following defects:

- (a) Broken or missing materials in small areas of exterior wall and roof
- (b) Badly weathered appearance
- (c) Indications of rotting

- (d) Shifting of the roof-line or foundation
- (e) Open cracks in exterior walls
- (f) Porch steps unstable, unsafe or in disrepair

Dilapidated: Substandard, Beyond Rehabilitation. Dilapidated buildings are those that do not provide safe and adequate shelter, or the cost of renovation exceeds the worth of the property after renovation. Such properties have one or more of the following critical structural defects:

- (a) Inadequate or missing original construction
- (b) Severe damage due to fire or weather
- (c) Holes in large areas of the roof
- (d) Sagging roof-lines or bulging walls
- (e) Doors or windows incapable of being closed and secured
- (f) Large areas of rot or termite damage
- (g) Severe foundation settling

Field mapping of structural deficiencies (See Map 3) indicates the specific location of deteriorated or dilapidated structures in the area.

(B) Conditions which Endanger Life or Property

Criminal activity throughout the proposed CRA area has long been a condition which has discouraged redevelopment. This fact is supported by anecdotal evidence from property owners in the redevelopment area. It is also supported by police department experience and mapped data. Map 4 indicates the incidence of non-violent crimes and Map 5 depicts the location of violent crimes in the study area.

(C) Deteriorated Site or Other Improvements

Many of the deteriorated site conditions are the result of inappropriate mix of land uses. These unplanned mixed uses, together with functionally obsolete uses and vacant land combine to create a deteriorated redevelopment environment. See Map 3. Such conditions sustain blight because reinvestment in neighborhoods characterized by deteriorated site conditions is financially unattractive to developers and investors. Functionally obsolete structures also contribute to land use conflicts by allowing the continued existence of marginally viable businesses. In addition, Map 6 which documents the incidence of code violations also supports the finding of deteriorated site and other improvements. The map

reports 50 different violation types and they are pervasive over the entire study area. Incidents such as “pool unmaintained” or “overgrown lot” or “debris and junk” contribute to the finding of deteriorated site conditions.

This area also creates a drain on City services since vacant properties are often purchased by nonprofit organizations, which, after buying the underutilized property, remove the lands and buildings from the tax roll. Lack of up-to-date utility infrastructure, vacancies, functionally obsolete land uses and the general deterioration of the properties have combined to dramatically reduce the value of improvements in proportion to the value of the lands. Overall, in the study area, the property improvements are valued at \$ 786 million dollars and the land is valued at \$ 409 million. This creates an **improvements to land ratio of 1.92/1**. This figure is in contrast to the standard rule of thumb for such ratios which is at 4.0/1. In other words, the expected improvement value is normally four times the land value. In addition, map 7, Taxable Property Values, shows that 51% of the properties within the Proposed CRA Boundary Area have a taxable value of **less than \$50,000**. All of this analysis clearly demonstrates that many of the buildings in the study area have little or no value in the marketplace for the properties. This fact strongly indicates the need for a redevelopment plan that dramatically changes the urban built environment.

The infrastructure also contributes to the deteriorated site conditions. The condition of existing potable water lines and facilities, sanitary sewers, storm sewers, swales, sidewalks, curb and gutter and roadways were evaluated with a view of ascertaining their condition and capacity relative to providing services for the proposed redevelopment plan.

(D) Low and Moderate Income Housing

The absence of low or moderate-income housing can justify a finding of necessity. Data and field research indicate that while there is some low or moderate income housing in the study area, a majority of this housing does not qualify as “decent, safe and sanitary” nor is it sized adequately for family use. Additionally, quality low and moderate income housing is needed in the redevelopment area for relocation purposes and to allow for eventual rehabilitation of

much of the existing housing stock. These factors combined create a severe shortage of low or moderate income housing in a decent, safe and sanitary environment. In addition, there are observable and anecdotal conditions indicating severe overcrowding in apartment blocks and on some single-family sites.

(E) Predominance of Defective or Inadequate Street Layout.

The dominance of Dixie Highway cutting through business and residential blocks on a diagonal layout when all the other streets are in a conventional grid pattern has to be identified as a blighting influence. The diagonal direction creates many small and unusual block shapes which lead to underutilization of the land for either residential or business purposes. Moreover the 1.9-mile long diagonal layout brings the heavily traveled road into many residential neighborhoods adversely impacting the quiet enjoyment of the residential environments.

Other defective street layouts occur because streets that were once residential in nature have become arterial roadways serving through traffic rather than local residential traffic. The best examples of such streets are NE 125th Street, 135th Street and NE 6th Avenue.

CONCLUSIONS

The findings presented in this document comprise substantial competent evidence that the conditions of slum and blight exist in the proposed CRA area. Based on the study and analysis presented in this report, there is substantial competent evidence that slum and blight conditions exist which impair or arrest the growth within the extension area and that present conditions and uses in the area are detrimental to the public health, safety, morals and public welfare.

The predominant conditions are

- (a) A substantial number of deteriorated and dilapidated structures – Map 3
- (b) Conditions which endanger life or property
- (c) Deterioration of site or other improvements - Map 3
- (d) Inadequate low and moderate income housing in a decent, safe and sanitary condition, with adequate size, to meet the needs of the community.
- (e) Predominance of defective and inadequate street layout.

Description of Proposed Community Redevelopment Area

The Proposed Community Redevelopment Area, Map 1, is generally described as: the entire portion of the City West of Biscayne Boulevard, together with the “Munisport” property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent F.I.U. property on the East, and three properties fronting on the North side of N.E. 151st Street from Biscayne Boulevard East to and including the “Stadium” site; and **excluding** that area between the Biscayne Canal and North Miami Avenue generally between N.E. 127th Street and N.E. 135th Street; and also **excluding** the entire portion of the City East of the Biscayne Canal to Biscayne Boulevard excluding: properties between the Biscayne Canal and Griffing Boulevard; the Greenwich Planned Unit Development; The “Portofino” Planned Unit Development; and a group of residential properties west of the Arch Creek between N.E. 136th Street and N.E. 140th/141st Street.

Action should be taken immediately to eliminate existing slum and blight conditions, prevent its reoccurrence and to enhance and protect the public investments previously made in the

area. The preservation and/or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to the pursuit of redevelopment and revitalization. Tax increment financing is an effective method of providing a source of ad valorem tax funds focused on the need for redevelopment. As redevelopment progresses, the tax base for will be enhanced and thereby increase the ability of the CRA to accomplish its redevelopment objectives.

The North Miami City Council, based upon the substantial, competent evidence presented in this report should find that there exists within the area described on Map 1, areas of slum and blight that are characterized by a substantial number of deteriorated and dilapidated structures, conditions which endanger life or property, deterioration of site or other improvements, inadequate low and moderate income housing in a decent, safe and sanitary condition, with adequate size, to meet the needs of the community, and a predominance of defective or inadequate street layout. The Council should further find that the rehabilitation, conservation or redevelopment, or a combination thereof, in the above described area is necessary to preserve, protect and enhance the public health, safety, morals and general welfare of the residents of the City of North Miami, Florida. In order to make these findings the council should, based on the data presented, make this finding of necessity and thereby justify the creation of the CRA area as proposed on Map 1.

Appendix A

Boundary Description

City of North Miami Proposed Community Redevelopment Area Boundary

The proposed City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami which is located at the centerline of the intersection of Opa Locka Boulevard and NW 17th Ave. and then proceeds south until it jogs left approximately 240 feet at the rear of the parcels directly south of the parcels that are below the centerline of 128th Street. It then proceeds south to 127th Street. It then turns right approximately 240 feet to the centerline of NW 17th Ave. It proceeds south to NW 119th Street and travels east along the centerline until it reached the western Limited access Right of Way line adjacent to Interstate I-95. The CRA boundary turns left and proceeds north until it reaches the centerline of 121 Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Ave where it then makes a right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then makes a right approximately 230 feet and then makes a left and travels north approximately 230 feet. It then jogs right and travels for approximately 200' until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then makes a right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650' until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet and then makes a slight jog of approximately 60' onto NE 120th Street, where it then turns right and travels south approximately 330 feet until it reaches the intersection of NE 119th Street. It then turns left along the centerline of NE 119th Street and travels east approximately 850' where it then jogs slightly south approximately 50 feet. It then travels approximately 205 feet in a North Easterly direction where it then jogs right approximately 70'. It then jogs in a southeasterly direction approximately 150 feet and then turns left and travels north approximately 600'. It then turns east and travels in a straight line until it reaches the centerline of NE 121st street. The CRA boundary travels east along the centerline of NE 121st street and crosses over the Florida East Coast Railway line. It continues along the centerline of NE 121st Street until it makes a left at the intersection of NE 14th Avenue. It travels north along the centerline of NE 14th Ave. approximately 600' and then jogs slightly to the north until it reaches the centerline of NE 123rd Street. It then makes a right along the centerline of NW 123rd street and travels east until it reaches NE 16th Ave. It makes south along NE 16th avenue until it reaches NE 121 St. The CRA boundary then makes a left along NE 121st Street and travels east until it hits the centerline of Biscayne Boulevard until it reaches a point that is approximately 200' north of the centerline of NE 135th Street. The CRA boundary then makes a left and travels west approximately 870 feet until it reaches the Florida East Coast Railway lines (FEC). It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a North Westerly direction. It then jogs north along arch creek approximately 330 feet. It then makes a left and goes west until it reaches the centerline of NE 16th Avenue. The CRA boundary then travels north along the centerline of NE 16th avenue until it reaches the centerline of NE 141st Street. It

makes a right and goes east along the centerline of NE 141st street until it reaches NE 16th court. It then travels south along the centerline of NE 16th CT until it reaches NE 140 Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the centerline of NE 142nd Street. It travels approximately 530 feet and then makes a right and travels south approximately 400'. It then makes a left and travels east until it hits the FEC, where it then follows the FEC Right of Way until NE 151st Street. The CRA boundary makes a left at the centerline of NE 151st street and then travels west until it reaches the centerline of NE 18th Avenue. It travels south until it reaches NE 143rd Street. It makes a right and travels west along NE 143rd street until it reaches NE 12th Avenue. It travels north along the centerline of NE 12th Avenue until it reaches NE 149th Avenue. It travels west along NE 149th Street until it reaches NE 11th Avenue. It travels south along NE 11th Avenue. It travels west one block and then travels north NE 10 CT until it reaches NE 147th Street. It then travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary travels west until it reaches NE 5th Court. It makes a left along the centerline of NE 5th Court and travels south until it reaches NE 143rd Street. It then travels west along NE 143rd Street until it reaches NE 4th Avenue. It travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then makes a right and travels east on NE 135th Street until it reaches NE 4th Avenue. It travels south on NE 4th Avenue until it reaches NE 131st Street. It makes a right on NE 131st Street and travels west until it comes to Griffin Blvd. It travels south on Griffin Blvd approximately 2000 feet until makes a right and crosses over the Biscayne Canal until it reaches NE 2nd Avenue. The CRA boundary then makes a right on NE 2nd Avenue until it reaches NE 127th Street. It then travels west until it reaches NE Miami Ct. It then travels north along the centerline of North East Miami court approximately 140 feet until it reaches NE 127th TE. It then travels west until it reaches North Miami Avenue. It travels along the centerline of North Miami Avenue until it makes a left at NW 128th Street. It travels along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. The CRA boundary makes a left along the centerline of NW 139th Street and travels west until it reaches NW 5th Avenue. It then makes a right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary makes a left at NW 143rd Street and travels west until it reaches NW 7th Ave. It then travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It travels west along NW 135th Street until it reaches NW 12th Ave. It then travels north along the centerline of NW 12th Ave. until it reaches Opa Locka Blvd until it reaches the point of beginning at the intersection of Opa Locka Blvd and NW 17th Ave. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue.

The CRA boundary excludes those areas that are bounded by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Blvd.

A separate CRA Boundary includes the “Munisport” property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent FIU property on the East and three properties fronting on the North side of NE 151st Street, from Biscayne Boulevard East to and including the “Stadium” site.

An additional separate Boundary starts at the intersection of NE 121st Street and NE 18th Avenue and proceeds east to the Western Right of Way line of NE 19th Avenue. It then makes a left and travels north to the Southern Right of Way line of NE 122nd Street and then turns left and travels west approximately 180 feet. It then turns north until it reaches the centerline of NE 123rd Street. It then travels East on 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east, of NE 123rd Street. It then proceeds west to the southern boundary of the right of way of the alley to the North of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 18th Avenue and turns right on the westerly right of way of NE 18th Avenue to the point of beginning.

Appendix B

Matrix of Data and Research Resources

NORTH MIAMI CRA - DATA/MATERIALS LOG

Doc. Ref.	Date Issued	Date Received	Title-Description	Topic/Discipline	General Notes
1.00	N/A	6/24/2003	Future Land Use Plan	Land Use	
1.01	1/1/1996		Existing Land Use	Land Use	
1.02	3/22/03	8/28/2003	City of North Miami - Future Land Use Map Exhibit Q	Land Use	
1.03			Future Land Use Map	Future Land Use (map)	
1.04		8/21/2003	North Miami Area Map	Map (land use)	
1.05		8/29/2003	Miami-Dade County Land Use Info.	Land Use	
2.00	1/1/2000	6/1/2003	Aerial	Aerial	
2.01		8/21/2003	Aerial views (4 plans)	Aerial	
2.02		8/21/2003	Aerial Enlargements & Key Plan	Aerial	
3.00	7/29/2002	7/19/2003	City of North Miami - Economic Dev. Plan	Planning	
3.01	7/14/00	7/19/2003	Northeast Sixth Ave. City of North Miami	Planning	
3.02	1991	8/26/2003	Tax Increment Financing -Tool for Affordable Housing	Planning/Housing	
3.03	1991	8/26/2003	Comprehensive Plan -City of N. Miami	Planning	
3.04	6/1/88	8/26/2003	Comprehensive Master Plan - N. Miami	Planning	
3.05	9/1/84	8/26/2003	North Miami Downtown Action Plan	Planning	
3.06	11/1/89	8/26/2003	Vision 2000 - Program Report	Planning	
3.07	3/23/90	8/26/2003	Economic Development Program - N. Miami	Planning	
3.08	6/23/03	8/26/2003	Consolidated Plan 2000-2003 - N. Miami	Planning	
3.09	6/1/98	8/26/2003	Business Inventory - N. Miami	Planning	
3.10		8/29/2003	Miami-Dade County GIS Coverages Parcel	Plan/GIS	
3.11		8/29/2003	Miami-Dade County Data Tables PTX Sales	Plan/GIS	
3.12		8/29/2003	Miami-Dade County Data Tables PTX Master	Plan/GIS	
3.13		9/9/2003	City of North Miami CDBG Eligible Blocks Map	Planning/MAP	
3.14	9/16/03	9/17/03	City Owned Properties - City of North Miami	Planning	
3.15	9/16/03	9/17/03	Vacant Lots (Private) - City of North Miami	Planning	
3.16	9/23/03		Historical Sites - Dade Co.	Planning	
3.16.1	10/9/03	10/9/03	Historical Sites - Fl Dept of State - Historical Resources	Planning	
3.17	9/26/03		Charter of the City of North Miami	Planning/Zoning	
4.00	7/18/03	7/18/2003	City Finance Report (of City Website)	Budget	
4.01	9/30/03	9/30/2003	City of North Miami - Preliminary Budget FY 2003-2004	Budget	
5.00	1/6/03	8/21/2003	North Miami - Police Report (Stat Trax)	Police	
5.01		8/21/2003	North Miami Police Annual Report	Police	
5.02		8/21/2003	Police Zones - Color Map	Police	
5.03	9/29/2003	9/29/2003	Crime Incidents - Non-Violent	Police	
5.04	9/29/2003	9/29/2003	Crime Incidents - Violent	Police	
5.05	10/15/2003	10/15/2003	Violent Crime Cluster Locations - Graphic Map	Police	
5.06	10/15/2003	10/15/2003	Non-Violent Crime Cluster Locations - Graphic Map	Police	
6.00		8/21/2003	2000 Census of Population and Housing, Fl. State Data Ctr.	Demographics	
6.01		8/21/2003	North Miami Census TRACTS 2000	Demographics	
6.02	7/1/93	8/21/2003	Socio-Economic Profile - City of North Miami	Demographics	
6.03		8/21/2003	Census Tracts	Demographics	
7.00	9/1/01	8/21/2003	Citywide Improvement Study & Report	Capital Improvements	
7.01			Capital Improvement Program Summary (2002-2003)	Capital Improvements	
7.02			5 year Capital Improvement Program (FY 2004-2008)	Capital Improvements	
7.03	2003	8/26/2003	Capital Improvement Program 2004-2008	Capital Improvements	
7.04	5/1/02	8/21/2003	Technical Memorandum NE 125th Street (SR 922) Improvement Feasibility Study - City of	Capital Improvements	
8.00		8/21/2003	North Miami Zip Codes	US Postal Service	
10.00		8/21/2003	Transportation Corridors Map	Study Materials	
10.01	8/13/03	8/21/2003	Colored Zoning Map (4 Density Sheets)	Study/zoning	
10.02		8/21/2003	Windshield Observation Trip Route Map	Study Materials	
10.03			Planometric Index & Maps	Study Materials	
10.04			Short Windshield Route	Study Materials	
10.05	9/15/2003	9/15/2003	CRA Concept schematic plan (preliminary)	Study Materials	
10.06	9/29/2003	9/29/2003	Council Workshop Information Packet (hand out)	Study Materials	
11.00		8/21/2003	City of North Miami Appendix A Zoning	Zoning/Codes	
11.01	in 1989	8/26/2003	Code Ordinances - City of N. Miami	Zoning/Codes	
11.02	8/16/03	8/16/2003	City of N Miami - Code Violations (8/16/02-8/16/03)	Zoning/Codes -violations	
11.03		8/29/2003	Miami-Dade County Zoning Information	Zoning/Codes	
11.04	9/23/2003		City Charter Applicable Data	Zoning/City Charter	
11.05	circa 1991	8/16/2003	City of N. Miami - 1991 Zoning Use Classifications Plan	Zoning/1991 Map	
12.00		8/26/2003	Transit Circulator Plan, Phase II - Implement	Transit	
12.01	2/26/2002	9/4/2003	City of North Miami Transit Circulator Plan Phase II - Implementation Plan	Transit	
12.02	10/13/2003	9/22/2003	Transportation Element (Exhibit 2)Revised	Transit	
13.00	2/1/95	8/28/2003	Parks & Recreation - City of N.M. Needs Assessment Study	Parks	
13.01	8/26/03	8/28/2003	Parks & Recreation - City of N.M. Statistical Information on Use	Parks	
13.02	10/31/03	10/30/2003	How to use Parks for Community Revitalization	Parks	
14.00	6/12/92	8/26/2003	FIU - Joint Center for Environmental & Urban Studies	Finance	
15.00	6/22/05	8/26/2003	Multi-Family Bldg Database - N. Miami	Housing	
16.00	3/6/2003	9/4/2003	City of North Miami - Public Works Information Sewer & Potable	Utilities Data	
16.01	10/13/03	10/13/2003	North Miami /Water/Sanitary information	Utilities Data	
18.00	9/15/03	9/15/03	City Parcel Photography (2276 photos)	Photography/parcels	
19.00	9/23/03		Wetlands	Environmental	
20.00	9/26/2003		Transportation Element	Transportation	
21.00	10/2/2003		FIU North Miami Campus - Facilities Map	Education	
22.00		9/22/2003	Oblique Aerial Photography & GPS Access (583 photos)	Our Study/Aerials	
10.00	11/3/2003	11/3/2003	Facts Sheet	Study Data	
10.00	11/3/2003	11/3/2003	City of North Miami Zoning Analysis	Study Data	
10.00	11/3/2003	11/3/2003	Land Use/Zoning Table	Study Data	

Appendix C Representative Photographs

Predominance of Defective or Inadequate Street Layout



Odd-shaped parcels created by diagonal Dixie Highway



Inadequate rights-of-way for arterial streets



Unsafe access to arterial streets

**A Deficiency of Safe and Sanitary
Low and Moderate Income Housing**



Backing into traffic; inadequate open space (16NE6thAve)



Junk and trash present on site



Minimalist housing with limited amenities and limited open space

Deteriorated Site Conditions and Land Use Conflicts



Land use conflicts; no drainage, sidewalks



Land use conflicts



Land use conflict; business and homes



Functionally obsolete commercial buildings



Functionally obsolete restaurant building



Missing sidewalks and storm drainage

Conditions Which Endanger Life or Property



Backing into traffic and lack of open space



Inadequate sidewalks



Dangerous access to arterial road

Substandard Structural Conditions



Unpainted; falling plaster



Rotting fascia; grass growing from roof



Peeling paint and plaster; broken steps



Rotting fascia; unkempt landscaping



Lack of paint; broken screen



Broken awning; rotted structure

Appendix D

City of North Miami

Fact Sheet

Total City Size	-	5,600 Acres
Proposed CRA Size	-	3,634 Acres (2,362 net of roads and Govt. properties)
City Population	-	60,036 persons
Unemployed	-	3,097 persons

Existing City Taxable Value	-	\$ 1,366,643,785. (2002)
Proposed CRA Taxable Value	-	\$ 780,857,974.
Balance of City Taxable value	-	\$ 585,785,800.
Taxable Land to Improvement Ratio	-	1.92

City of North Miami Housing Breakdown:

Total Dwelling Units (Avail.)	-	22,281
Dwelling Units (Occupied)	-	20,541
Owner-occupied	-	10,367
Renter Occupied	-	10,174
Dwelling Units (within CRA)	-	15,593
Dwelling Units (Outside CRA)	-	6,686

City Population Growth:

1980	-	42,550
1990	-	49,990
2000	-	60,036

Year Housing Structures Built:

1990 - 2000	646	structures
1980 - 1989	1,771	structures
1939 - 1979	19,550	structures

Housing (Within Proposed CRA Boundary):

Single Family	-	6,845
Multifamily (3 or more units)	-	5,082
Condominium	-	2,403
Town Houses	-	119
Duplex	-	788
Total Housing Units	-	15,237

City of North Miami - Household Income:

Median Household Income	-	29,778
Less than \$24,999	-	8,505
\$25,000 to \$49,000	-	6,787
\$50,000 to \$99,999	-	3,813
\$100,000 to \$200,000	-	1,322

Poverty Status (below poverty level):

Individuals	-	14,055
Families	-	2,826
Families with female householder, no husband present	-	1,372

