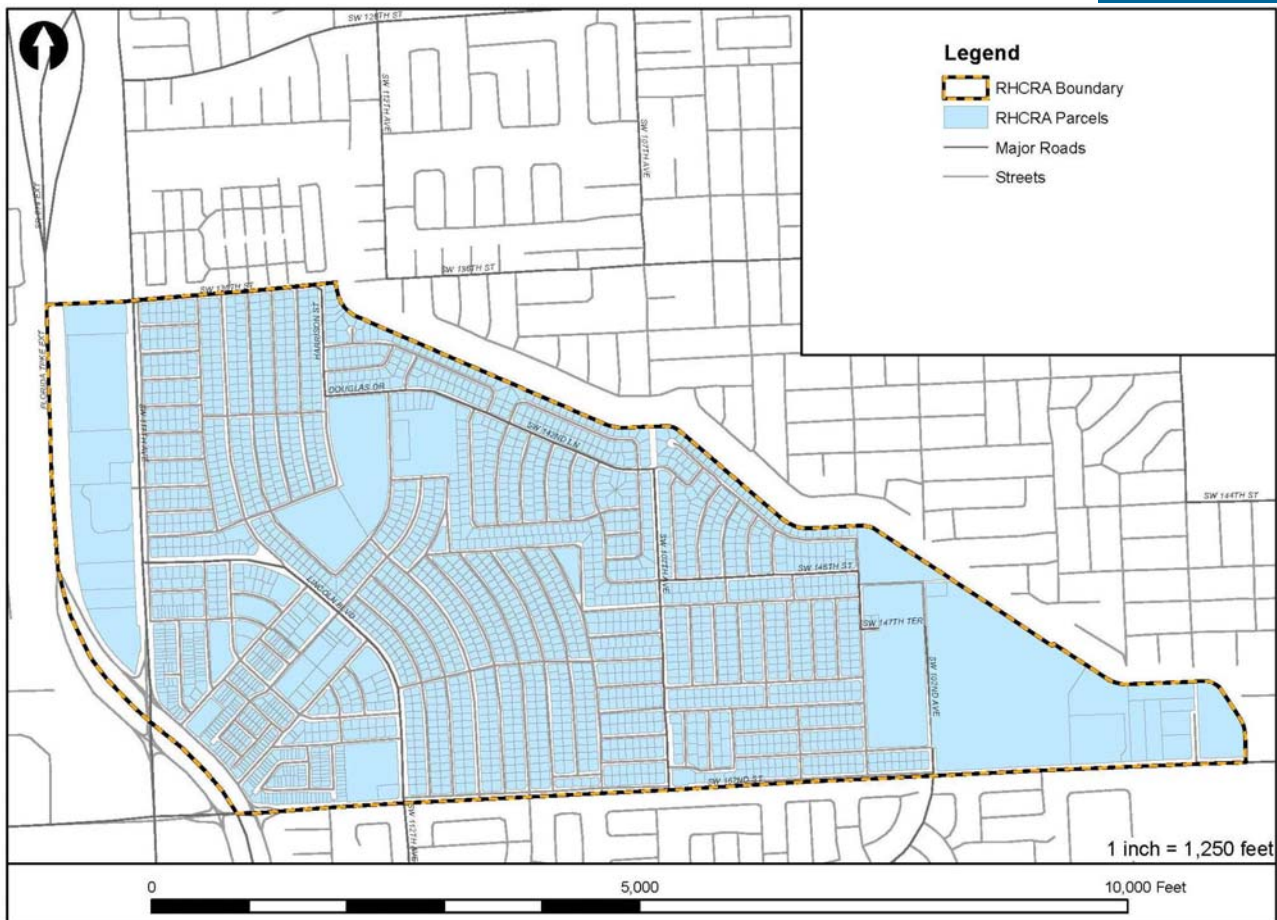


RICHMOND HEIGHTS POTENTIAL CRA FINDING OF NECESSITY NOVEMBER 2015



PMG Associates, Inc.
3880 NW 2 Court
Deerfield Beach, Florida 33442
(954) 427-5010

Finding of Necessity – Richmond Heights

1.2 METHODOLOGY

The analysis of the conditions that exist in the proposed CRA area was conducted using data available from documented sources throughout the community. Agencies within Miami-Dade County were contacted and data was supplied to examine the characteristics of the community. Additional research was conducted through field observations and photographic evidence to underscore the findings.

Each of the criteria as established by State Law will be discussed separately and the data sources used for the analysis will be described in each section.

1.3 LEGAL REQUIREMENTS

The requirements of the FON are established in Section 163.340 of the Florida Statutes and are described as follows:

Slum Determination 163.340 (7)

“Slum area” is defined as 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.

Blight Determination 163.340 (8)

“Blighted Area” is defined as an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- (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;

Finding of Necessity – Richmond Heights

- (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; or
- (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

Finding of Necessity – Richmond Heights

SECTION 2 SLUM CONDITIONS

2.1 ANALYSIS OF SLUM CONDITIONS

The conditions that define “Slum” as outlined in Florida State Statutes 163.340(7) in the potential CRA area are found in the following factors. In order for a proposed CRA area to qualify as having slum conditions, the area must have at least one of three factors.

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

The conditions of inadequate housing can be categorized through the determination of “Unsafe Structures” as determined by the Florida Building Code. Data collected from the Miami-Dade Building Code Division reveals that the proposed CRA area has 5 “Unsafe Structures” within its borders. These citations cover the full range of conditions including inadequate ventilation, substandard housing and improper maintenance of the buildings.

In addition, Exhibit 2-1, on the next page, shows the sanitary sewer customers in the proposed CRA. The map shows that more than one-half of the proposed CRA does not have sewer service. The preponderance of septic tanks in the CRA poses health and sanitation risks for the area.

The population also has a higher than average incidence of poverty with 23.3% of the population having household income levels below the Poverty Line. This data is found in Table 2-1.

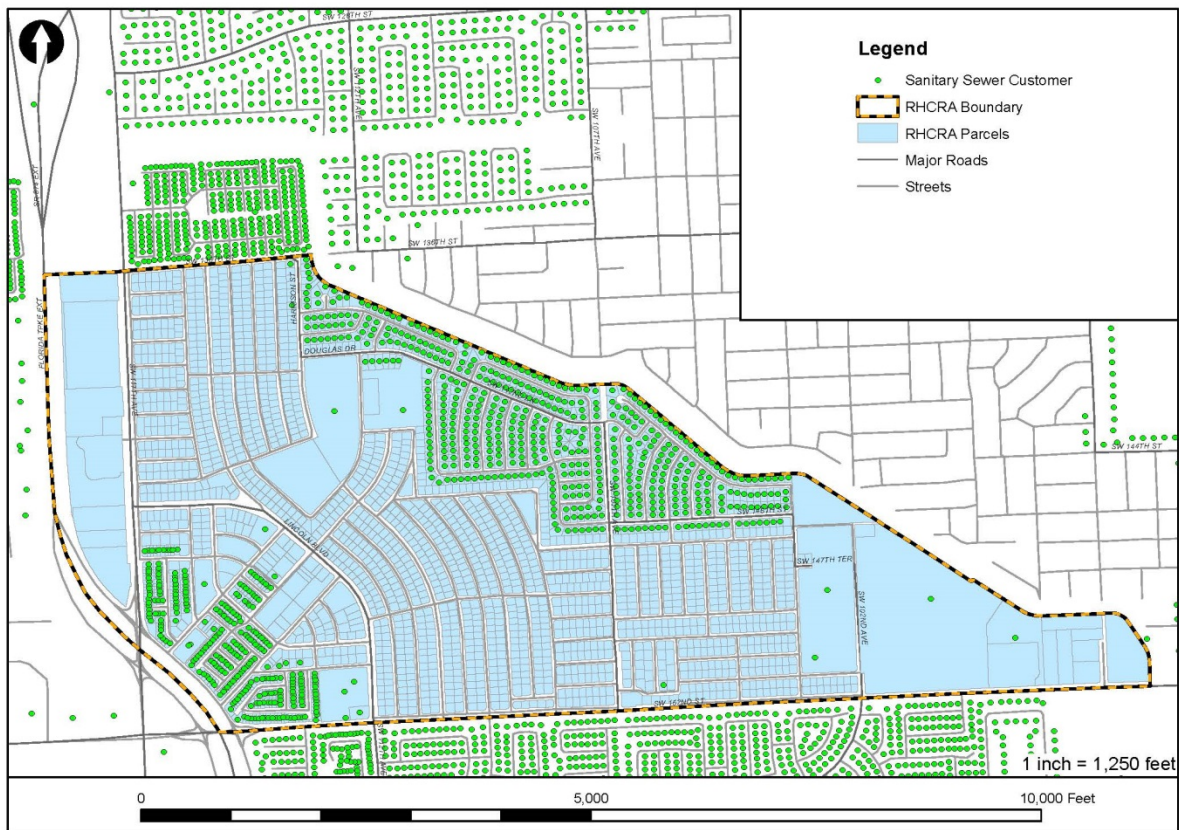
**TABLE 2-1
DEMOGRAPHIC DATA FOR RICHMOND HEIGHTS**

Richmond Heights					
Population	7,582	School enrollment percentages by age group:		Number Living in Poverty	1,721
Female	4,202 (55.4%)	Under 5 years- Nursery Sch. Pre-K	37.4%	Poverty Rate	23.3%
Under 5 Years	310 (4.1%)	5-14 yr olds in K to 8 grade	76.2%	Labor Force	3,724
5 to 14 Years	806 (10.6%)	15 to 19 yr olds in High School	93.7%	Employment	2,536
15 to 19 Years	631 (8.3%)	18 to 29 yr olds- College/Grad Sch.	28.9%	Unemployment Rate	31.9%
19 to 24 Years	630 (8.3%)			Mean Household Income	\$46,492
25 to 44 Years	2,124 (28.0%)			Median Household Income	\$34,446
45 to 64 Years	1,813 (23.9%)	% of pop. 25 yrs & above with no more than:		Per Capita Income	\$16,638
65 of more years	1,268 (16.7%)	High Sch. Diploma/GED	41.1%	Median Home Value	\$154,853
Median Age	40.6	Associate's Degree	6.6%	Median %Hsg Cost w Mortg	36.4%
Hispanic	1,923 (25.4%)	Bachelor's Degree	11.0%	Median Rent as % of Income	49.7%
White - Not Hispanic	79 (1.0%)	Graduate/Professional Degree	8.8%	Housing Vacancy Rate	10.7%
Black - Not Hispanic	5,449 (71.9%)			Persons per Household	3.3
				Employment by Industry:	
				Agriculture	44
				Goods Producing	254
				Wholesale/Retail Trade	366
				Transp, Warehousing, Util.	147
				Information	-
				Finance, Ins., Real Estate	178
				Prof. & Business Services	133
				Ed. & Health Services	890
				Arts, Ent. & Tourism	326
				Other Services	21
				Public Administration	177

*Note: Census Blocks Groups have been identified for each neighborhood using the best fit based on the distribution of population and housing units.
Data Source: 2013 American Community Survey 5 year estimates.*

Finding of Necessity – Richmond Heights

EXHIBIT 2-1 SANITARY SEWER CUSTOMERS



Source: Miami-Dade County Water and Sewer Department

(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

Density patterns can be measured by the amount of developed acres of land or by the amount of population per acre. Miami-Dade County contains approximately 2,000 square miles of the land area. However, only approximately 500 acres are developed and within the Urban Development Boundary (UDB). Based on a population of approximately 2.5 million, the density of persons per acre in Miami-Dade County is 7.81.

For the potential CRA area, the population of 7,582 lives within 908 acres for a density of 8.35 persons per acre.

Finding of Necessity – Richmond Heights

(c) The existence of conditions that endanger life or property by fire or other causes.

A review of the data from the Miami-Dade Fire/Rescue Division reveals that in 2014, the area had a total of 266 calls for fire. Based on the population of 7,582, this equates to 35.1 calls per one thousand population. For the entire service area of Miami-Dade Fire/Rescue during the same time, the population of 1.9 million generated 36,416 calls for fire service, which is 19.2 calls per one thousand population, per the 2014-2015 Miami-Dade Fire Rescue Business Plan.

2.2 RESULTS OF ANALYSIS

The proposed area meets all criteria (a, b and c) of section 163.340(7) of the State Statutes.

Finding of Necessity – Richmond Heights

SECTION 3 BLIGHT CONDITIONS

3.1 ANALYSIS OF BLIGHT CONDITIONS

The requirements under State Statutes 163.340(8) for designation as “Blighted” note that the area must have a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.

One method of illustrating “Blight” is through photographic evidence. Field observations were used to examine the area and photographs were taken of the conditions. Figures 3-1 through 3-14 are a representative sample of the conditions in the area. Other photographs are found in the Appendix.

The population also has a higher than average incidence of poverty with 23.3% of the population having household income levels below the Poverty Line.

Examples of “Unsafe Structures”



Figure 3-1 Single Family Home



Figure 3-2 Single Family Home

Finding of Necessity – Richmond Heights

Examples of deteriorated buildings



Figure 3-3 Single Family Home



Figure 3-4 Single Family Home



Figure 3-5 Commercial Building



Figure 3-6 Institutional Structures



Figure 3-7 Residential



Figure 3-8 Commercial

Finding of Necessity – Richmond Heights

Examples of deteriorated structures



Figure 3-9 Roadways



Figure 3-10 Driveways



Figure 3-11 Sidewalks



Figure 3-12 Utilities



Figure 3-13 Fences



Figure 3-14 Drainage

Finding of Necessity – Richmond Heights

The designation of deteriorated structures is not limited to buildings. Structures also include infrastructure elements such as roadways, sidewalks, drainage canals, fences, driveways and drainage aprons. An examination by Florida Technical Consultants, Inc. was undertaken as a part of this analysis. The examination considered the existence of deteriorated or substandard facilities as illustrated by the previous photographs. In addition, the examination also identified where these infrastructure facilities were absent. The following table represents the determination of the inadequate or missing structures in the proposed CRA area and possible costs associated with the improvements.

Input from the Public Meeting noted several instances where runoff from certain properties generate flooding on neighboring parcels.

**TABLE 3-1
INFRASTRUCTURE IMPROVEMENT NEEDS**

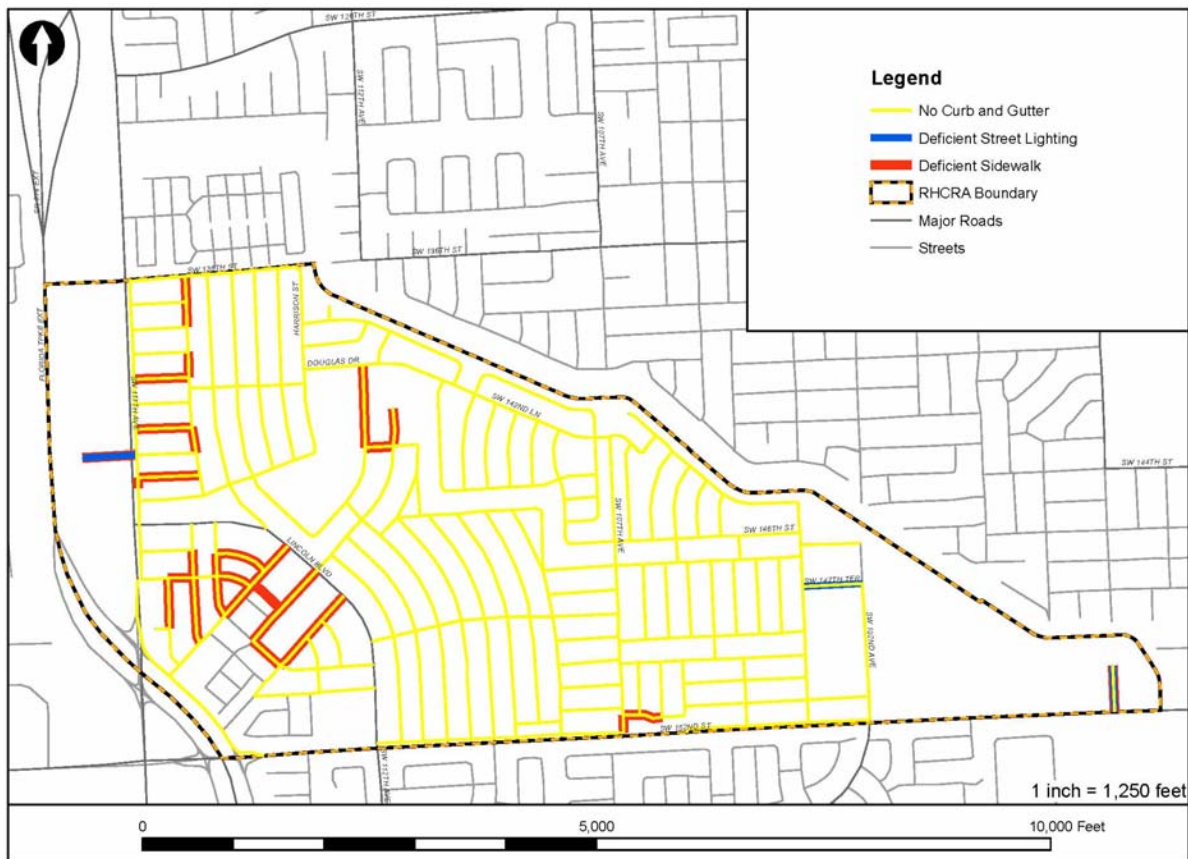
**Richmond Heights CRA
Cost Estimate to Address Deficiencies**

Item	Quantity	Unit	Cost	Total
Install Sidewalk	30567	SY	55	\$ 1,681,167
Install Curb and Gutter	312954	LF	35	\$ 10,953,390
Install Drainage	94734	LF	75	\$ 7,105,050
Structures	1080	EA	5000	\$ 5,400,000
Install Sanitary Sewer	114932	LF	85	\$ 9,769,220
Install Sanitary Sewer Structures	400	EA	4000	\$ 1,600,000
Install Sanitary Sewer Features	3	EA	300000	\$ 900,000
Install Lighting	57	EA	10000	\$ 570,000
Roadway Restoration	389140	SY	60	\$ 23,348,400
Design and Contingency 30%				\$ 18,398,168
TOTAL IMPROVEMENTS				\$ 79,725,395

Source: Florida Technical Consultants

Finding of Necessity – Richmond Heights

EXHIBIT 3-1 ROADWAY DEFICIENCIES



Source: Florida Technical Consultants

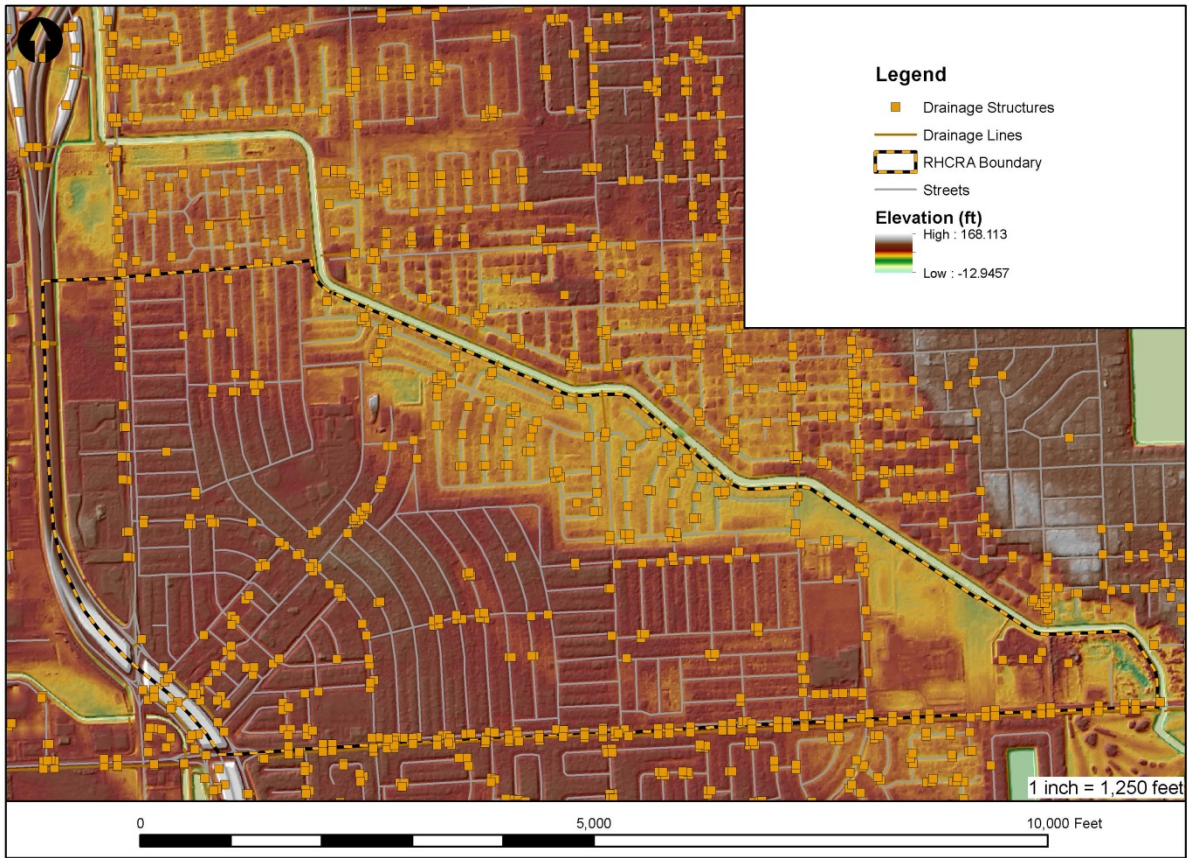
Exhibit 3-1 shows a map of the roadway deficiencies in the Proposed CRA. This highlights the areas where the improvements detailed in Table 3-1 should be concentrated. The maps on the following pages show the existing drainage structures in the proposed CRA (Exhibit 3-2) and the existing water customers in the proposed CRA (Exhibit 3-3).

Additional information from the Public Meeting noted that, at times, emergency vehicles have difficulty traveling the road system. There is also limited access to the community with the existence of the canal prohibiting access from;

- 97th Ave
- 102nd Ave
- 107th Ave
- 136th Ave

Finding of Necessity – Richmond Heights

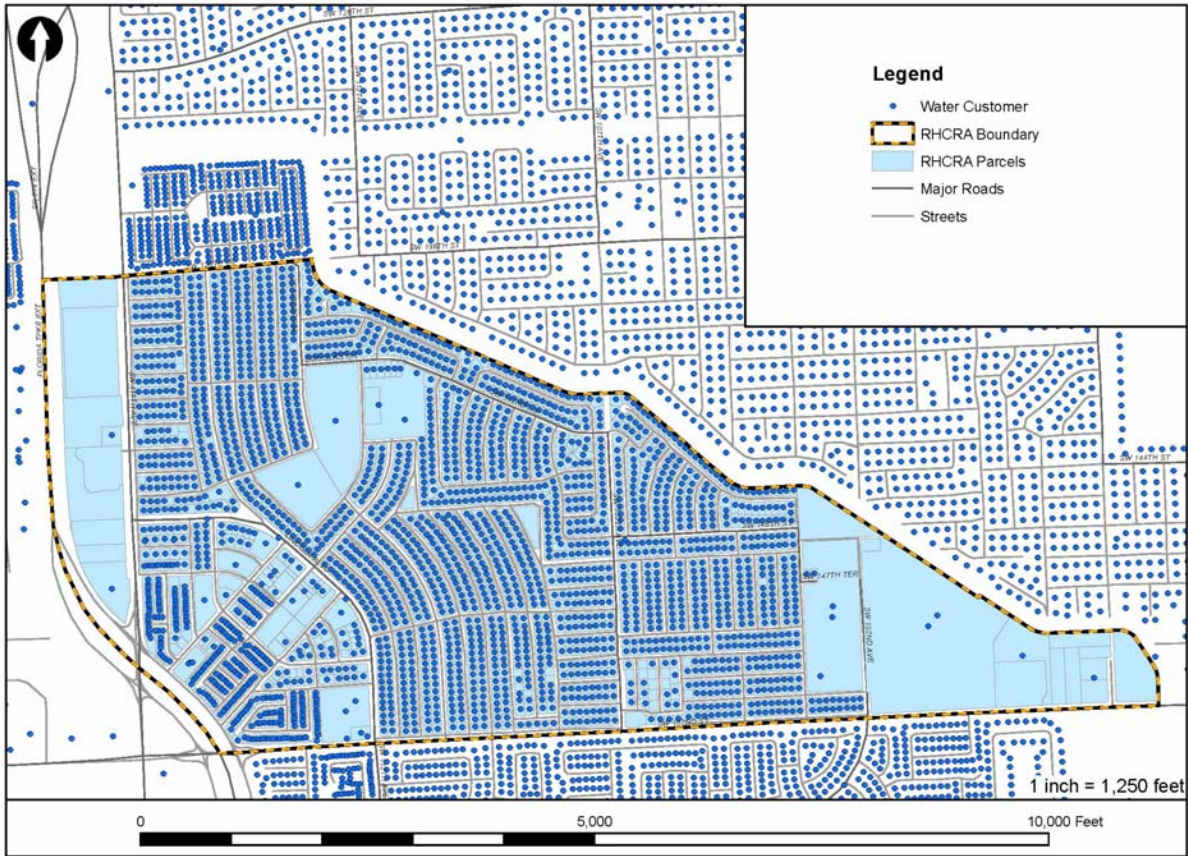
EXHIBIT 3-2 DRAINAGE STRUCTURES



Source: Miami-Dade DERM, Florida Technical Consultants, 2015

Finding of Necessity – Richmond Heights

EXHIBIT 3-3 WATER CUSTOMERS



Source: Miami-Dade County Water and Sewer Department, Florida Technical Consultants

Finding of Necessity – Richmond Heights

3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

Each of the 14 criteria will be examined in this section.

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

For economic purposes, the street layout should enable customers to reach businesses easily and for trade among business to be conducted directly and efficiently. Most of the commercial property in the proposed CRA is on major roadways and easily accessible. The street pattern of the proposed CRA is not detrimental to development of commercial property.

EXHIBIT 3-4 AERIAL PHOTOGRAPH OF STREET LAYOUT



Source: Miami-Dade County Property Appraiser

(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;

Data from the Miami-Dade County Property Appraiser's Office was obtained to examine the change in Taxable Value for the properties located in the proposed CRA area and compare them to the entire County's experience.

Finding of Necessity – Richmond Heights

The following table lists the experience of the potential CRA area and the County from the years 2010 through 2015. In 2010, Miami-Dade County, as well as the rest of the country, was in the midst of the great recession and the significant decline in the real estate market. Recovery has occurred, and while real estate values have not yet approached pre-recession levels, growth has occurred in the past five years.

The Richmond Heights area has seen growth in the past five years, but not at the same rate the recovery has come to the rest of Miami-Dade County. While the County has experienced a growth rate of 19.85% from 2010 to 2015, the Richmond Heights area has had a growth rate of only 5.99%.

**TABLE 3-2
CHANGE IN TAXABLE VALUES - POTENTIAL CRA AREA AND MIAMI-DADE COUNTY**

Value	Potential CRA Area	Miami-Dade County
2010 Taxable Value	\$141,671,331	\$192,268,347,808
2015 Taxable Value	\$150,162,262	\$230,429,191,490
Rate of Change	5.99%	19.85%

Source: Miami-Dade County Property Appraiser

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

The conditions that generate faulty street layout would also contribute to a faulty lot layout. As discussed in section (a), commercial lots in the proposed CRA are easily accessible via major roadways. In addition, the lots are of adequate size and usefulness, and are not a detriment to development.

(d) Unsanitary or unsafe conditions;

The Miami-Dade Building Code Division has determined that 5 buildings in the potential area are “Unsafe Structures” and have cited these properties for the condition of the buildings.

Ground contamination is a very serious issue throughout the potential area and much of the Richmond Heights community has been designated as a Brownfield site. Brownfield status is a condition, within certain legal exclusions and additions, of real property, the redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant, which may include petroleum hydrocarbon releases. Brownfield status generally means there are use or development restrictions on the site.

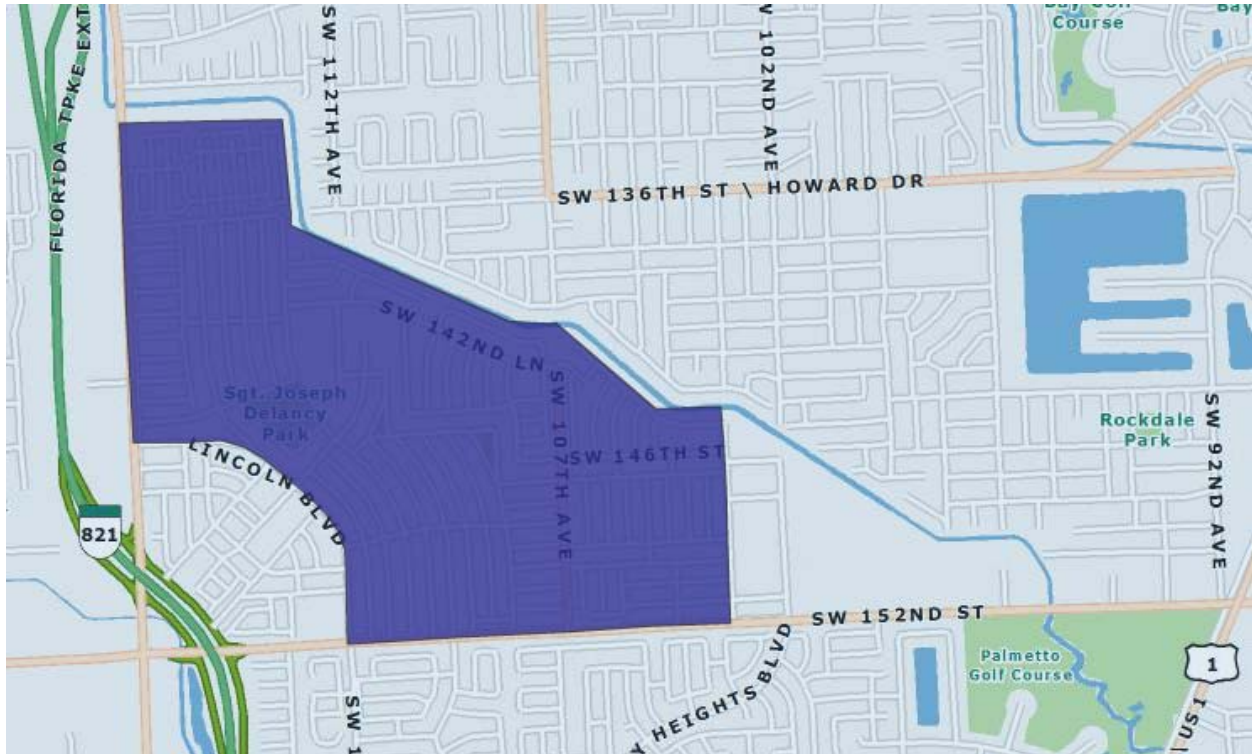
The primary goals of the Brownfield Redevelopment Act are to:

- Reduce public health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards
- Create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites
- Derive cleanup target levels and a process for obtaining a "No Further Action" letter using Risk-Based Corrective Action principles
- Provide the opportunity for Environmental Equity and Justice

Finding of Necessity – Richmond Heights

Over one-half of the Richmond Heights area is within the Richmond Heights Brownfields area (as seen in dark blue in Exhibit 3-5).

EXHIBIT 3-5 BROWNFIELD AREAS



Source: Miami-Dade County

(e) Deterioration of site or other improvements;

Listed in Table 3-1 (page 10) are the necessary improvements to the infrastructure within the potential area boundaries. These improvements total approximately \$73.0 million.

(f) Inadequate and outdated building density patterns;

Density patterns can be measured by the amount of developed acres of land or by the amount of population per acre. Miami-Dade County contains approximately 2,000 square miles of the land area. However, only approximately 500 acres are developed and within the Urban Development Boundary (UDB). Based on a population of approximately 2.5 million, the density of persons per acre in Miami-Dade County is 7.81.

For the potential area, the population of 7,582 lives within 908 acres for a density of 8.35 persons per acre.

Finding of Necessity – Richmond Heights

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

Lease rates have not been declining and are generally on a par with other similar areas of Miami-Dade County. Three data sources were used to determine the lease rates and the real estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

Additionally, the information was verified through field investigation.

(h) Tax or special assessment delinquency exceeding the fair value of the land;

The Miami-Dade Tax Collectors Office is the source of the Tax Delinquency figures for the county and the potential area. Data representing the tax delinquencies for the past year were acquired and analyzed for this study.

One of the questions regarding the designation of blight is if the area has property with tax delinquencies that exceed the fair value of the properties within the boundary. The Tax Delinquencies for the potential area total \$110,949 as of May 2014. With a total Taxable Value of \$177,850,102, the Tax Delinquencies represent .07% of the total.

**TABLE 3-3
TAX OR SPECIAL ASSESSMENT DELINQUENCY IN PROPOSED CRA AREA AND MIAMI-DADE COUNTY**

Value	Delinquent Value	Taxable Value	Percent Delinquent
Proposed CRA Area	\$110,949	\$150,162,262	.07%
Miami-Dade County	\$89,925,547	\$230,429,191,490	.04%

Source: Miami-Dade County Tax Collector

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

There relatively few vacancies in the potential area and these rates are not more extensive than through the remainder of Miami-Dade County. Three data sources were used to determine the vacancy rates and the Real Estate activity in the area. These sources are:

- Trulia.com
- MLS
- Loop.net

Additionally, the information was verified through field investigation.

Finding of Necessity – Richmond Heights

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

Crime data was obtained from the Miami-Dade Police Department who maintain statistics for each Police Service Grid in the County. Data from the grids that encompass the potential CRA were obtained to determine the incidence of crime. Data was provided for “Emergency” calls and “Priority” calls which represent the most significant activity for the Department. Data from the most recent year available (2014) was used. Police Service Grid 1989 is partially in the proposed CRA but does extend outside the CRA border.

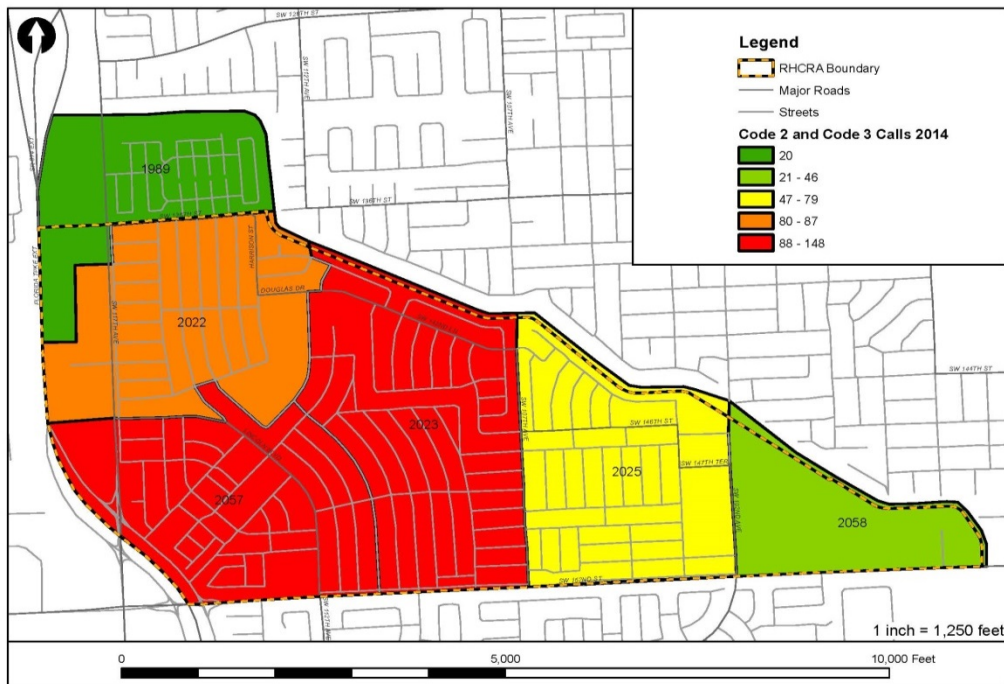
For the past year, the total number of Emergency and Priority calls for the potential CRA area was derived from the posted statistics. To better compare these numbers, they were divided by the population to arrive at a per capita figure of calls per one thousand population. Table 3-4 provides the analysis. At the Public Meeting, the citizens called attention to the incidence of crime. They also noted that lighting will help address this condition.

**TABLE 3-4
POLICE CALLS PER CAPITA**

Area	Police Calls	Population	Calls/1,000
Proposed Richmond Heights CRA Area	485	7,582	64.0
Miami-Dade County Service Area	54,760	1,090,645	50.2

Source: Miami-Dade Police Department

**EXHIBIT 3-6
POLICE EMERGENCY AND PRIORITY CALLS**



Source: Miami-Dade Police Department

Finding of Necessity – Richmond Heights

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

A review of the data from the Miami-Dade Fire/Rescue Division reveals that in 2014, the area had a total of 266 calls for fire. Based on the population of 7,582, this equates to 35.1 calls per one thousand population. For the entire service area of Miami-Dade Fire/Rescue during the same time, the population of 1.9 million generated 36,416 calls for fires or 19.2 calls per one thousand population, per the 2014-2015 Miami-Dade Fire Rescue Business Plan.

(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;

The Miami-Dade Code Enforcement Division is responsible for overseeing the monitoring and enforcement of the Building Codes and other State and County regulations regarding the use of property. Data for the past year was obtained and review to assess the number of Code violations within the potential CRA boundary and the total for the unincorporated area of Miami-Dade County.

Table 3-5 lists the figures and analysis for the Code violations in the area. Exhibit 3-7 is a graphic representation of the number of violations in the area.

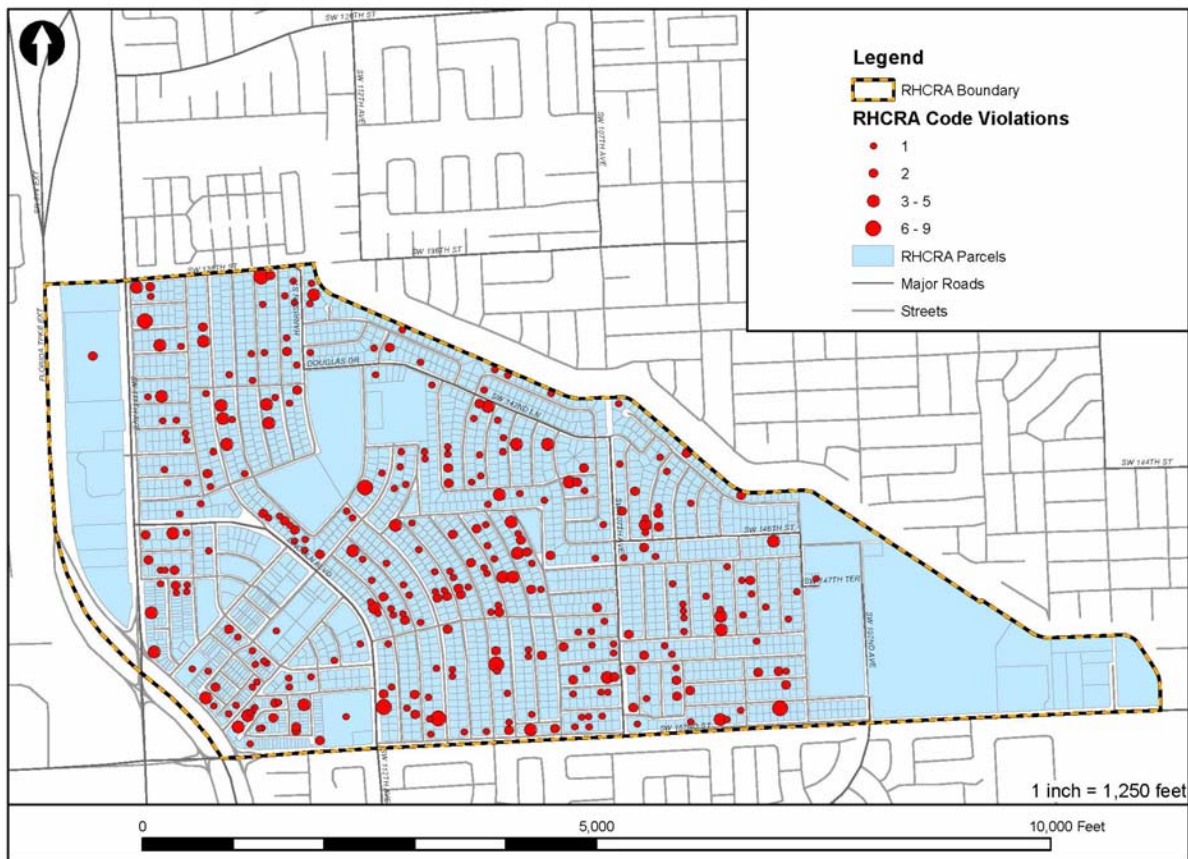
**TABLE 3-5
CODE VIOLATION**

Area	Violations	Parcels	Rate per 1,000 Parcels
Proposed CRA	515	2,564	200.86
Unincorporated County	92,846	1,109,204	83.71

Source: Miami-Dade Code Enforcement

Finding of Necessity – Richmond Heights

EXHIBIT 3-7 CODE VIOLATIONS BY LOCATION



Source: Miami-Dade Building Department, Florida Technical Consultants

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

The following map (Exhibit 3-8) illustrates the amount of vacant property within the potential area. The amount of vacant property is often designated as a negative factor since the land is not productive. However, it may also be seen as a positive providing an opportunity to develop. Exhibit 3-8 indicates that there is only a small amount of vacant property in the potential area.

Another factor in assessing the amount of vacant property is the diversity of the ownership. The best chance for development or redevelopment is if much of the area has common ownership. In several cases multiple ownership exists. Bethel Baptist Church and Martin Memorial African M E Church Inc. each own multiple properties in the Southwest corner of the proposed CRA, and Village at Coral Reef LLC owns the six vacant parcels in the Southeast corner of the proposed CRA.

Finding of Necessity – Richmond Heights

EXHIBIT 3-8 VACANT PROPERTY



Source: Miami-Dade Property Appraiser, Florida Technical Consultants

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity,

A visual representation of government owned land is shown in Exhibit 3-9 on the following page. There is only a small amount of property in government ownership in the potential area. Therefore the amount of land that is held by the government because it has environmental concerns is limited. However, Exhibit 3-5 identifies that much of the potential area is within the Brownfields designation. This designation provides an environmental issue for the area.

Finding of Necessity – Richmond Heights

EXHIBIT 3-9 GOVERNMENT OWNED PROPERTY



Source: Miami-Dade Property Appraiser, Florida Technical Consultants

Finding of Necessity – Richmond Heights

SECTION 4 PUBLIC INPUT

EXHIBIT 4-1 PUBLIC INPUT NOTICE

THE PUBLIC IS CORDIALLY INVITED TO ATTEND A PRESENTATION ON THE

Richmond Heights Community Redevelopment Area Study

Date: Wednesday, November 18, 2015

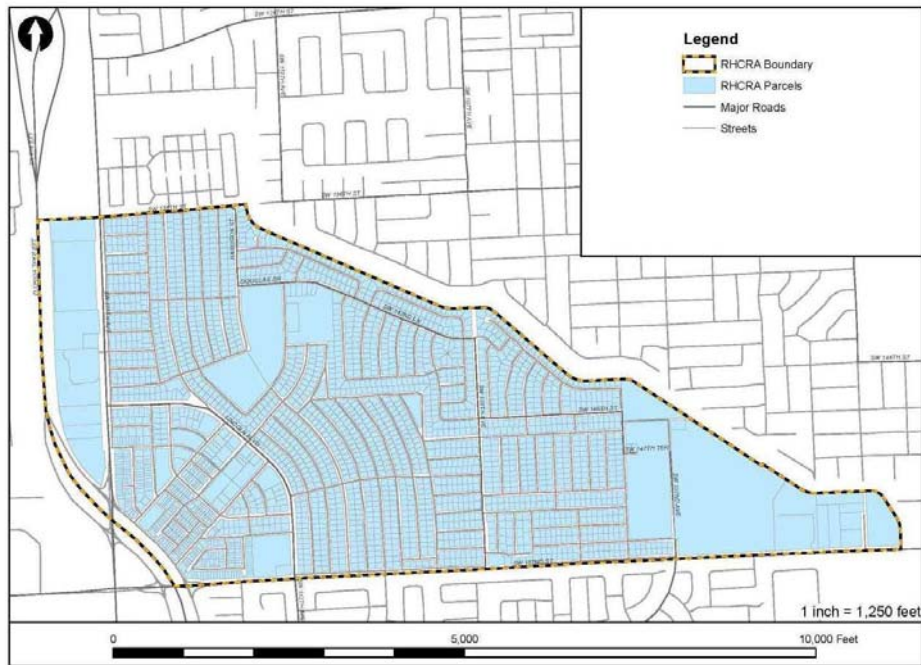
Time: 6:30 – 8:00 PM

Location: Sgt. Joseph Delancy Park

14450 Boggs Drive

Miami, FL 33176

The public is invited to attend a presentation on the initial findings of a study on the proposed Richmond Heights Community Redevelopment area. The purpose of the meeting will be to discuss the area's current conditions, needed improvements and community standards. Attendees will have the opportunity to give feedback on the preliminary report and offer additional information relating to crime and safety, housing, transportation and economic development within the studied boundaries. This meeting is free and open to residents, property owners, business owners, and interested members of the general public.



Sponsored by Miami-Dade County in collaboration with PMG Associates, Inc. For further information call 786-258-1697

Finding of Necessity – Richmond Heights

Richmond Heights Public Meeting
November 18, 2015
Summary of Comments at Meeting

- CRA should address drainage issues.
- It is in the best interest of the area to abandon septic tanks.
 - CRA could hook up homes to sewer lines.
- Road going into Delancy Park, adjacent to baseball fields needs to be fixed.
- Street lights need to be added in the neighborhood.
- There was a plan to build a new gymnasium that eventually fell through.
- Damaged roads create emergency access issues.
- Swales are not managed properly.
- Community standards should be enacted.
- Increases in the number of rental properties have led to an increase in trash piled up on the side of the road.
- Neighborhood is affected by a lack of connectivity. Bridges should be built over the canal at:
 - 97th Ave
 - 102nd Ave
 - 107th Ave
 - 136th Ave
- Too many small parks in the neighborhood.
 - Land could be developed on and increase tax base.
 - Build a big park instead.
- Other areas have:
 - Dog Parks
 - New libraries
 - New recreation centers
- Richmond Heights needs to improve appearance.
- Everywhere else has been renovated.
- CDBG and CRA funds could be combined to provide synergy.

Public Meeting Sign-in sheets

Data follows.

Finding of Necessity – Richmond Heights

Richmond Heights CRA Finding of Necessity - Public Input Meeting November 18, 2015

Name	Organization	Telephone	E-mail
Amos Soudz		786-459-5226	
Sam Burley	Richmond Planning OP2	305-608-3535	COACHBURLEY@AOL.COM
Ed Hanna	LH Institute	786 298 6925	Hconsulting inc@earth.net
Warren Rautersaw		305-951-1606	wabady@aol.com

Finding of Necessity – Richmond Heights

Richmond Heights CRA Finding of Necessity - Public Input Meeting November 18, 2015

Name	Organization	Telephone	E-mail
William B. Bell	Comm Council 14	786 216 8801	willbell@Comcouncil14.org
J. Bures	Offing Comm. Mass	305-245-4420	J.Bures@Miami.gov
J. Tomlin	Tomlin Transportation Consulting, Inc.	305-437-7257	JTomlin@tconsultinginc.com

Finding of Necessity – Richmond Heights

Richmond Heights CRA Finding of Necessity - Public Input Meeting November 18, 2015

Name	Organization	Telephone	E-mail
Perley Richardson, Jr.		286-348-5083	PRicha7902 @AUL.COM

Finding of Necessity – Richmond Heights

SECTION 5 SUMMARY AND RECOMMENDATIONS

5.1 SUMMARY

Sections 2 and 3 of this report identify the criteria for designation as “slum” and “blight” based on Florida Statutes. Each of the criteria was examined individually to assess the conditions and determine if the requirements under State law has been satisfied. Tables 5-1 and 5-2 the criteria for slum and blight found in the potential area.

**TABLE 5-1
SLUM CRITERIA**

Criteria	Description	Finding
(a)	Inadequate provision for ventilation, light, air, sanitation, or open spaces	Meets criteria
(b)	High density of population	Meets criteria
(c)	The existence of conditions that endanger life or property by fire or other causes	Meets criteria

**TABLE 5-2
BLIGHT CRITERIA**

Criteria	Description	Finding
Deteriorated Strictures		Meets criteria
(a)	Predominance of defective or inadequate street layout	Does not meet criteria
(b)	Assessed values of real property in the area have failed to show any appreciable increase	Meets criteria
(c)	Faulty lot layout	Does not meet criteria
(d)	Unsanitary or unsafe conditions	Meets criteria
(e)	Deterioration of site or other improvements	Meets criteria
(f)	Inadequate and outdated building density patterns	Meets criteria
(g)	Falling lease rates per square foot of office, commercial, or industrial space	Does not meet criteria
(h)	Tax or special assessment delinquency exceeding the fair value of the land	Meets criteria
(i)	Residential and commercial vacancy rates higher in the area than in the remainder of the county	Does not meet criteria
(j)	Incidence of crime in the area higher	Meets criteria
(k)	Fire and emergency medical service calls to the area proportionately higher	Meets criteria
(l)	A greater number of violations of the Florida Building Code	Meets criteria
(m)	Diversity of ownership or defective/unusual conditions of title	Does not meet criteria
(n)	Governmentally owned property with adverse environmental conditions	Meets criteria

Finding of Necessity – Richmond Heights

This summary notes that the potential area meets all three of the “Slum” criteria and 9 of the 14 specific “Blight” criteria. In addition, the potential area has a substantial number of deteriorated structures as evidenced by Figures 3-1 through 3-14 and the photographs found in the Appendix.

5.2 RECOMMENDATIONS

The potential CRA area of Richmond Heights meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets all three of the criteria to be designated as slum (one is required), and nine of the criteria to be designated as “blight” (only two are required). The area also meets the “blight” requirement of existence of deteriorated structures.

It is recommended that the Board of County Commissioners approve the Finding of Necessity for the CRA boundaries as expressed in Exhibit 1-1.

APPENDIX A
PHOTOGRAPHS OF CONDITIONS

Run Down Housing



Poor Fencing



Lack of Driveways



Insufficient Roadways



Walls



Overgrown fields

