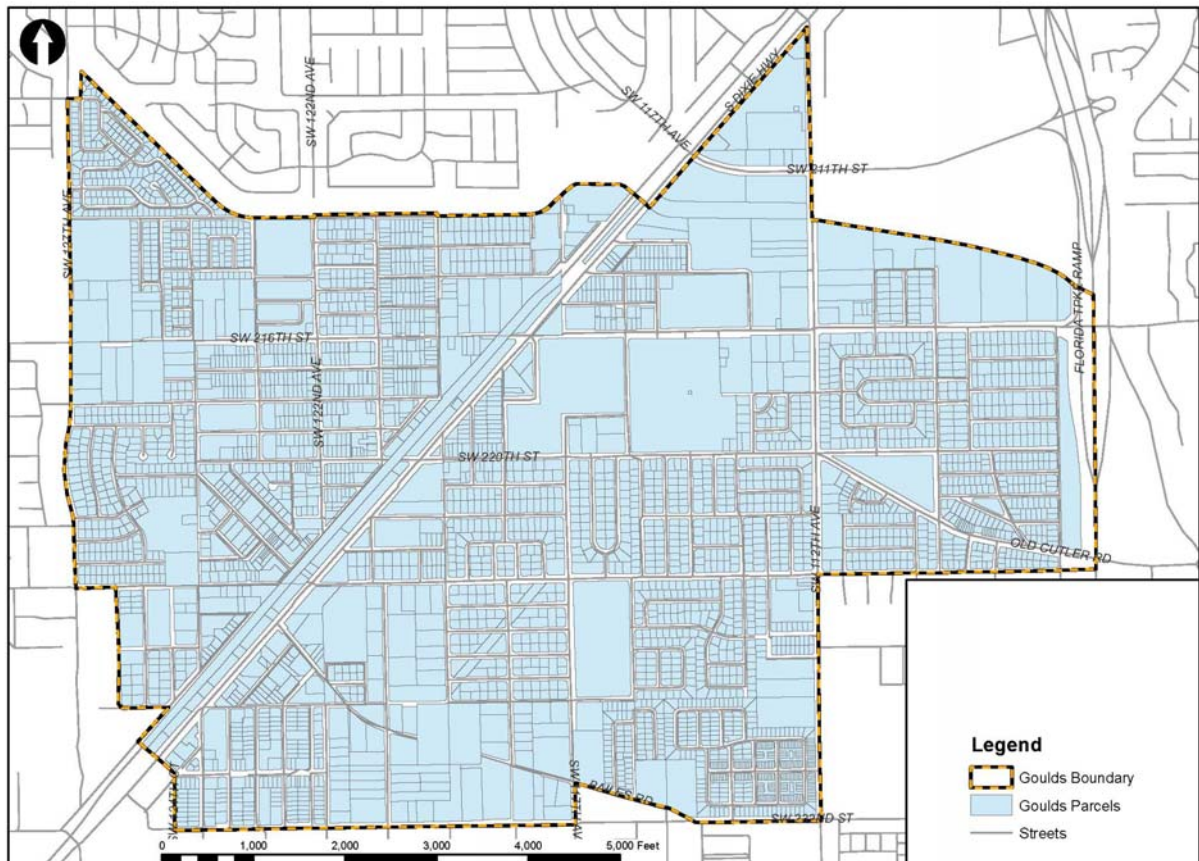


Miami-Dade County

GOULDS AREA POTENTIAL CRA FINDING OF NECESSITY DECEMBER 2015



Finding of Necessity – Goulds

SECTION 1 INTRODUCTION

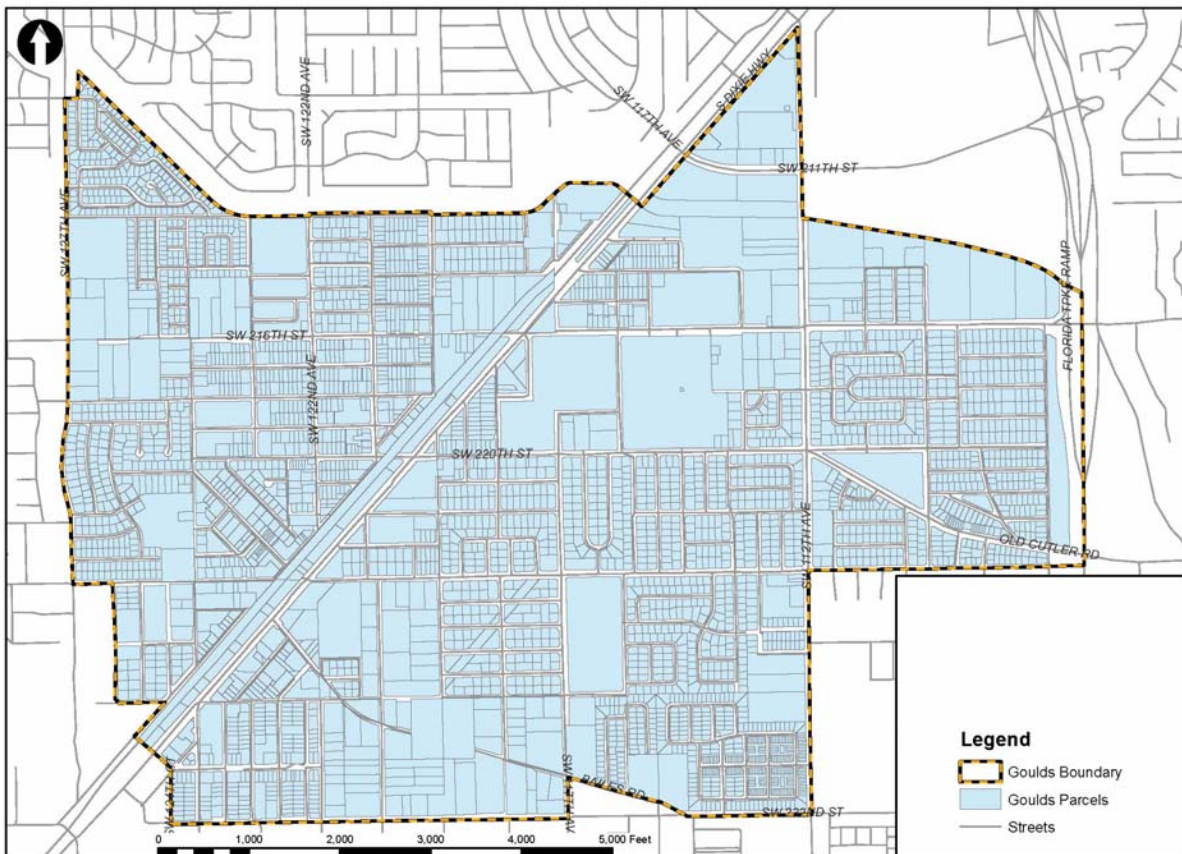
1.1 HISTORY AND PURPOSE

This document represents the analysis of the Finding of Necessity (FON) for the formation of a Community Redevelopment Area (CRA) in the Goulds neighborhood. This formation is proposed to better serve the community and to further address the concerns of the Goulds area.

Exhibit 1-1 illustrates the proposed Goulds CRA boundaries. The area is approximately 1,526 acres and contains 3,674 parcels. The area is generally the area east of SW 127th Avenue, south of the C-100 canal, west of the Turnpike, and north of Silver Palm Drive.

Consistent with State Law, the Finding of Necessity examines the character of the area and measures statistics and other documentation to determine if the conditions of slum and blight have been met, as described in Florida Statutes 163. Part III section 163.340 (7)(8). This analysis will examine each of the criteria and determine if the proposed area meets these conditions.

EXHIBIT 1-1 – GOULDS PROPOSED CRA BOUNDARY MAP



Finding of Necessity – Goulds

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 – Goulds

- (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 – Goulds

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.

**TABLE 2-1
DEMOGRAPHIC DATA FOR GOULDS**

| Area | Violations |
|--------------|------------|
| Population | 11,786 |
| Parcels | 1,526 |
| Households | 3,368 |
| Poverty rate | 32.3% |

Source: Miami-Dade RER, U.S. Census Bureau.

(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 12 “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 32.3% of families having household income levels below the Poverty Line. This data is found in Table 2-1.

Finding of Necessity – Goulds

(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 Department reveals that in 2014, the proposed CRA area had a total of 2,109 emergency calls. Based on the population of 11,786, this equates to 178.9 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 242,773 calls for emergencies, which is 127.8 calls per one thousand population, per the 2014-2015 Miami-Dade Fire Rescue Business Plan.

2.2 RESULTS OF ANALYSIS

The proposed area meets two of three criteria (a and c) of Section 163.340(7) of the State Statutes.

Finding of Necessity – Goulds

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 32.3% 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 – Goulds

Examples of deteriorated buildings



Figure 3-3 Single Family Home



Figure 3-4 Single Family Home



Figure 3-5 Residential



Figure 3-6 Commercial



Figure 3-7 Commercial



Figure 3-8 Commercial

Finding of Necessity – Goulds

Examples of deteriorated structures



Figure 3-9 Roadways



Figure 3-10 Driveways



Figure 3-11 Sidewalks



Figure 3-12 Medians



Figure 3-13 Fences



Figure 3-14 Drainage

Finding of Necessity – Goulds

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.

**TABLE 3-1
INFRASTRUCTURE IMPROVEMENT NEEDS**

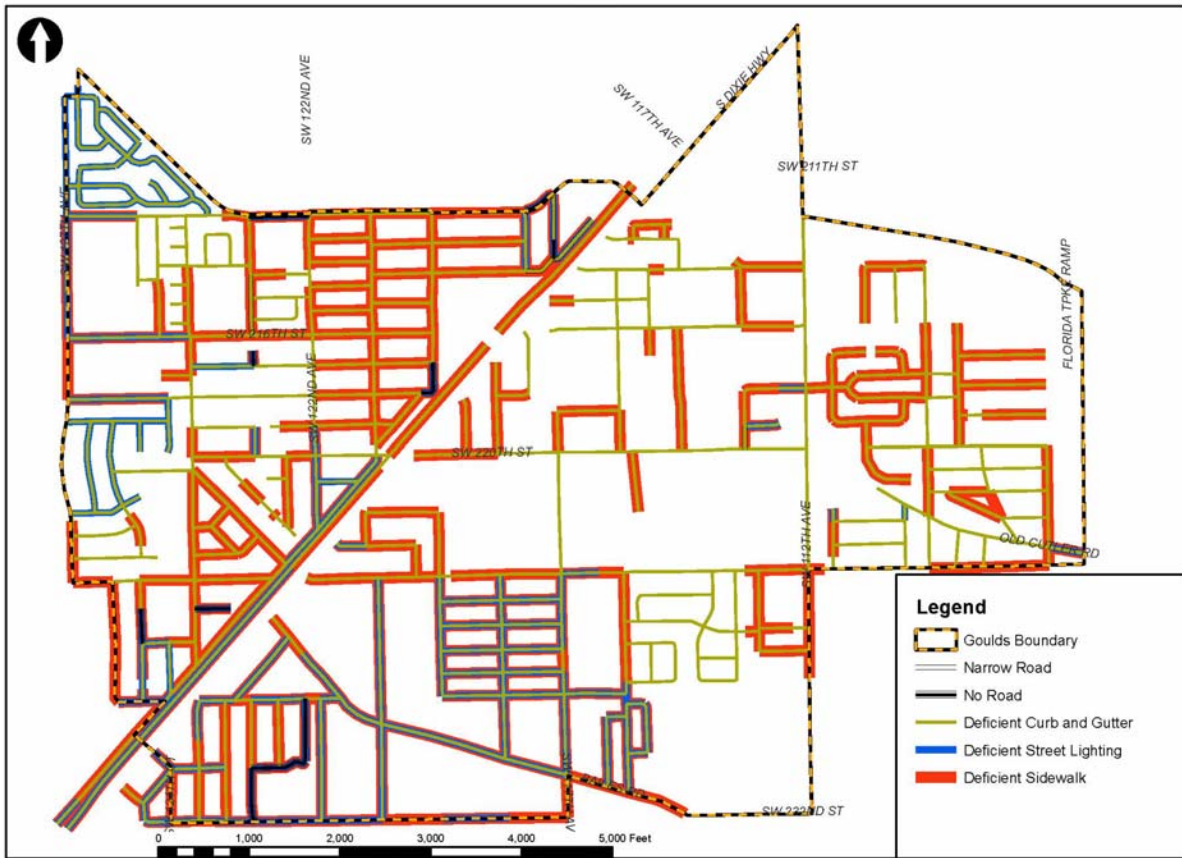
**Goulds CRA
Cost Estimate to Address Deficiencies**

| Item | Quantity | Unit | Cost | Total |
|-----------------------------------|----------|------|--------|-----------------------|
| Install Sidewalk 1 Side | 30164 | SY | 55 | \$ 1,659,044 |
| Install Sidewalk 2 Side | 104489 | SY | 55 | \$ 5,746,889 |
| Install Curb and Gutter | 450090 | LF | 35 | \$ 15,753,150 |
| Install Drainage | 94734 | LF | 75 | \$ 7,105,050 |
| Structures | 868 | EA | 5000 | \$ 4,340,000 |
| Install Sanitary Sewer | 151252 | LF | 85 | \$ 12,856,420 |
| Install Sanitary Sewer Structures | 605 | EA | 4000 | \$ 2,420,000 |
| Install Sanitary Sewer Features | 8 | EA | 300000 | \$ 2,400,000 |
| Install Water | 71839 | LF | 250 | \$ 17,959,750 |
| Install Lighting | 170 | EA | 10000 | \$ 1,700,000 |
| Roadway Restoration | 500344 | SY | 60 | \$ 30,020,667 |
| Design and Contingency 30% | | | | \$ 30,588,291 |
| TOTAL IMPROVEMENTS | | | | \$ 132,549,261 |

Source: Florida Technical Consultants

Finding of Necessity – Goulds

EXHIBIT 3-1 ROADWAY DEFICIENCIES

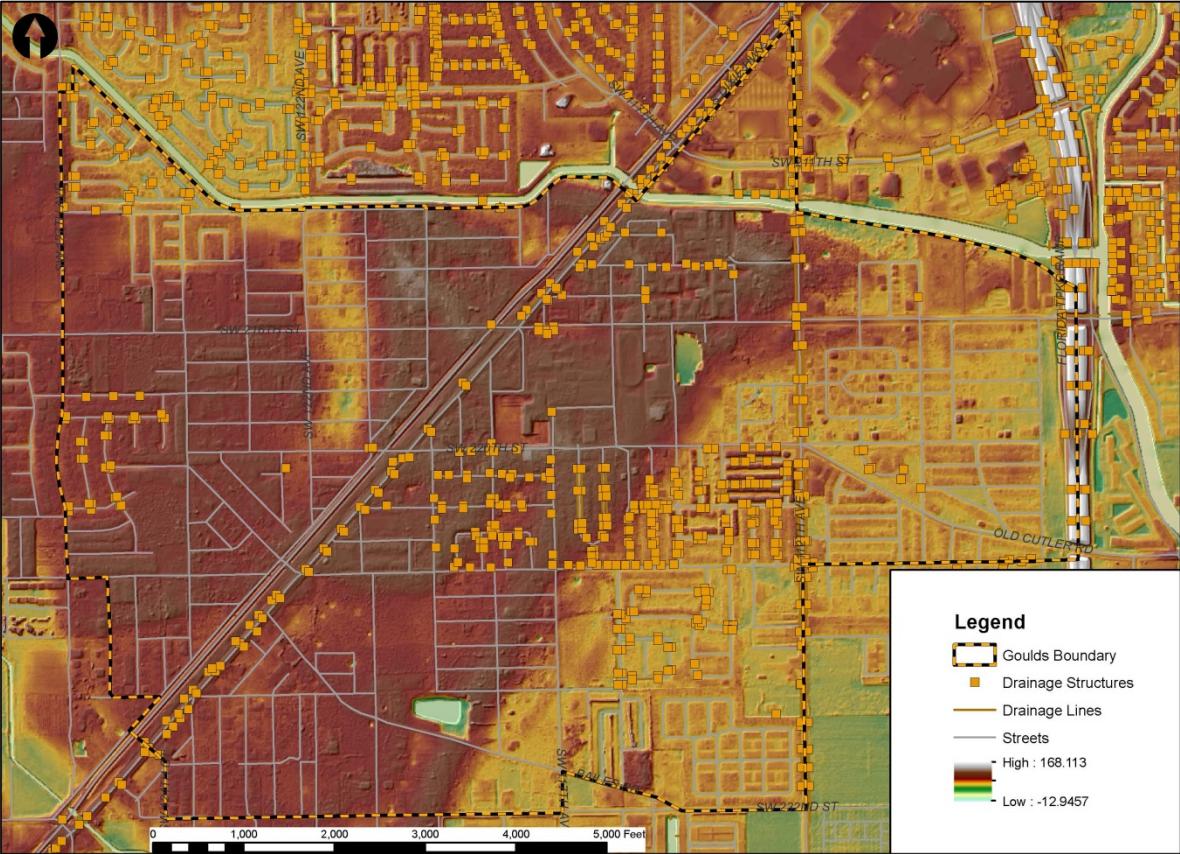


Source: Florida Technical Consultants

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 map on the following page shows the existing drainage structures in the proposed CRA (Exhibit 3-2).

Finding of Necessity – Goulds

EXHIBIT 3-2 DRAINAGE STRUCTURES



Source: Miami-Dade DERM, Florida Technical Consultants

Finding of Necessity – Goulds

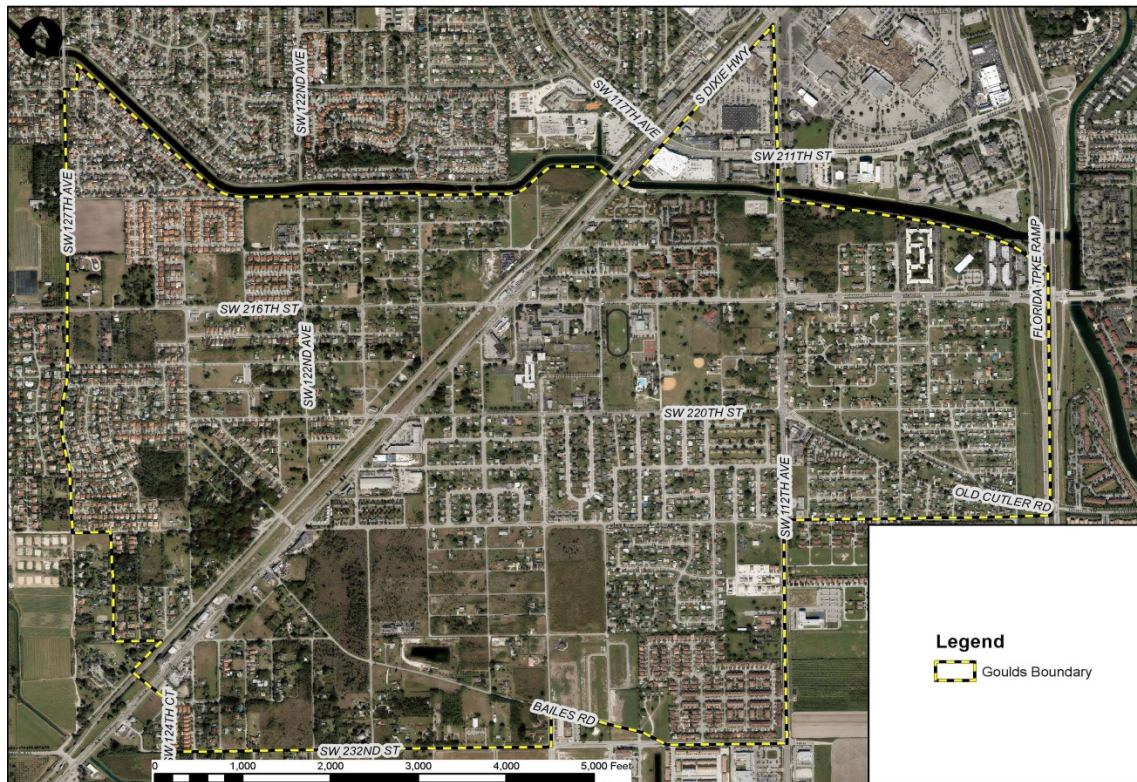
3.2 Blight Criteria Analysis (Must meet 2 of the 14 items)

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. Despite the fact that the major arterial roadway, Old Dixie Highway, cuts diagonally through the proposed CRA, most of the commercial property in the area is on major roadways and easily accessible. The street pattern of the proposed CRA is not detrimental to development of commercial property.

EXHIBIT 3-3 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 – Goulds

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 Goulds 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 Goulds area has had a growth rate of only 5.62%.

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

| Value | Potential CRA Area | Miami-Dade County |
|--------------------|--------------------|-------------------|
| 2010 Taxable Value | \$258,180,087 | \$192,268,347,808 |
| 2015 Taxable Value | \$272,698,379 | \$230,429,191,490 |
| Rate of Change | 5.62% | 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 12 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 Goulds 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.

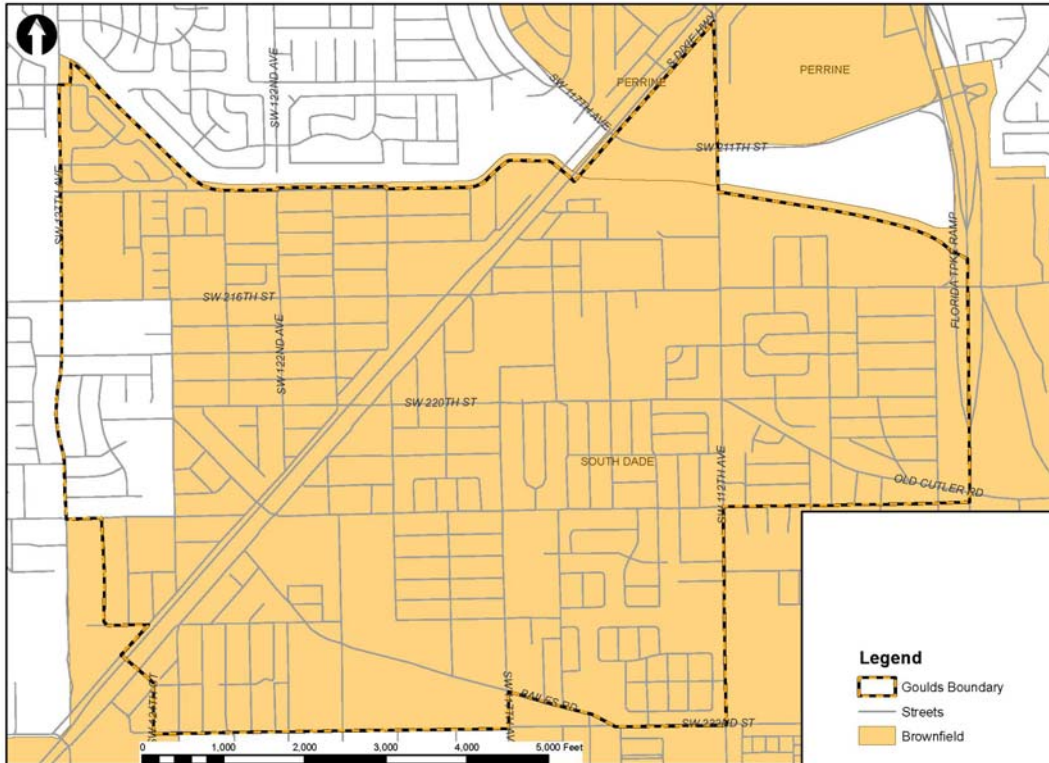
The primary goals of the Brownfield Redevelopment Act are to:

- 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 – Goulds

Most of the proposed CRA area is within the South Dade Brownfield area (as seen in beige in Exhibit 3-4).

EXHIBIT 3-4 BROWNFIELD AREAS

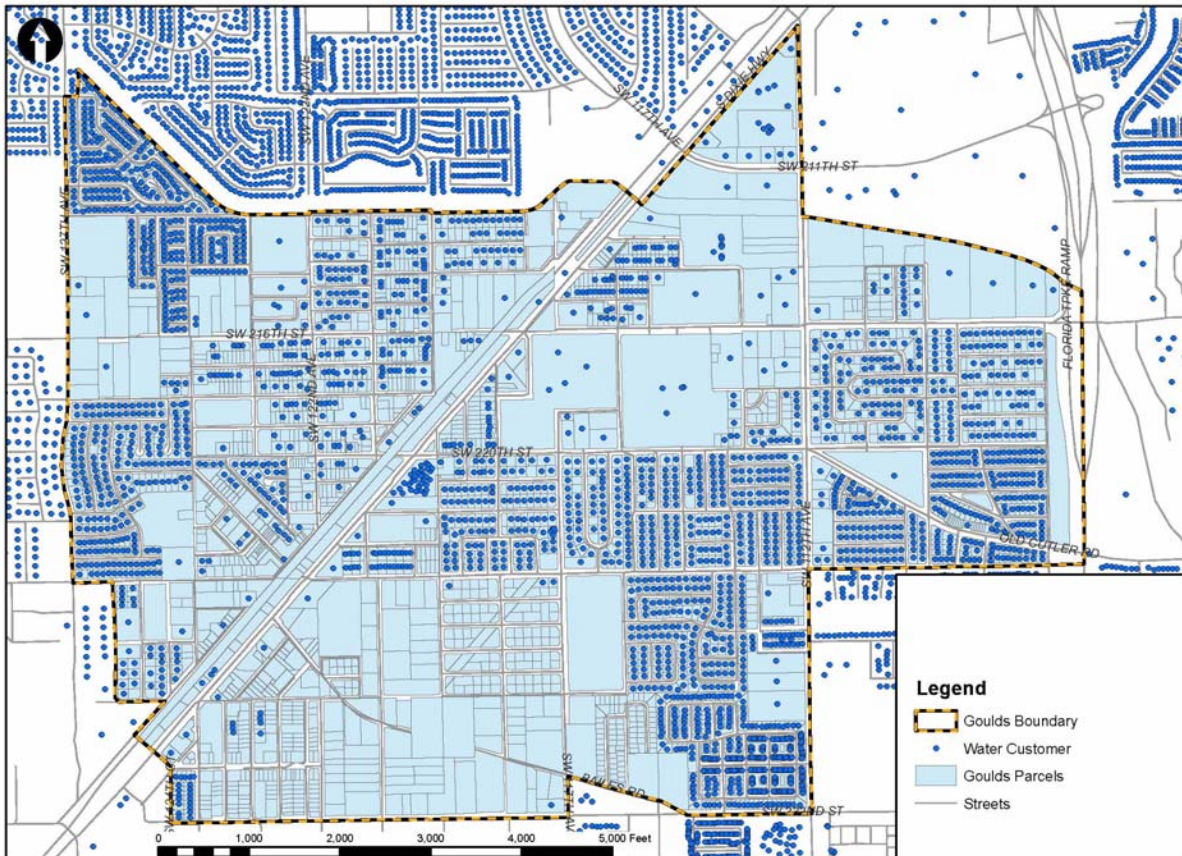


Source: Miami-Dade County

The map on the following page is a visual representation of water customers in the proposed CRA area. Families without access to water service generally rely on well water. This can be a problem in a Brownfield Area, or when sufficient safe-guards are in place to separate septic tanks and wells.

Finding of Necessity – Goulds

EXHIBIT 3-5 WATER CUSTOMERS



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

(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 \$132.5 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.

In the potential CRA area, the population of 11,786 resides in a 1,533 acre area, for a density of 7.68 persons per acre. This is less dense than the County overall.

Finding of Necessity – Goulds

(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 \$928,814 as of May 2014. With a total Taxable Value of \$272,180,087, the Tax Delinquencies represent 0.34% 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 | \$928,814 | \$272,180,087 | 0.34% |
| Miami-Dade County | \$89,925,547 | \$230,429,191,490 | 0.04% |

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 are 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 – Goulds

(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.

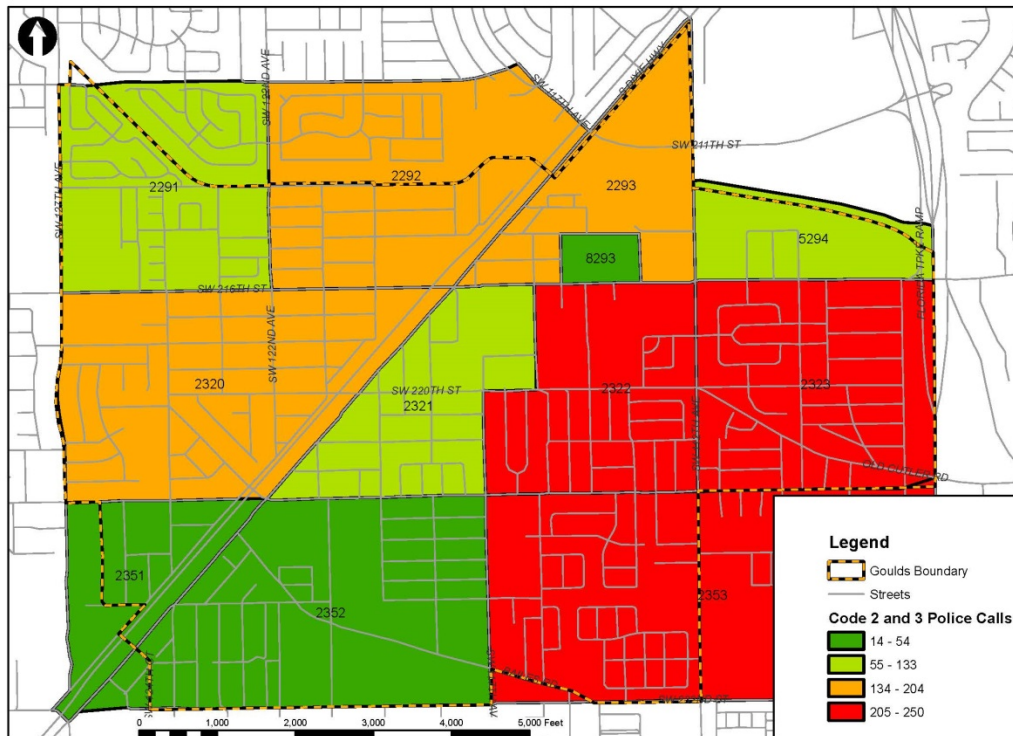
For the past year, the total number of Emergency and Priority calls for the potential CRA area was derived from the posted statistics. To better compare these numbers, they were divided by the population to arrive at a per capita figure of calls per one thousand population. Table 3-4 provides the analysis.

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

| Area | Police Calls | Population | Calls/1,000 |
|--------------------------------|--------------|------------|-------------|
| Proposed Goulds CRA Area | 1,645 | 11,786 | 139.6 |
| 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 – Goulds

(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 Department reveals that in 2014, the area had a total of 2,109 emergency calls. Based on the population of 11,786, this equates to 178.9 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 242,773 calls for emergencies, which is 127.8 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.

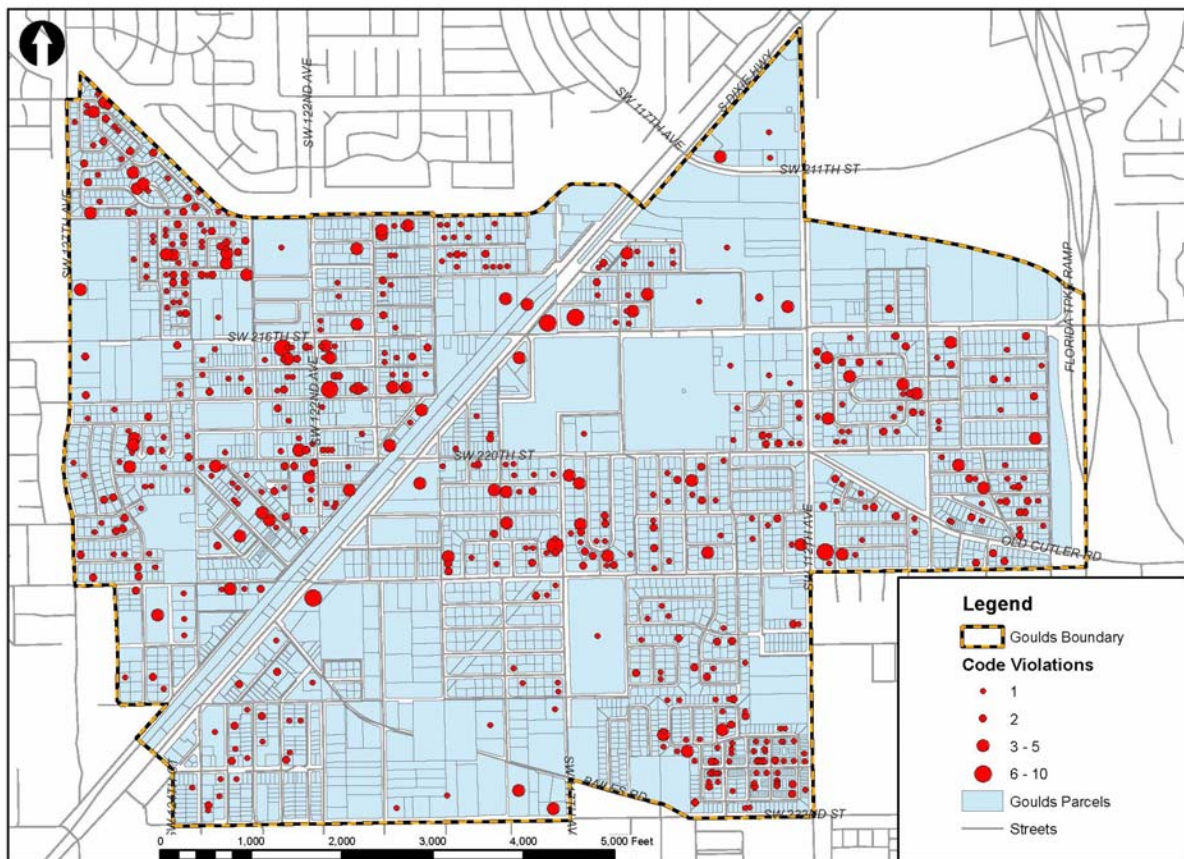
Table 3-5 lists the figures and analysis for the Code violations in the area. Exhibit 3-7 is a graphic representation of the number of violations in the area.

**TABLE 3-5
CODE VIOLATIONS**

| Area | Violations | Parcels | Rate per 1,000 Parcels |
|-----------------------|-------------------|----------------|-----------------------------------|
| Proposed CRA | 940 | 3,674 | 255.85 |
| Unincorporated County | 92,846 | 1,109,204 | 83.71 |

Source: Miami-Dade Code Enforcement

EXHIBIT 3-7 CODE VIOLATIONS BY LOCATION



Source: Miami-Dade Building Department, Florida Technical Consultants

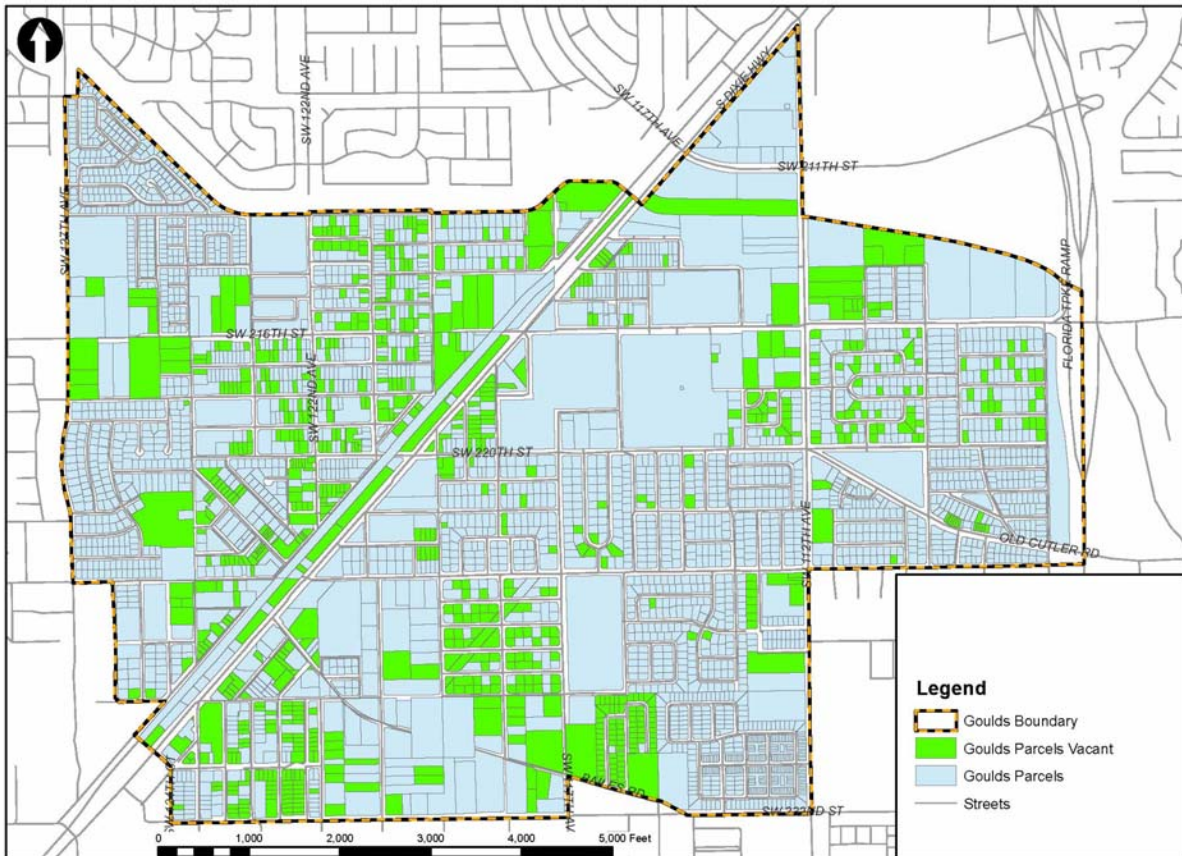
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area,

The following map (Exhibit 3-8) illustrates the amount of vacant property within the potential area. A large 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 a large 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. Luxor 77 LLC, Mountain Cove Homes, Coral Dream Homes, Elijah David Dukes, among others, have multiple vacant lots in the proposed CRA, allowing for development.

Finding of Necessity – Goulds

EXHIBIT 3-8 VACANT PROPERTY



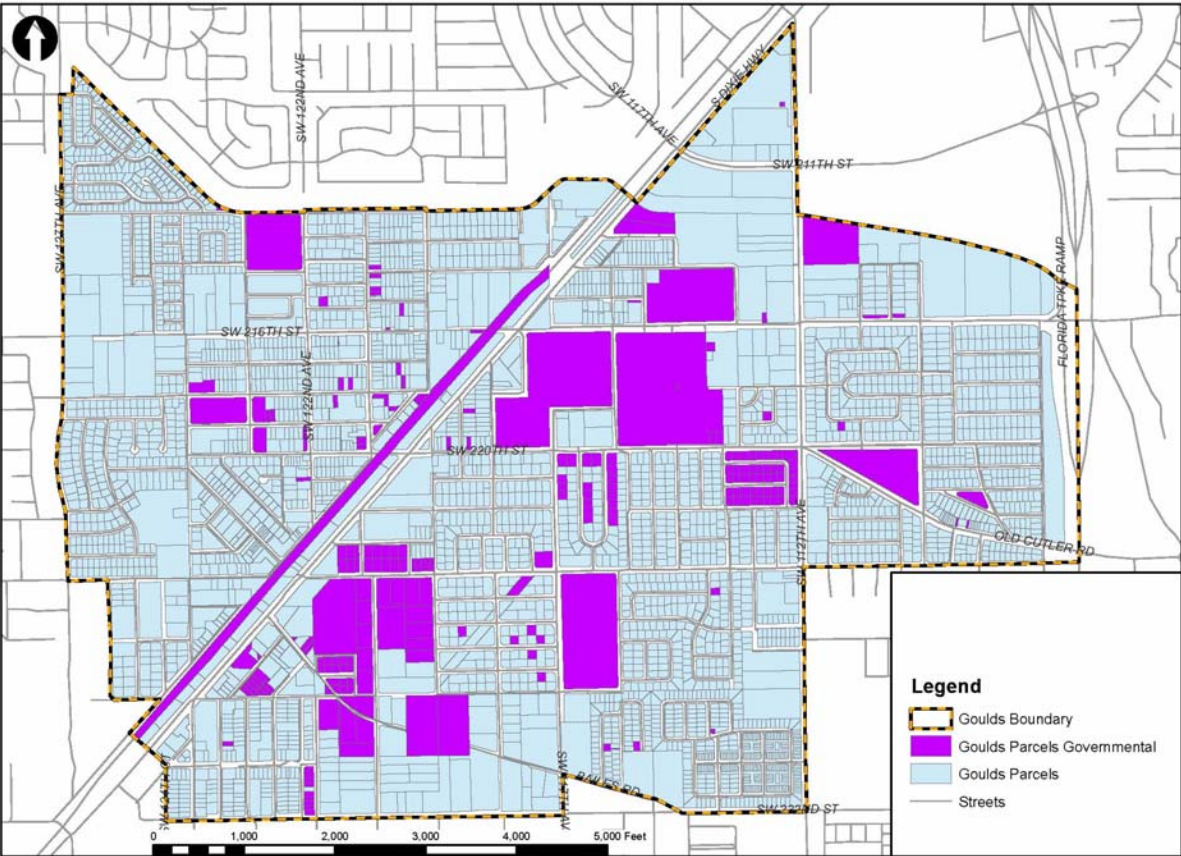
Source: Miami-Dade Property Appraiser, Florida Technical Consultants

(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 a significant amount property in government ownership in the potential area. Since the entire CRA area is within a Brownfields designation, the amount of land that is held by the government with environmental concerns is significant.

Finding of Necessity – Goulds

EXHIBIT 3-9 GOVERNMENT OWNED PROPERTY



Source: Miami-Dade Property Appraiser, Florida Technical Consultants

Finding of Necessity – Goulds

SECTION 4 PUBLIC INPUT

EXHIBIT 4-1 PUBLIC INPUT NOTICE

THE PUBLIC IS CORDIALLY INVITED TO ATTEND A PRESENTATION ON THE

Goulds Community Redevelopment Area Study

Date: Wednesday, December 2, 2015

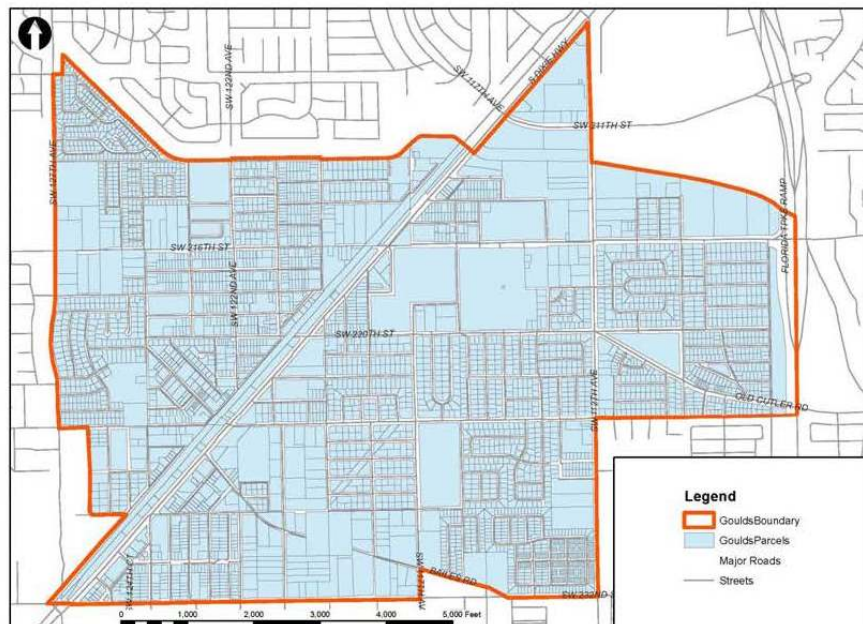
Time: 6:30 – 8:00 PM

Location: Goulds Park

11350 SW 216 Street

Miami, Florida 33170

The public is invited to attend a presentation on the initial findings of a study on the proposed Goulds 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 – Goulds

Goulds Public Meeting

December 2, 2015

Summary of Comments at Meeting

- County has not provided data when requested by the community
- Resident has septic tank and well
 - Was told by Miami-Dade that she did not have to hookup to County water if she did not want to
- County sends criminals to Goulds community.
- An old Cutler Bay/Goulds CRA was proposed but never enacted
- Slum and blight did not happen overnight, has been going on for 50 years
- County does not give specific data
- High unemployment and low tax base are not taken into account in report
- Brownfields have been discussed in community for years.
 - Apartments on Allapattah built on top of brownfield without fixing the condition first
- Apartment Complexes cause high density.
 - Many areas of Goulds are dense
 - The proposed CRA area as a whole is less dense than Miami-Dade
- An existing NRSA overlaps with some areas of the proposed CRA
- Naranja Lakes CRA created after Hurricane Andrew destroyed much of the area
 - Built Mandarin Lakes
 - Hired security guards
- CRAs typically last 30 years
 - Trend is to give ten years and extend if successful
- Communities with limited financial assets need to use all tools available to access money
- There are many failed projects on Old Cutler that could be rejuvenated
 - Streetscaping could be paid for with CRA funds
- Three different charrettes have been done in the area
 - Need to promote the community
 - Need African-American owned small businesses to keep money in the neighborhood
 - Too many corner stores currently
- Combining CRA funds with CDBG funds give the CRA board more clout
- Victory Gardens neighborhood still floods
- CRA is opportunity to get teeth
 - Has been planned for years
 - Need to combine funds with planning and expertise
- 220th Street and 113th – County fixed drainage issues but it is broken again now
 - Trees inside drains
 - Problem for 20 years

Finding of Necessity – Goulds

Public Meeting Sign-in sheets

Data follows.

Finding of Necessity – Goulds

Public Meeting Sign-in sheets

Goulds CRA Finding of Necessity - Public Input Meeting
December 2, 2015

| Name | Organization | Telephone | E-mail |
|--------------------|-----------------------------|--------------|--|
| J. Bowen | Office Comm man | 305-245-4420 | J.Bowen@Miami.gov |
| Ed Hahn | | 786-298-6925 | 7+consulting jmh@att.net |
| Carwell Washington | | 305-232-2861 | C. Washington 2007 E. ybor. Corn |
| Celeste Washington | Citizens Alliance of Goulds | | |
| Millie Cole | Citizen of Goulds | 786-266-1203 | |
| | | | |
| | | | |
| | | | |

Finding of Necessity – Goulds

Goulds CRA Finding of Necessity - Public Input Meeting December 2, 2015

| Name | Organization | Telephone | E-mail |
|---------------------|--|--------------|-----------------------|
| Quinton Parrish | | 786-346-2699 | QJParrish@yahoo.com |
| Rev. Elnora Darling | CAA | 786-339-9010 | Norad1146@yahoo.com |
| Gladys Briscoe | CAA | 786)227-1130 | Mlee@hanaFL.org |
| Phillip MURRAY, JR | CITIZEN | 305 257-1397 | murrayphillip@ATT.NET |
| Ms Agnes | Citizen | | |
| TAKELA CHANEY | CITIZEN | 786-975-6893 | |
| Erin W. Demps | CITIZEN | 786 333-4137 | erindw@bellsouth.net |
| JL Demps Jr | The Greater Goulds Optimist - Goulds Coalition of Ministers & lay people | 786-380-7716 | jdemps@bellsouth.net |

Finding of Necessity – Goulds

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 | Does not meet 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 | Does not meet 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 – Goulds

This summary notes that the potential area meets two of the three of the “Slum” criteria and 8 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 Goulds meets the criteria established under State Statutes to be designated as “slum” and “blight”. The area meets two of the three criteria to be designated as slum (one is required), and eight 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

Deteriorated Housing



Walls



Medians



Broken Awnings



Driveways

