

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING A PRELIMINARY REPORT SET FORTH AS "EXHIBIT A" HERETO, CONCERNING A FINDING OF NECESSITY FOR REDEVELOPMENT OF A CERTAIN GEOGRAPHIC AREA LOCATED WITHIN THE CITY OF MIAMI BEACH, DESCRIBED GENERALLY AS BEING BOUNDED ON THE EAST BY THE ATLANTIC OCEAN, ON THE NORTH BY 24TH STREET, ON THE WEST BY WEST AVENUE, AND ON THE SOUTH BY 14TH LANE, AS SHOWN ON THE MAP SET FORTH IN "EXHIBIT B" HERETO, AND REQUESTING METROPOLITAN DADE COUNTY TO DELEGATE TO THE CITY OF MIAMI BEACH REDEVELOPMENT POWERS IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, SO AS TO PERMIT THE CITY OF MIAMI BEACH TO ESTABLISH A COMMUNITY REDEVELOPMENT AGENCY FOR THE AFORESAID AREA.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, THAT,

WHEREAS, the Miami Beach City Commission has adopted as a primary city-wide goal the economic development of this community; and

WHEREAS, there exists a defined geographic area within the corporate limits of the City of Miami Beach which contains a large number of commercial buildings which are deteriorated or deteriorating as well as a large number of substandard housing units which contribute to ill health and pose other potential dangers to the residents, such area being described generally as being bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, as set forth more particularly in "Exhibit B" hereto; and

WHEREAS, the City of Miami Beach has heretofore retained Wallace Roberts & Todd, Coral Gables, Florida and Casella & Associates, Clearwater, Florida (the "Consultants") to prepare a report concerning a finding of necessity with respect to the redevelopment of the area set forth in "Exhibit B"; and

WHEREAS, the Consultants have prepared a "Preliminary Draft-Finding of Necessity" for the Convention Village Redevelopment Area, dated October 1992 ("Preliminary Report") as set forth in "Exhibit A"; and

WHEREAS, the Preliminary Report concludes that there exists a defined geographic area within the corporate limits of the City of Miami Beach which contains a large number of commercial buildings which are deteriorated or deteriorating as well as a large number of substandard housing units which contribute to ill health and pose other potential dangers to the residents, such area being described generally as being bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, as set forth more particularly in "Exhibit B"; and

WHEREAS, in order to reverse the economic decline of said geographic area it is necessary to consider redeveloping the defined area and establishing a community development agency to redevelop such area; all in accordance with Chapter 163, Florida Statutes; and

WHEREAS, pursuant to Section 163.410, Florida Statutes, the City of Miami Beach is required to receive from Metropolitan Dade County, Florida delegation of authority to exercise redevelopment powers conferred by Part III of Chapter 163, Florida Statutes, relative to the redevelopment area set forth in "Exhibit B", prior to exercising said powers; and

WHEREAS, the City Clerk has published a public notice of a public hearing with respect to the fact that at this meeting the City Commission would consider: (i) the acceptance of the aforementioned report, (ii) the findings therein contained and other matters related to the establishment of a community redevelopment area and redevelopment agency pursuant to Part III of Chapter 163, Florida Statutes, and (iii) requesting delegation of authority from Metropolitan Dade County to exercise redevelopment powers within the geographic area set forth in "Exhibit B"; and

WHEREAS, the City Commission has at this meeting conducted a public hearing with respect to the findings, conclusions and other matters set forth in the Preliminary Report and other matters referred to hereinabove.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, THAT:

1. The City Commission of the City of Miami Beach hereby accepts the Preliminary Report (a copy of which is hereby directed to be attached to this Resolution as "Exhibit A") prepared by the Consultants, subject to final findings of necessity to be made subsequent to the delegation of authority referred to hereinbelow.

2. The City Commission of the City of Miami Beach hereby requests that the County Commission of Metropolitan Dade County delegate to the City of Miami Beach broad authority to exercise redevelopment powers within the geographic area set forth in "Exhibit B" in accordance with Chapter 163, Florida Statutes.

PASSED AND ADOPTED this 4th day of November, 1992.

ATTEST:

Richard E. Brown
CITY CLERK

[Signature]
MAYOR

FORM APPROVED
LEGAL DEPT.

By [Signature]
Date MS 10/30/92

EXHIBIT A

**- PRELIMINARY REPORT -
"FINDING OF NECESSITY, CONVENTION VILLAGE REDEVELOPMENT AREA"**

PREPARED BY: WALLACE ROBERTS & TODD AND CASELLA & ASSOCIATES

AGENDA
ITEM R-3-C-1
DATE 11-4-92

PRELIMINARY

DRAFT

FINDING OF NECESSITY

Historic Convention Village Redevelopment Area

City of Miami Beach

Wallace Roberts & Todd
Coral Gables, Florida

Casella & Associates

Clearwater, Florida

October 1992

PRELIMINARY

DRAFT

TABLE OF CONTENTS

	<i>Page</i>
Executive summary	1
Methodology	3
Building deterioration (more than 20% per block).	8
Site deterioration.	9
Unsanitary conditions.	9
Drainage deficiencies.	9
Ownership diversity (more than 5 owners per block).	10
Average age of structures (40+ years).	10
Non-conforming structures: size of units.	10
Non-conforming structures: parking required.	11
Non-conforming structures: setbacks.	11
Non-conforming structures: F.A.R.	11
Closed buildings.	12
Vacant lots.	12
Fire violations.	12
High crime rates: robbery.	13
High crime rates: burglary.	13
High crime rates: auto theft.	14
High crime rates: auto burglary.	14
Property maintenance code violations.	14
Conclusion	16

Appendix 1

Key map and conditions survey and summary by block

EXECUTIVE SUMMARY

The establishment of a redevelopment district and exercise of redevelopment powers requires an official finding of the necessity for redevelopment. In the proposed Historic Convention Village Redevelopment Area, a finding of necessity for redevelopment conditions can be based on conditions the Florida Redevelopment Act, Chapter 163.355, F.S.

After examination of the study area, and application of appropriate criteria the Historic Convention Village Redevelopment Area was found to possess a combination of conditions that indicate a need for redevelopment. Among these conditions are:

- *Building deterioration.* A substantial number of deteriorating structures were found to exist, and are dispersed over a substantial proportion of the study area.
- *Site deterioration and deficiencies.* Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.
- *Unsanitary Conditions.* Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.
- *Drainage deficiencies.* Drainage deficiencies were identified in blocks where flooding was observed that made streets and sidewalks impassable.
- *Diversity of Ownership.* Excessive diversity of ownership was found in blocks that have five or more different owners. Such diversity makes it difficult to assemble land for redevelopment.
- *Age of Structures.* Excessive age of structures was identified in blocks where the average age of buildings was 40 years or more.
- *Non-conforming structures: size of units.* Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code stan

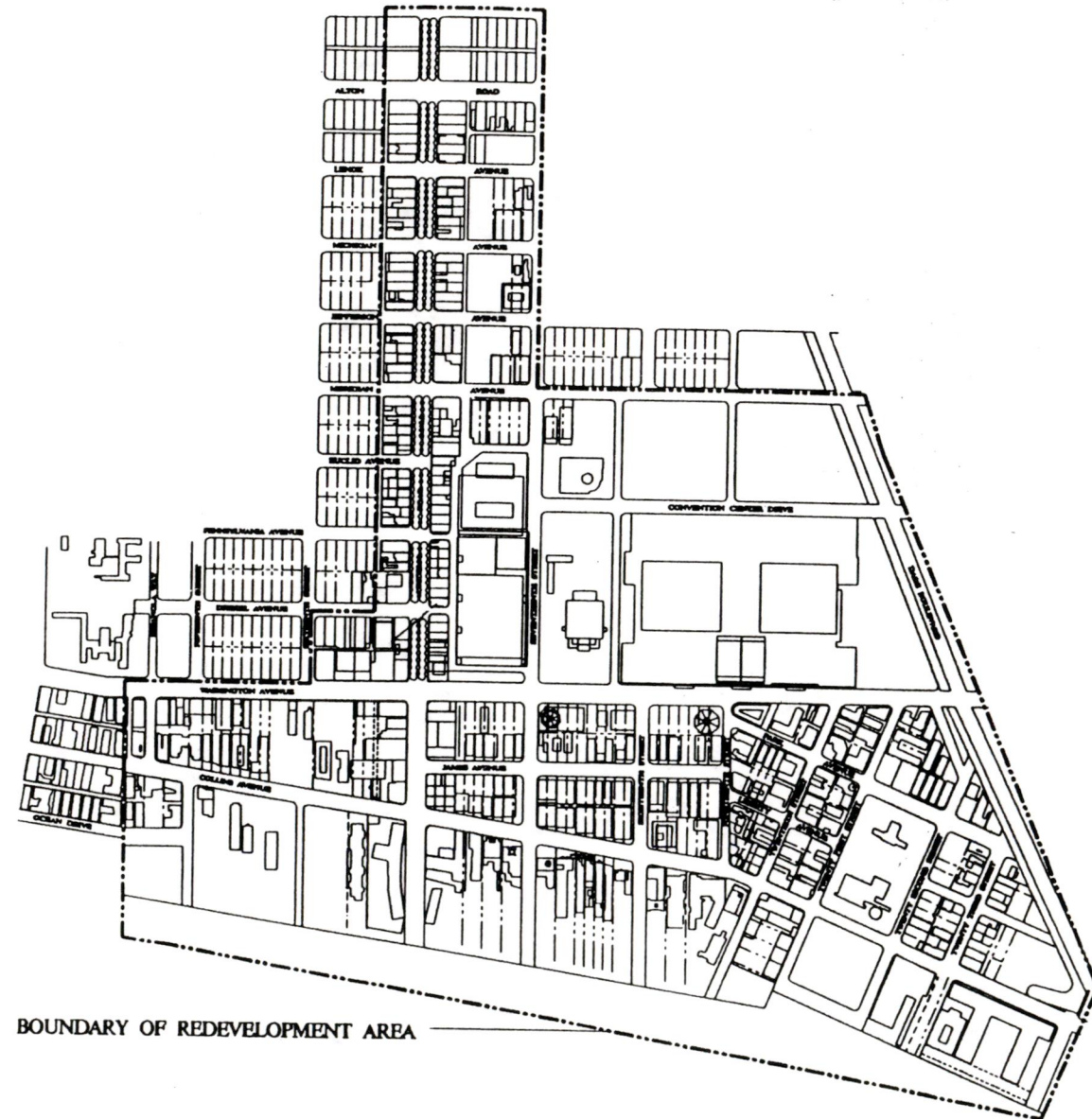
FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

dards.

- *Non-conforming structures: parking required.* Non-conforming parking facilities were identified in blocks where off-street parking does not meet minimum code standards.
- *Non-conforming structures: setbacks.* Non-conforming setbacks were identified in blocks where building setbacks do not meet minimum code standards.
- *Non-conforming structures: F.A.R.* Non-conforming F.A.R. was identified in blocks where buildings do not meet minimum code standards relating to floor area ratio.
- *Closed buildings.* Closed buildings indicate economic disuse and obsolescence.
- *Vacant lots.* Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills.
- *Violations of fire code.* Violations of fire code are dangerous to life and property.
- *High crime rates: robbery, burglary, auto theft, and auto burglary.* High crime rates demonstrate a lack of public safety that inhibits sound development of the area.
- *Property maintenance and commercial properties code violations.* Violations of property maintenance standards are substandard conditions that inhibit investment and sound development of the area.

Based on the facts presented in this report, the City's governing body may reasonably request a delegation of authority from Dade County under the Florida redevelopment act, and may make an official finding that a redevelopment area is necessary in the historic convention village area.

PRELIMINARY
DRAFT



BOUNDARY OF REDEVELOPMENT AREA

FIGURE 1
PROPOSED CONVENTION VILLAGE
REDEVELOPMENT AREA

HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Engineers, Planners, and Environmental Scientists
1000 Brickell Avenue, Suite 1000, Miami, FL 33131
CASELLA & ASSOCIATES
200 Brickell Avenue, Suite 1000, Miami, FL 33131



PRELIMINARY

FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

METHODOLOGY

Study area

The initial study area was defined by the City to include a 55 block area, also known as the proposed Historic Convention Village Redevelopment Area. The boundaries of the study area are shown in *Figure 1: Proposed Historical Convention Village Redevelopment Area*.

Field survey

The study area was examined by consultants and City staff during September and October of 1992. The consultants examined buildings from the exterior, and when encountering a deteriorated building, completed a building condition work sheet for that building. Work sheets were set up so that buildings could be classified as having minor deterioration, major deterioration, or dilapidation. While in the field, the consultants also examined the study area for other conditions, including: deterioration of site or other improvements, and unsanitary conditions. During heavy rains on October 1, 1992, the consultants were able to observe drainage deficiencies that resulted in impassable streets and sidewalks.

Public records

Additional information was obtained from city records, including a print-out of property owners in the study area, records of the age of each building, records of violations of the fire, zoning, and property maintenance and commercial properties codes, a police report relating to crime in the area, and city inspectors' reports relating to substandard dwelling units, substandard off-street parking, substandard building setbacks, non-conforming floor-area ratio, closed building, and vacant lots.

FINDING OF NECESSITY HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

In addition, the consultants obtained copies of various documents that describe the general conditions and needs of the area, such as the Comprehensive Plan, the Miami Beach Parking and Traffic Study, the Comprehensive Housing Affordability Strategy, and an infrastructure inadequacy report by the public works director.

Aggregation of data

Data obtained in both the field survey and from city records and reports was entered into a computer spreadsheet and aggregated into block data. Block data include the number of buildings, number and percent of deteriorated buildings, presence of deteriorated site conditions, presence of unsanitary conditions, presence of drainage deficiencies, number of ownership parcels, average age of buildings, number of structures not in conformance with zoning codes relating to size of dwelling units, parking requirements, building setbacks, and floor-area ratio (F.A.R.), number of closed buildings, number of vacant lots, number of buildings in violation of fire codes, presence of high crime rates as reported by the police department, and number of buildings in violation of the property maintenance and commercial properties code. Detailed block data is shown in Appendix 1: Key Map and Conditions Survey and Summary by Block.

Criteria

Each block was then evaluated for whether it did or did not meet the following criteria that relates to Chapter 163.340 and 163.355.

1. Building deterioration of 20% or more. (Standards for building deterioration are explained in the building deterioration section of this report).
2. Presence of site deterioration or deficiencies.
3. Presence of unsanitary conditions.

PRELIMINARY

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

DRAFT

4. Five or more ownership parcels.
5. Average age of structures of 40 years or more.
6. Presence of structures not in conformance with zoning codes relating to size of dwelling units.
7. Presence of structures not in conformance with zoning codes relating parking requirements.
8. Presence of structures not in conformance with zoning codes relating to setbacks.
9. Presence of structures not in conformance with zoning codes relating to floor-area ratio (F.A.R.).
10. Presence of closed buildings.
11. Presence of vacant lots.
12. Presence of buildings in violation of fire codes.
13. A robbery rate of more than 20 per grid. (The police department tracks crime by manageable geographic sections called grids).l
14. A burglary rate of more than 50 per grid.
15. An auto theft rate of more than 40 per grid.
16. An auto burglary rate of more than 80 per grid.
17. Presence of buildings in violation of the property maintenance and commercial properties code.

Determination of Need

Using the logical functions of the spreadsheet, the data was examined to determine whether each block individually met a test of exhibiting either (a) deterioration, or (b) at least 3 of the other blighting criteria. For example, two of the four buildings in Block #31 are found to show signs of deterioration, a deterioration rate of 50%. Another example: Block #9 met ten of the criteria, including diversity of

PRELIMINARY

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

DRAFT

ownership, presence of non-conformances to code with respect to size of units, required parking, setbacks, and F.A.R., presence of a vacant lot, high crime rates for robbery, burglary, auto theft, and auto burglary. Even though Block #9 did not exhibit building deterioration, it is classified as blighted on the basis of the ten conditions that it did meet. It is possible for a block to meet more than one part of the blight test and most blocks did.

Mapping

As an aid in understanding the extent of blight and the interrelationships of the criteria, a series of 18 maps were prepared, each showing the distribution of one of the criteria. For example, the first map shows the blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the relative severity of blight within the study area. Finally, a composite map was prepared that shows the blocks that met the criteria of deterioration or at least three other conditions.

Proposed boundary

As a general standard the boundary of a proposed redevelopment area includes a number of blocks which clearly found to meet the blight criteria, and other blocks within the area that may not be considered blighted individually but which are otherwise necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that additional parking will be needed for the success of the convention center.

PRELIMINARY

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

DRAFT

The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

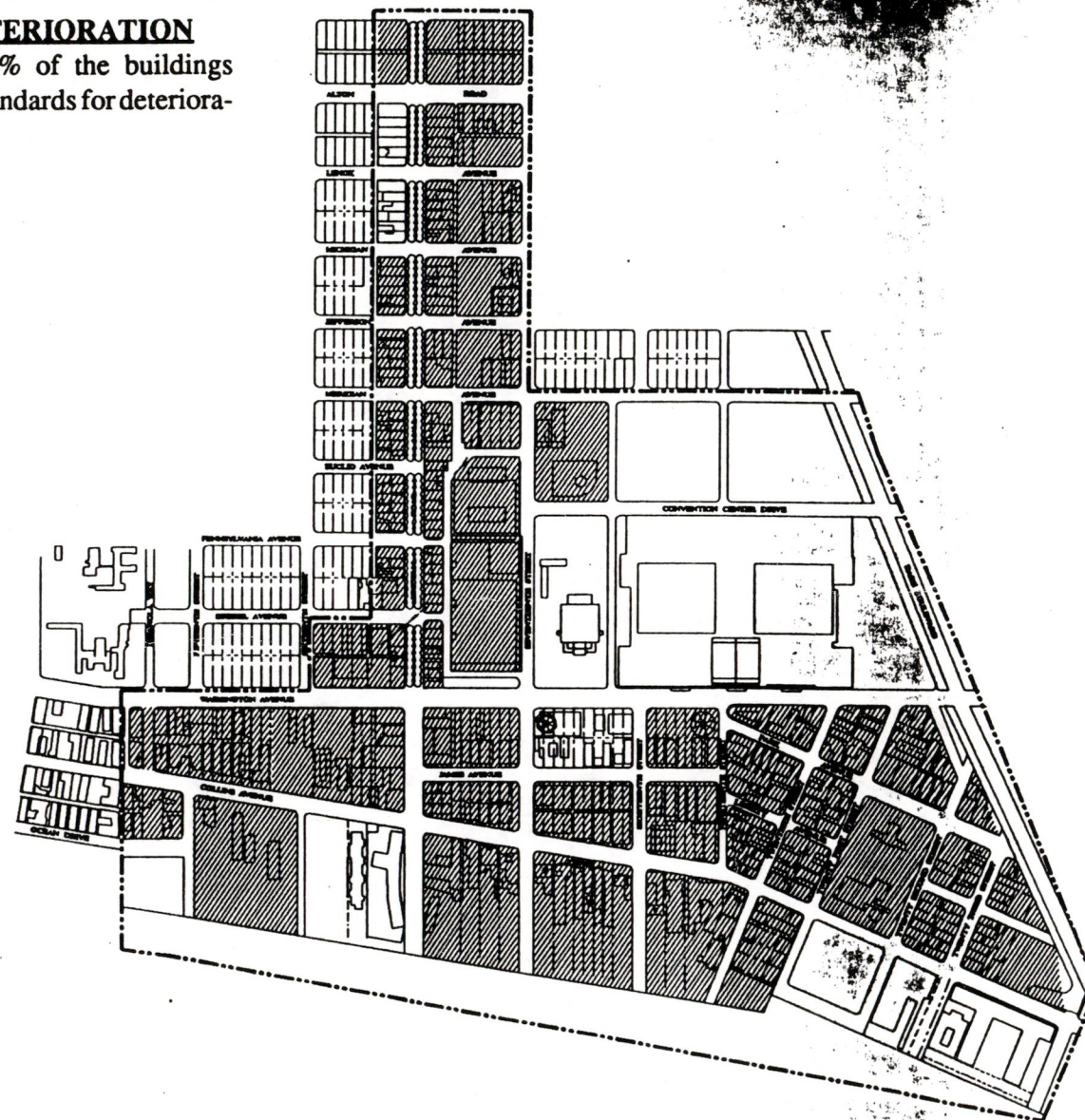
2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.
3. A functional relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Performing Arts (TOPA), the Convention Center, and the parking facilities that serve them are all related to the economic health of the adjacent Lincoln Road Mall, and the larger Historic Convention Village. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center and other public buildings and parking lots are located.

PRELIMINARY

DRAFT

BUILDING DETERIORATION

Blocks where 20% of the buildings meet minimum standards for deterioration

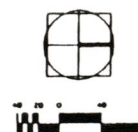


7-A

FIGURE 2
BUILDING DETERIORATION
MORE THAN 20 PERCENT DETERIORATED STRUCTURES PER BLOCK

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Planners, Engineers, Scientists & Environmental Scientists
CASELLA & ASSOCIATES
200 Biscayne Blvd., Suite 1000, Miami, FL 33132



PRELIMINARY

FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

DRAFT

BUILDING CONDITION

An exterior building condition survey was conducted by the consultants during September and October 1992. Buildings were classified in four categories:

- (1) sound condition,
- (2) showing minor deterioration,
- (3) showing major deterioration,
- (4) dilapidated.

Buildings classified as showing minor deterioration may have defects in the roof, wall, chimney, doors, windows, or other elements such as porches. Buildings with extensive combinations of such conditions can be classified as having major deterioration. Buildings in which major elements are giving way, in which virtually no doors and windows are in good condition, or which have a combination of major defects can be classified as dilapidated.

Building deterioration affects a high proportion of buildings in the study area. The overall rate of deterioration in the study area was 61% of all buildings, as shown in Table 1. The blocks that met the criteria of having a building deterioration rate of more than 20% are shown in *Figure 2: Building Deterioration*. Building deterioration affects 43 blocks in the study area, which is 78% of all blocks in the area.

TABLE 1 - BUILDING CONDITION
Historic Convention Village Study Area - October 1992

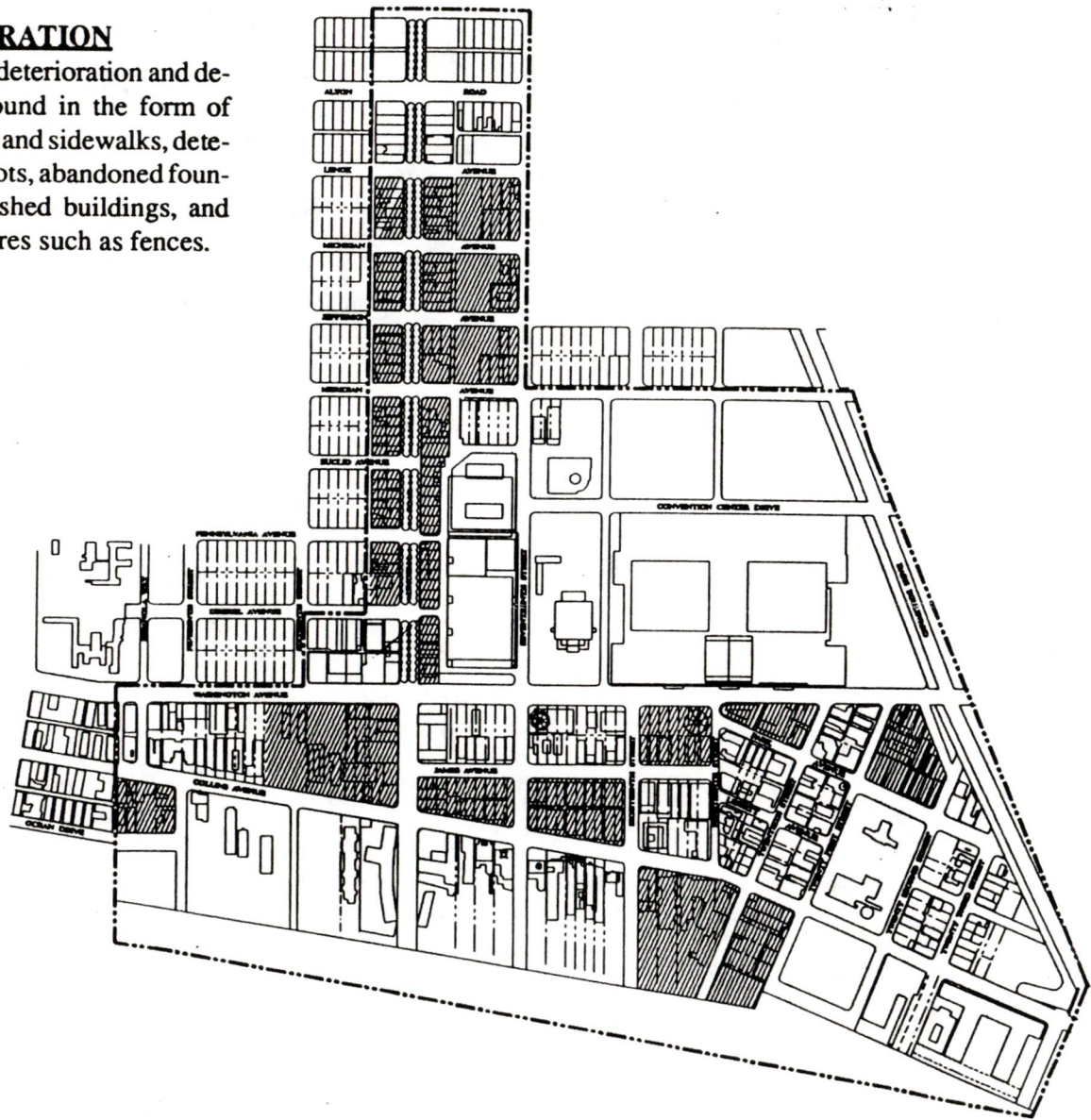
NUMBER OF BUILD- INGS	DETERIORATING			PERCENT DETERIO- RATING
	MINOR	MAJOR	DILAPIDA- TED	
275	157	11	1	61%

Source: Wallace Roberts & Todd and Casella & Associates

8-A

SITE DETERIORATION

Blocks where site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations of demolished buildings, and deteriorating fixtures such as fences.

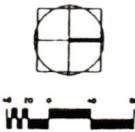


PRELIMINARY
DRAFT

FIGURE 3
SITE DETERIORATION

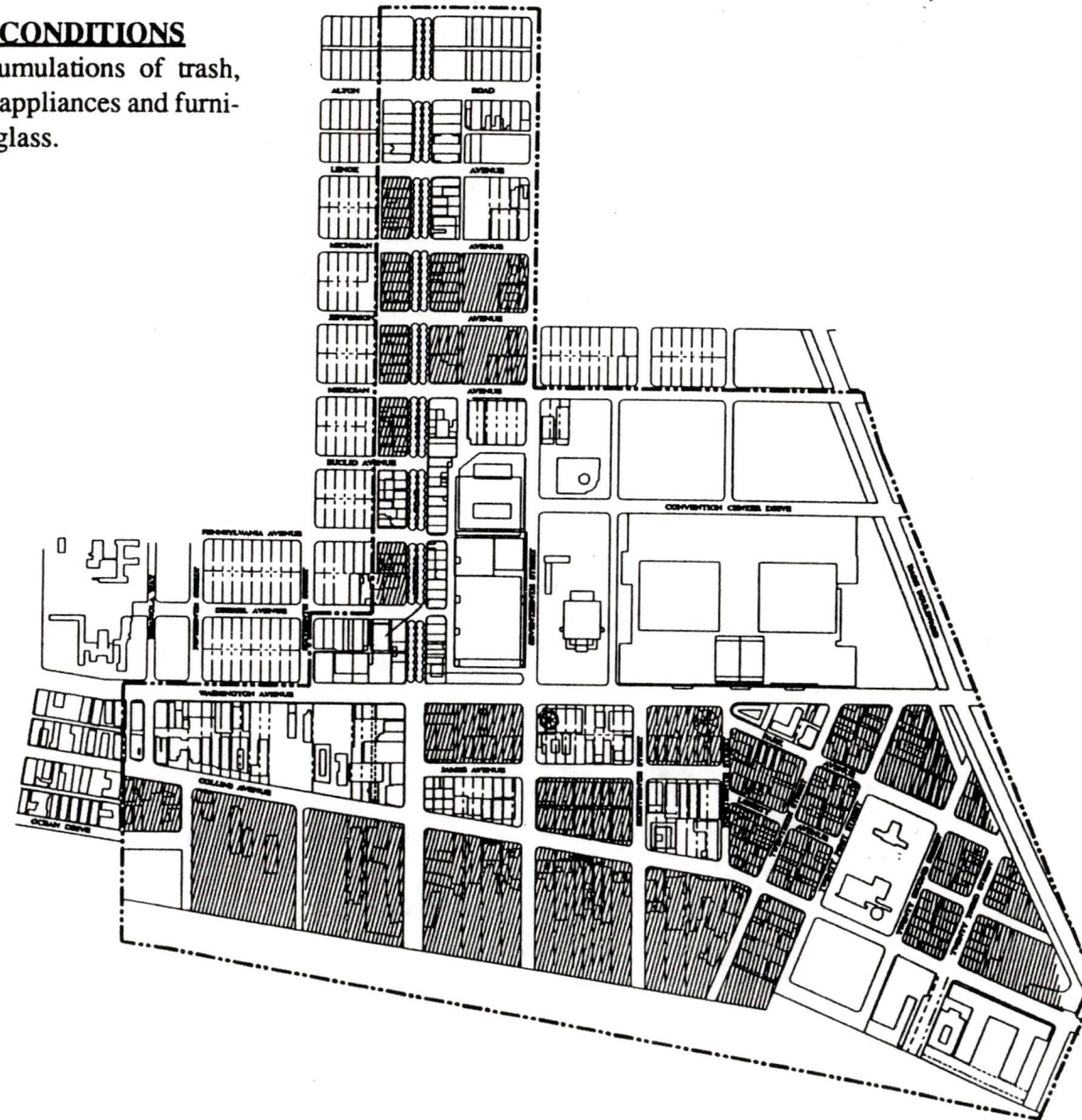
HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Coastal Planners
100 North Avenue, Suite 1000, Miami, FL 33131
CABELLA & ASSOCIATES
200 South Avenue, Suite 1000, Miami, FL 33131



UNSANITARY CONDITIONS

Blocks with accumulations of trash, debris, discarded appliances and furniture, and broken glass.

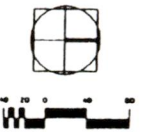


8-B

FIGURE 4
UNSANITARY CONDITION

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

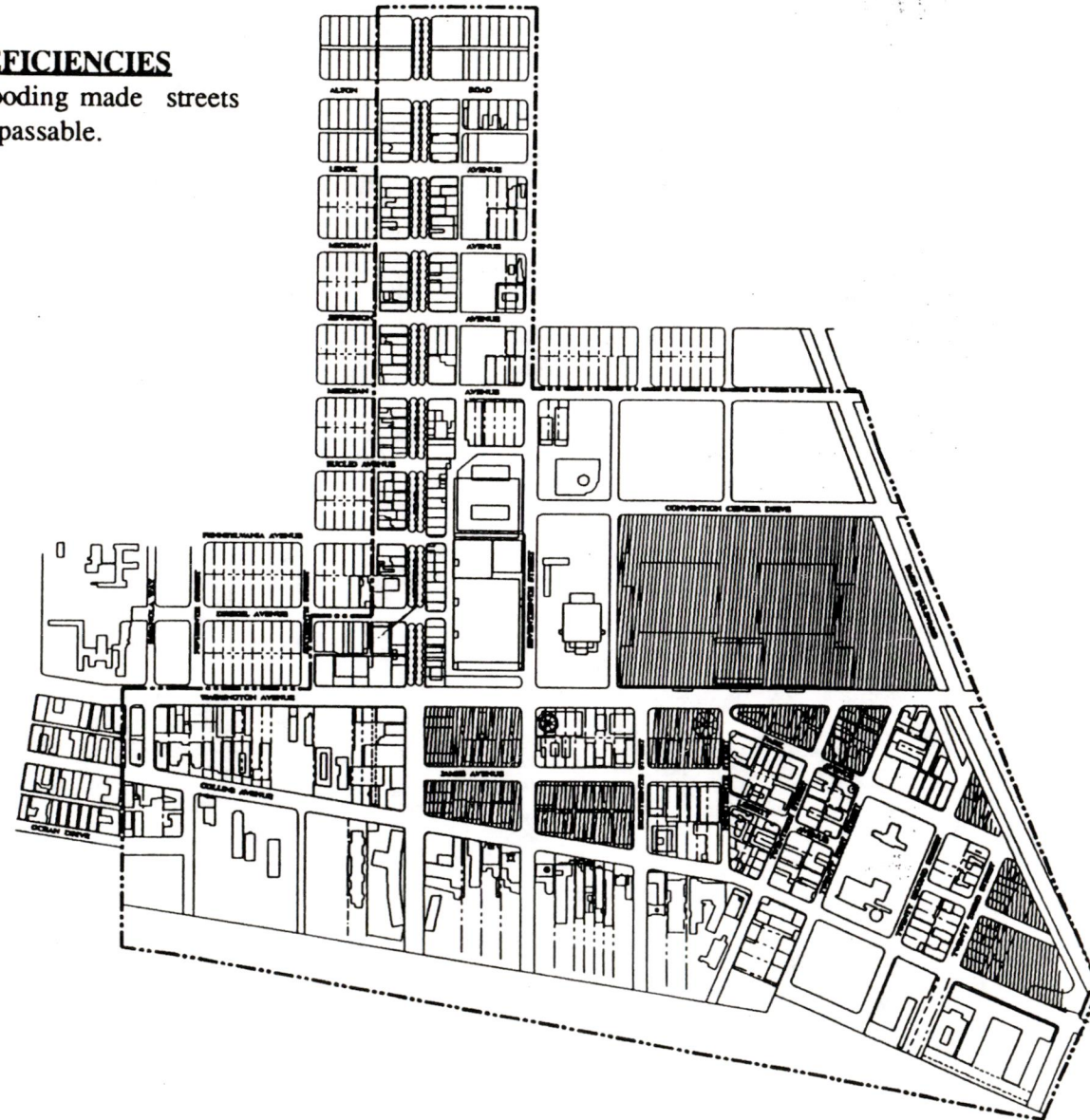
WALLACE ROBERTS & TODD
ARCHITECTS, ENGINEERS, PLANNERS, INTERIORS & LANDSCAPE ARCHITECTS
1000 Brickell Avenue, Suite 2000, Miami, FL 33131
CASELLA & ASSOCIATES
200 Brickell Avenue, Suite 2000, Miami, FL 33131



DRAFT

DRAINAGE DEFICIENCIES

Blocks where flooding made streets and sidewalks impassable.



8-C

PRELIMINARY

FIGURE 5
DRAINAGE DEFICIENCIES

HISTORIC CONVENTION VILLAGE Redevelopment and Revitalization Area FINDING OF NECESSITY Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
ARCHITECTS, PLANNERS, ENGINEERS, INTERIORS
2000 BROADWAY, SUITE 2000, NEW YORK, NY 10014
CASSELL & ASSOCIATES
200 BROADWAY, SUITE 2000, NEW YORK, NY 10014



FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

SITE DETERIORATION

Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.

Site deterioration and deficiencies were found in 21 blocks (38% of all blocks in the study area). These blocks were widely dispersed in the study area, as shown by block in *Figure 3: Site Deterioration*.

UNSANITARY CONDITIONS

Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.

Unsanitary conditions were found in 28 blocks, which is 51% of all blocks in the study area. The dispersal of unsanitary conditions is shown by block in *Figure 4: Unsanitary Conditions*.

DRAINAGE DEFICIENCIES

Drainage deficiencies were identified during rains on October 1, 1992, in blocks where flooding was observed that made streets and sidewalks impassable. In addition, an infrastructure adequacy report from the city public works department concludes that "storm sewers in the entire area are totally inadequate for the type of development proposed. The report describes the storm sewers as a syphon system which backs up at high tide. This circumstance combined with a concentrated rainfall results in significant flooding throughout the area."¹

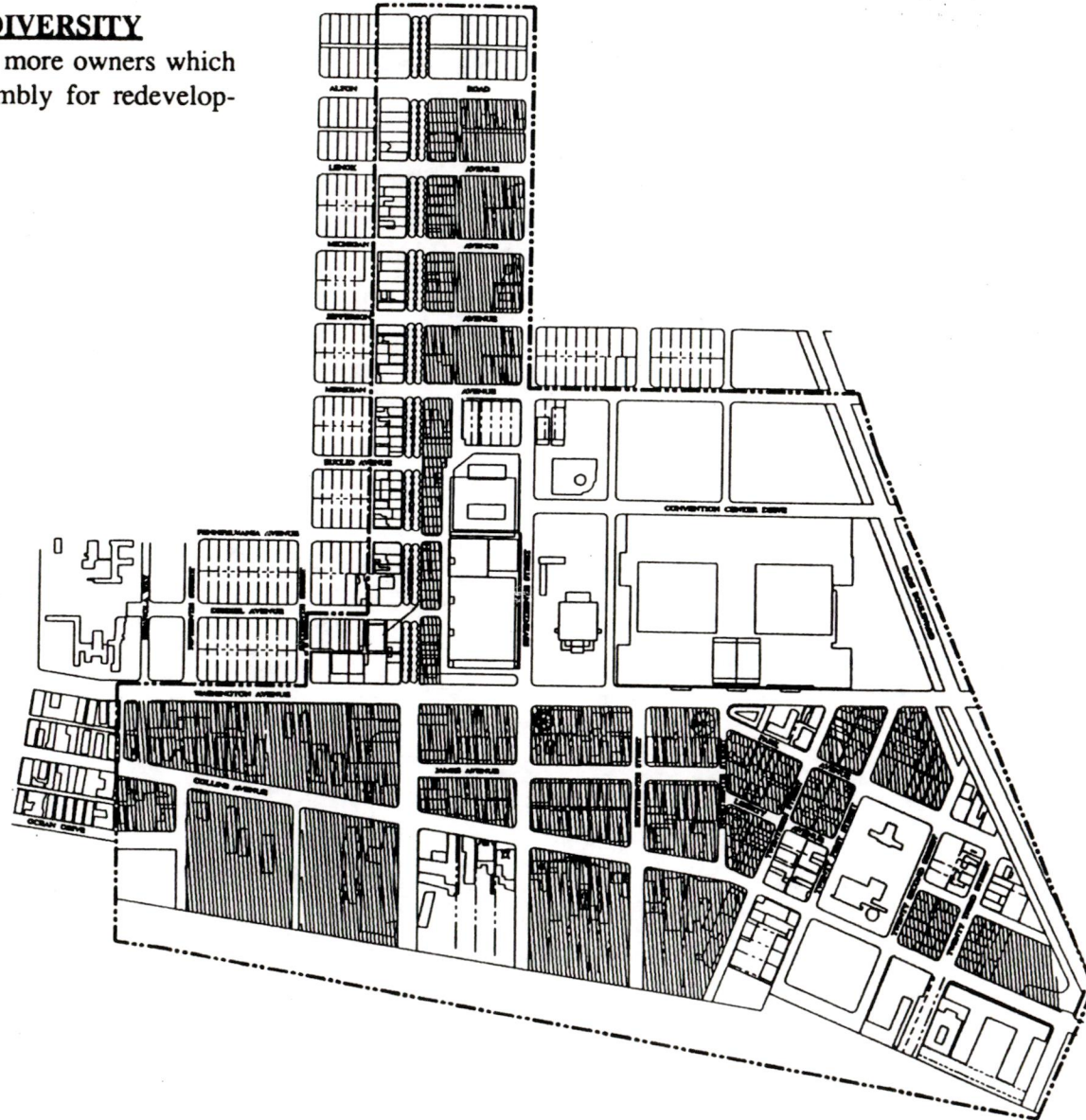
Drainage deficiencies were observed in 10 blocks, which is 18% of all blocks in the study area. The dispersal of drainage deficiencies is shown by block in *Figure 5: Drainage Deficiencies*.

¹ Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

OWNERSHIP DIVERSITY

Blocks with 5 or more owners which makes land assembly for redevelopment difficult.

9-A



PRELIMINARY
DRAFT

FIGURE 6
OWNERSHIP DIVERSITY
5 OR MORE OWNERS PER BLOCK

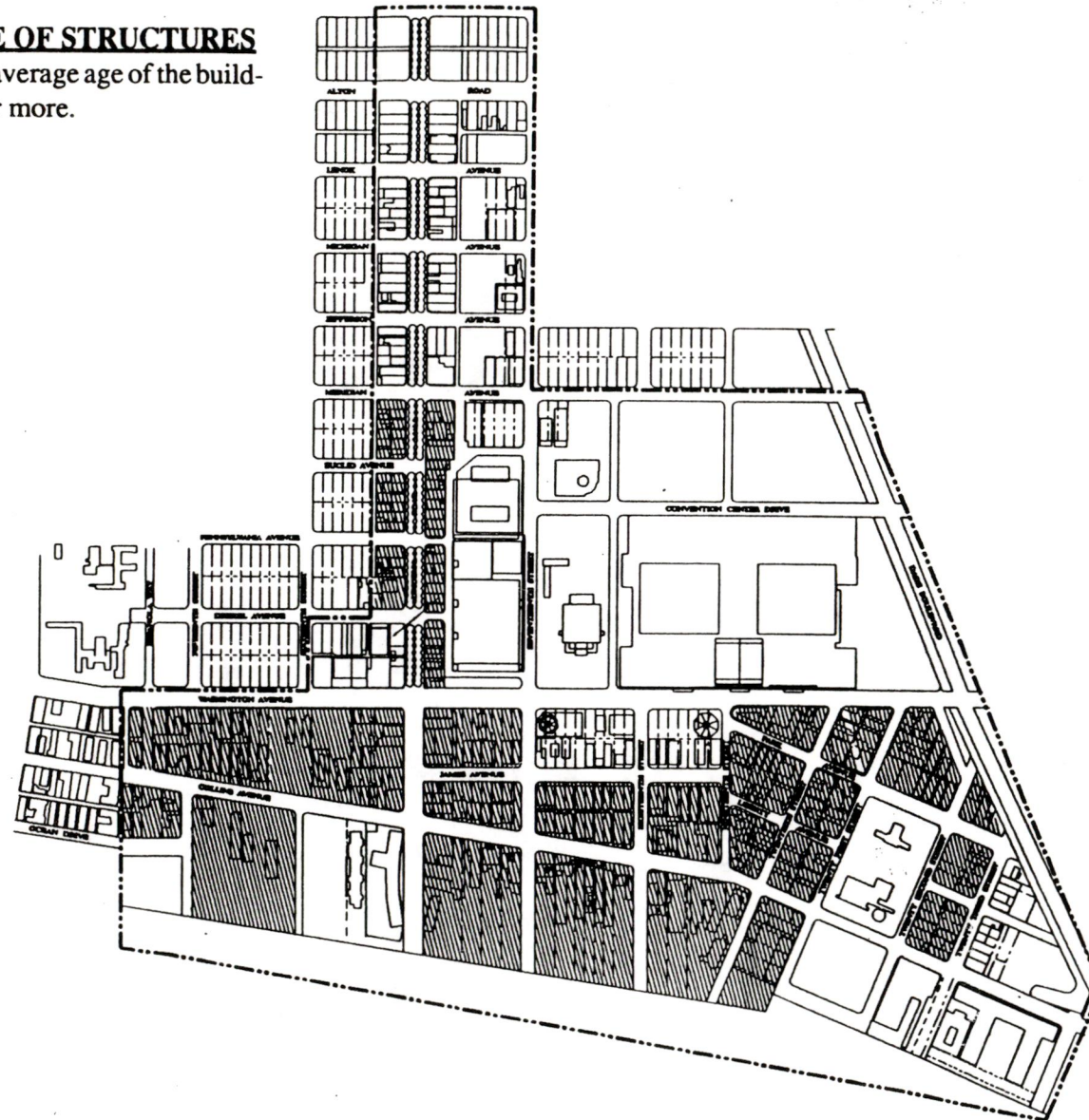
HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
1000 Brickell Avenue, Suite 1000, Miami, Florida 33131
CASELLA & ASSOCIATES
200 Brickell Street, Suite 1000, Miami, Florida 33131



Blocks where the average age of the buildings is 40 years or more.

9-B



SECRET

FIGURE 7
AVERAGE AGE OF STRUCTURES
(40 - YEARS)

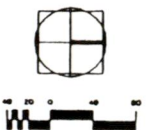
Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

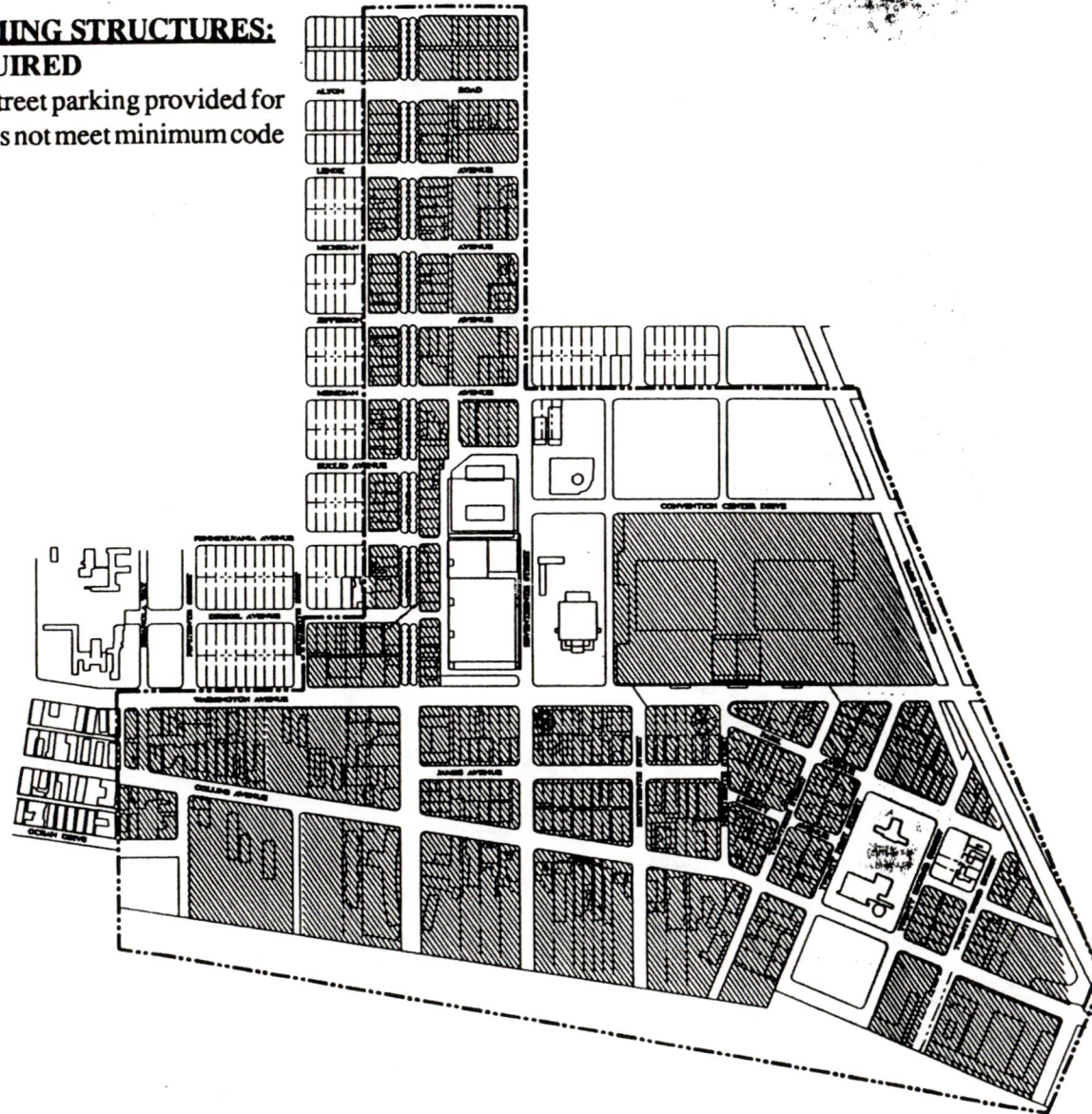
WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Ecological Planners

CASELLA & ASSOCIATES
240 Southwest Drive, Dallas, Florida 34010



**NON-CONFORMING STRUCTURES:
PARKING REQUIRED**

Blocks where off-street parking provided for some buildings does not meet minimum code requirements.



9-D

**PRELIMINARY
DRAFT**

FIGURE 9
NON-CONFORMING STRUCTURES
PARKING REQUIRED

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Engineers, Planners, and Environmental Scientists
1000 Brickell Avenue, Suite 1000, Miami, Florida 33131
CASELLA & ASSOCIATES
200 Brickell Avenue, Suite 1000, Miami, Florida 33131



PRELIMINARY

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

DRAFT

DIVERSITY OF OWNERSHIP

Excessive diversity of ownership is recognized as a condition which inhibits the assembly of land for redevelopment, and makes the use of redevelopment powers necessary in order to facilitate reinvestment. The Florida Redevelopment Act refers to "diversity of ownership ... which prevent(s) the free alienability of land within the deteriorated or hazardous area."

The standard used in this study is that any block having five or more ownership parcels is considered to display excessive diversity of ownership. Using that standard, 27 blocks, which is 49% of all blocks in study area, had excessive diversity of ownership. The dispersal of ownership diversity is shown by block in *Figure 6: Ownership Diversity*.

AGE OF STRUCTURES

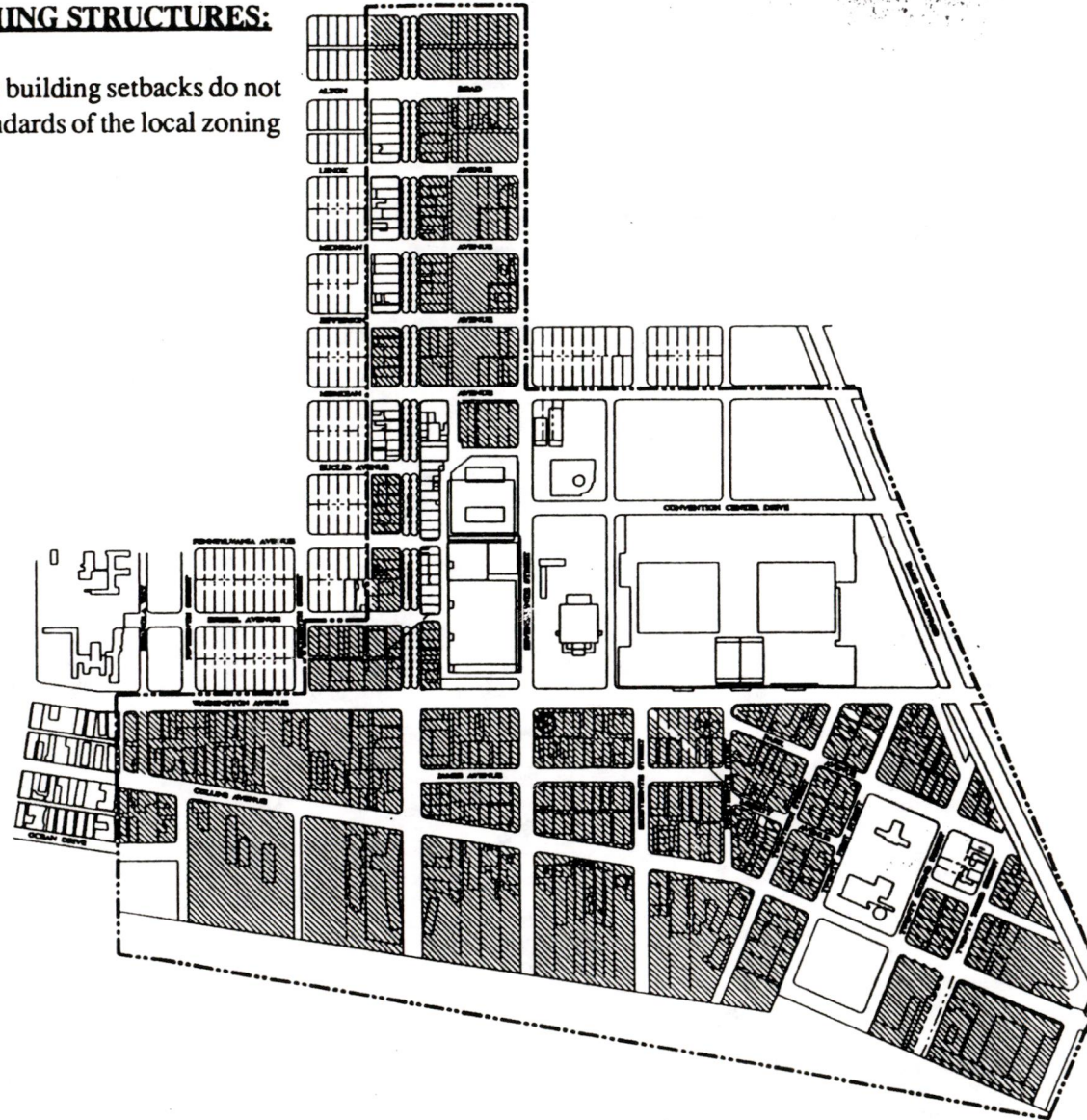
Blocks where the average age of buildings was 40 years or more, were identified as having aged structures. In the study area, 28 blocks (51% of all blocks in the area) met the criteria of average building age of 40 years or more. The location of those blocks is shown in *Figure 7: Average Age of Structures*.

NON-CONFORMING STRUCTURES: SIZE OF UNITS

Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code standards. In the study area, 33 blocks (60% of all blocks in the area) included dwelling units whose size is non-conforming to the local code, based upon information provided by City staff. The location of those blocks is shown in *Figure 8: Non-Conforming Structures: Size of Units*.

**NON-CONFORMING STRUCTURES:
SETBACKS**

Blocks where some building setbacks do not meet minimum standards of the local zoning code.



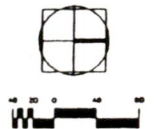
10-A

PRELIMINARY
DRAFT

FIGURE 10
NON CONFORMING STRUCTURES
SETBACKS

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

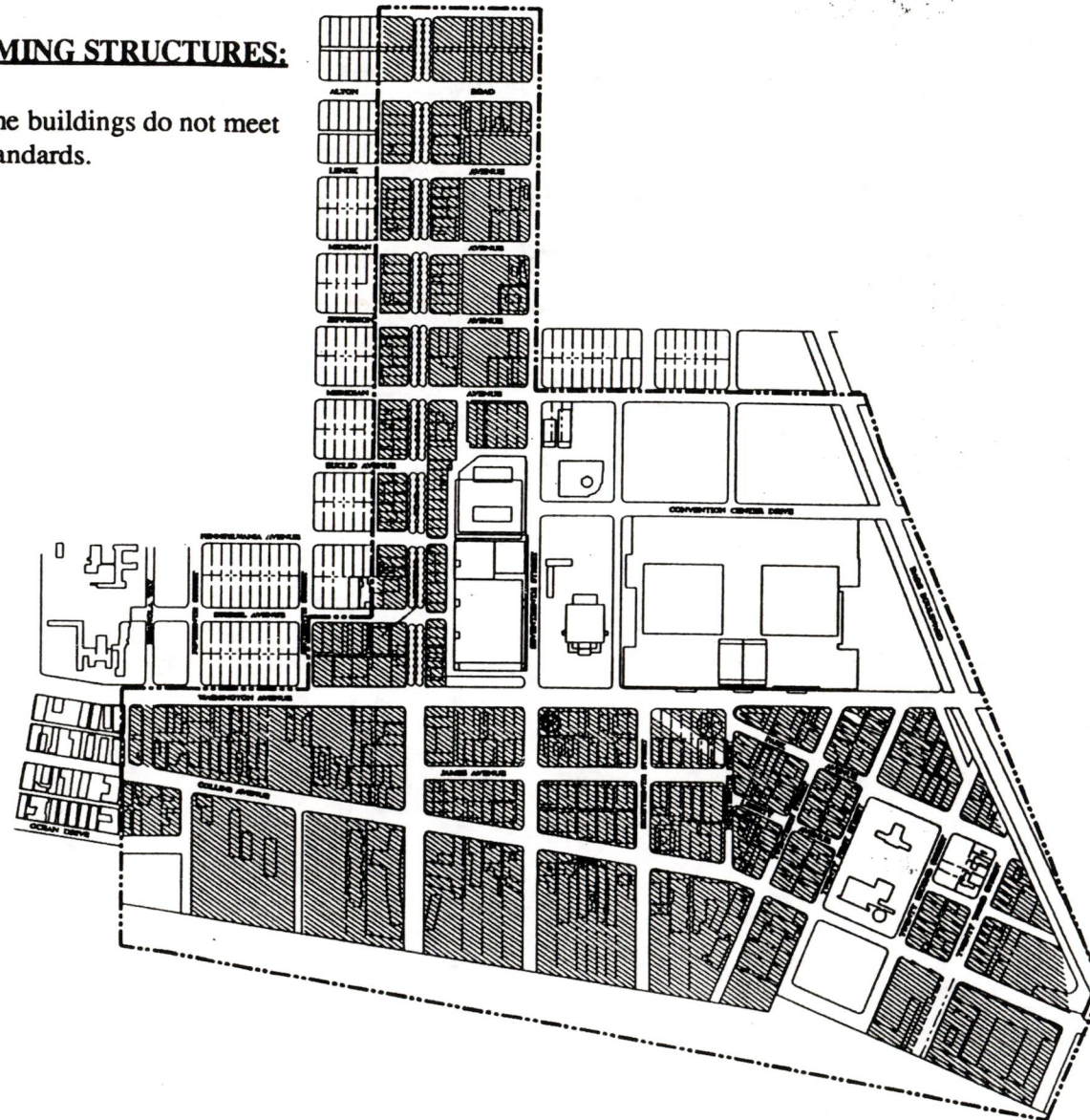
WALLACE ROBERTS & TODD
ARCHITECTS, PLANNERS, ENGINEERS, INTERIORS & LANDSCAPE ARCHITECTS
100 Biscayne Avenue, Suite 400, Miami, Florida 33132
CASELLA & ASSOCIATES
200 Biscayne Drive, Suite 200, Miami, Florida 33132



NON-CONFORMING STRUCTURES:

F.A.R.

Blocks where some buildings do not meet minimum code standards.



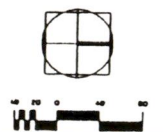
10-B

PRELIMINARY
DRAFT

FIGURE II
NON-CONFORMING STRUCTURES
FAR

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Environmental Planners
1000 Brickell Avenue, Suite 1000, Miami, FL 33131
CASELLA & ASSOCIATES
200 Brickell Avenue, Suite 1000, Miami, FL 33131



PRELIMINARY

DRAFT

CLOSED BUILDINGS
Blocks which include closed buildings.

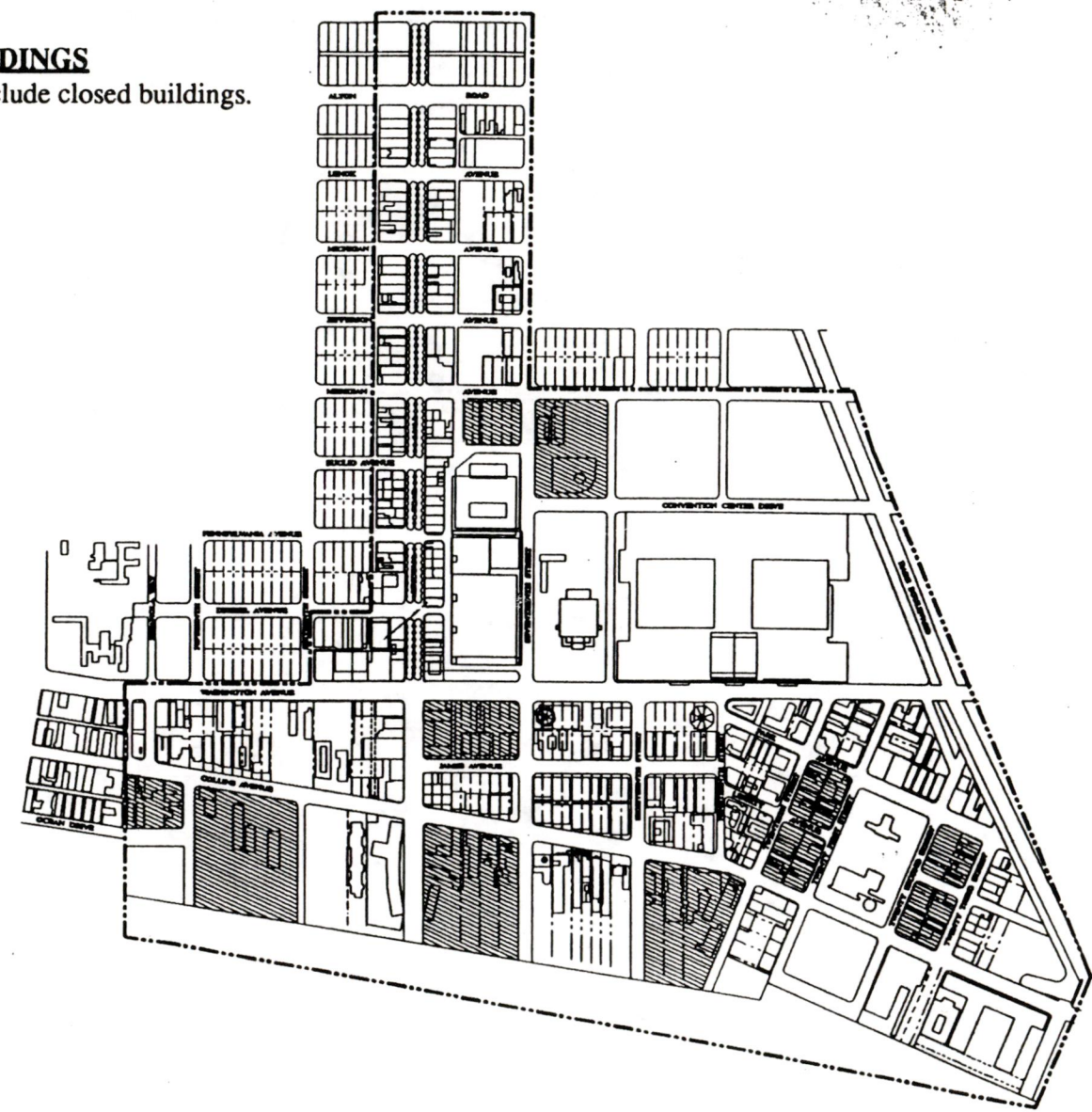


FIGURE 12
CLOSED BUILDINGS

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Planning Partners
300 Biscayne Avenue, Suite 2000, Miami, FL 33132
CASSELL & ASSOCIATES
200 Biscayne Avenue, Suite 2000, Miami, FL 33132



NON-CONFORMING STRUCTURES: PARKING REQUIRED

Non-conforming parking facilities were identified in blocks where off-street parking provided for some buildings does not meet minimum code standards. In addition, a finding was made that the convention center will need additional parking in the future, based on the Miami Beach Parking and Traffic Study.²

In the study area, 47 blocks (85% of all blocks in the area) included buildings that are non-conforming to parking requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 9: Non-Conforming Structures: Parking Required*.

NON-CONFORMING STRUCTURES: SETBACKS

Non-conforming setbacks were identified in blocks where some building setbacks do not meet minimum standards of the local zoning code. In the study area, 40 blocks (73% of all blocks in the area) included buildings that are non-conforming to setback requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 10: Non-Conforming Structures: Setbacks*.

NON-CONFORMING STRUCTURES: F.A.R.

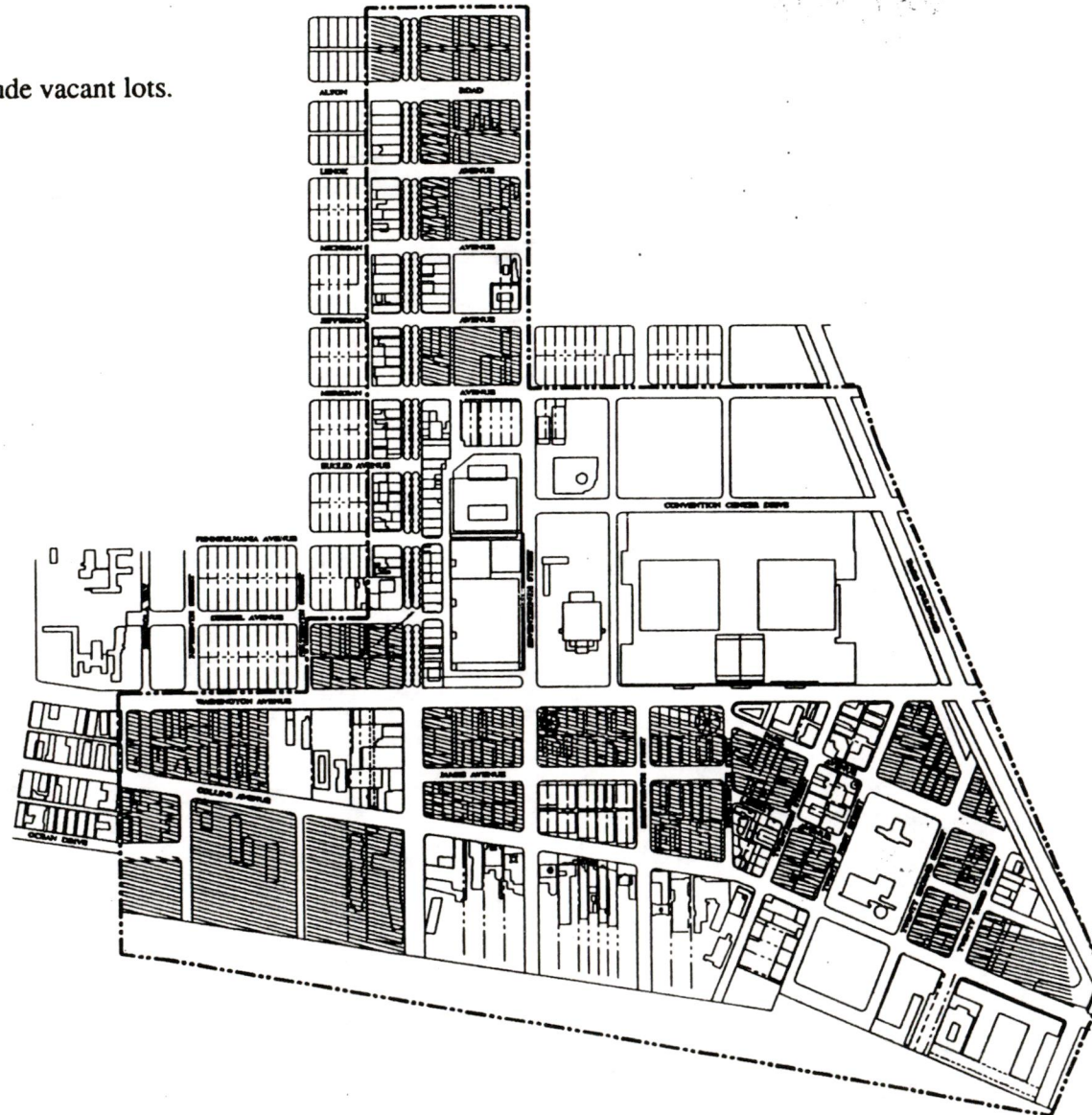
Non-conforming floor area ratio (F.A.R.) was identified in blocks where some buildings do not meet minimum code standards. In the study area, 46 blocks (84% of all blocks in the area) included buildings that are non-conforming to F.A.R. requirements the zoning code, based upon information provided by the city staff. Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

² Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

VACANT LOTS

Blocks which include vacant lots.

11-A

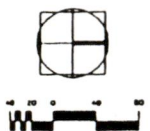


PRELIMINARY
DRAFT

FIGURE 13
VACANT LOTS

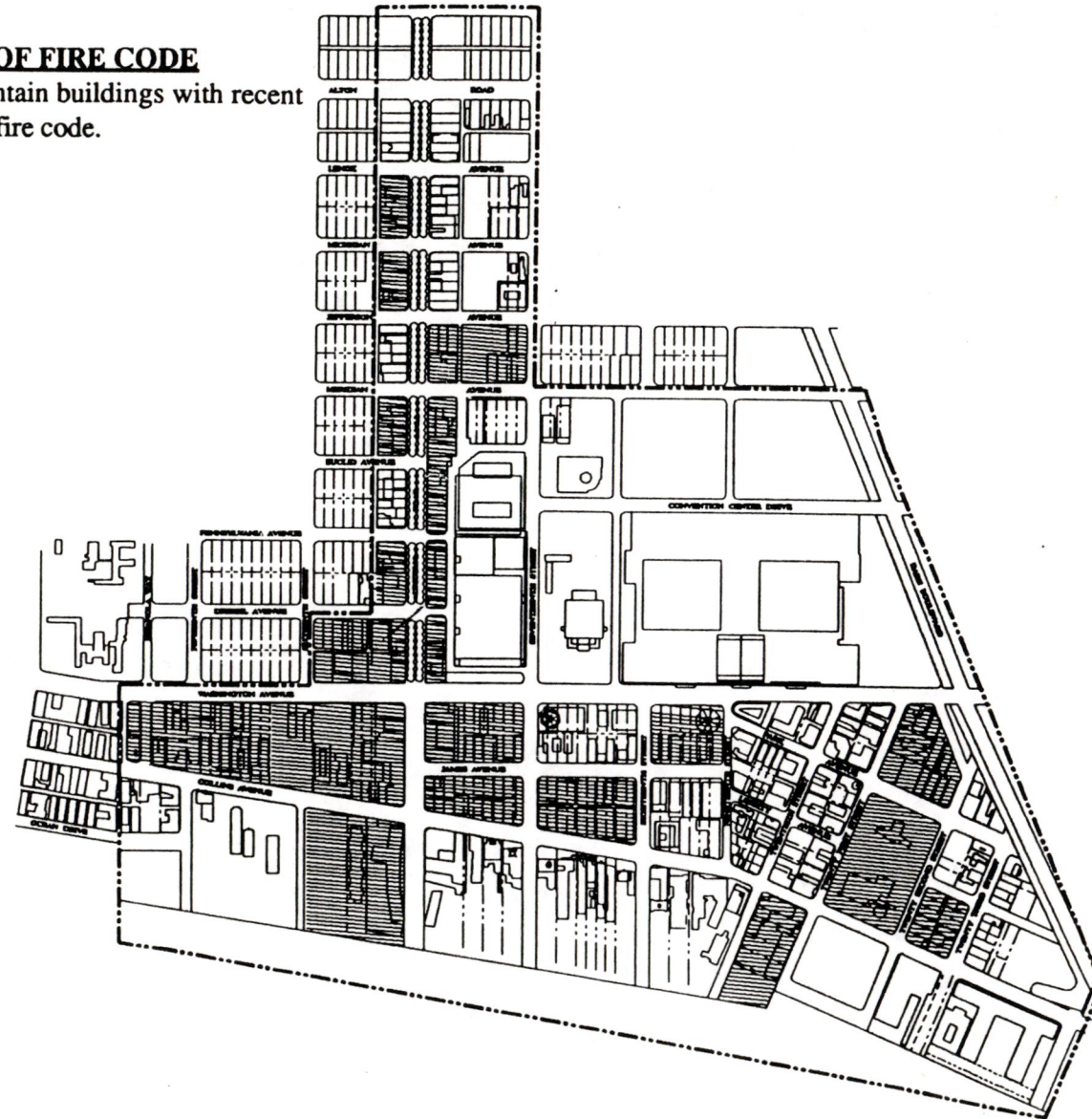
HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Engineers, Planners, Urban & Environmental Scientists
300 Brickman Drive, Suite 1000, Miami, FL 33131
CASELLA & ASSOCIATES
200 Brickman Drive, Suite 1000, Miami, FL 33131



Blocks which contain buildings with recent violations of the fire code.

11-B



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
84

FIGURE 14
FIRE VIOLATIONS

HISTORIC CONVENTION VILLAGE

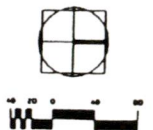
Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Environmental Planners
700 North Avenue, Coral Gables, Florida 33134

CASELLA & ASSOCIATES
200 Southwest 23rd, Dade Co., Florida 33134



Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

CLOSED BUILDINGS

Closed buildings indicate economic disuse and obsolescence. In the study area, 11 blocks (20% of all blocks in the area) included vacant buildings, based upon information provided by the city staff. The location of those blocks is shown in *Figure 12: Closed Buildings.*

VACANT LOTS

Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills. In the study area, 22 blocks (40% of all blocks in the area) included vacant lots, based upon information provided by the city staff. The location of those blocks is shown in *Figure 13: Vacant Lots.*

VIOLATIONS OF FIRE CODE

Violations of fire code are dangerous to life and property. In the study area, 20 blocks (36% of all blocks in the area) included buildings that have recent violations of the fire code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 14: Fire Violations.*

HIGH CRIME RATES

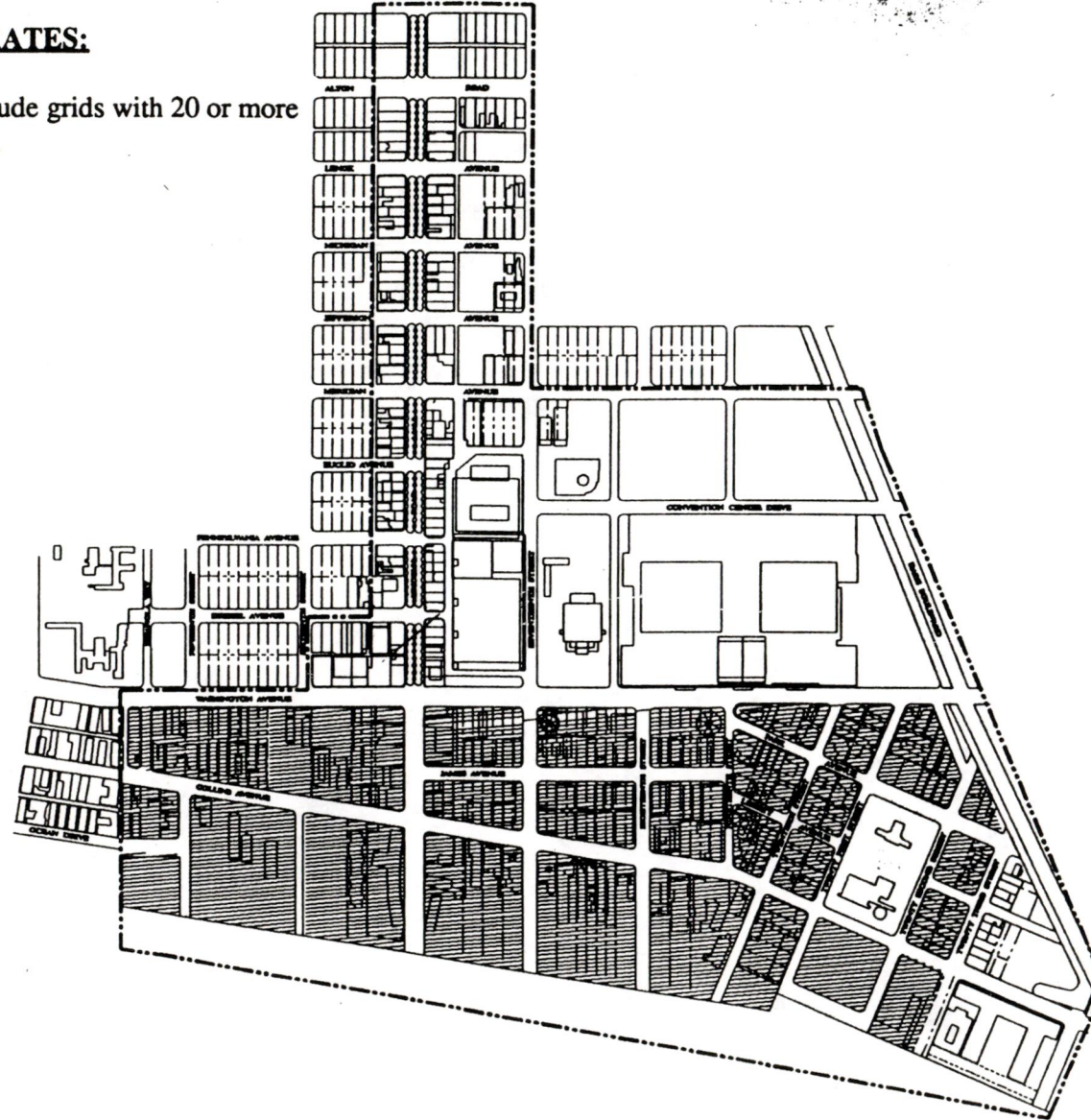
High crime rates demonstrate a lack of public safety that inhibits sound development of the area. Information on four types of crime was provided by the

HIGH CRIME RATES:

ROBBERY

Blocks which include grids with 20 or more robberies per grid.

12-A

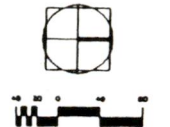


DRAFT

FIGURE 15
HIGH CRIME RATES
ROBBERY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Environmental Planners
100 North Biscayne, Suite 1000, Miami, FL 33132
CASILLA & ASSOCIATES
300 Biscayne Blvd., Suite 1000, Miami, FL 33132

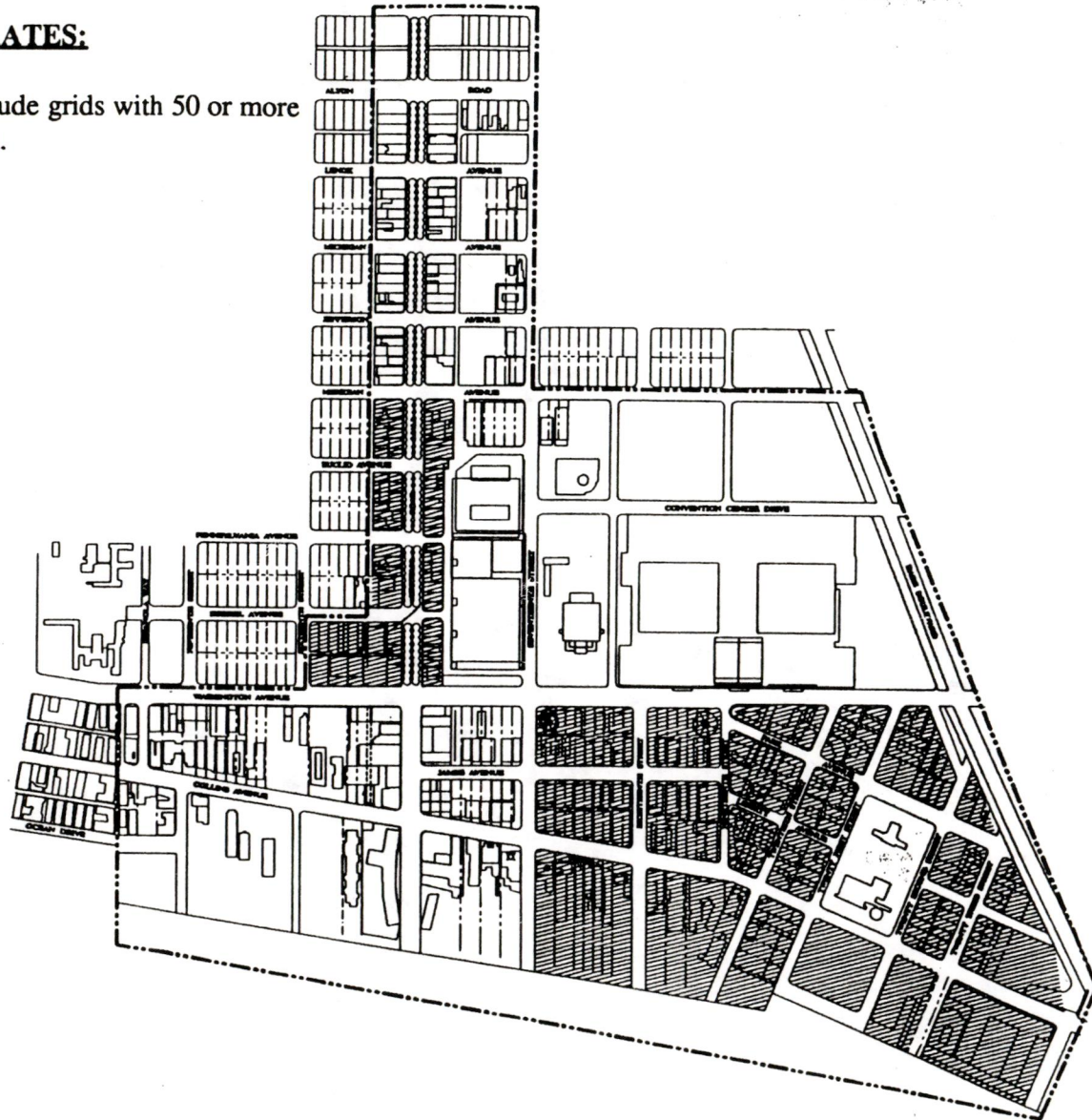


HIGH CRIME RATES:

BURGLARY

Blocks which include grids with 50 or more burglaries per grid.

12-B



PRELIMINARY
DRAFT

FIGURE 16
HIGH CRIME RATES
BURGLARY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

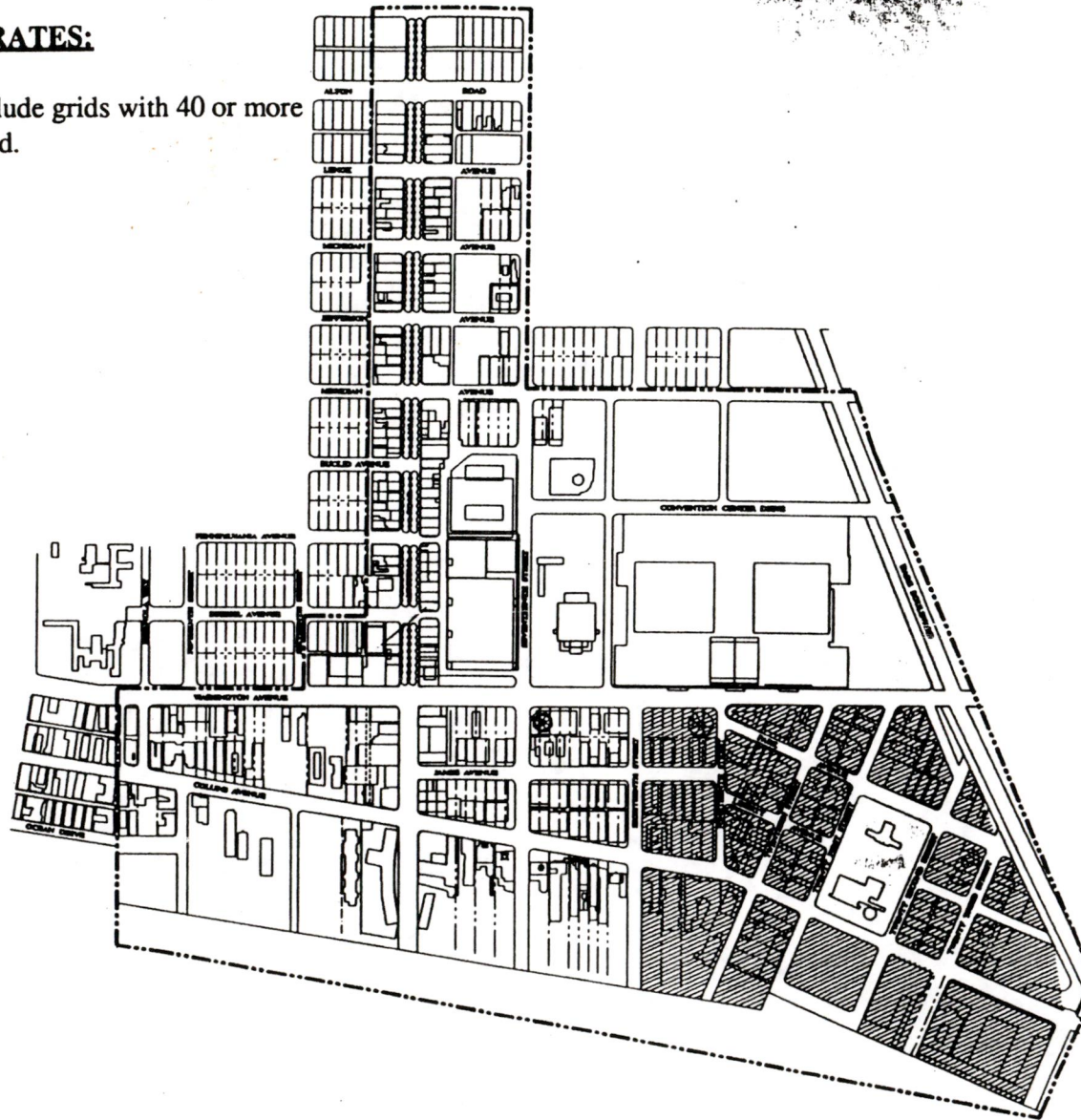
WALLACE ROBERTS & TODD
Architects, Engineers, Planners, and Environmental Scientists
300 Brickman Drive, Suite 1000, Miami, FL 33130
CASELLA & ASSOCIATES
200 Brickman Drive, Suite 1000, Miami, FL 33130



HIGH CRIME RATES:

AUTO THEFT

Blocks which include grids with 40 or more auto thefts per grid.



PRELIMINARY
DRAFT

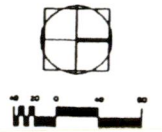
12-C

100

FIGURE 17
HIGH CRIME RATES
AUTO THEFT

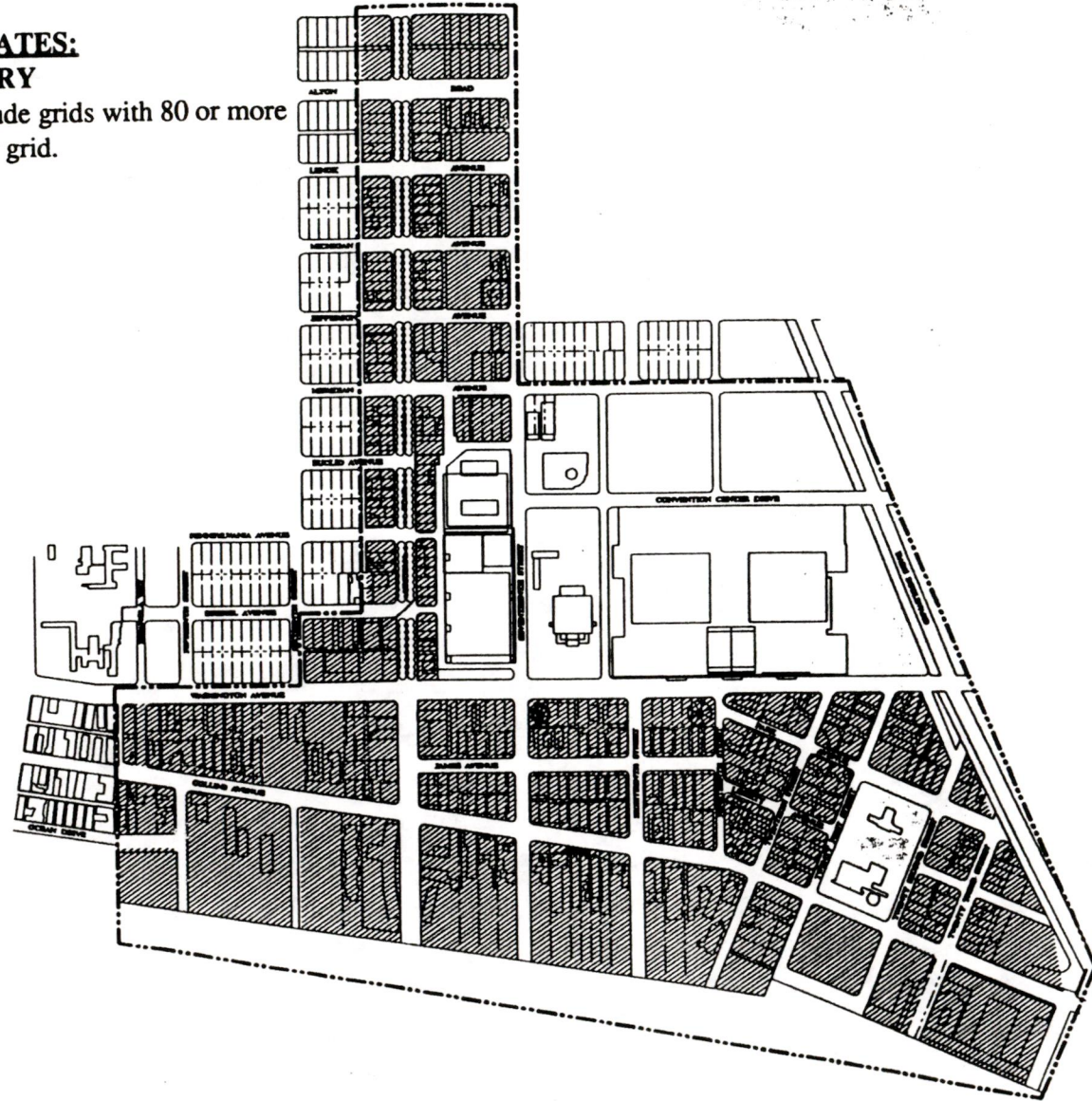
HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Landscape Architects, Urban & Community Planners
400 Brick Avenue, Suite 200, Miami, Florida 33131
CASELLA & ASSOCIATES
200 Southern Blvd., Suite 100, Miami, Florida 33131



**HIGH CRIME RATES:
AUTO BURGLARY**

Blocks which include grids with 80 or more
auto burglaries per grid.



**PRELIMINARY
DRAFT**

12-D

FIGURE 18
HIGH CRIME RATES
AUTO BURGLARY

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
PLANNERS, ARCHITECTS, ENGINEERS, INTERIORS & LANDSCAPE ARCHITECTS
1000 Brickell Avenue, Suite 2000, Miami, FL 33131
CASELLA & ASSOCIATES
200 Brickell Avenue, Suite 2000, Miami, FL 33131



FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

PRELIMINARY
DRAFT

Miami Beach Police Department: robbery, burglary, auto theft, and auto burglary.³ During the period from January 1st to September 15th, 1992, 800 major crimes occurred in the proposed Historic Convention Village Redevelopment Area. This was 12% of the city's major crime, committed in an area that has 9% of the city's population.

Compounding the crime problem is a streetlight system that is below standard, in extremely poor condition, and subject to frequent outages. According to a report from the city public works department, the entire area needs to be upgraded, both in terms of light levels and conditions of equipment.⁴

Crime is tracked in the city by manageable geographic sections called "grids". The police department report concludes that the historic convention village study area is among the highest, in major crime, of all grids in the city.

Robbery

The highest robbery grid in the city is in the historic convention village study area, and the top six robbery grids are either part of the historic convention village study area or in close proximity to it. Twenty-four percent of all robberies in the city occurred in the historic convention village study area.

In the study area, 27 blocks (49% of all blocks in the area) were included in grids that had more than 20 robberies per grid. The location of those blocks is shown in *Figure 15: High Crime Grids - Robbery*.

³ Report entitled "Convention Village Redevelopment Area Crime Data", by the Miami Beach Police Department, September 30, 1992.

⁴ Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

Burglary

The highest burglary grid in the city is part of the historic convention village study area. The second highest burglary grid in the city is adjacent to the study area, and the third highest grid is part of the study area.

In the study area, 29 blocks (53% of all blocks in the area) were included in grids that had more than 50 burglaries per grid. The location of those blocks is shown in *Figure 16: High Crime Grids - Burglary*.

Auto Theft

The highest auto theft grid in the city is part of the historic convention village study area. Three of the top ten auto theft grids in the city are in the historic convention village study area.

In the study area, 22 blocks (40% of all blocks in the area) were included in grids that had more than 40 auto thefts per grid. The location of those blocks is shown in *Figure 17: High Crime Grids - Auto Theft*.

Auto Burglary

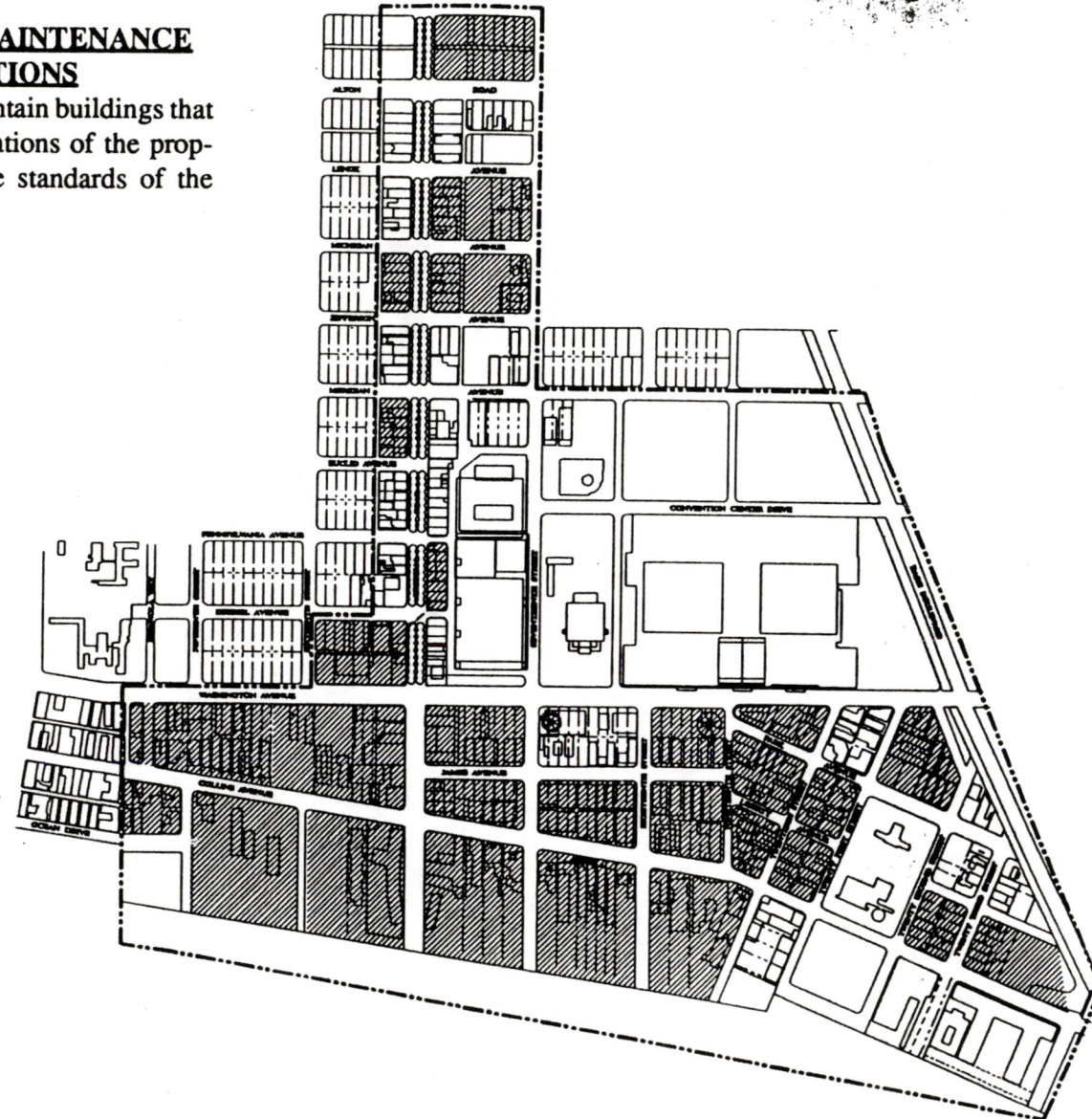
The highest auto burglary grid in the city is part of the historic convention village study area. Of the top four auto burglary grids in the city, two are in the historic convention village study area. Fifteen percent of all auto burglaries in the city occurred in the historic convention village study area.

In the study area, 48 blocks (87% of all blocks in the area) were included in grids that had more than 80 auto burglaries per grid. The location of those blocks is shown in *Figure 18: High Crime Grids - Auto Burglary*.

**PROPERTY MAINTENANCE
CODE VIOLATIONS**

Blocks which contain buildings that have recent violations of the property maintenance standards of the city code.

14-A



**PRELIMINARY
DRAFT**

FIGURE 19
PROPERTY MAINTENANCE CODE
VIOLATIONS

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
Architects, Engineers, Planners, Interior & Landscape Architects
1000 Brickell Avenue, Suite 2000, Miami, FL 33131

CASELLA & ASSOCIATES
2000 Brickell Avenue, Suite 2000, Miami, FL 33131



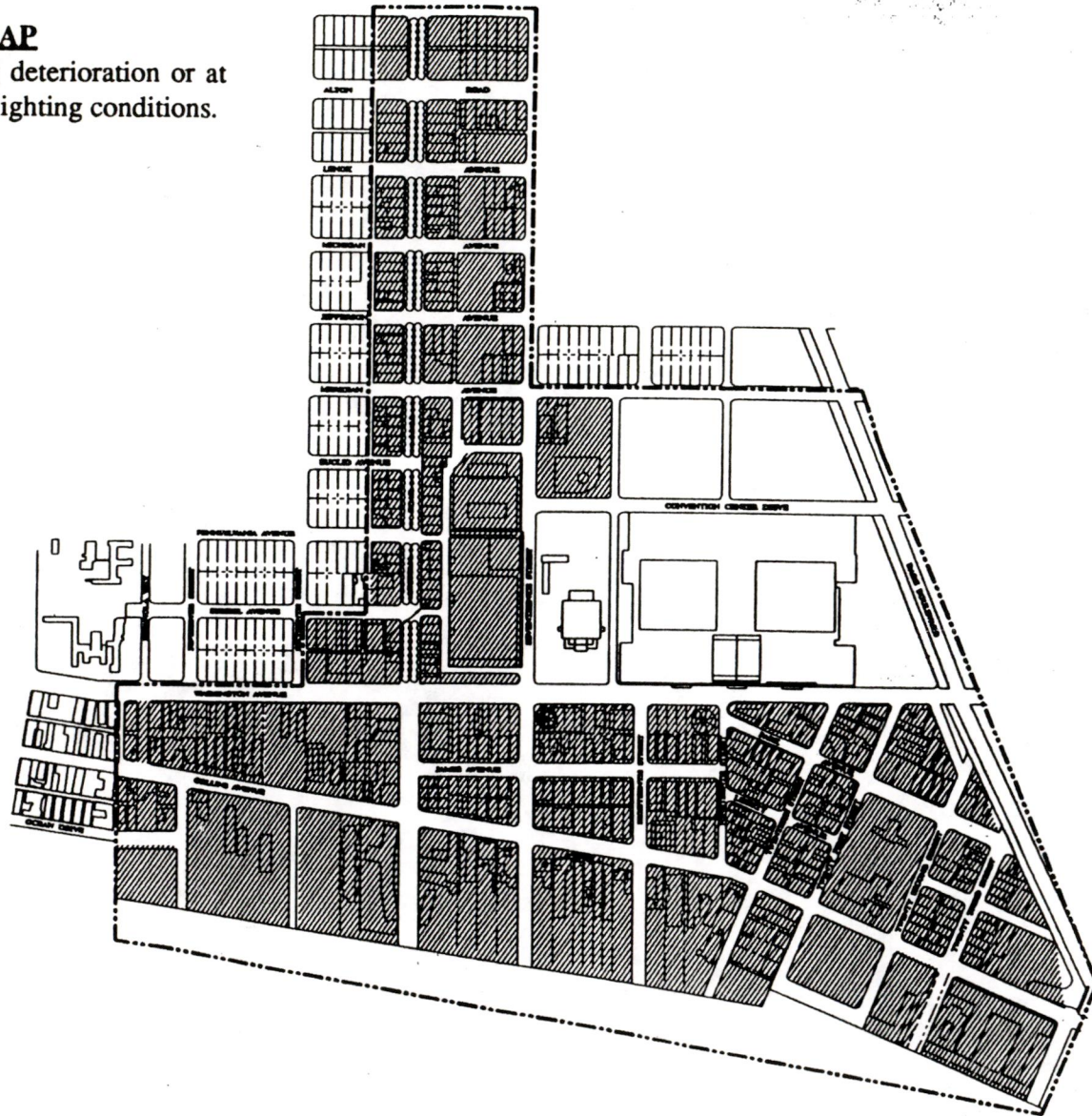
PROPERTY MAINTENANCE CODE VIOLATIONS

Property maintenance and commercial properties code violations demonstrate a variety of substandard conditions that inhibit sound development of the area. Examples of these violations include: damage to interior walls and ceilings, broken plaster, unsanitary conditions and vermin infestation, broken glass, peeling paint, inoperative windows, and defective electrical wiring and plumbing.

In the study area, 28 blocks (51% of all blocks) included buildings that have recent violations of the property maintenance standards of the city code. The location of those blocks is shown in *Figure 19: Property Maintenance and Commercial Code Violations*.

COMPOSITE MAP

Blocks containing deterioration or at least three other blighting conditions.



15-A

DRAFT

FIGURE 20
COMPOSITE MAP
DETERIORATION OR AT LEAST THREE OTHER BLIGHTING CONDITIONS

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
ARCHITECTS
300 BROADWAY, NEW YORK, N.Y. 10013
CASELLA & ASSOCIATES
200 BROADWAY, NEW YORK, N.Y. 10013



PRELIMINARY
DRAFT

CONCLUSION

Basis for Finding of Necessity

The necessity for redevelopment in the proposed Historic Convention Village Redevelopment Area is related to indicators of blight namely building deterioration, site deterioration, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. Information was gathered from both field observation and examination of public records and documented herein.

Blight Determination

The proposed Historic Convention Village Redevelopment Area was subjected to a test in which each block was classified as meeting or not meeting blight criteria. To meet blight criteria, a block had to have either (a) building deterioration or site deterioration, or (b) at least three of the following: unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. *Figure 20: Composite Map*, shows which blocks met this test. Of 55 blocks in the study area, 51 blocks, or 93% of all blocks, met the blight test. Most blocks (45) met more than one part of the test.

FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

PRELIMINARY

DRAFT

Extent of blight

As an aid in understanding the extent of blight and the interrelationship of the criteria, a series of 18 maps were prepared (Figure 2 through Figure 19). Each map shows the blocks affected by one of the 18 criteria. For example, the Figure 2 shows the 43 blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the severity of blight in the study area.

A composite map, Figure 20, shows the blocks that met the criteria of deterioration or at least three other conditions. On average each block in the study area was affected by 9.6 different blighting conditions. This shows that blight is substantial and pervasive in the proposed Historic Convention Village Redevelopment Area.

Proposed boundary

The boundary of the proposed Historic Convention Village Redevelopment Area may include the blocks found to meet the blight criteria, and any other blocks within the area that are necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that to meet future needs of the convention center, a new parking structure will be required.⁵ The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

⁵ Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA

PRELIMINARY
DRAFT

2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.
3. A reasonable relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Performing Arts (TOPA), the Convention Center, and the parking facilities that serve them are related to the economic health of the adjacent Lincoln Road Mall. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive pedestrian linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center, public buildings, and parking lots are located.

Blocks 52, 53, 54, and 55, (where the convention center, The Theater of the Performing Arts, The Garden Center, and parking lots are located), while not meeting deterioration or other blighting criteria, may reasonably be included in the proposed redevelopment area based on the following considerations:

1. that they represent public facilities necessary to the economic health the adjacent blighted area,
2. that redevelopment funds may be need to be expended within those blocks to correct blighting conditions, and
3. that there is a reasonable relationship between those blocks and correcting blighting conditions in the adjacent area.

PRELIMINARY

FINDING OF NECESSITY
MIAMI BEACH CONVENTION VILLAGE

DRAFT

Boundaries of the proposed redevelopment area are shown in *Figure 1:*
Proposed Historic Convention Village Redevelopment Area.

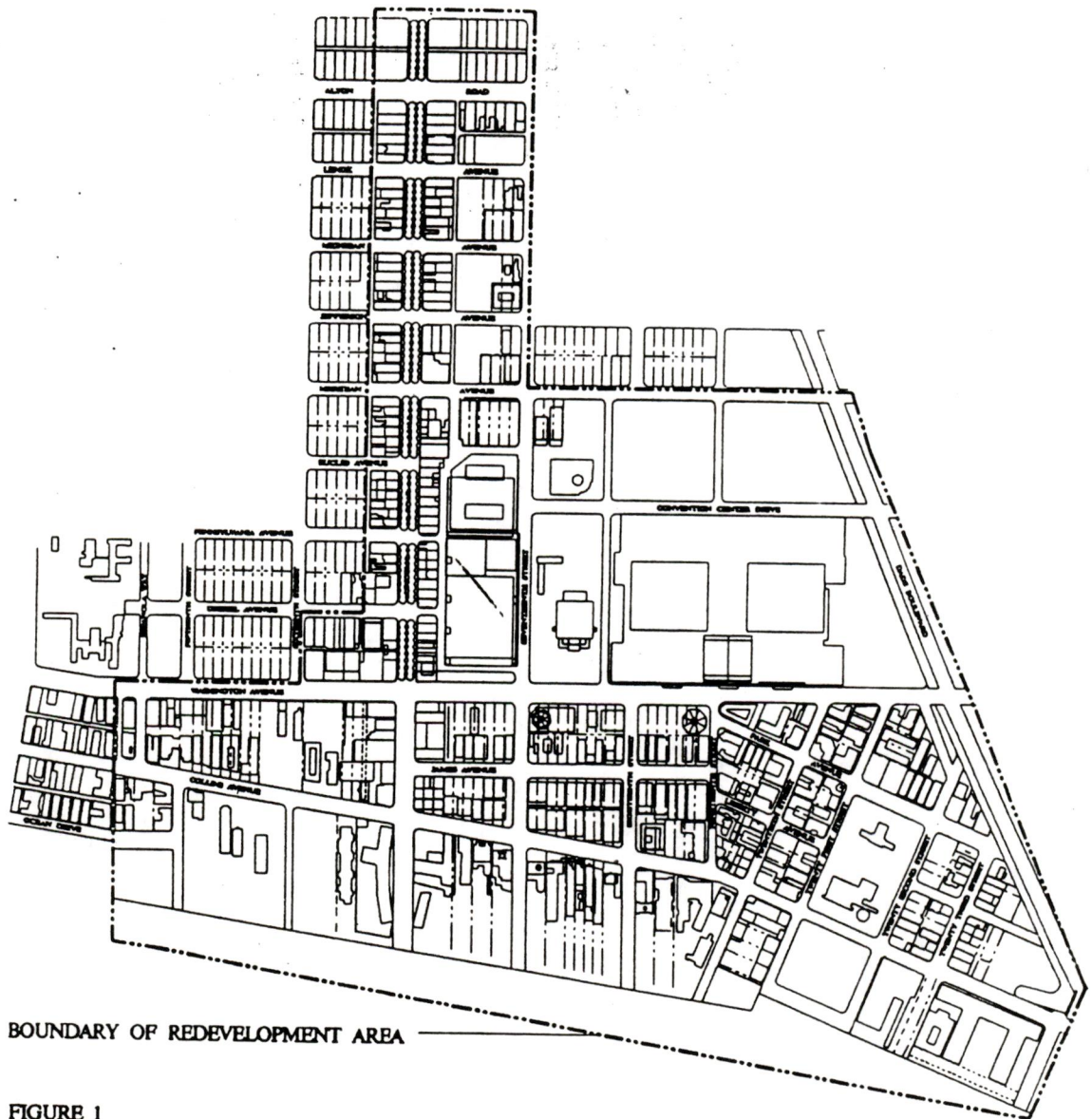
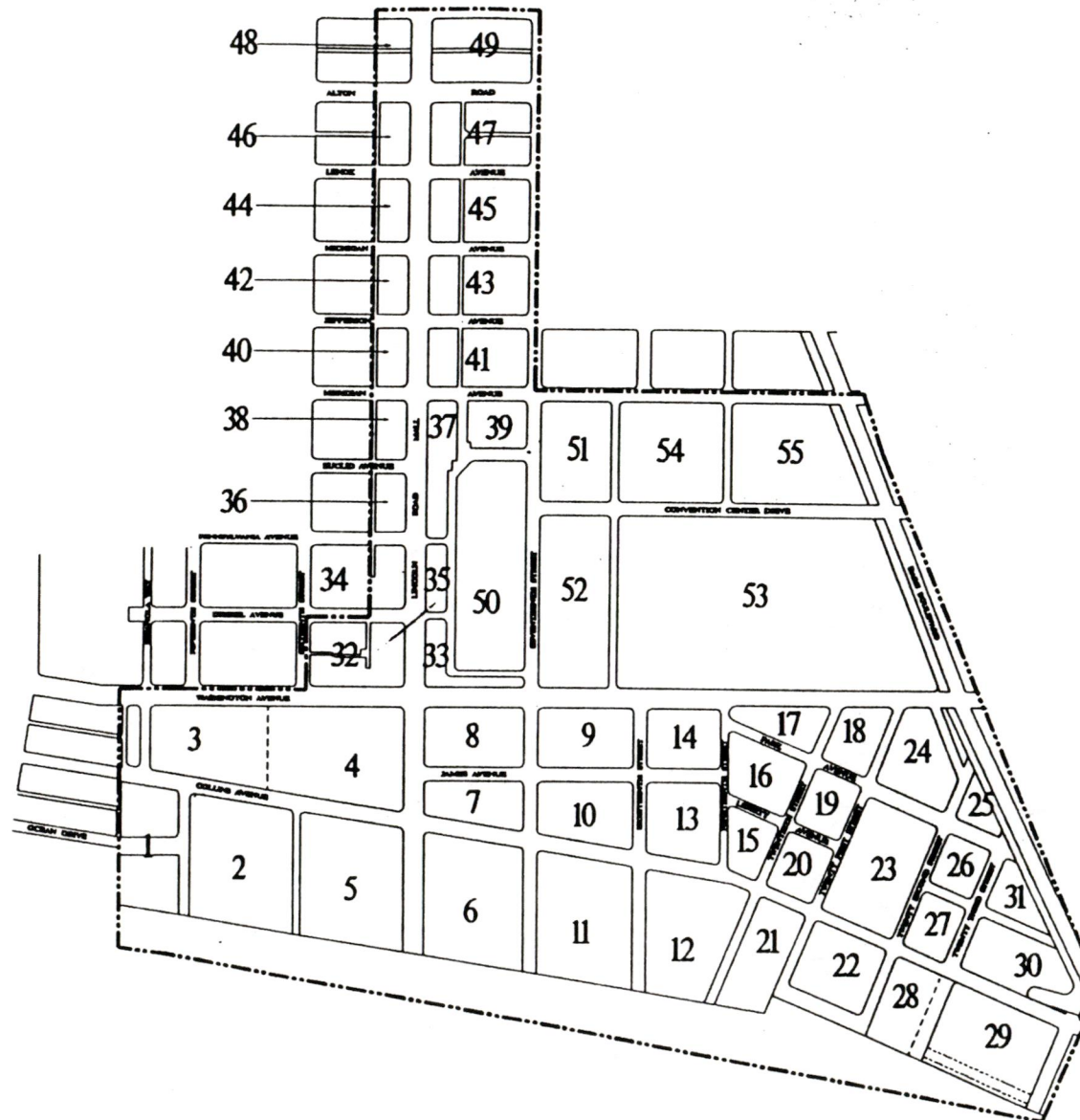


FIGURE 1
PROPOSED CONVENTION VILLAGE
REDEVELOPMENT AREA

PRELIMINARY DRAFT

Appendix 1

Key Map and Conditions Survey and Summary by Block



DRAFT

KEY MAP

HISTORIC CONVENTION VILLAGE
Redevelopment and Revitalization Area
FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
ARCHITECTS, ENGINEERS, PLANNERS, INTERIORS & LANDSCAPE ARCHITECTS
CASELLA & ASSOCIATES
2000 Biscayne Blvd., Suite 1000, Miami, FL 33132



MIAMI BEACH

CONDITIONS SURVEY

OCTOBER 1992

BLOCK	Bldg Deterioration			Percent Deter- iorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg bldg Age in years	NON-CONFORMING STRUCTURES				Closed Bldgs.	Vacant Lot
	No. of Bldgs	Minor	Major Dilap- idated							Size of Units	Parking Required	Setbacks	F.A.R.		
1	5	4		80%	Yes	Yes		50	48	3	4	3	3	2	2
2	4	2	2	100%		Yes		5	53	2	2	2	2	2	2
3	15	11		73%				17	45	10	15	11	13		1
4	14	10		71%	Yes			14	49	4	14	4	5		
5	2			0%		Yes		164	31	1	2	1	2		1
6	5	3	1	100%		Yes		4	45	3	3	3	3	1	
7	10	8		80%	Yes		Yes	6	47	2	10	2	3		1
8	10	6		60%		Yes	Yes	7	45	6	9	5	9	1	2
9	7			0%				23	35	1	7	7	7		1
10	11	9		82%	Yes	Yes	Yes	40	45	9	11	11	11		
11	7	2		29%		Yes		7	49	7	7	7	7		
12	5	1	2	60%	Yes	Yes		7	49	2	3	2	2	3	
13	8	5		63%				142	40	7	8	7	8		1
14	4	4		100%	Yes	Yes	Yes	37	34	1	4	4	3		1
15	7	4		57%		Yes		7	58	6	7	6	7		
16	8	2		25%		Yes		6	49	8	8	8	8		1
17	5	4		80%	Yes		Yes	4	51	5	5	5	5		
18	8	4		50%		Yes	Yes	7	49	8	8	8	8		
19	5	1	2	60%		Yes		5	58	2	2	2	2	3	
20	4	4		100%		Yes		4	58	1	3	1	2	1	1
21	2			0%	Yes	Yes		2	49	2	2	2	2		
22	0							1							
23	2	1		50%				1	32						
24	10	6		60%	Yes	Yes		7	44	9	9	9	9		1
25	2	2		100%		Yes	Yes	4	44	1	1	1	1		2
26	2	2		100%		Yes		4	58					1	1
27	7	6		86%		Yes		7	57	1	7	2	6	2	2
28	1			0%				1	27		1	1	1		
29	1			0%				2		1	1	1	1		
30	4	4		100%		Yes	Yes	8			4	1	2		2
31	4	1	1	50%		Yes	Yes	4		1	4	1	1		

MIAMI BEACH		CONDITIONS SURVEY				OCTOBER 1992								
BLOCK	No. of Bldgs	Bldg Deterioration Major Dilapidated	Percent Deteriorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg bldg Age in years	NON-CONFORMING STRUCTURES				Closed Bldgs.	Vacant lot
									Size of Units	Parking Required	Setbacks	F.A.R.		
32	5	5	100%	Yes			2	49	1	4	3	4		1
33	4	3	75%	Yes			6	56	1	4	2	4		
34	4	2	50%	Yes	Yes		2	52	1	3	2	2		
35	5	2	40%	Yes			5	53		5		5		
36	2	2	100%	Yes			2	58	1	2	1	2		
37	9	2	22%	Yes			9	53		9		3		
38	5	3	60%	Yes	Yes		3			5		5		
39	2	2	100%	Yes			2			1	1	1	1	
40	5	3	60%	Yes	Yes		4		1	4	1	4		
41	6	6	100%	Yes	Yes		6			3	2	2		1
42	5	3	60%	Yes	Yes		4			4		2		
43	6	6	100%	Yes	Yes		6		3	5	3	4		
44	5	4	80%	Yes	Yes		4			4		4		
45	8	4	50%	Yes	Yes		6		1	6	2	3		2
46	1	1	0%				1			1	1	1		
47	7	3	43%				6			3	2	1		4
48	3	1	33%				1			2	2	1		1
49	5	3	60%				3		1	5	1	4		1
50	1	1	100%				1							
51	3	1	67%				2						1	
52	1		0%			Yes	1							
53	3		0%				1							
54	0						1							
55	1		0%				1							
TOTAL	275	157	11	1	61%		21							
COUNT							28							
AVERAGE							10							
							12.3							
							676	1570	112	231	139	185	18	32
							55	33	33	46	40	46	11	22
								47.6						

MIAMI BEACH

CONDITIONS SURVEY

OCTOBER 1992

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE
	Number of			Auto	Auto	& Commercial Code
	Buildings	Robbery	Burglary	Theft	Burglary	Violations
		>20/grid	>50/grid	>40/grid	>80/grid	
1		H			H	3
2		H			H	3
3	5	H			H	7
4	1	H			H	1
5	2	H			H	2
6		H			H	2
7	1	H			H	1
8	3	H			H	2
9		H	H	H	H	
10	1	H	H	H	H	3
11		H	H	H	H	2
12		H	H	H	H	2
13		H	H	H	H	4
14	1	H	H	H	H	1
15		H	H	H	H	1
16		H	H	H	H	4
17		H	H	H	H	1
18		H	H	H	H	
19		H	H	H	H	1
20		H	H	H	H	2
21	1	H	H	H	H	
22		H	H	H	H	
23	2					
24	1	H	H	H	H	1
25		H	H	H	H	
26		H	H	H	H	
27	1	H	H	H	H	4
28		H	H	H	H	
29			H	H	H	
30			H	H	H	2
31			H	H	H	

MIAMI BEACH

CONDITIONS SURVEY

OCTOBER 1992

BLOCK	FIRE VIOLATIONS Number of Buildings	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & Commercial Code Violations
		Robbery >20/grid	Burglary >50/grid	Auto	Auto	
				Theft >40/grid	Burglary >80/grid	
32	2		H		H	1
33	3		H		H	
34	2		H		H	
35	3		H		H	1
36			H		H	
37	3		H		H	
38	1		H		H	2
39					H	
40					H	
41	1				H	
42	2				H	3
43					H	1
44	2				H	1
45					H	1
46					H	
47					H	
48					H	
49					H	1
50						
51						
52						
53						
54						
55						
TOTAL	38					59
COUNT	20	27	29	22	48	28
AVERAGE						
% of BLOCK	36%	49%	53%	40%	87%	51%

Notes on site conditions

BLOCK

- 1 Trash, deteriorating parking lots, vacancies.
- 2 Street end junk, inadequate (unpaved) parking facilities, old foundations.
- 3
- 4 Sidewalk det.
- 5 Trash, street-end junk, inadequate parking facilities (1601 Collins).
- 6 Street end trash, broken glass hazard, vacancies.
- 7 Sidewalk det., inadequate drainage.
- 8 Dumpster placement, inadequate drainage.
- 9
- 10 Inadequate drainage.
- 11 Street end trash.
- 12 Junk. Deteriorating parking lot. Traffic on Collins.
- 13
- 14 Broken walls, trash, inadequate drainage.
- 15 Trash, inadequate drainage.
- 16 Dumpster placement.
- 17 Broken fences.
- 18 Dumpster placement.
- 19 Trash.
- 20 Dumpster placement, vacant theater, inadequate drainage.
- 21 Sidewalk det., trash, vacant theater, inadequate drainage.
- 22
- 23
- 24 Broken fence, trash.
- 25 Trash, inadequate drainage.
- 26 Trash, vacant gas stations, inadequate drainage.
- 27 Trash.
- 28
- 29
- 30 Trash, inadequate drainage.
- 31 Trash, vacancies, inadequate drainage.

MIAMI BEACH

CONDITIONS SURVEY

OCTOBER 1992

Notes on site conditions

BLOCK

- 32
- 33 Sidewalk det.
- 34 Inadequate sidewalks, dumpsters.
- 35 Sidewalk det., deteriorating planters and kiosk.
- 36 Sidewalk det.
- 37 Sidewalk and planter deterioration.
- 38 Sidewalk det., dumpster placement.
- 39
- 40 Sidewalk det., trash around dumpster.
- 41 Sidewalk det., fountain maint., unsanitary dumpster, illegal parking lot
- 42 Sidewalk det., dumpster placement, lack of loading zone.
- 43 Sidewalk det., fountain maint.
- 44 Sidewalk det., broken tiles, dumpsters and alley maint.
- 45 Sidewalk det., broken tiles.
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55

TOTAL
COUNT
AVERAGE

CONDITIONS SUMMARY

OCTOBER 1992

MIAMI BEACH

BLOCK	BUILDING DETERIORATION (over 20%)	SITE DETERIORATION /DEFICIENCY	UNSANITARY CONDITIONS	DRAINAGE DEFICIENCY	OWNERSHIP DIVERSITY 5+ / block	AVERAGE AGE OF STRUCTURES (40 years +)	NON-CONFORMING STRUCTURES				CLOSED BLDGS.	VACANT LOT
							Size of	Parking	Setbacks	F.A.R.		
1	1	1	1	0	1	1	1	1	1	1	1	1
2	1	0	1	0	1	1	1	1	1	1	1	1
3	1	0	0	0	1	1	1	1	1	1	0	1
4	1	1	0	0	1	1	1	1	1	1	0	0
5	0	0	1	0	1	0	1	1	1	1	0	1
6	1	0	1	0	0	1	1	1	1	1	1	0
7	1	1	0	1	1	1	1	1	1	1	0	1
8	1	0	1	1	1	1	1	1	1	1	1	1
9	0	0	0	0	1	0	1	1	1	1	0	1
10	1	1	1	1	1	1	1	1	1	1	0	0
11	1	0	1	0	1	1	1	1	1	1	0	0
12	1	1	1	0	1	1	1	1	1	1	1	0
13	1	0	0	0	1	1	1	1	1	1	0	1
14	1	1	1	1	1	0	1	1	1	1	0	1
15	1	0	1	0	1	1	1	1	1	1	0	0
16	1	0	1	0	1	1	1	1	1	1	0	1
17	1	1	0	1	0	1	1	1	1	1	0	0
18	1	0	1	1	1	1	1	1	1	1	0	0
19	1	0	1	0	1	1	1	1	1	1	1	0
20	1	0	1	0	0	1	1	1	1	1	1	1
21	0	1	1	0	0	1	1	1	1	1	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0
23	1	0	0	0	0	0	0	0	0	0	0	0
24	1	1	1	0	1	1	1	1	1	1	0	1
25	1	0	1	1	0	1	1	1	1	1	0	1
26	1	0	1	0	0	1	0	0	0	0	1	1
27	1	0	1	0	1	1	1	1	1	1	1	1
28	0	0	0	0	0	0	0	1	1	1	0	0
29	0	0	0	0	0	0	1	1	1	1	0	0
30	1	0	1	1	1	0	0	1	1	1	0	1
31	1	0	1	1	0	0	1	1	1	1	0	0

CONDITIONS SUMMARY						OCTOBER 1992	MIAMI BEACH					
BLOCK	BUILDING DETERIORATION (over 20%)	SITE DETERIORATION /DEFICIENCY	UNSANITARY CONDITIONS	DRAINAGE DEFICIENCY	OWNERSHIP DIVERSITY 5+ /block	AVERAGE AGE OF STRUCTURES (40 years +)	NON-CONFORMING STRUCTURES			CLOSED BLDGs.	VACANT LOT	
							Size of Units	Parking Required	Setbacks F.A.R.			
32	1	0	0	0	0	0	0	1	1	1	0	1
33	1	1	0	0	1	1	1	1	1	1	0	0
34	1	1	1	0	0	1	1	1	1	1	0	0
35	1	1	0	0	1	1	0	1	1	1	0	0
36	1	1	0	0	0	1	1	1	1	1	0	0
37	1	1	0	0	1	1	0	1	1	1	0	0
38	1	1	1	0	0	1	0	1	1	1	0	0
39	1	0	0	0	0	0	0	1	1	1	1	0
40	1	1	1	0	0	0	1	1	1	1	0	0
41	1	1	1	0	1	0	0	1	1	1	0	1
42	1	1	1	0	0	0	0	1	1	1	0	0
43	1	1	1	0	1	0	1	1	1	1	0	0
44	0	1	1	0	0	0	0	1	1	1	0	0
45	1	1	0	0	1	0	1	1	1	1	0	1
46	0	0	0	0	0	0	0	1	1	1	0	0
47	1	0	0	0	1	0	0	1	1	1	0	1
48	1	0	0	0	0	0	0	1	1	1	0	1
49	1	0	0	0	0	0	1	1	1	1	0	1
50	1	0	0	0	0	0	0	0	0	0	0	0
51	1	0	0	0	0	0	0	0	0	0	1	0
52	0	0	0	0	0	0	0	0	0	0	0	0
53	0	0	0	1	0	0	0	1	0	0	0	0
54	0	0	0	0	0	0	0	0	0	0	0	0
55	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL COUNT AVERAGE	43	21	28	10	27	28	33	47	40	46	11	22

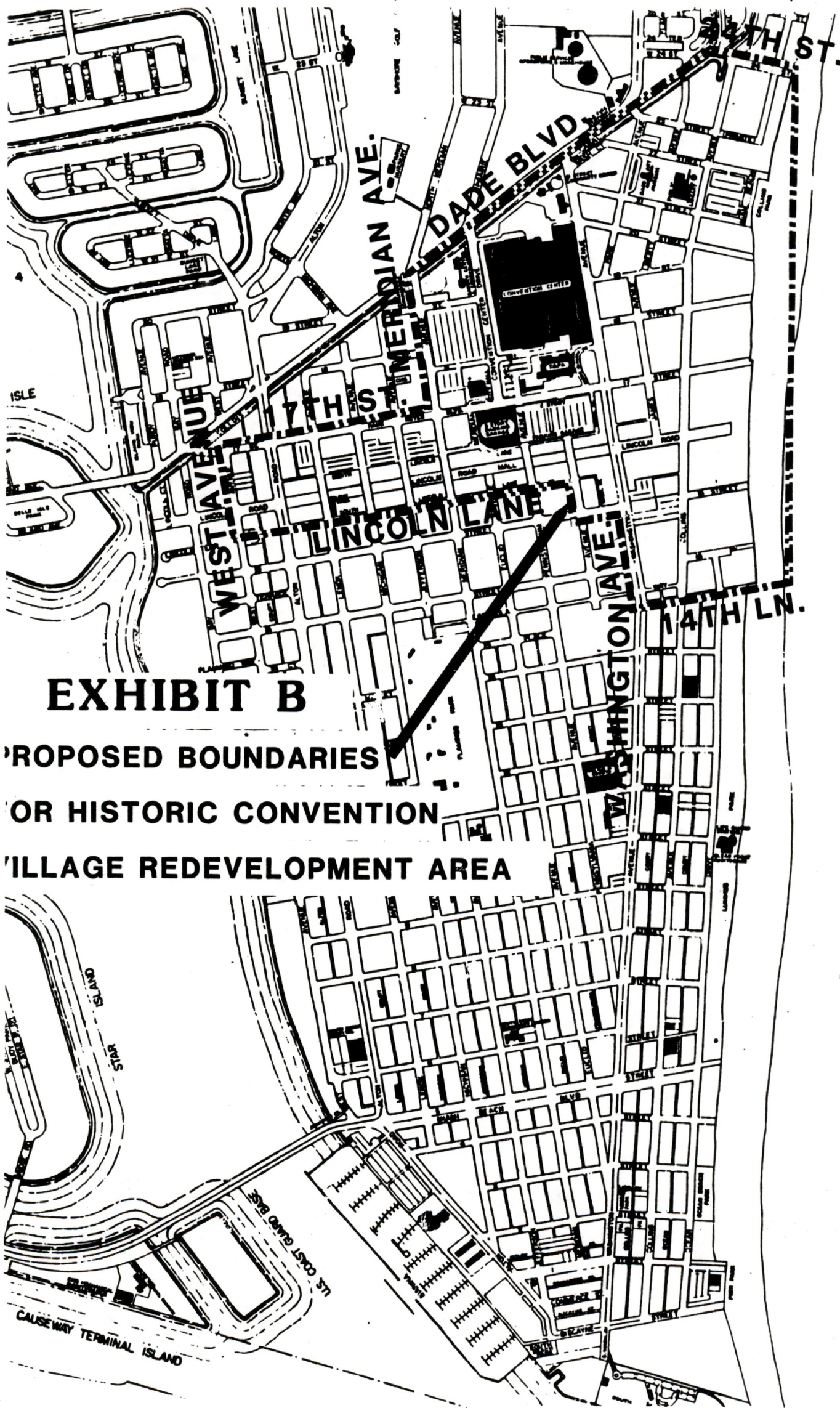
CONDITIONS SUMMARY

OCTOBER 1992

MIAMI BEACH

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	DETERIORATION OR AT LEAST THREE OTHERS		BLOCK
		Robbery	Burglary	Auto Theft	Auto Burglary					
1	0	1	0	0	0	1	14	YES		1
2	0	1	0	0	0	1	13	YES		2
3	1	1	0	0	0	1	12	YES		3
4	1	1	0	0	0	1	12	YES		4
5	1	1	0	0	0	1	11	YES		5
6	0	1	0	0	0	1	11	YES		6
7	1	1	0	0	0	1	14	YES		7
8	1	1	0	0	0	1	15	YES		8
9	0	1	1	1	1	0	10	YES		9
10	1	1	1	1	1	1	16	YES		10
11	0	1	1	1	1	1	13	YES		11
12	0	1	1	1	1	1	15	YES		12
13	0	1	1	1	1	1	13	YES		13
14	1	1	1	1	1	1	16	YES		14
15	0	1	1	1	1	1	13	YES		15
16	0	1	1	1	1	1	14	YES		16
17	0	1	1	1	1	1	13	YES		17
18	0	1	1	1	1	0	13	YES		18
19	0	1	1	1	1	1	14	YES		19
20	0	1	1	1	1	1	14	YES		20
21	1	1	1	1	1	0	12	YES		21
22	0	1	1	1	1	0	4	YES		22
23	1	0	0	0	0	0	2	YES		23
24	1	1	1	1	1	1	16	YES		24
25	0	1	1	1	1	0	13	YES		25
26	0	1	1	1	1	0	9	YES		26
27	1	1	1	1	1	1	16	YES		27
28	0	1	1	1	1	0	7	YES		28
29	0	0	1	1	1	0	7	YES		29
30	0	0	1	1	1	1	12	YES		30
31	0	0	1	1	1	0	10	YES		31

CONDITIONS SUMMARY										OCTOBER 1992		MIAMI BEACH	
BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	DETERIORATION OR AT LEAST THREE OTHERS	BLOCK				
		Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid								
32	1	0	1	0	1	1	9	YES	32				
33	1	0	1	0	1	0	11	YES	33				
34	1	0	1	0	1	0	11	YES	34				
35	1	0	1	0	1	1	10	YES	35				
36	0	0	1	0	1	0	9	YES	36				
37	1	0	1	0	1	0	9	YES	37				
38	1	0	1	0	1	1	10	YES	38				
39	0	0	0	0	1	0	6	YES	39				
40	0	0	0	0	1	0	8	YES	40				
41	1	0	0	0	1	0	10	YES	41				
42	1	0	0	0	1	1	8	YES	42				
43	0	0	0	0	1	1	10	YES	43				
44	1	0	0	0	1	0	6	YES	44				
45	0	0	0	0	1	1	10	YES	45				
46	0	0	0	0	1	0	3	YES	46				
47	0	0	0	0	1	0	7	YES	47				
48	0	0	0	0	1	0	6	YES	48				
49	0	0	0	0	1	1	8	YES	49				
50	0	0	0	0	0	0	1	YES	50				
51	0	0	0	0	0	0	2	YES	51				
52	0	0	0	0	0	0	0		52				
53	0	0	0	0	0	0	2		53				
54	0	0	0	0	0	0	0		54				
55	0	0	0	0	0	0	0		55				
TOTAL COUNT	20	27	29	22	48	28	530	51					
AVERAGE							55	9.6					



OCEAN

ATLANTIC

EXHIBIT B

PROPOSED BOUNDARIES
FOR HISTORIC CONVENTION
VILLAGE REDEVELOPMENT AREA

LEGAL DESCRIPTION

PROPOSED CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA

BOUNDARY DESCRIPTION

All that land area within the corporate limits of the City of Miami Beach, Florida, which is bounded by the line proceeding northerly from a POINT OF BEGINNING where the eastern extension of the south right-of-way line of 14th Lane meets the Erosion Control Line along the western shore of the Atlantic Ocean, said line following the Erosion Control Line to a point where it intersects the eastern extension of the north right-of-way line of 24th Street; then proceeding in a westerly direction along this extension and the north right-of-way line of 24th Street to a point where it intersects the north bulkhead wall of the Collins Canal; then proceeding in a southwesterly direction along the north bulkhead wall of the Collins Canal to a point where it intersects the east right-of-way line of Pine Tree Drive; then proceeding due west in a line traversing the intersection of Dade Boulevard and Pine Tree Drive to a point where it intersects the north right-of-way line of Dade Boulevard; then proceeding in a southwesterly direction along said right-of-way line of Dade Boulevard to a point intersecting the west right-of-way line of Meridian Avenue; then proceeding south from said point along the west right-of-way line of Meridian Avenue to a point where it intersects the north right-of-way line of 17th Street; then proceeding in a westerly direction along said right-of-way line of 17th Street to a point where it intersects the west right-of-way line of West Avenue; then proceeding in a southerly direction along said right-of-way line of West Avenue to a point where it intersects the eastern extension of the southern property line of lot 8 in Block 44; then proceeding in an easterly direction across West Avenue to the south property line of lot 12, Block 45; then proceeding easterly along the south property lines of lots 12 and 8, Block 45, thereby traversing Alton Court to a point intersecting the west right-of-way line of Alton Road; then proceeding southeast across Alton Road to a point where the east right-of-way line of Alton Road intersects the south right-of-way line of Lincoln Lane South; then proceeding in an easterly direction along the said right-of-way line of Lincoln Lane South to a point where it intersects the west right-of-way line of Drexel Avenue; then proceeding in a southerly direction along said right-of-way line of Drexel Avenue to a point where it intersects the south right-of-way line of 16th Street; then proceeding in an easterly direction along said right-of-way line of 16th Street to a point where it intersects the west right-of-way line of Washington Avenue; then proceeding in a southerly direction along said right-of-way line of Washington Avenue to a point where it intersects the western extension of the south right-of-way line of 14th Lane; then proceeding in an easterly direction along said right-of-way line of 14th Lane to the POINT OF BEGINNING where the eastern extension of the south right-of-way line of 14th Lane intersects the Erosion Control Line along the Atlantic Ocean.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010
FAX: (305) 673-7782

COMMISSION MEMORANDUM NO. 664-92

TO: Mayor Seymour Gelber and
Members of the City Commission

DATE: November 4, 1992

FROM: Roger M. Carlton
City Manager

SUBJECT: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING A PRELIMINARY REPORT SET FORTH AS "EXHIBIT A" HERETO, CONCERNING A FINDING OF NECESSITY FOR REDEVELOPMENT OF A CERTAIN GEOGRAPHIC AREA LOCATED WITHIN THE CITY OF MIAMI BEACH, DESCRIBED GENERALLY AS BEING BOUNDED BY THE EAST BY THE ATLANTIC OCEAN, ON THE NORTH BY 24TH STREET, ON THE WEST BY WEST AVENUE, AND ON THE SOUTH BY 14TH LANE, AS SET FORTH IN "EXHIBIT B" HERETO, AND REQUESTING METROPOLITAN DADE COUNTY TO DELEGATE TO THE CITY OF MIAMI BEACH REDEVELOPMENT POWERS IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, SO AS TO PERMIT THE CITY OF MIAMI BEACH TO ESTABLISH A COMMUNITY REDEVELOPMENT AGENCY FOR THE AFORESAID AREA.**

ADMINISTRATION RECOMMENDATION:

The public hearing to be held on Wednesday, November 4th, 1992 at 5:15 P.M., is scheduled to hear testimony concerning the finding of necessity for redevelopment of a certain geographic area located within the City of Miami Beach, as defined in Exhibit B of the accompanying resolution.

The Administration further recommends passage of the accompanying resolution, which accepts the report entitled "Preliminary Draft, Finding of Necessity, Convention Village Redevelopment Area" prepared by Wallace Roberts & Todd, in conjunction with Casella & Associates. Said report makes a finding of necessity and determines that the area defined in said resolution meets the State's definition of "Blight" as defined in Section 163.340(8) Florida Statutes (F.S.); and, requests that Metropolitan Dade County delegate to the City of Miami Beach, the authority to exercise redevelopment powers within said described area, in accordance with Chapter 163 F.S.

BACKGROUND:

In order to proceed with the planning or implementation of a community redevelopment plan within the area referenced above, Dade County must, by resolution, delegate to the City of Miami Beach (and/or its duly designated agency), redevelopment powers in accordance with Part III of Chapter 163 F.S., so as to permit the City of Miami Beach to establish a community redevelopment agency for the aforementioned area.

65

-1-

AGENDA
ITEM

R-3-C

DATE

11-4-92

The attached report entitled "Finding of Necessity, Convention Village Redevelopment Area" prepared by Wallace Roberts & Todd, in conjunction with Casella & Associates, sufficiently and clearly documents deficiencies and problems in the referenced area which meets the statutory definition of "blight."

The next step therefore, is to adopt the attached resolution so that the Administration may forward the resolution and report to Dade County to have the County Commission delegate appropriate redevelopment authority to the City of Miami Beach and/or its duly designated agency. It is anticipated that the Miami Beach Redevelopment Agency will be established as the community redevelopment agency for the afore-described blighted area.

Following the delegation of such authority to the City of Miami Beach, the City will proceed to make a formal finding of necessity in accordance with Section 163.35, F.S., and take other actions permitted by Part III, Chapter 163, F.S.

ANALYSIS:

Because this process is anticipated to take some time, it is imperative that the City of Miami Beach move swiftly. The financing plan to attract a convention headquarter hotel is predicated upon the availability of tax increment financing. Until this Historic Convention Village Redevelopment Area is created, we will not be able to use this funding vehicle, nor will we be able to move forward with a Request for Proposal for a hotel development. Additional improvements as described in the "Center City" Vision of the Future which was presented to the City Commission in the October 19, 1992, Commission Meeting could also be funded with Historic Convention Village Redevelopment Area tax increment financing.

CONCLUSION

Upon adoption of the attached resolution, the Administration will forward this package to Metropolitan Dade County. The County Commission will make similar findings and, in turn, delegate appropriate redevelopment authority to the City of Miami Beach. The City Commission will remember that Dade County Manager, Joaquin Avino, committed to forward the Historic Convention Village Redevelopment Area to the County Commission for review within a short period of time of receipt of the successful conclusion of the negotiations relative to the allocation of the Convention Development Tax to the Performing Arts Trust.

RMC/HSM:kob

Attachments

ORIGINAL
RESOLUTION NO. 92-20646

A RESOLUTION OF THE CITY COMMISSION
OF THE CITY OF MIAMI BEACH, FLORIDA,
ACCEPTING A PRELIMINARY REPORT SET
FORTH AS "EXHIBIT A" HERETO,
CONCERNING A **FINDING OF NECESSITY**
FOR REDEVELOPMENT OF A CERTAIN
GEOGRAPHIC AREA LOCATED WITHIN THE
CITY OF MIAMI BEACH, DESCRIBED
GENERALLY AS BEING BOUNDED ON THE
EAST BY THE ATLANTIC OCEAN, ON THE
NORTH BY 24TH STREET, ON THE WEST BY
WEST AVENUE, AND ON THE SOUTH BY
14TH LANE, AS SHOWN ON THE MAP SET
FORTH IN "EXHIBIT B" HERETO; AND
REQUESTING METROPOLITAN DADE COUNTY
TO **DELEGATE** TO THE CITY OF MIAMI
BEACH **REDEVELOPMENT POWERS** IN
ACCORDANCE WITH PART III OF CHAPTER
163, FLORIDA STATUTES, SO AS TO
PERMIT THE CITY OF MIAMI BEACH TO
ESTABLISH A COMMUNITY REDEVELOPMENT
AGENCY FOR THE AFORESAID AREA.