Memorandum

MIAMI-DADE COUNTY

Date: November 30, 2004

Agenda Item No. 4(Y)

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
And Members Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Declaring Certain Geographic Areas of the City of North Miami Beach to be a Slum or Blighted Area, and Finding of Need for Creation of a Community Redevelopment Agency

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RECOMMENDATION

It is recommended that the Board of County Commissioners (the "Board"), approve the accompanying resolution, declaring a certain geographic area of the City of North Miami Beach, Florida described in more detail in Exhibit "B", to be a slum and blighted area, pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the "North Miami Beach Redevelopment Area" (the "Redevelopment Area").

It is also recommended that the Board delegate certain redevelopment powers to the City of North Miami Beach, so that the City may take the appropriate measures to create a Community Redevelopment Agency, and to prepare a Redevelopment Plan.

BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969, as it is presently contained in Part III, Chapter 163, Florida Statutes, as amended (the "Act"). The Act authorized counties and municipalities in the State of Florida to create community redevelopment agencies and to prepare community redevelopment plans, with which community redevelopment projects may be undertaken to eliminate and prevent the development and spread of slum or blighted areas, through the use of creative financing mechanisms.

In order to implement the Act, the County must adopt a resolution finding that:

1. An area within the municipal boundaries of the City to be a "slum or blighted area", and

2. That rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the County.

A Finding of Necessity (FON) Report (Exhibit "A"), prepared by Strategic Development Initiatives, Inc., examined the conditions in the proposed Redevelopment Area and concluded that blight, as defined in the Act, exists. The Mayor and City Council of the City of North Miami Beach, Florida on September 14, 2004, adopted Resolution No. R-2004-57, that declared the proposed redevelopment area to be a "slum and blighted" area. The Miami-Dade County Tax Increment Financing and Coordinating Committee (TIFCC) has reviewed the report and support its conclusions.

The City of North Miami Beach, cannot proceed with the redevelopment of the proposed Redevelopment Area unless the Board delegates certain redevelopment powers to the City. At its request and in order to assist the City in its redevelopment efforts, it is recommended that the City be delegated the power to:

1. Declare the need for and create a Community Redevelopment Agency, or to declare itself as the agency with the power to exercise such powers which may be assigned to the agency; and

2. Initiate, prepare and adopt a Redevelopment Plan and any amendments thereto, which plan and amendments shall be subject to the subsequent review and approval of the Planning Advisory Board and the Board.

All powers not specifically delegated to the City of North Miami Beach are reserved exclusively for the Board.

Approval by the Board of the North Miami Redevelopment Area and the creation of a Community Redevelopment Agency with certain redevelopment powers does not necessarily lead to the establishment of the Tax Increment Financing District. A viable redevelopment plan is a prerequisite for such action.

Tony E. Crapp, Sr.
Assistant County Manager

MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners

DATE: November 30, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(Y)

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 4(Y)

11-30-04

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF CITY OF NORTH MIAMI BEACH, FLORIDA DESCRIBED IN MORE DETAIL IN THIS RESOLUTION TO BE A SLUM OR BLIGHTED AREA; DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF THE AREA TO BE IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF RESIDENTS OF CITY OF NORTH MIAMI BEACH AND OF MIAMI-DADE COUNTY, FLORIDA; FINDING NEED FOR CREATION OF COMMUNITY REDEVELOPMENT AGENCY; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE CITY OF NORTH MIAMI BEACH

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450, as amended, ("Act"); and

WHEREAS, all powers arising pursuant to the Act are conferred upon counties with Home Rule charters, which counties in turn are authorized to delegate certain such powers to municipalities within their boundaries; and

WHEREAS, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410 of the Act, which provides that in home rule counties, the powers conferred by the Act shall be exercised exclusively by the governing body of such county, provided, however, the governing may, in its discretion, by resolution, delegate certain of those powers to a municipality; and

WHEREAS, the City Council of the City of North Miami Beach (the "City") adopted a resolution which, among other things, declared an area within the municipal boundaries of the

City to be a "slum or blighted area", and made a finding of necessity as to the rehabilitation, conservation or redevelopment, or a combination of each, with respect to such area; and

WHEREAS, the Board considered the "Findings of Necessity" Report attached as Exhibit A (the "Report"), concerning the existence of slum or blighted areas within the boundaries of the area designated by the City and identified in such Report; and

WHEREAS, the Board concurs with the City and the Report and finds that one or more slum or blighted areas, as defined in Section 163.340 of the Act exist within the area of the City identified in the Report; and

WHEREAS, the Board finds that rebuilding, rehabilitation, conservation, and/or redevelopment of said slum or blighted area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City and of Miami-Dade County; and

WHEREAS, the Board finds that said slum or blighted area is appropriate for redevelopment; and

WHEREAS, the Board finds that there is a need for a community redevelopment agency within the City to carry out the community redevelopment purposes of the Act; and

WHEREAS, the Board desires to delegate certain community redevelopment powers to the City pursuant to the Act,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, THAT:

Section 1. The foregoing recitations are incorporated as a part of this resolution by reference.

Section 2. Based on findings of the City and the Report, a blighted or slum area exists in

an area of the City described in Exhibit "B" to this Resolution and as specifically described in the Report, which is referred to as the "North Miami Beach Redevelopment Area."

Section 3. The rebuilding, rehabilitation, conservation and redevelopment of the North Miami Beach Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City and of Miami-Dade County as a whole, said finding of necessity being made within the meaning of the Act.

Section 4. The North Miami Beach Redevelopment Area is found and declared to be a slum or blighted area as defined in Section 163.340 of the Act as applied to Miami-Dade County.

Section 5. There is a need for a community redevelopment agency ("CRA") to function in the City to carry out the community redevelopment purposes of the Act.

Section 6. The Board delegates the community redevelopment power to the City to create a CRA pursuant to the Act with the sole power initially to prepare and adopt a plan of redevelopment for the North Miami Beach Redevelopment Area, to submit it to the County's Planning Advisory Board for review as required the Act and upon the completion of such review, to submit it to this Board for approval after notice and public hearing.

Section 7. The Board shall consider the delegation of additional community redevelopment powers to the CRA in the form of an interlocal agreement by subsequent resolution of this Board.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro	Jose "Pepe" Diaz
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 30th day of November, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

By:_____
Deputy Clerk

Shannon D. Summerset

EXHIBIT "A"
Agenda Item No. 4(Y)
November 30, 2004

NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT AREA

FINDING OF NECESSITY

September 2004

ACKNOWLEDGEMENTS

NORTH MIAMI BEACH CITY COUNCIL
Jeffrey A. Mishcon, Mayor
Philippe Derose
Kenneth A. De Fillipo
Jay R. Chernoff
Jacqueline H. Smith
Myron Rosner
Raymond F. Marin

NORTH MIAMI BEACH CITY STAFF
Gary Brown, City Manager
Keven Klopp, Deputy City Manager
Gary Wohlforth, Economic Development Director

PREPARED BY: **Strategic Development Initiatives, Inc.**
Don DeLaney, President
Diana McKinney, Senior Associate

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EXECUTIVE SUMMARY

The establishment of a redevelopment area requires an official finding of necessity for redevelopment by the City. A finding of necessity for redevelopment is based on the existence of conditions found in a community as described in the Florida Statutes: Community Redevelopment Act of 1969, Chapter 163, Part III.

Upon review and assessment of the study area and application of appropriate criteria set forth in the Statute, the North Miami Beach study area was found to have a combination of conditions that substantiate the need for redevelopment. The following conditions were applicable in the study area:

Economic Disuse: There are features within the proposed CRA area that could be economic assets, but due to current use or condition they are not conducive towards an environment that encourages private investment.

General Major Infrastructure, Streetscape, and Landscape: The study area has numerous locations where drainage is a continuous problem. There are numerous pockets within the study area lacking sewer. Much of the commercial area has outdated parking layouts, and further, an absence of landscape or street improvements to enhance appearance.

Quality and Age of Housing: The majority of the residential stock within the study area is multi-family housing. The median year of construction for renter-occupied housing in North Miami Beach is 1967 and for owner-occupied housing, 1960. Field research conducted in March 2004 documented numerous deteriorating multi-family and single-family structures.

Socioeconomic: For purposes of this study, census tracts 2.03 and 2.06, which cover the major portion of the proposed CRA area, were utilized as representative of the entire proposed redevelopment area. Within census tracts 2.03 and 2.06, the most recent data indicates the average household income is $39,528 and $35,862 respectively compared to $52,753 for Miami-Dade County. This indicates economic depression within the proposed CRA area as compared to its surrounding county. **(A map illustrating census tracts 2.03 and 2.06 and the CRA area is included in this report.)**

Faulty Lot Layout: There are 564 lots within the proposed redevelopment area, and 438 of those are less than 20,000 square feet in size. Land assemblage is often a deterrent to redevelopment efforts. Small lot size, combined with diversity of ownership is an obstacle to assembling sufficient land to build a significant project. In the study area over the past decade development has been limited to only a few small projects such as fast food and a pharmacy.

Commercial Building Deterioration: A large number of structures were found to be in either major or minor deteriorating condition. These structures are scattered throughout the study area.

High Vacancy Rates: Numerous "For Rent or Lease" signs were posted throughout the commercial district within the proposed CRA area. While the city-wide vacancy rate is 3.6% throughout North Miami Beach, the proposed redevelopment area has a 9.7% vacancy rate, indicating a high concentration of almost 2 ½ times that of the City

Deterioration and Deficiencies: Site deterioration and deficiencies were prevalent in the form of broken pavement in streets and sidewalks, and accumulations of trash in vacant lots, on streets, and in parking lots.

Unsanitary Conditions: Unsanitary conditions include abandoned cars, furniture and fixtures, and accumulations of trash and debris.

Drainage Deficiencies: Drainage deficiencies were observed during rainy days of the field study. Several blocks showed signs of flooding where water was standing on the streets and sidewalks.

Property Maintenance Code Violations: Violations of property maintenance standards lead to substandard conditions arising in the buildings and inhibits investments in the area for redevelopment. The proposed redevelopment area has almost twice as many code violation citations per property as the remainder of the City.

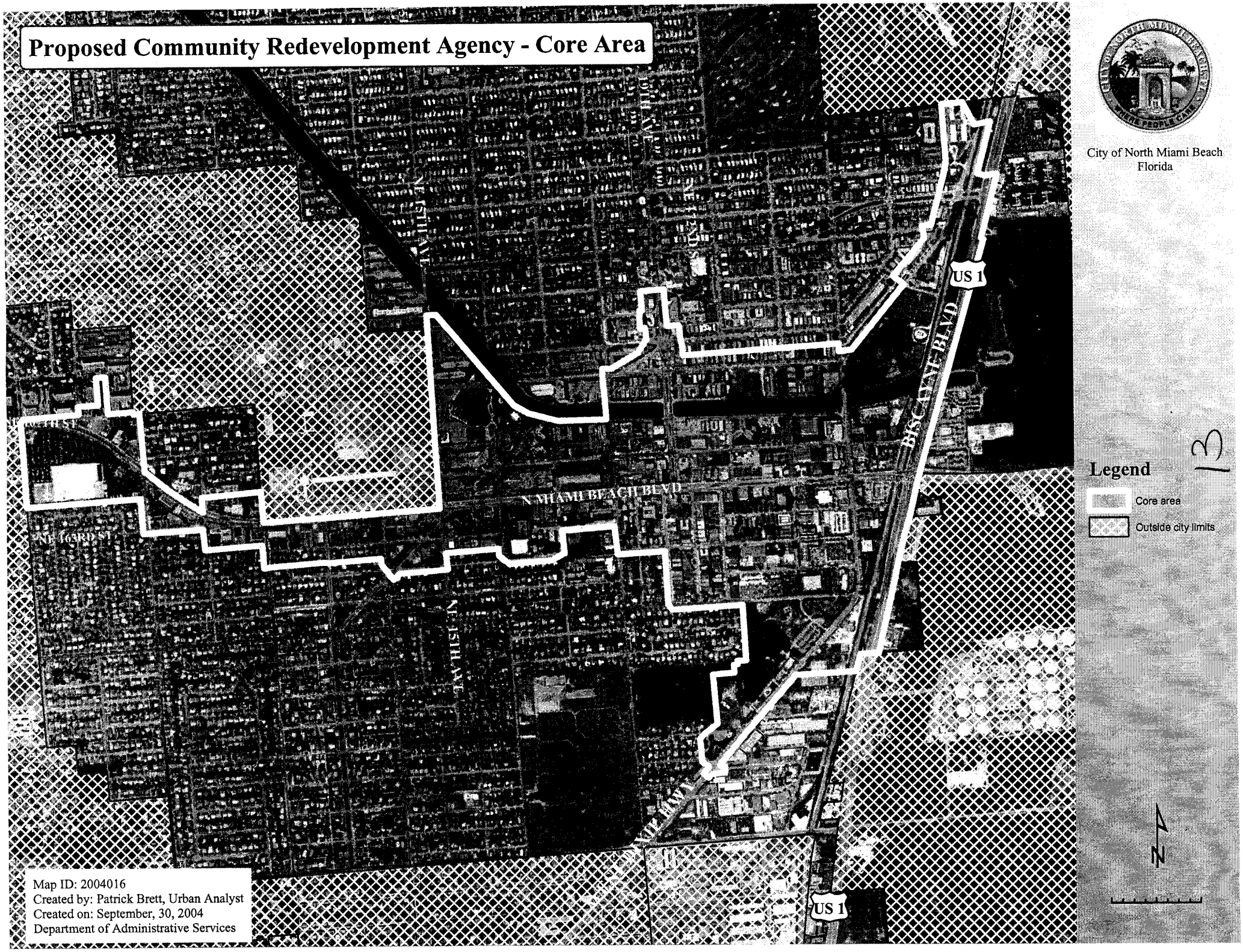
Non-Conforming Structures: Non-conforming parking arrangements were identified in blocks where off-street parking does not meet minimum code standards.

Closed Buildings: Closed buildings indicate obsolescence and stagnant economic growth. Numerous buildings in the study area were found to be closed or boarded-up.

Vacant Lots: Vacant lots denote non-productive use of land in a community that leads to blighting conditions (e.g., unsanitary conditions, breeding ground for crime, limited tax revenues to the City.)

High Crime Rates: Theft, auto burglary, battery, drug violations, and criminal mischief are prevalent in the study area. High crime rates reflect a lack of adherence to law and public safety standards, and are a deterrent to investment and redevelopment.

Proposed Community Redevelopment Agency - Core Area



Map ID: 2004016
Created by: Patrick Brett, Urban Analyst
Created on: September, 30, 2004
Department of Administrative Services

LEGAL DESCRIPTION

CITY OF NORTH MIAMI BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AREA
Prepared by: Fortin, Leavy, Skiles, Inc.
Consulting Engineers, Surveyors % Mappers
Florida certificate of authorization number: 00003653
180 Northeast 168th Street
North Miami Beach, Florida 33162
Phone: 305-653-4493 Email: fls@flssuvervey.com

Date: July 27, 2004 *Scale: NONE* *Job. No. 040798*
Dwg. No. 1004-086 *Drawn by: GEM* *Cad. No. 040798*
Plotted: 7/27/04 3:10p

Registered Land Surveyor: Daniel C. Fortin, Certificate No. 2853, State of Florida

Being a portion of Sections 7, 8, 9, 16, 17, and 18, Township 52 North, Range 42 East, all the following plats recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the intersection of the centerlines of S.R. #826 and of NE 8th Avenue as shown on Right-of-Way Map of said S.R. #826 Section No. 87510-2250, Sheet 4 of 5; thence Southerly along the centerline of said NE 8th Avenue for 963 feet, more or less, to the Westerly projection of the Southerly line of Tract "A" of CARL BYOIR SUBDIVISION as recorded in Plat Book 53, Page 29; thence Easterly along said Southerly line of Tract "A" for 1,287 feet, more or less, to the Westerly right-of-way line of NE 10th Avenue; thence Southerly along said Westerly right-of-way for 400 feet, more or less, to the Southerly right-of-way line of NE 163rd Street; thence Easterly along said Southerly right-of-way line for 671 feet, more or less, to the Westerly right-of-way line of NE 11th Avenue; thence Southerly along said Westerly right-of-way line for 225 feet, more or less; thence Easterly along the Southerly line of Lots 3 and 12, Block 14 of UNIT NO. 3 MONTICELLO PARK as recorded in Plat Book 44, Page 73, and its Westerly projection thereof for 230 feet, more or less, to the Westerly right-of-way line of NE 11th Court; thence Southerly along said Westerly right-of-way line for 75 feet, more or less; thence Easterly along the Southerly line of Lot 4, Block 15 OF UNIT NO. 3 MONTICELLO PARK and its Westerly and Easterly projection thereof for 320 feet, more or less, to the Westerly right-of-way line of NE 12th Avenue; thence Southerly along said Westerly right-of-way line for 175 feet, more or less, to the Westerly projection of the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line of alley for 1255 feet, more or less, to the Westerly right-of-way line of NE 14th Avenue; thence Southerly along said Westerly right-of-way for 180 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 15th Avenue; thence Northerly along said Easterly right-of-way line for 190 feet,

more or less, to the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line for 580 feet, more or less, to the Westerly right-of-way line of NE 16th Avenue; thence Southerly along said Westerly right-of-way line for 190 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 17th Avenue; thence Northerly along said Easterly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 162nd Street; thence Easterly along said Southerly right-of-way line for 580 feet, more or less, to the Westerly right-of-way line of NE 18th Avenue; thence Southerly along said Westerly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 495 feet, more or less, to the Westerly right-of-way line of NE 18th Place; thence Southerly along said Westerly right-of-way line for 674 feet, more or less, to the Southerly right-of-way line of NE 159th Street; thence Easterly along said Southerly right-of-way line for 825 feet, more or less, to a point being the Northwesterly corner of Tract 'B' of PEOPLES GAS SUBDIVISION as recorded in Plat Book 142, Page 55; thence Southerly along the Westerly boundary line of said Tract 'B' for 638 feet, more or less; thence Westerly along the Southerly line of Block 1 of FULFORD HOMES as recorded in Plat Book 55, Page 55, for 99 feet, more or less, to the Northwest corner of Tract 'C' of said PEOPLES GAS SUBDIVISION Plat; thence Southerly along the Westerly line of said Tract 'C' for 40 feet; thence Westerly for 50 feet, more or less, to the Easterly shoreline of a lake; thence Southerly for 85 feet, more or less, to the Northerly line of Aqua Bowl Park; thence Westerly along the Northerly boundary line of said park for 235 feet, more or less, to the Northwesterly corner of said park; thence Southerly along the Westerly boundary line of said park for 540 feet, more or less, to the Northeast corner of Block 1 of ECONOMY HOMESITES as recorded in Plat Book 44, Page 74; thence Southwesterly along the Northwesterly line of Lot 11 of said Block 1, and its Southwesterly projection line for 245 feet, more or less, to the Westerly right-of-way line of NE 19th Avenue; thence Southerly along said Westerly right-of-way line for 274 feet, more or less, to the Southwesterly right-of-way line of NE 154th Avenue; thence Southeasterly along said Southwesterly right-of-way line for 88 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 90 feet, more or less; thence Southeasterly for 70 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 60 feet, more or less, to the Southerly right-of-way line of NE 154th Street; thence Easterly along said Southerly right-of-way line for 145 feet, more or less; thence Northerly for 70 feet to the Northerly right-of-way line of said NE 154th Street; thence Westerly along said Northerly right-of-way line for 75 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 1350 feet, more or less, to a point being the Northwesterly corner of Tract "A" of ADELE SUBDIVISION as recorded in Plat Book 126, Page 80; thence Easterly along the exterior Northerly line of said Tract

"A" for 564 feet, more or less, to the Westerly right-of-way line of FEC Railroad; thence Northeasterly along said right-of-way line for 900 feet, more or less, to the Easterly projection of the Southerly right-of-way line of NE 159th Street; thence Easterly along said Easterly projection of the Southerly right-of-way line for 275 feet, more or less, to the Easterly right-of-way line of S.R. #5 as shown on Right-of-Way Map of said S.R. #5 Section 87030-2573, Sheet 3 of 7; thence Northeasterly along said Easterly right-of-way line for 400 feet, more or less, to the Northwesterly corner of Tract A of BELL GROVE TRACT as recorded in Plat Book 121, Page 37, the following three (3) courses being along the city limits of the City of North Miami Beach; (1) thence Westerly along the Westerly projection of the Northerly line of said Tract A for 125 feet, more or less, to the Westerly right-of-way line of said S.R. #5; (2) thence Northerly along said Westerly right-of-way line for 1,050 feet, more or less, to the centerline of S.R. #826 lying 50 feet South of the Northerly right-of-way line of said S.R. #826 as shown on said S.R. #5 Right-of-way Map; (3) thence Easterly along said centerline for 125 feet, more or less, to the Easterly right-of-way line of said S.R. #5; thence Northeasterly along said Easterly right-of-way line for 3,485 feet, more or less, to the Easterly projection of the Northerly line of the South 600 feet of Tract C of MAULE FEDERAL HIGHWAY INDUSTRIAL SITES as recorded in Plat Book 46, Page 55; thence Westerly along said Northerly line and its projection thereof for 340 feet, more or less, to the Westerly right-of-way line of said FEC Railroad; thence Northerly along said Westerly right-of-way line for 475 feet, more or less, to the Southeasterly projection of the Northeasterly line of Tract 1 of LEADER SUBDIVISION as recorded in Plat Book 82, Page 17, the following three (3) courses being along the exterior boundary line of said LEADER SUBDIVISION Plat; (1) thence Northwesterly the said Northeasterly line for 398 feet, more or less, to the Northeasterly corner of said Tract 1; thence Westerly along the Northerly line of said Tract 1 and also being the city limits of the City of North Miami Beach for 245 feet to the Northwesterly corner of said Tract 1; thence Southerly along the Westerly line of said Plat for 700 feet, more or less, to the centerline of NE 173rd Street; thence Southwesterly along the Westerly line of an alley which lies in between Blocks 30 and 31 of FULFORD BY THE SEA SECTION "C" as recorded in Plat Book 25, Page 8, for 700 feet, more or less, to the Northerly right-of-way line of NE 171st Street; thence Westerly along said Northerly right-of-way line for 120 feet, more or less, to a point of intersection of the Northerly projection of the Westerly line of an alley which runs through Block 4 of GREYNOLDS PARK GARDENS as recorded in Plat Book 47, Page 32, the following two (2) courses being along said Westerly line of alley; (1) thence Southerly for 131 feet, more or less; (2) thence Southwesterly for 580 feet, more or less, to the Southwesterly right-of-way line of NE 170th Street; thence Southeasterly along said right-of-way line for 155 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 810 feet, more or less, to the Easterly projection of the Northerly line of an alley which runs between NE 167th Street and NE 168th Street, and also being through Blocks 55 thru 57 of FULFORD BY THE SEA SECTION "D" as recorded in Plat Book 8, Page 58;

thence Westerly along said Northerly line of alley for 1920 feet, more or less, to the Southwesterly corner of Lot 7 of said Block 57; thence Northerly for 330 feet, more or less, to the Northerly line of an alley which runs through Blocks 52 of said FULFORD BY THE SEA SECTION "D" Plat; thence Westerly along said Northerly line of alley for 156 feet, more or less, to the Easterly right-of-way line of NE 19th Avenue; thence Northerly along said Easterly right-of-way line for 425 feet, more or less; thence Westerly for 225 feet, more or less, to the Westerly line of an alley which runs through Block 46 of said Plat; thence Southerly along said Westerly line for 720 feet, more or less, to the Northwesterly right-of-way line of Miami Drive; thence Southwesterly along said right-of-way line for 570 feet, more or less, to the Westerly right-of-way line of NE 18th Avenue; thence Southerly along said Westerly right-of-way line for 275 feet, more or less, to the Northerly right-of-way line of Canal C-9, as shown on Canal's C-9 Right-of-Way Map; thence meander Westerly and Northwesterly along the Northerly and Northeasterly right-of-way line of Canal C-9 for 2700 feet, more or less, to the centerline of NE 15th Avenue; thence Southerly along said centerline for 2690 feet, more or less, to the centerline of S.R. #826, as shown on Right-of-Way Map of said S.R. #826 Section 87510-2250, Sheet 4 of 5; thence Westerly along said centerline for 1980 feet, more or less, to the centerline of NE 12th Avenue; thence Northerly along said centerline for 357 feet, more or less, to the Northerly right-of-way line of NE 164th Street; thence Westerly along said Northerly right-of-way line for 686 feet, more or less, to the Westerly right-of-way line of NE 11th Avenue; thence Southerly along said Westerly right-of-way line for 130 feet, more or less, to the Northerly right-of-way line of said S.R. #826 as shown on said Right-of-Way Map; thence Northwesterly along said Northerly right-of-way line for 770 feet, more or less, to the Easterly right-of-way line of NE 10th Avenue; thence Northerly along said Easterly right-of-way line for 660 feet, more or less, to the Northerly right-of-way line of NE 167th Street; thence Westerly along said Northerly right-of-way line for 366 feet, more or less, to the Southwesterly corner of Tract 'C' of NEWLAN SUBDIVISION as recorded in Plat Book 71, Page 98; thence Northerly along the Westerly line of said Plat for 438 feet to a point; thence Westerly for 166 feet, more or less, to the Northeasterly corner of Tract A of S. L. & S. SUBDIVISION as recorded in Plat Book 98, Page 38; thence Southerly along the Easterly line of said Plat for 313 feet, more or less, to the Southeasterly corner of said Tract A; thence Westerly along the Southerly line of said Tract A and its Westerly projection for 246 feet, more or less, to the Westerly right-of-way line of NE 9th Avenue; thence Southerly along said Westerly right-of-way line for 85 feet, more or less, to the Northerly right-of-way line of NE 167th Avenue, the following two (2) courses as shown on said Right-of-Way Map of S.R. #826; (1) thence Westerly along said Northerly right-of-way line for 635 feet, more or less, to the centerline of NE 8th Avenue; (2) thence Southerly along said centerline for 40 feet to the Point of Beginning.

Blight Study Methodology

"Blight" as defined by Florida Statute:

Sections 163.340(8) F.S.

This section of the statute provides a definition of "Blighted Area" which means:

(8) "Blighted area" means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, 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;

(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.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement, agreements with the agency, or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in Chapter 220, "blighted area," means an area as defined in this subsection.

The methodology for data collection, evaluation, and analysis was developed utilizing a breakdown of the criteria used to determine the existence of blight as described in the Florida Statutes.

Each of the statutory criteria was examined to determine the information required to prove the presence or absence and extent of a specific condition. For the conditions considered to be most predominant in the study area, a more detailed analysis was undertaken. After preliminary data collection and analysis, the Finding of Necessity study ultimately focused upon seven major conditions that are indicative of blight. These are:

1. Infrastructure needs:
    a. Drainage;
    b. Sewer;
    c. Parking;
    d. Landscape/Streetscape
2. Faulty Lot Layout
3. Deteriorating Buildings

4. Incidence of Crime
5. Commercial and Retail Vacancy Rate
6. Declining Commercial Lease Rates
7. Household Income

In addition to general socioeconomic, planning and demographic data, each of these blight indicators was analyzed with specific data, and each of the blight indicators is discussed in more detail in the subsequent sections of the Finding of Necessity study.

The Community Redevelopment Act of 1969

The Community Redevelopment Act of 1969, Chapter 163 Part III, Florida Statutes, (The "Act") authorizes local governments to establish community redevelopment agencies to improve slum and blighted areas within their jurisdictions. The Act sets forth the legal process by which local governments may establish community redevelopment agencies and provides financing and regulatory tools to accomplish the goals of improving slums and blighted areas.

Section 163.335 and 163.355 F.S. requires local governments to adopt by resolution a finding that one or more slum or blighted areas exist within their jurisdictions and that the rehabilitation, conservation, or redevelopment (or a combination thereof) of such areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the area. **The purpose of this study is to provide information to the North Miami Beach City Council that will serve as a factual basis for finding that the area proposed for inclusion in the North Miami Beach community redevelopment district meets the statutory criteria for the creation of a fully operational CRA and a tax-increment revenue stream.**

Deterrents to Sound Future Growth and Development

Section 163.360 F.S. entitled "Community redevelopment plans" describes the purpose of such plans. It includes subsection (7)(b)(2) which explains the requirements for acquisition of property for the purpose of redeveloping it for non-residential uses.

> *Section 163.360 (7)(b)(2) F.S. Acquisition may require the exercise of governmental action, as is provided in this part, because of*
>
> a. *Defective, or unusual conditions of title or diversity of ownership which prevents the free alienability of such land;*
> b. *Tax delinquency;*
> c. *Improper subdivisions;*
> d. *Outmoded street patterns;*
> e. *Deterioration of site;*
> f. *Economic disuse;*
> g. *Unsuitable topography or faulty lot layouts;*
> h. *Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or*
> i. *Any combination of such factors or other conditions which retard development of the area.*

This requirement provides further insight into the intent of the legislation and relates directly to the conditions found in the study area. The conditions found in the North Miami Beach community redevelopment area, as described in this report, are characteristic of several of the factors listed above. The study provides factual data as evidence of these conditions such that it is clearly shown that their existence hinders opportunities for sound future growth and development.

The purpose of the Community Redevelopment Act is to provide local governments the ability to combat and correct deteriorating urban conditions. This report has identified conditions in the study area that are consistent with the definition of blight contained in the Florida Statutes. In addition to the physical condition of the study area, several other factors combine to limit the proposed North Miami Beach CRA area's ability to grow and prosper. The formulation of a redevelopment plan, using the tools made available in the statutes, is the most appropriate means of overcoming these obstacles to economic development.

GENERAL CONDITIONS CONTRIBUTING TO DECLINE AND DETERIORATION OF THE AREA

Infrastructure

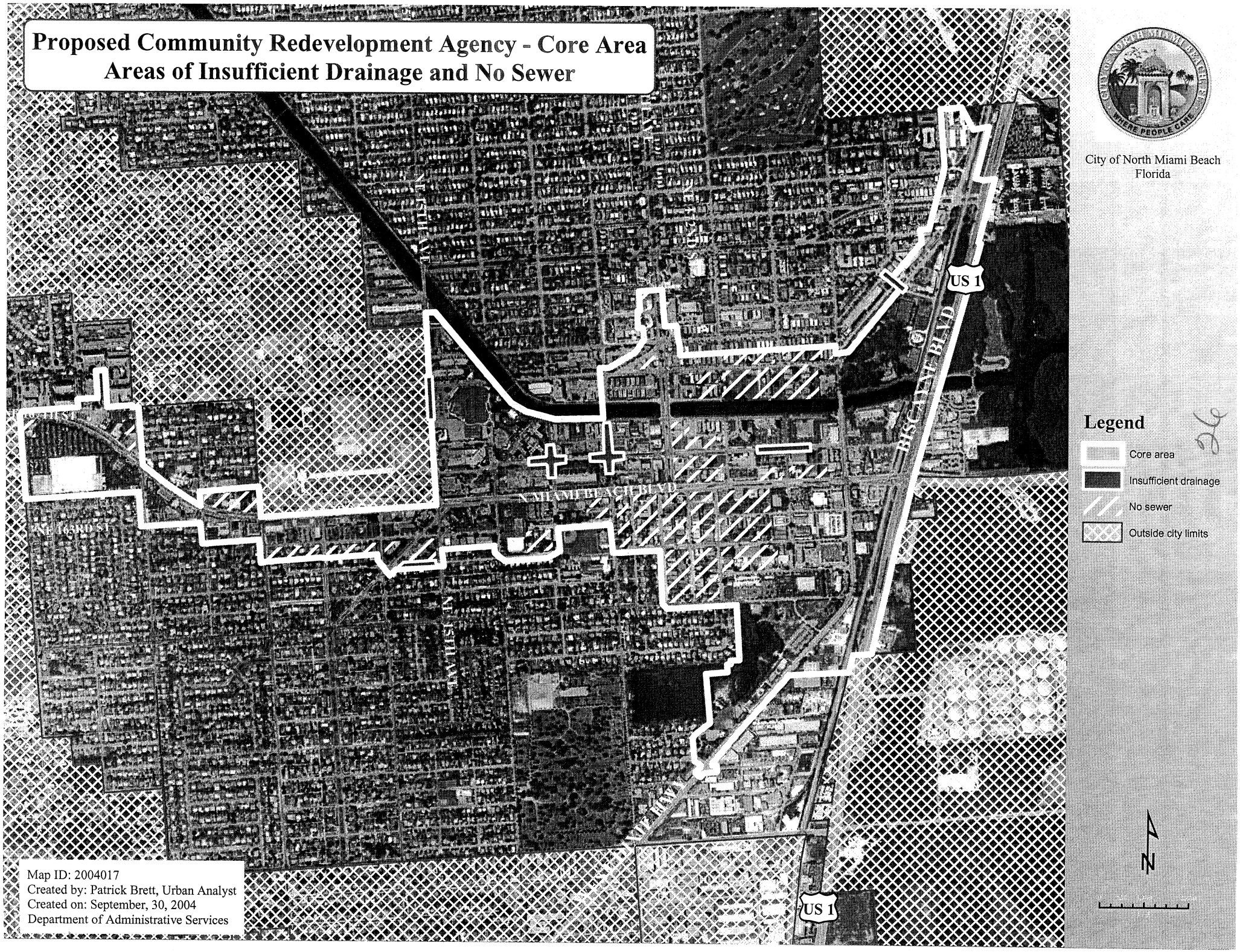
These infrastructure deficiencies create an environment that is detrimental to growth and development. As referenced earlier in this report, there has been very little new development over the past 10 years in the proposed CRA area. Additionally, a comparison of lease rates within the study area compared to the remainder of the City reveals a deteriorating market. The research also indicates a high commercial vacancy rate within the study area. All of these facts are indicative of a deteriorating community. The tremendous need for infrastructure improvements is a major contributing factor to the decline in commercial vitality.

The study focused on deficiencies in drainage, sewer, parking, landscape/streetscape, and faulty lot layout. These specific areas are detailed by the use of data provided by the City, field observation by the consultant who is a redevelopment expert, and with photographic documentation.

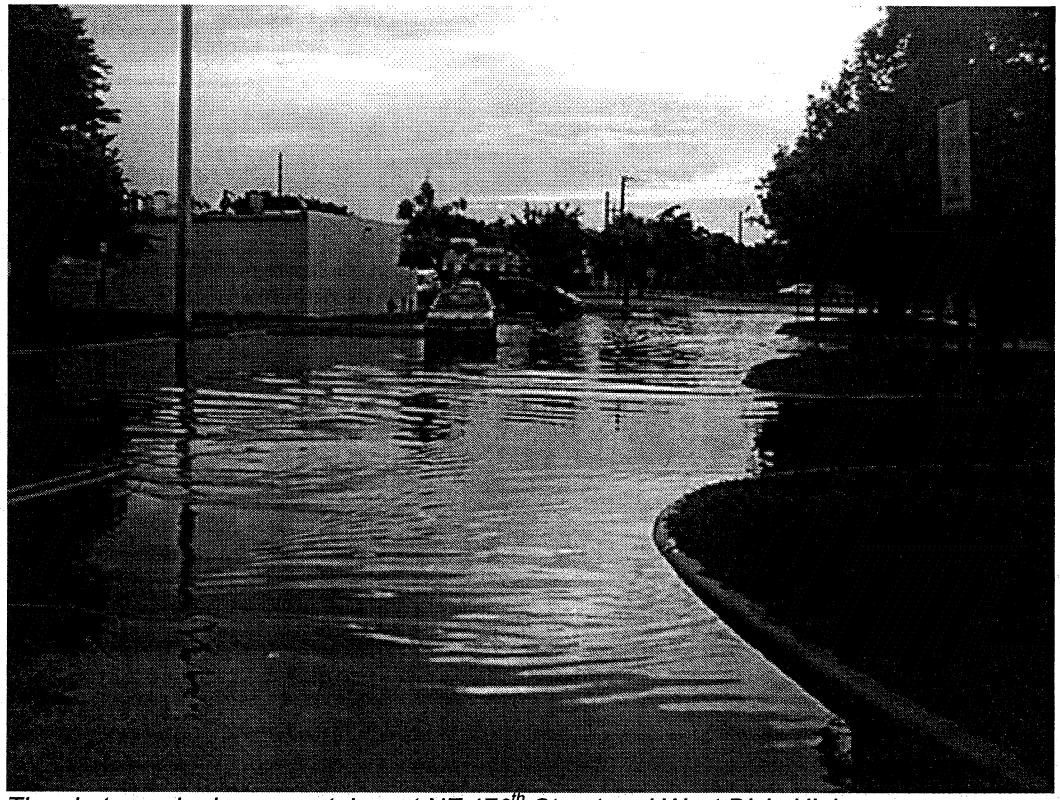
DRAINAGE: A significant number of streets and intersections within the proposed redevelopment area become flooded whenever there is heavy rainfall. A series of photographs provided by the North Miami Beach Public Works Department document the magnitude of the drainage deficiencies within this area. Those pictures are provided following this page. Additionally, the City provided a map illustrating primary drainage problem areas. That map is included in this report.

SEE PHOTOGRAPHIC DOCUMENTATION AND MAP ON THE FOLLOWING PAGES.

Proposed Community Redevelopment Agency - Core Area
Areas of Insufficient Drainage and No Sewer

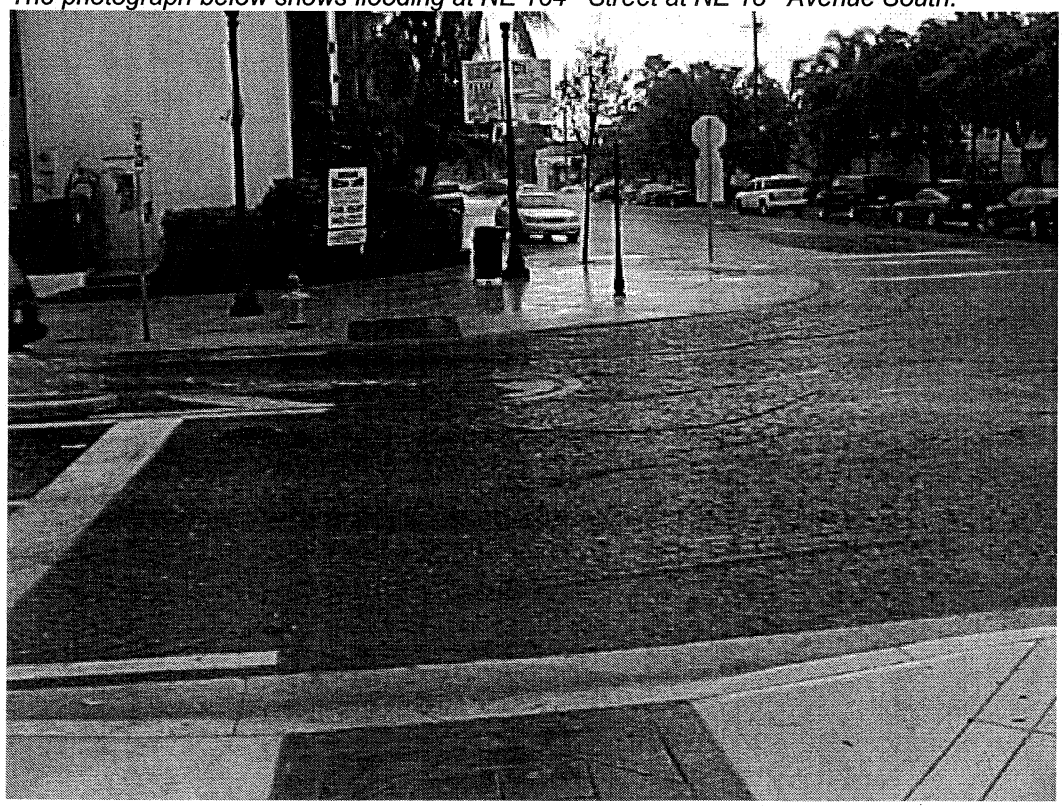


Map ID: 2004017
Created by: Patrick Brett, Urban Analyst
Created on: September, 30, 2004
Department of Administrative Services



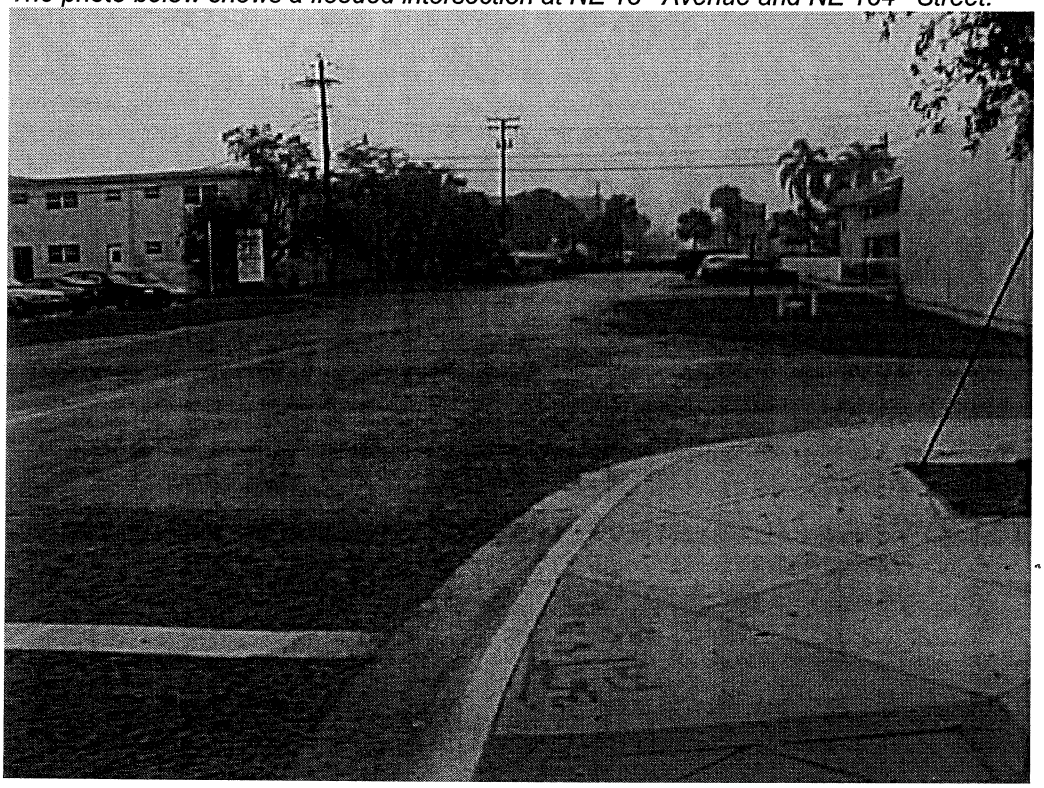
The photograph above was taken at NE 170th Street and West Dixie Highway.

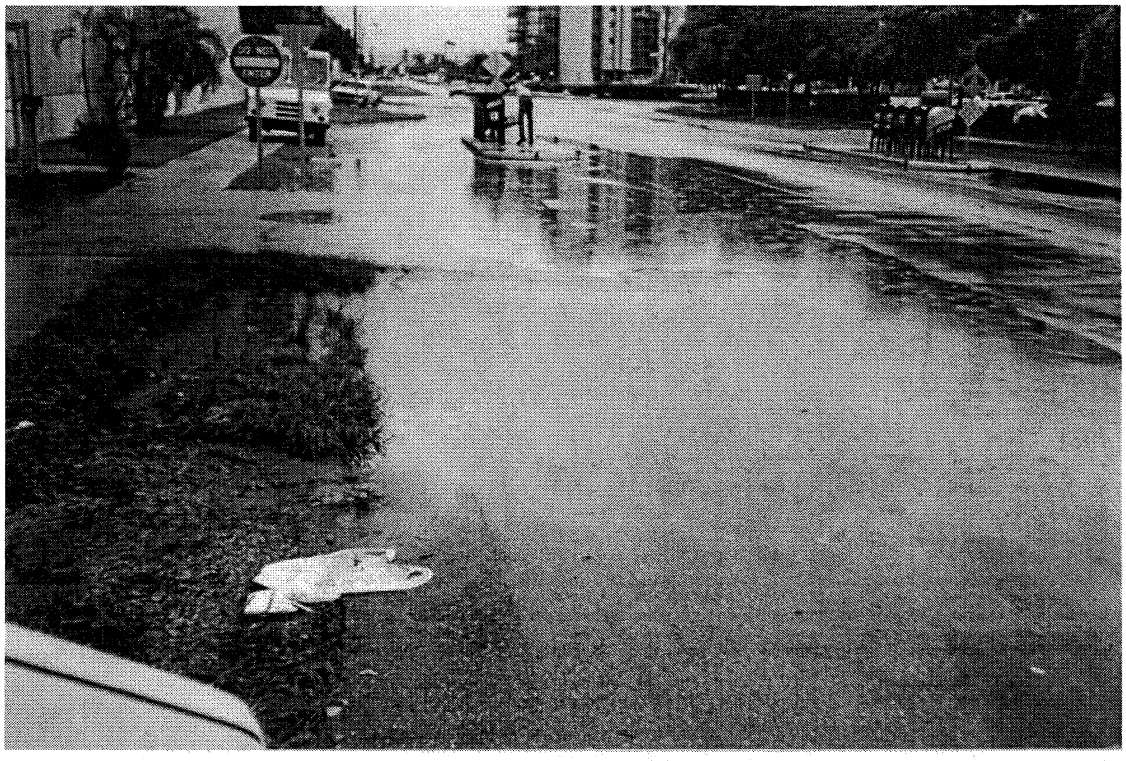
The photograph below shows flooding at NE 164th Street at NE 18th Avenue South.



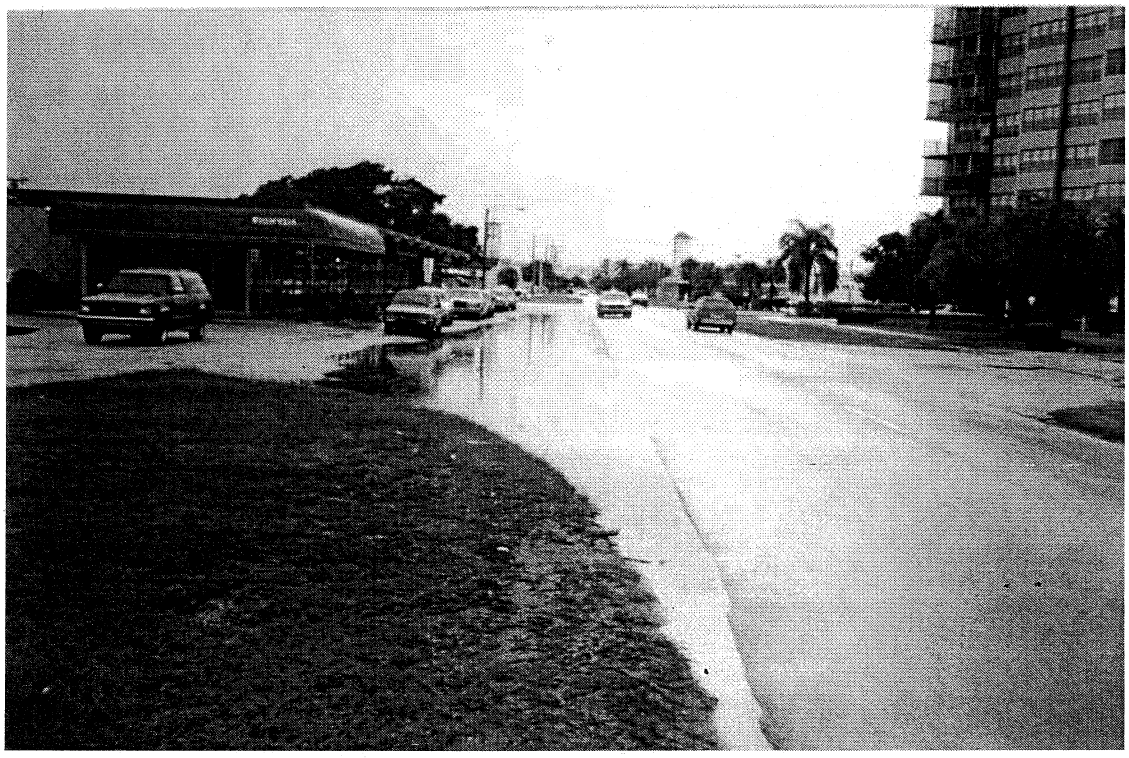
This flooded street is located at NE 15th Avenue and NE 167th Street.

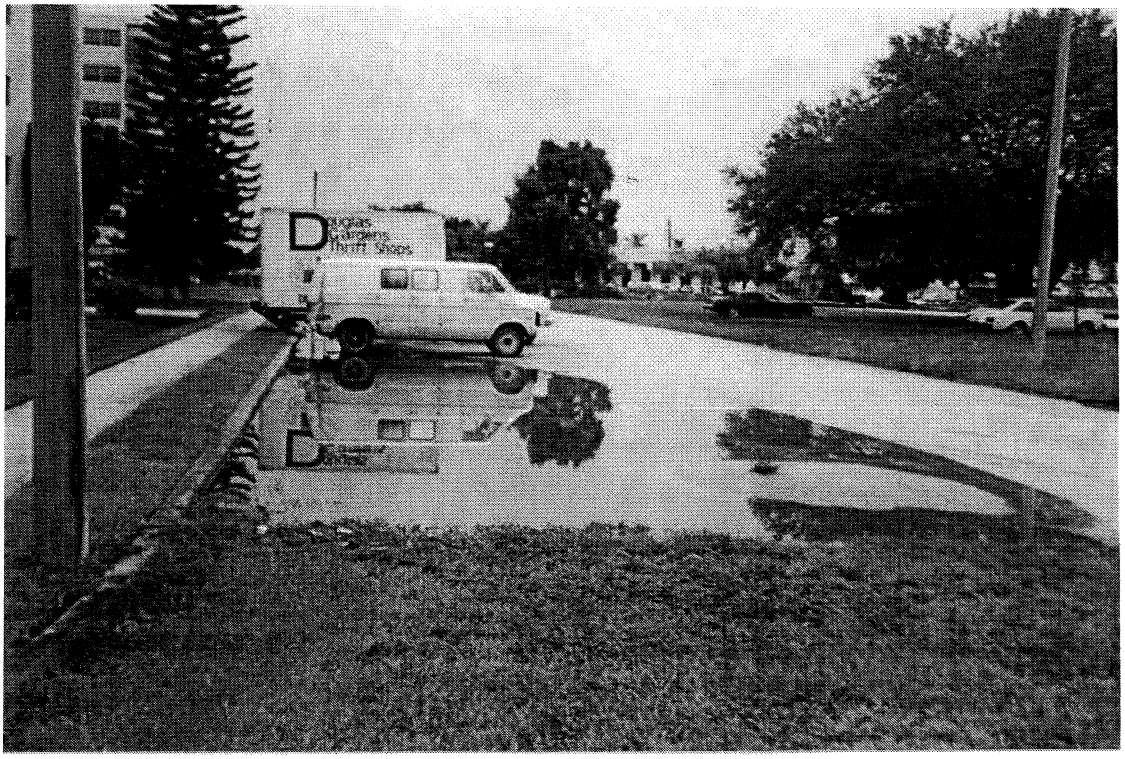
The photo below shows a flooded intersection at NE 18th Avenue and NE 164th Street.





NE 164th Street at NE 21st Avenue is frequently flooded, creating dangerous driving conditions



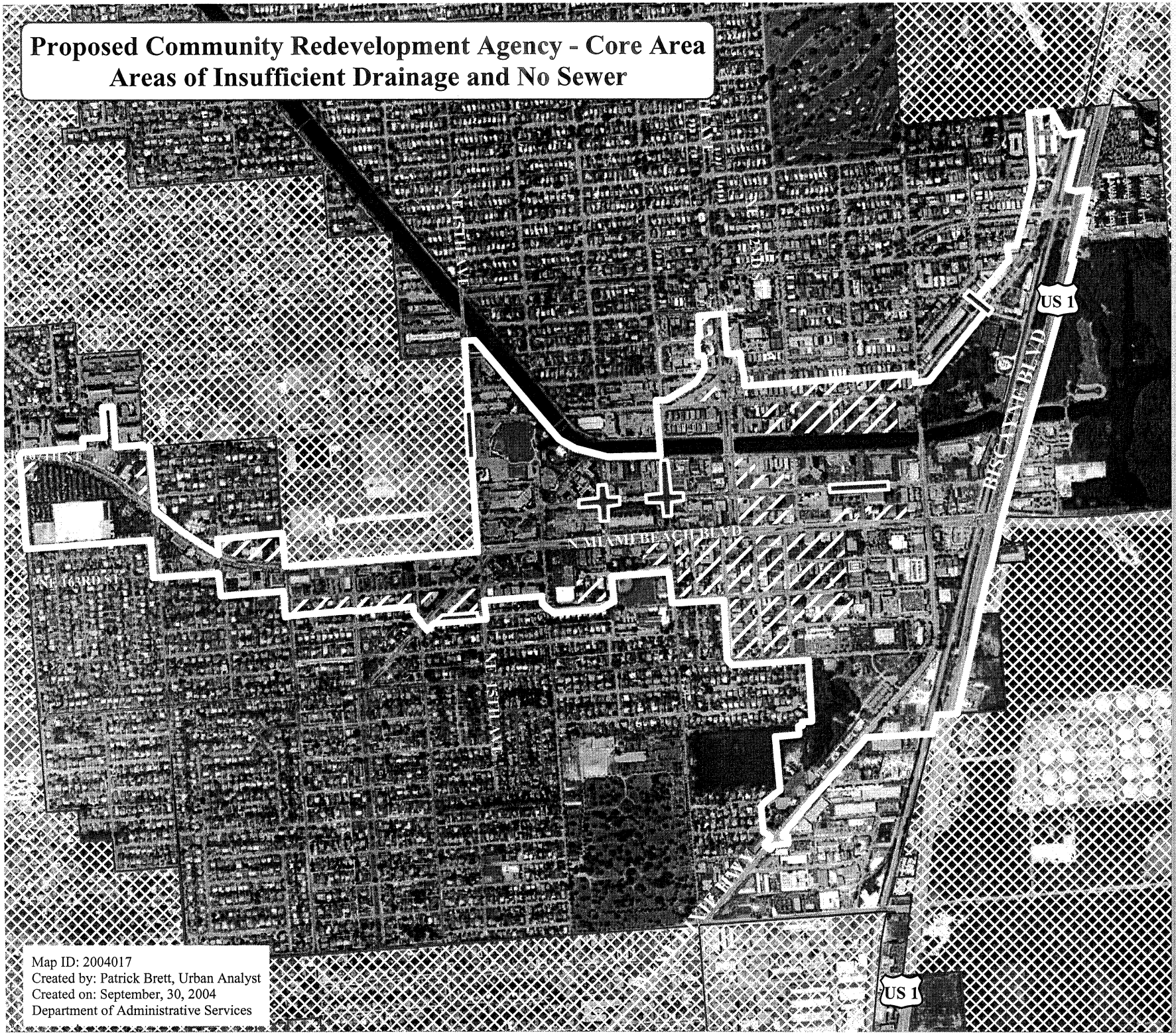


These photographs were taken at NE 164th Street and NE 17th Avenue.

SEWER: In addition to the drainage problems, the proposed redevelopment area includes large areas without sewer. These conditions are deterrents to redevelopment and private investment. A map of the proposed CRA area depicting the areas lacking sewer is included in this report.

SEE MAPPED DATA ON THE FOLLOWING PAGE

Proposed Community Redevelopment Agency - Core Area
Areas of Insufficient Drainage and No Sewer



City of North Miami Beach
Florida

Legend

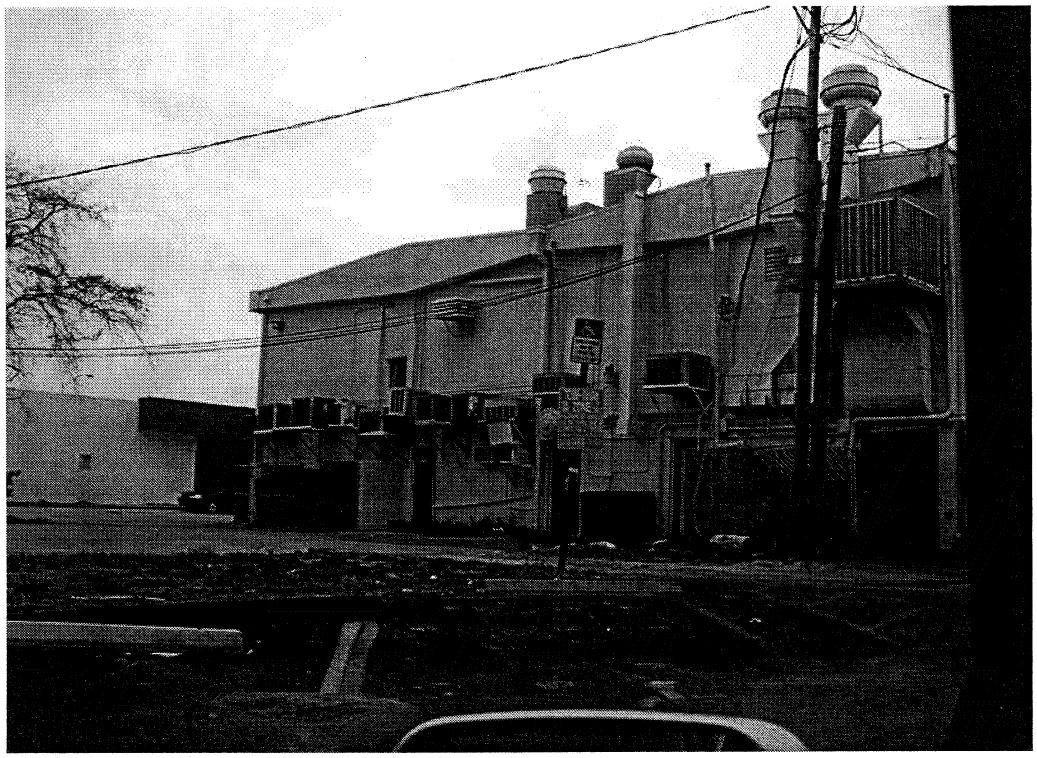
- Core area
- Insufficient drainage
- No sewer
- Outside city limits

N

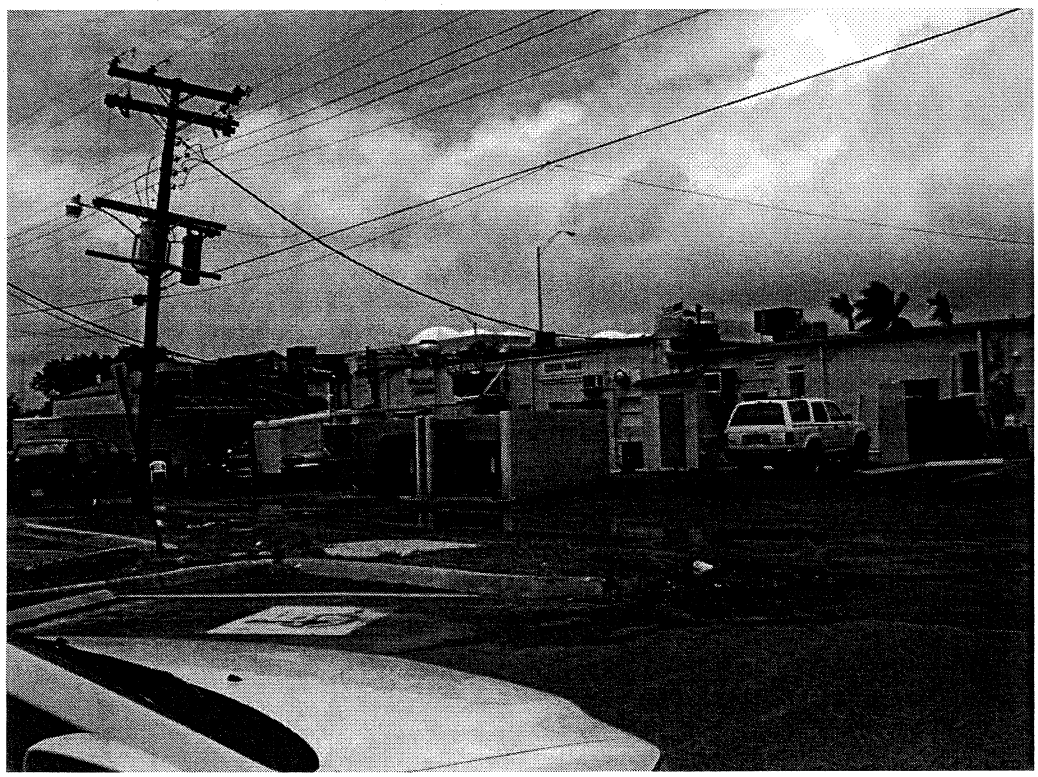
Map ID: 2004017
Created by: Patrick Brett, Urban Analyst
Created on: September, 30, 2004
Department of Administrative Services

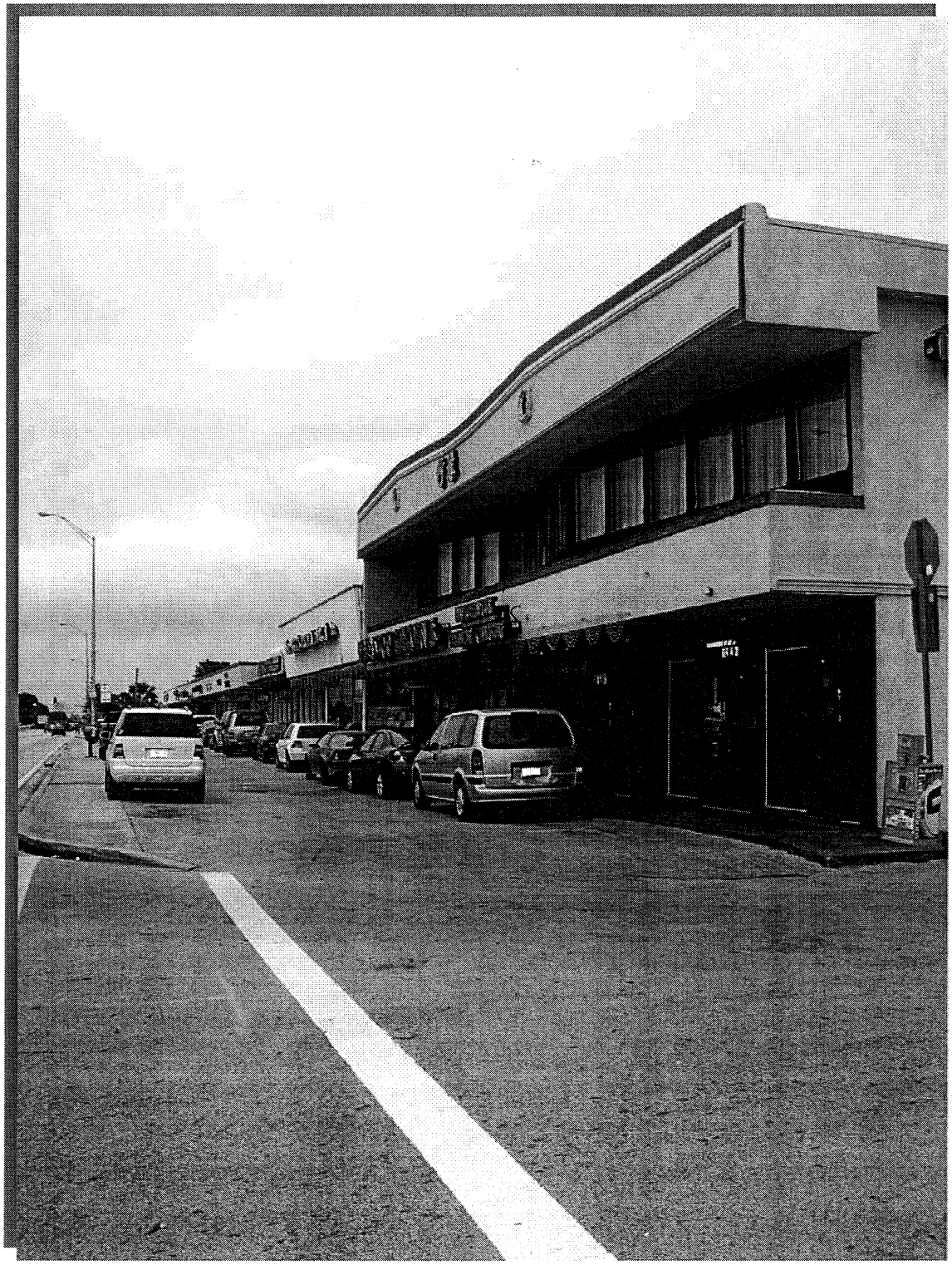
PARKING: Several commercial areas contain parking lots that are either inadequate or outmoded. There are many parking lots behind commercial buildings that lack landscape and are poorly maintained. Examples on the following pages show parking where patrons must walk by trash containers and litter if they utilize the rear parking lots provided. Many of those same commercial establishments have front parking that is crowded and visually unattractive.

SEE PHOTOGRAPHIC DOCUMENTATION ON THE FOLLOWING PAGES



The primary parking accommodations for the businesses located in this area are situated behind the buildings. The view of the rear of these buildings with overflowing trash receptacles and precariously hung air conditioning units is very unsightly. Additionally, there is virtually no landscaping, and the walkway is littered with trash.



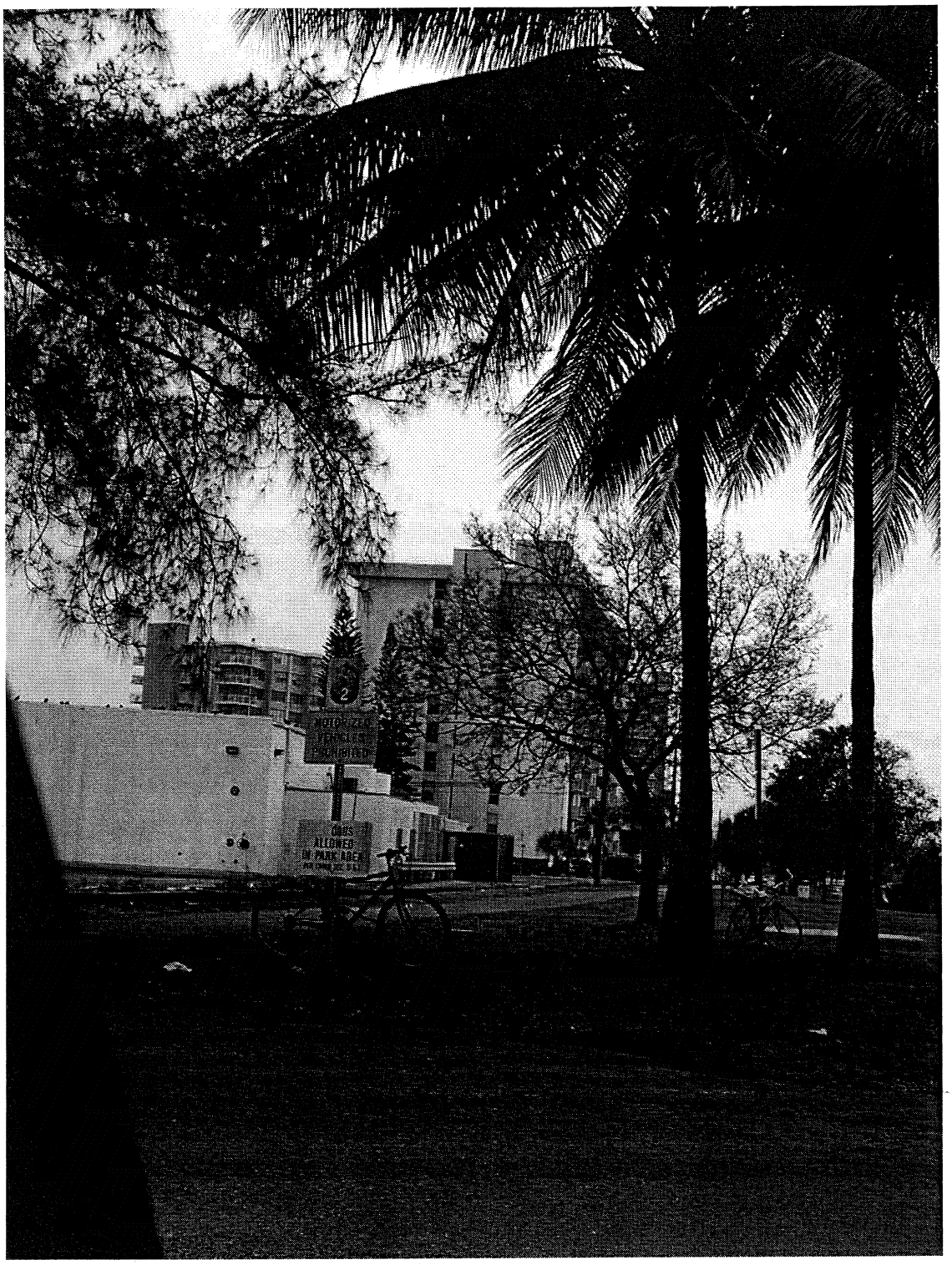


Two rows of parking in front of these shops leaves very little clearance to navigate between the parked cars, and can present a danger should a car door be opened unexpectedly. Additionally, as can be seen in this photo, vehicles park partially on the sidewalk. This is not only unattractive, but uninviting to customers and clients who patronize these businesses.

LANDSCAPE/STREETSCAPE: Landscape and streetscape can create a dramatic change in the appearance of a community. Most of the streets within the proposed redevelopment have no landscape or streetscape to soften the sharpness of the pavement and the structures, or to calm traffic. There are few pedestrian amenities that create an atmosphere where people can walk or sit while they conduct their day-to-day activities. The City is currently installing new landscape in some of the medians, but there is much more need than resources to raise this area up to a standard comparable with the rest of the community.

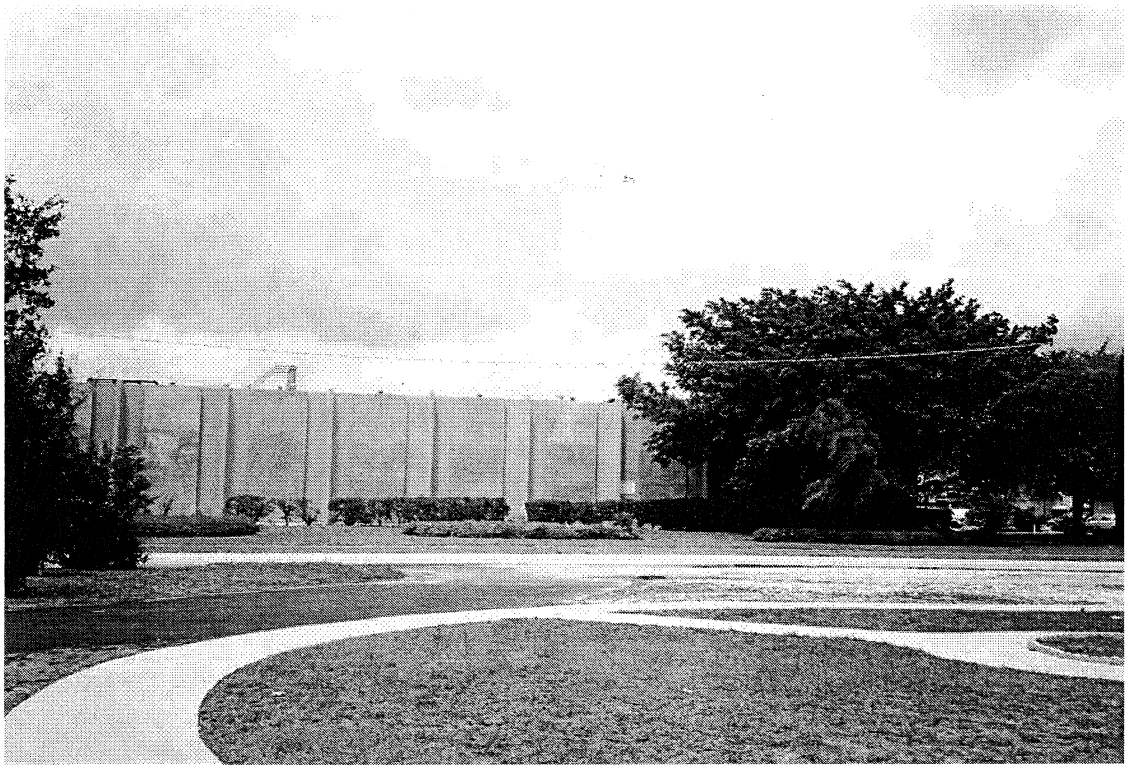
SEE PHOTOGRAPHIC EXAMPLES ON THE FOLLOWING PAGES

This small park area is located near the Post Office and Laurenzo's Market. The area lacks landscape and pedestrian amenities that would increase usage of this City asset.



This small park that runs along the edge of the canal lacks landscaping and pedestrian amenities that would enhance its appearance and make it more appealing to the public.

One of the City's landmark businesses is Laurenzo's Market, which is located diagonally across from the Post Office. Improved parking, landscaping and streetscape could make this area an attractive destination for residents and visitors.



The Florida Power and Light Substation presents itself as a large gray concrete wall with very little landscaping except for the large trees at the right of the picture and the rather unattractive shrubs along the side of the structure. Additional landscaping would make this facility a better neighbor to this community.

Faulty Lot Layout / Diversity of Ownership

Section 163.340 (8)(c)F.S.: Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Section 163.340(8)(m)F.S.: Diversity of ownership of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

Inadequate size and diversity of ownership are obstacles to redevelopment. Of the 564 lots within the proposed CRA area, 438 are less than 20,000 square feet in size. In fact, 292 of the lots are under 10,000 square feet. Lots of this size are inadequate for significant new development. Due to the high cost of site acquisition involving previously developed property, it rarely is economically feasible to replace a small structure with another small structure. In order to realize significant new development, multiple parcels with diverse ownership would need to be assembled, a process that is often both expensive and time consuming.

In order to illustrate the difficulty in attracting significant development in the proposed CRA area with so many small lots, the City staff researched the amount of new development within the area. For the 10-year period from 1994 through 2003, there were only four fast food restaurants, one specialty store and one drug store. The total taxable value of the projects was a mere $2.8 million for the entire decade.

The contrast with the adjacent Biscayne Boulevard corridor is stark. The CRA area and Biscayne Boulevard are separated by only the FEC railroad right-of-way. Yet, in the same 10-year period, Biscayne Boulevard's new development has included 18 projects with a taxable value of $38.8 million. And that was in an area only 134 acres in size, compared to the proposed CRA area of 468 acres. It should be noted that almost all of the projects involved large, vacant parcels.

The comparison between the two areas strongly suggests that attracting investment for new development in an area with relatively small lots and diverse ownership is much more difficult.

A fact sheet appears on the next page.

CRA AREA LOT SIZES

City of North Miami Beach

Size Range	Number of Lots
Under 10,000 s.f.	292
10,000 to 19,999	146
20,000 to one acre	74
One acre and over	52
Total	564

There are 438 lots out of 564 that are under 20,000 sq.ft.

Inadequate size and diversity of ownership are obstacles to redevelopment. Here is a list of new development in the proposed CRA district in the last **10 years**:

Popeyes
Boston Market
Arby's
Walgreen
McDonald/Amoco
Honey Baked Ham

Total taxable value = $2.8 million

Total square feet = 36,600 s.f.

Source: City of North Miami Beach, Urban Analyst, GIS data purchased from the Miami-Dade County Property Appraiser's Office in February 2004.

10-year period is 1994 through 2003.

By way of comparison:

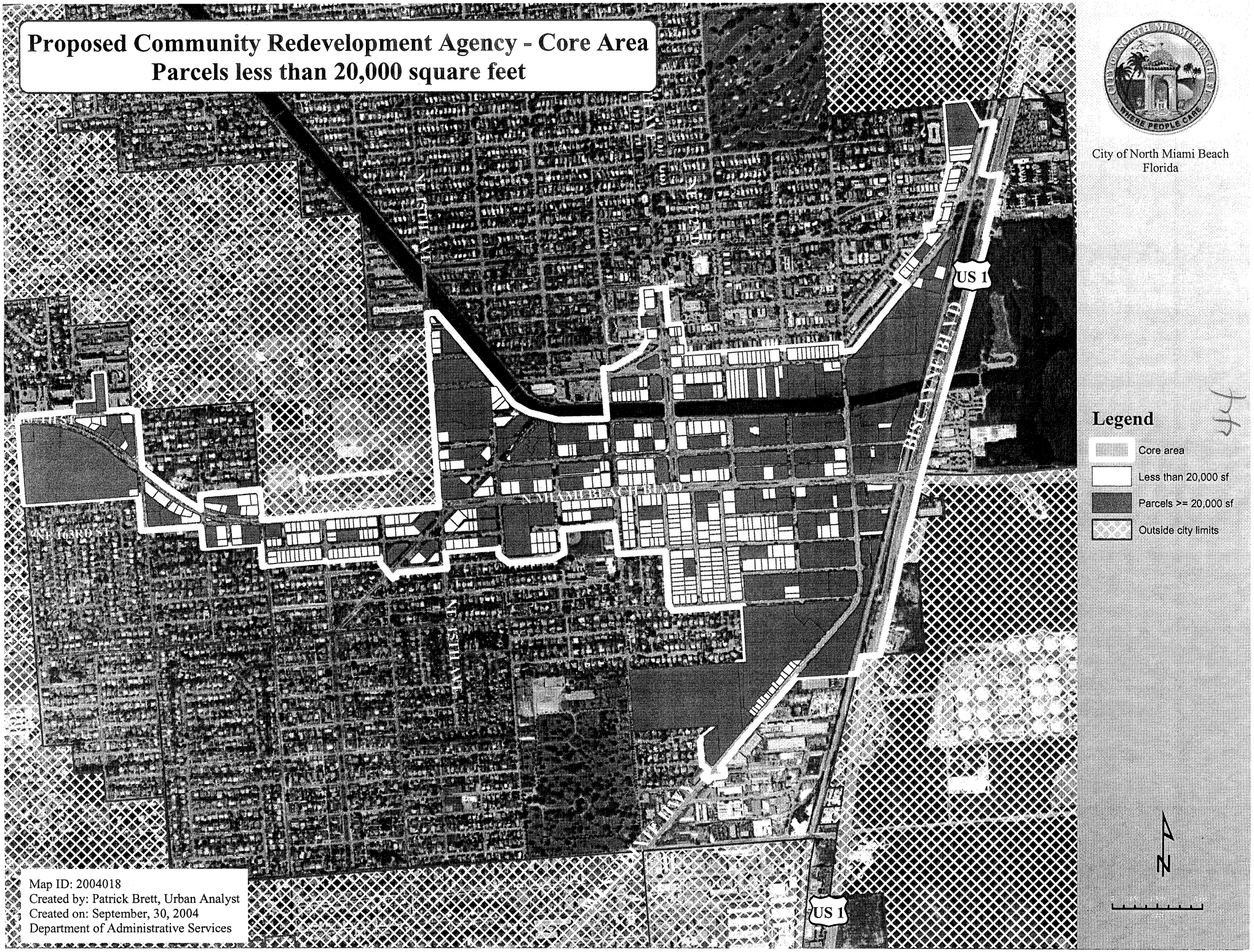
New development on Biscayne Boulevard in last 10 years:

Total taxable value = $38.8 million

Total number of projects = 18

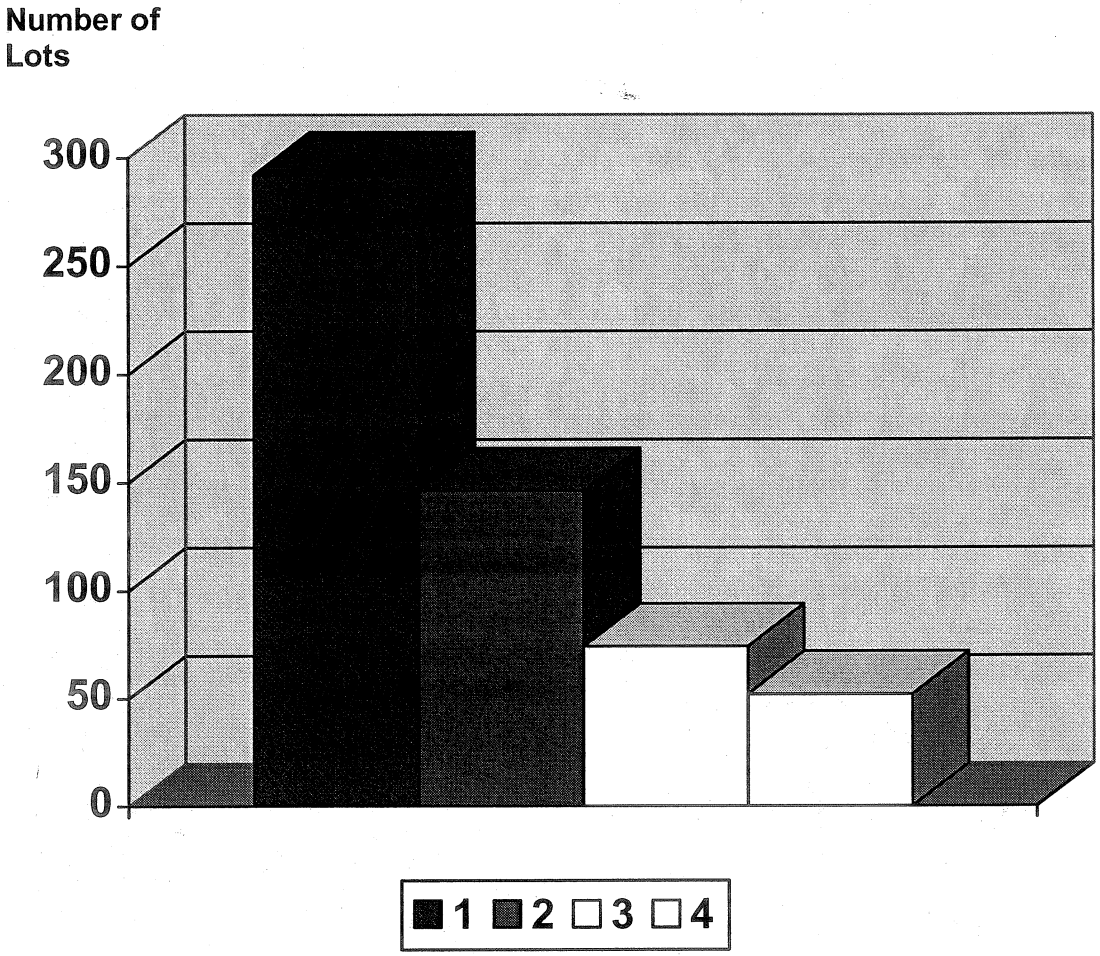
Total square feet = 620,000 s.f.

Proposed Community Redevelopment Agency - Core Area
Parcels less than 20,000 square feet



47

Number of Lots in CRA Area by Size



1	Under 10,000 square feet
2	10,000 to 19,999 square feet
3	20,000 to one acre
4	One acre and over

45

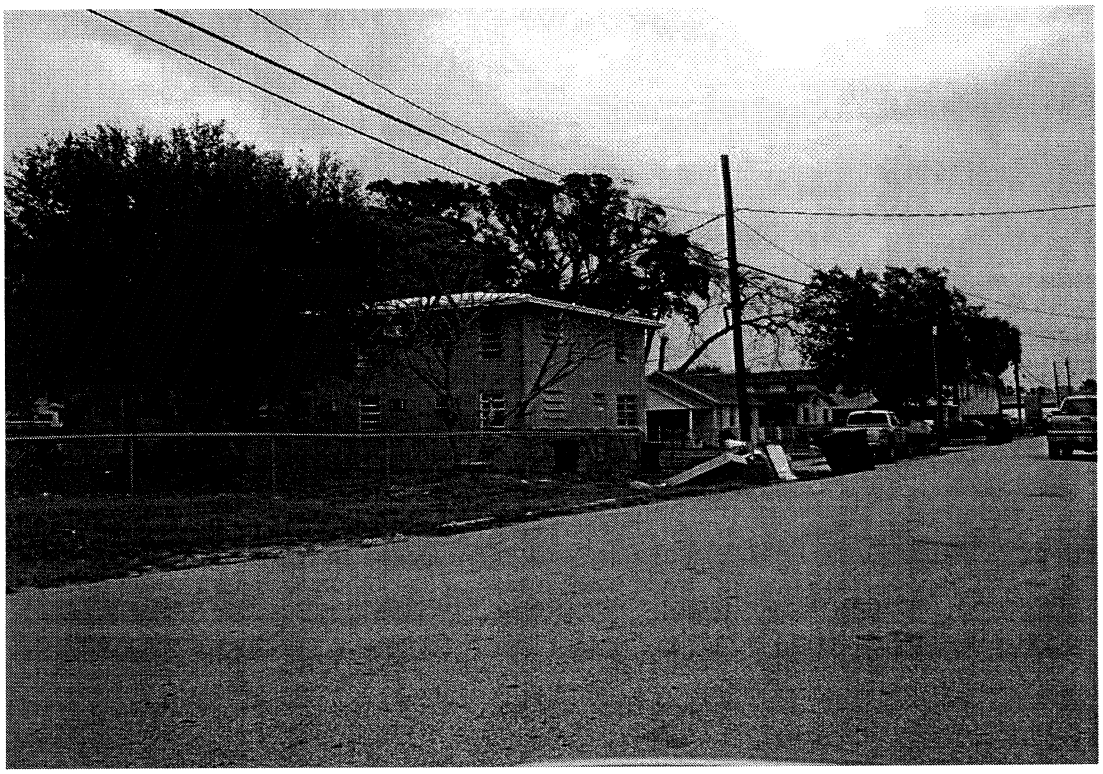
Deteriorating Structures

Almost all of the structures in the proposed CRA area were built in the 1950s, 1960s and 1970s. These structures have been subjected to decades of wear due to their use and the effects of weather. All of these structures have deteriorated to some degree from their condition when built, and all are in the process of deteriorating further.

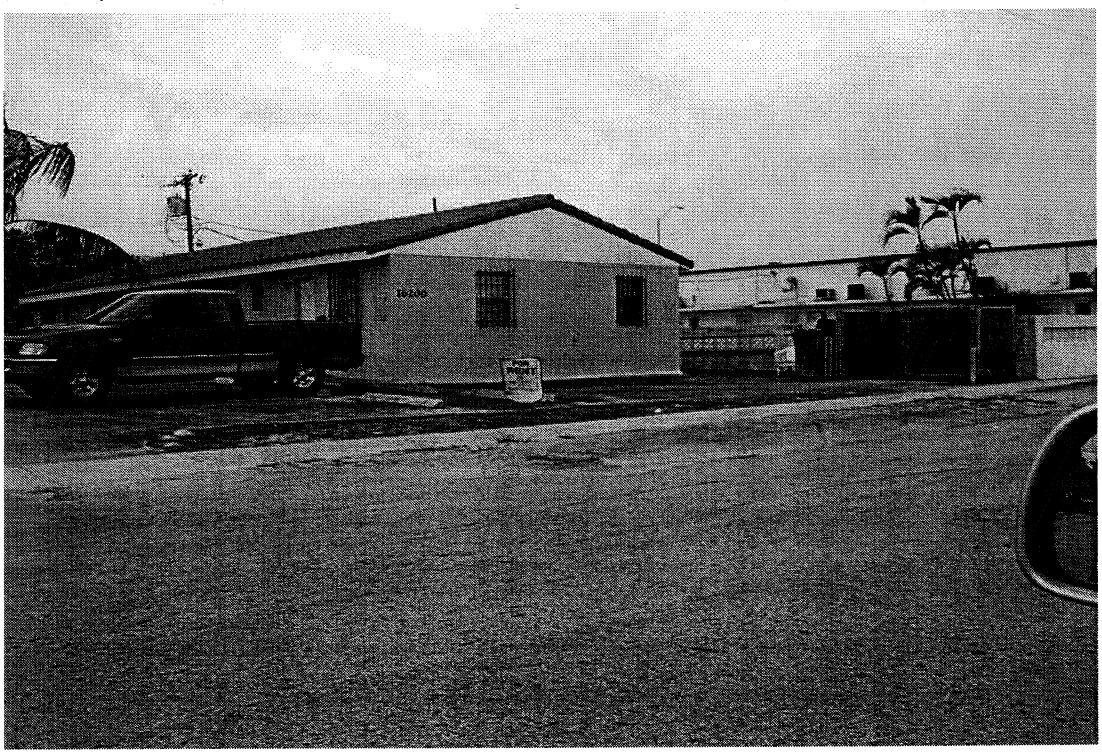
The key consideration is the extent to which the property owners are willing to invest in maintaining the properties. Although a structure might have deteriorated from its original condition, proper maintenance in terms of repair and replacement will keep the building from being a blighting influence in the area. Conversely, a lack of investment in maintaining the structures will contribute to the overall blighted conditions and impede the sound economic growth of the community.

Furthermore, the lack of investment in maintenance is an indication of the lack of demand for space in that area. The amount of net rent that the owners can get in that area, which is $12 to $15 per square foot per year, discourages added expenditures for maintenance and upgrades.

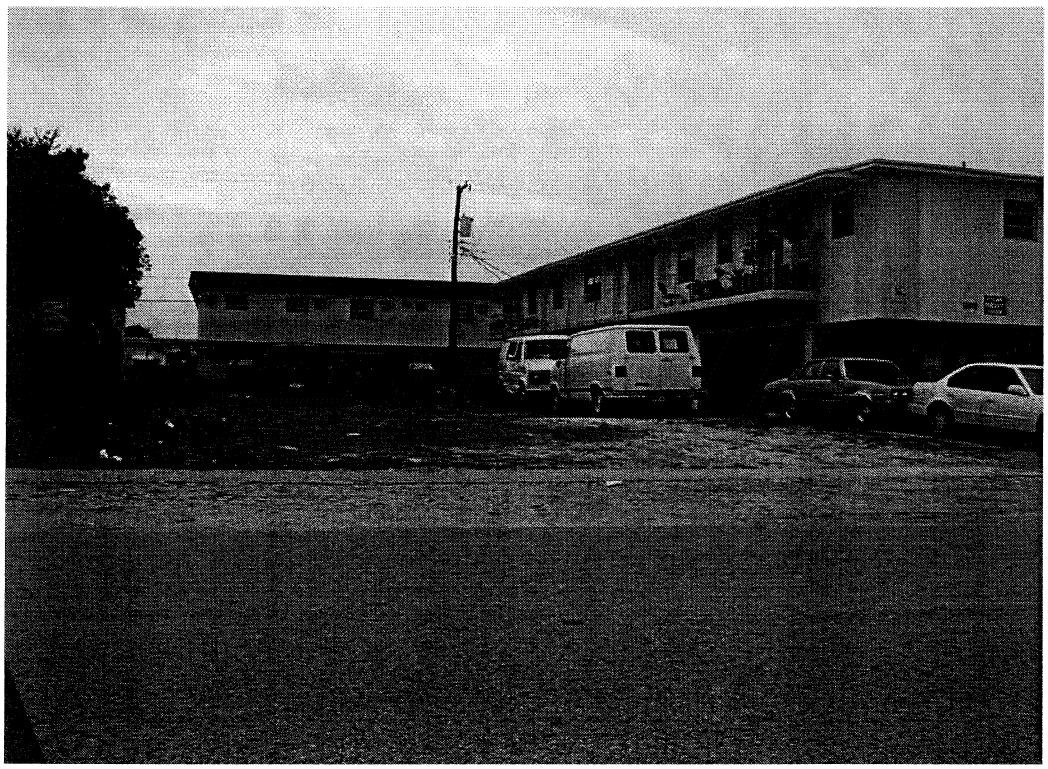
A field survey of the proposed area by City staff during a two day period in September, 2004, revealed a total 47 structures that had some form of deteriorating condition that is in need of either repair or replacement. That is a substantial number for an area that is only 468 acres in size and a clear indication of the lack of private investment in the area. By way of contrast, the Biscayne Boulevard corridor located immediately east of the CRA area has no structures in need of repair.
The photos on the following pages provide visual evidence of the existence of deteriorating structures in the proposed CRA area.



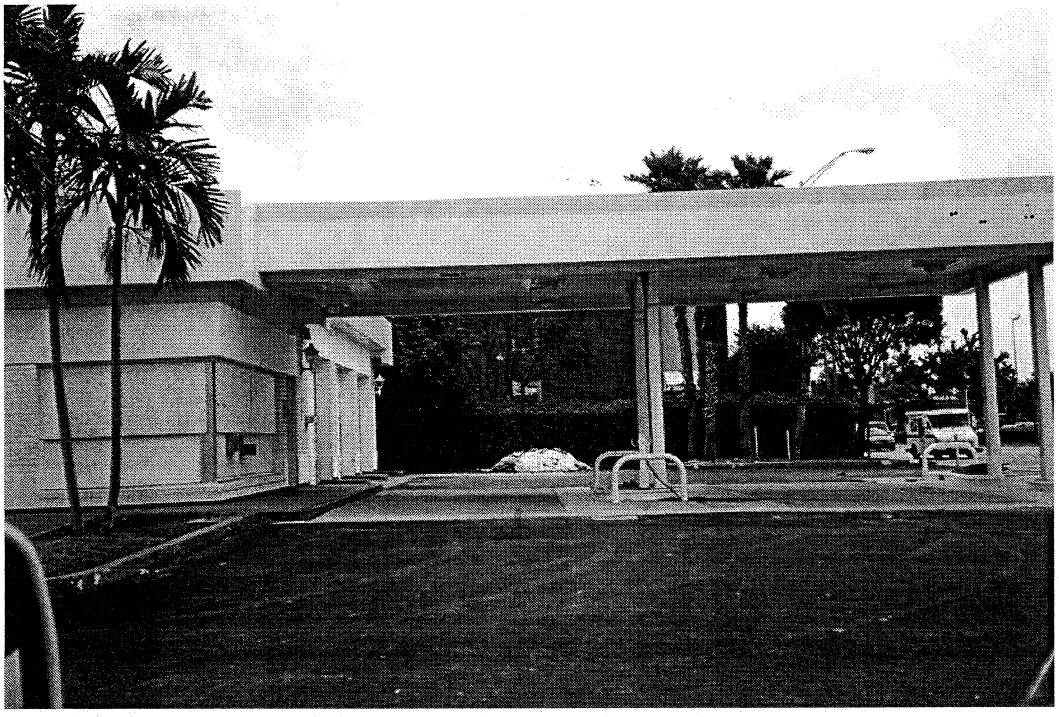
These photographs are examples of available housing for residents of the proposed redevelopment area. The median year of construction for housing units in the study area is 1965. Top: 2000 block NE 161 Street; Bottom: 16200 block NE 19th Place.



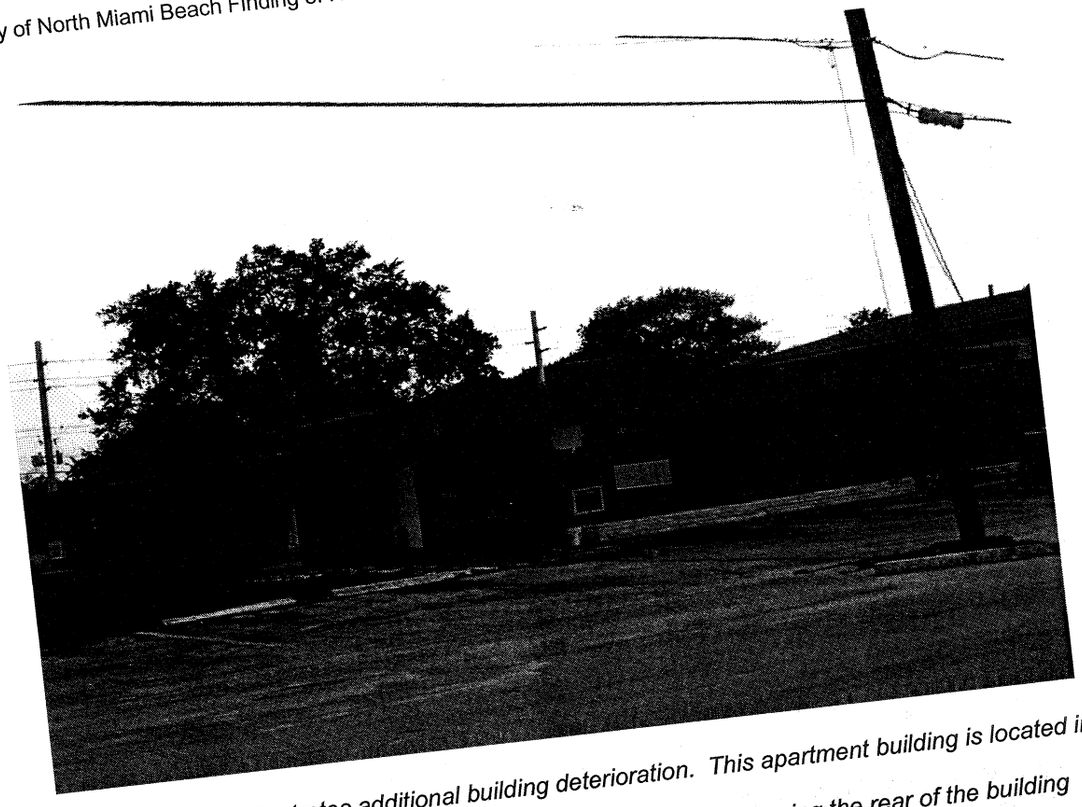
Field research revealed a prevalence of building deterioration. These are examples of the quality of housing in the study area. Location: Top 16600 block NE 20^{the} Avenue; Bottom: 16100 block NE 19th Place.



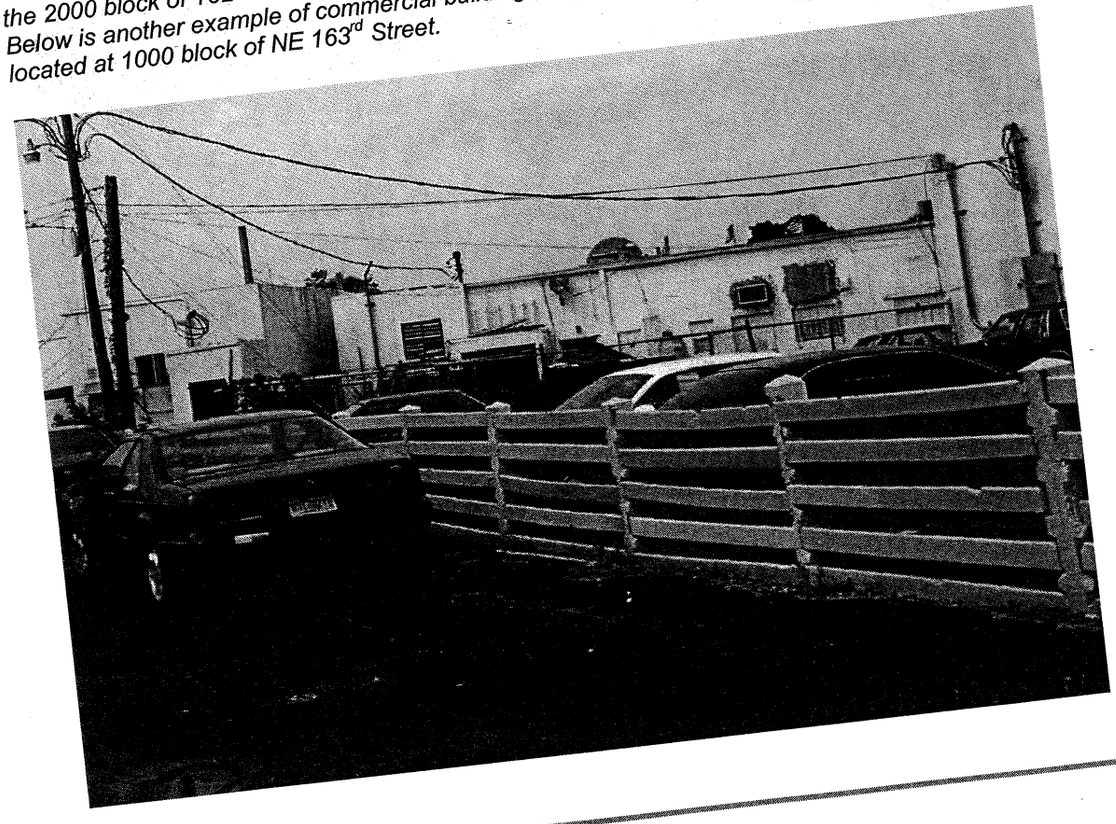
The photograph above shows a residential area within the study area. Building deterioration is prevalent throughout the study area. Location: 2000 block NE 161st Street.

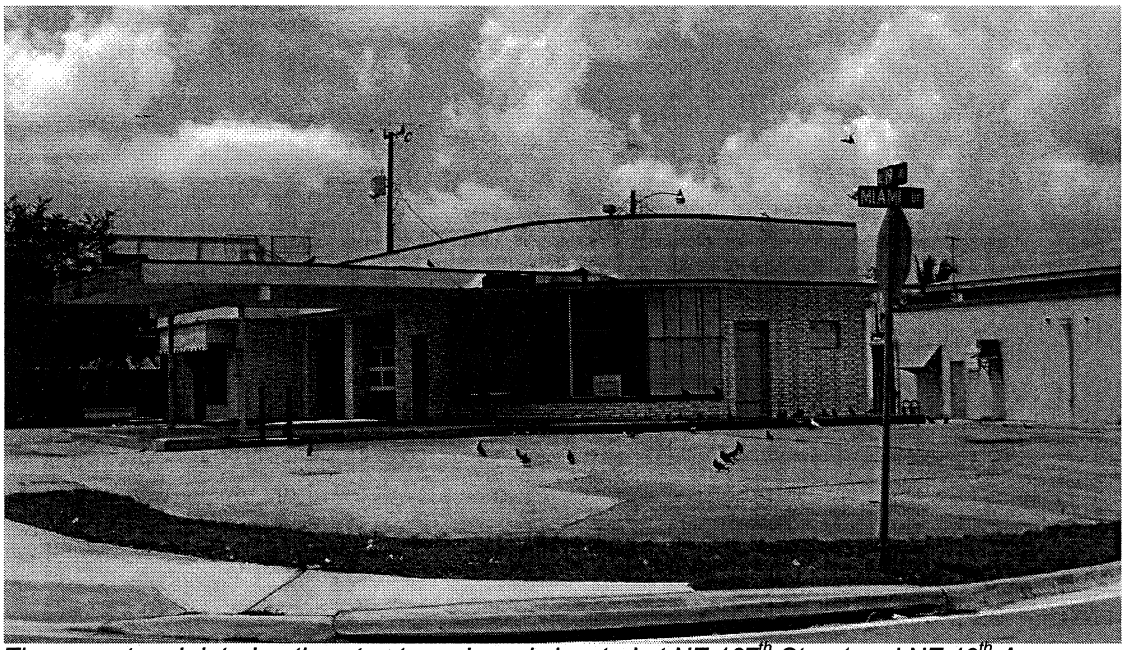


This commercial building shows obvious signs of deterioration. The vacancy rate is disproportionately high compared to the remainder of the City. Location: 2100 block NE 163rd Street.

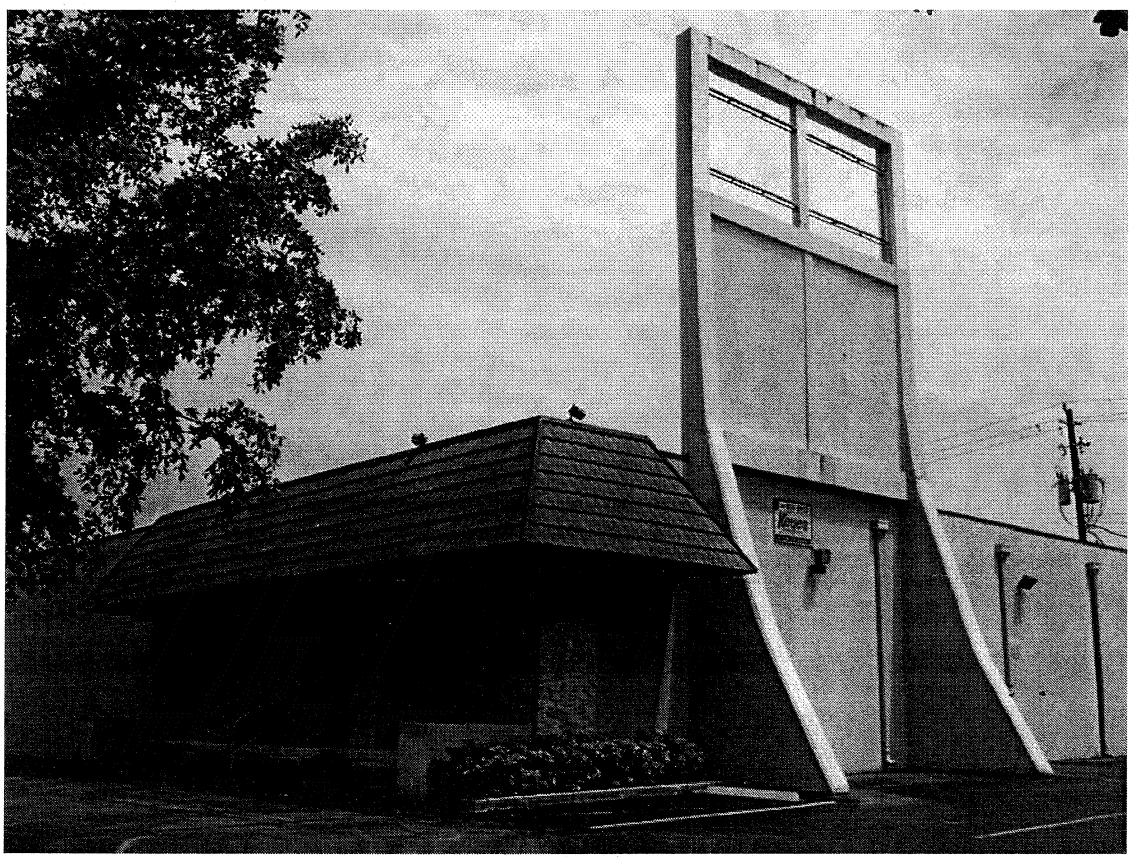


The photo above illustrates additional building deterioration. This apartment building is located in the 2000 block of 162 Street.
Below is another example of commercial building deterioration showing the rear of the building located at 1000 block of NE 163rd Street.





The vacant and deteriorating structure above is located at NE 167th Street and NE 19th Avenue

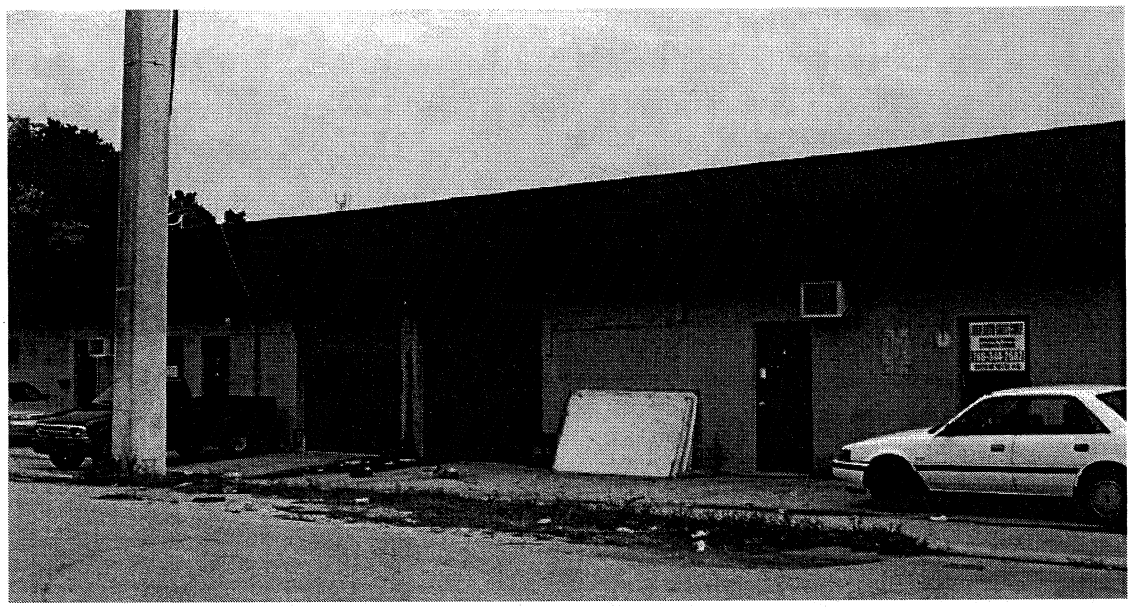


This vacant commercial property is located at the corner of NE 164th Street and NE 16th Avenue

The commercial property above is located in the 1500 block of NE 164th Street. There is no glass in any of the windows.

The commercial property shown here is located at the corner of NE 164th Street and NE 20th Avenue.

The property shown in the above photo is located at 1600 block of NE 164th Street. The closed storefronts show economic decline and illustrate the high vacancy rate within the proposed CRA area. The photo below shows a deteriorating commercial property located at 1500 block of NE 165th Street



This dilapidated structure is located at 2000 block of NE 161 Street.

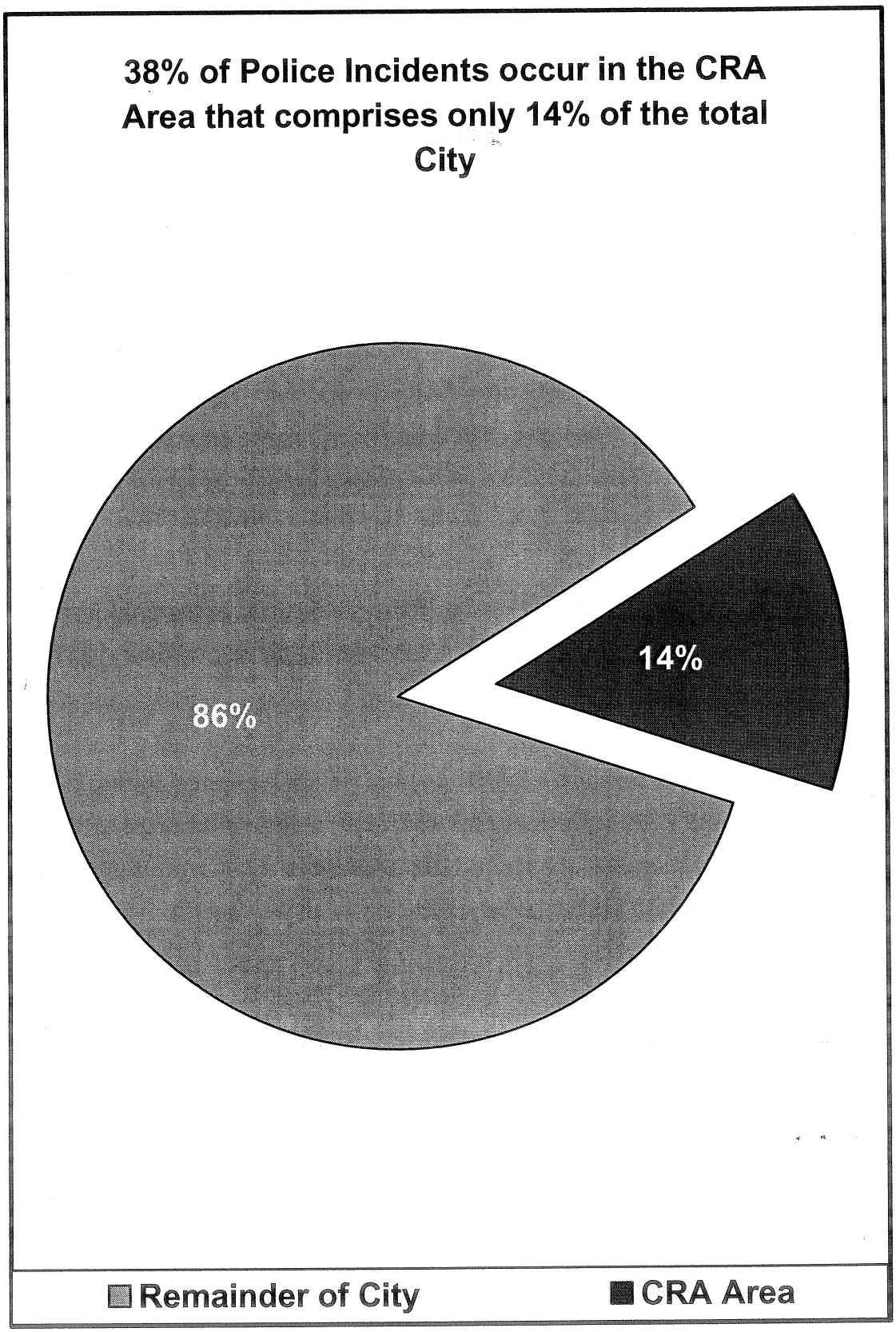
Incidence of Crime

Section 163.340(8)(j): Incidence of crime in the area higher than in the remainder of the county or municipality.

A review of the North Miami Beach crime data indicates a high concentration of criminal activity within the proposed redevelopment area. During the four-year period from January 2000 to January 2004, the total number of police incidents for the entire City was 24,304. Within the proposed redevelopment area, there were 9,181 police incidents. While the total size of the city is 3,390 acres, the CRA area is 482 acres. Thus, the CRA area encompasses approximately 14% of the area of the City, however, 38% of the police incidents occurred within this area.

Vehicular burglary was the most frequent crime incident within the proposed CRA area, followed by theft, vehicle theft, criminal mischief, battery, burglary, and drug violations.

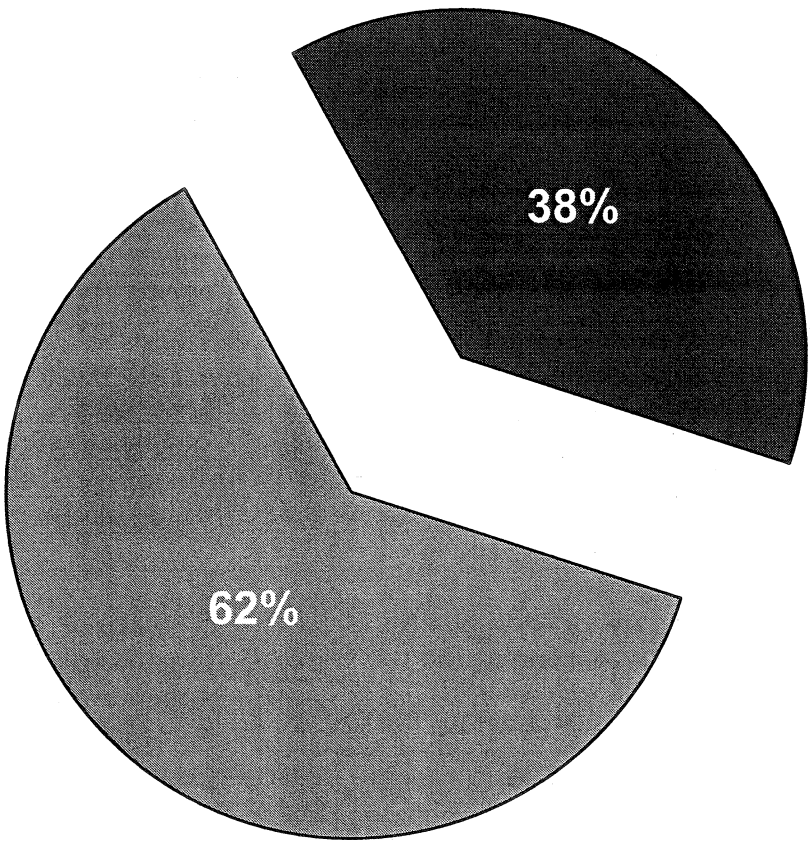
The following pages provide a breakdown of police incidents during the period of January 2000 to January 2004. This includes data provided by the City of North Miami Beach Police Department in addition to the charts created from that data for this study.


38% of Police Incidents occur in the CRA Area that comprises only 14% of the total City
14%
86%
Remainder of City
CRA Area

57

Police Incidents in North Miami Beach

The proposed Redevelopment Area comprises 14% of the total area of the City, yet 38% of police incidents occurred within this area over the past 4-year period as reported by North Miami Beach Police Department.



Remainder of City ■ CRA Area

City of North Miami Beach - Police Incidents

Start Date: 1/1/2000
End Date: 1/9/2004

NMB Total	24304
OFFENSE	Cnt_OFFENS
INFORMATION	2741
BURGLARY TO VEH	1974
THEFT OTHER	1618
THEFT OF VEHICL	1488
BATTERY (SIMPLE	1475
CRIMINAL MISCHI	1425
BURGLARY OTHER	1162
BURGLARY TO RES	903
LOST/STOLEN VEH	630
DRUG VIOLATION	567
BAKER ACT	488
RECOVERY	469
BURGLARY TO BUS	433
DISTURBANCE	427
OPEN DOOR/WINDO	412
THREATS/INTIMID	395
THEFT (RETAIL/S	388
MISSING PERSON	367
PROPERTY (LOST/	319
ABANDONED VEHIC	314
HARASSMENT	309
BURGLARY TO APA	299
PROPERTY DAMAGE	292
ROBBERY (STRONG	288
THEFT FROM VEHI	275
THEFT FROM BUIL	272
PROPERTY (FOUND	260
ASSAULT (AGGRAV	258
ROBBERY (ARMED)	255
BATTERY (AGGRAV	228
DEATH INVESTIGA	195
HIT & RUN (INJU	186
SUSPICIOUS INCI	186
HIT & RUN	180
FRAUD (ALL OTHE	165
ASSAULT (SIMPLE	163
FRAUD (OBTAIN M	152
FRAUD (CREDIT C	131
WARRANT ARREST	124
FRAUD (BLACKMAI	120

CRA Total	9181
OFFENSE	Cnt_OFFENS
INFORMATION	1140
BURGLARY TO VEH	783
THEFT OTHER	644
THEFT OF VEHICL	530
CRIMINAL MISCHI	487
BATTERY (SIMPLE	468
BURGLARY OTHER	401
DRUG VIOLATION	295
BURGLARY TO BUS	236
LOST/STOLEN VEH	207
RECOVERY	171
THEFT (RETAIL/S	168
PROPERTY DAMAGE	149
BURGLARY TO APA	141
OPEN DOOR/WINDO	141
BAKER ACT	137
MISSING PERSON	133
PROPERTY (FOUND	133
ROBBERY (STRONG	132
PROPERTY (LOST/	127
ROBBERY (ARMED)	127
THREATS/INTIMID	122
THEFT FROM BUIL	105
ASSAULT (AGGRAV	103
ABANDONED VEHIC	101
DISTURBANCE	101
ASSIST OTHER AG	96
HARASSMENT	94
HIT & RUN	91
HIT & RUN (INJU	88
THEFT FROM VEHI	82
FRAUD (ALL OTHE	81
FRAUD (OBTAIN M	81
BATTERY (AGGRAV	74
BURGLARY TO RES	74
FRAUD (CREDIT C	70
TRAFFIC ARREST	70
WARRANT ARREST	63
ASSAULT (SIMPLE	60
SUSPICIOUS INCI	60

TRAFFIC RELATED	110
TRAFFIC ARREST	109
ASSIST OTHER AG	107
DISORDERLY COND	91
FRAUD (FORGERY)	91
PROPERTY (IMPOU	80
THEFT BICYCLE	80
ANIMAL COMPLAIN	65
BATTERY (POLICE	62
TRESPASS	62
VIOLATION OF RE	61
SICK OR INJURED	53
MISCELLANEOUS	50
FRAUD (IMPERSON	46
LOITERING AND P	46
RESISTING/OBSTR	41
WEAPON VIOLATIO	39
SEXUAL BATTERY	38
LEWD/LASCIVIOUS	34
ARSON	31
COUNTERFEITING	29
PURSE SNATCH	28
SHOOTING/THROWI	28
SUICIDE	27
BATTERY (FELONY	25
FRAUD (WORTHLES	25
ROBBERY (HOME I	25
BATTERY (PREGNA	24
THEFT PICKPOCKE	24
ROBBERY (CARJAC	21
STALKING (SIMPL	18
ASSAULT (POLICE	17
FRAUD (EMBEZZLE	16
BOMB THREAT	15
HOMICIDE	15
THEFT FROM VEND	14
AFFRAY	13
STALKING (AGGRA	13
THEFT OF BOAT	12
DRIVING WHILE I	11
ILLEGAL DUMPING	11
STOLEN PROPERTY	11
BURGLARY-STRUCT	10
RESIST ARREST/E	10
ASSIST CITIZEN	8

TRAFFIC RELATED	60
FRAUD (FORGERY)	56
DEATH INVESTIGA	50
PROPERTY (IMPOU	49
FRAUD (BLACKMAI	46
DISORDERLY COND	29
THEFT BICYCLE	29
LEWD/LASCIVIOUS	25
TRESPASS	22
MISCELLANEOUS	19
RESISTING/OBSTR	19
BATTERY (POLICE	18
FRAUD (IMPERSON	17
SICK OR INJURED	17
WEAPON VIOLATIO	17
COUNTERFEITING	15
PURSE SNATCH	15
LOITERING AND P	14
THEFT PICKPOCKE	14
FRAUD (WORTHLES	13
ROBBERY (CARJAC	13
FRAUD (WIRE/COM	12
VIOLATION OF RE	12
ARSON	11
BATTERY (FELONY	10
SEXUAL BATTERY	10
SHOOTING/THROWI	10
STALKING (SIMPL	10
THEFT FROM VEND	10
DRIVING WHILE I	8
ASSAULT (POLICE	7
SUICIDE	7
BATTERY (PREGNA	6
BOMB THREAT	6
FRAUD (EMBEZZLE	6
HOMICIDE	6
ROBBERY (HOME I	6
STOLEN PROPERTY	6
ANIMAL COMPLAIN	5
BURGLARY-STRUCT	5
MISCELLANEOUS A	4
PROSTITUTION	4
STALKING (AGGRA	4
THEFT-UNDER $30	4
AFFRAY	3

CRUELTY TO ANIM	8
MISCELLANEOUS A	8
SEXUAL ASSAULT	8
THEFT-UNDER $30	8
BURGLARY TO BOA	7
ABDUCTION	6
CONTEMPT OF COU	6
THEFT FROM BOAT	6
THEFT- OVER/ $3	6
SUSPICIOUS PERS	5
SUSPICIOUS VEHI	5
UTTERING	5
CHILD NEGLECT	4
DRIVERS LICENSE	4
FRAUD (WIRE/COM	4
LITTERING	4
OPEN DOOR	4
PROSTITUTION (A	4
RECOVERY/PERSON	4
VEHICLE RECOVER	4
ASSAULT-AGGRAVA	3
CCF-CARRYING C	3
CRIMES AGAINST	3
DISTURBANCE (NO	3
FAMILY DISPUTE	3
LARCE:PETTY FIR	3
PROSTITUTION	3
SEIZE TAG ORDER	3
STOLEN VEHICLE	3
CHECK ON WELFAR	2
CHILD ABUSE	2
CITY ORDINANCE	2
COUNTY ORDINANC	2
DRUGS-POSSESS C	2
FALSELY REPORTI	2
FAMILY DISTURBA	2
HOMICIDE (TRAFF	2
KIDNAP	2
OBSTRUCTION-DIS	2
PAROLE AND PROB	2
RESISTING ARRES	2
TAG RECOVERY	2
** 14CW CHECK O	1
** 14OD OPEN D	1
** 21 LOST	1

ASSIST CITIZEN	3
BURGLARY TO BOA	3
DISTURBANCE (NO	3
RESIST ARREST/E	3
UTTERING	3
CCF-CARRYING C	2
CONTEMPT OF COU	2
DRIVERS LICENSE	2
FAMILY DISPUTE	2
HOMICIDE (TRAFF	2
ILLEGAL DUMPING	2
PAROLE AND PROB	2
PROSTITUTION (A	2
SEXUAL ASSAULT	2
SUSPICIOUS PERS	2
SUSPICIOUS VEHI	2
THEFT FROM BOAT	2
THEFT OF BOAT	2
VEHICLE RECOVER	2
** 14OD OPEN D	1
** 21 LOST	1
** 21D LOST	1
ABDUCTION	1
ASSAULT-AGGRAVA	1
ASSIST U.S. CUS	1
BATTERY-AGGRAVA	1
BATTERY-ON P. O	1
BRIBERY	1
BURGLARY TO A B	1
CHECK ON WELFAR	1
CHILD ABUSE	1
COUNTERFEIT	1
CRIMES AGAINST	1
CRUELTY TO ANIM	1
DAMAGE TO CITY	1
DISORDERLY INTO	1
DRUGS-PARAPHERN	1
DRUGS-POSSESS C	1
DWLS FELONY/HAB	1
FALSE REPORT (M	1
FALSELY REPORTI	1
FIRE	1
FORGERY	1
FRAUD (CONFIDEN	1
FRAUD (WELFARE)	1

** 21D LOST	1
** 22 STOL	1
** 22R STOL	1
ABANDONED VESSE	1
ALARM RESIDENCE	1
ASSAU:TOUCH OR	1
ASSAULT ON P.O.	1
BATTERY	1
BATTERY-AGGRAVA	1
BATTERY-ON P. O	1
BIGAMY	1
BURGLARY TO A B	1
BURGLARY TOOL-P	1
CARRING CONCEAL	1
CHILD MOLESTATI	1
COUNTERFEIT	1
DAMAGE TO CITY	1
DISORDERLY INTO	1
DOG BITE	1
DOMESTIC BATTER	1
DUI	1
DWLS FELONY/HAB	1
EXPLOSION	1
FIRE	1
FLEE/ELUDE POLI	1
FORCIBLE SEXUAL	1
FOUND PROPERTY	1
FRAUD (CONFIDEN	1
FRAUD (WELFARE)	1
GRAND THEFT	1
HARASSING PHONE	1
HIT & RUN (DAMA	1
INFORMATION (VE	1
INFORMATION/IDE	1
LANDLORD TENANT	1
LEWD LASCIVIOUS	1
LOST OR STOLEN	1
LOST/STOLEN CRE	1
LOST/STOLEN PRO	1
OBSTRUCTION BY	1
OPEN WINDOW	1
PETIT THEFT	1
POLICE SHOOTING	1
POSSESSION OF C	1
PRACTICING MEDI	1

GRAND THEFT	1
HIT & RUN (DAMA	1
LARCE:PETTY FIR	1
LITTERING	1
LOST OR STOLEN	1
OBSTRUCTION-DIS	1
OPEN DOOR	1
OPEN WINDOW	1
PETIT THEFT	1
POLICE SHOOTING	1
POSSESSION OF C	1
SEIZE TAG ORDER	1
STOLEN TAG RECO	1
SUICIDE ATTEMPT	1
TAG DECAL RECOV	1
THEFT- OVER/ $3	1
TRUANCY PROBLEM	1

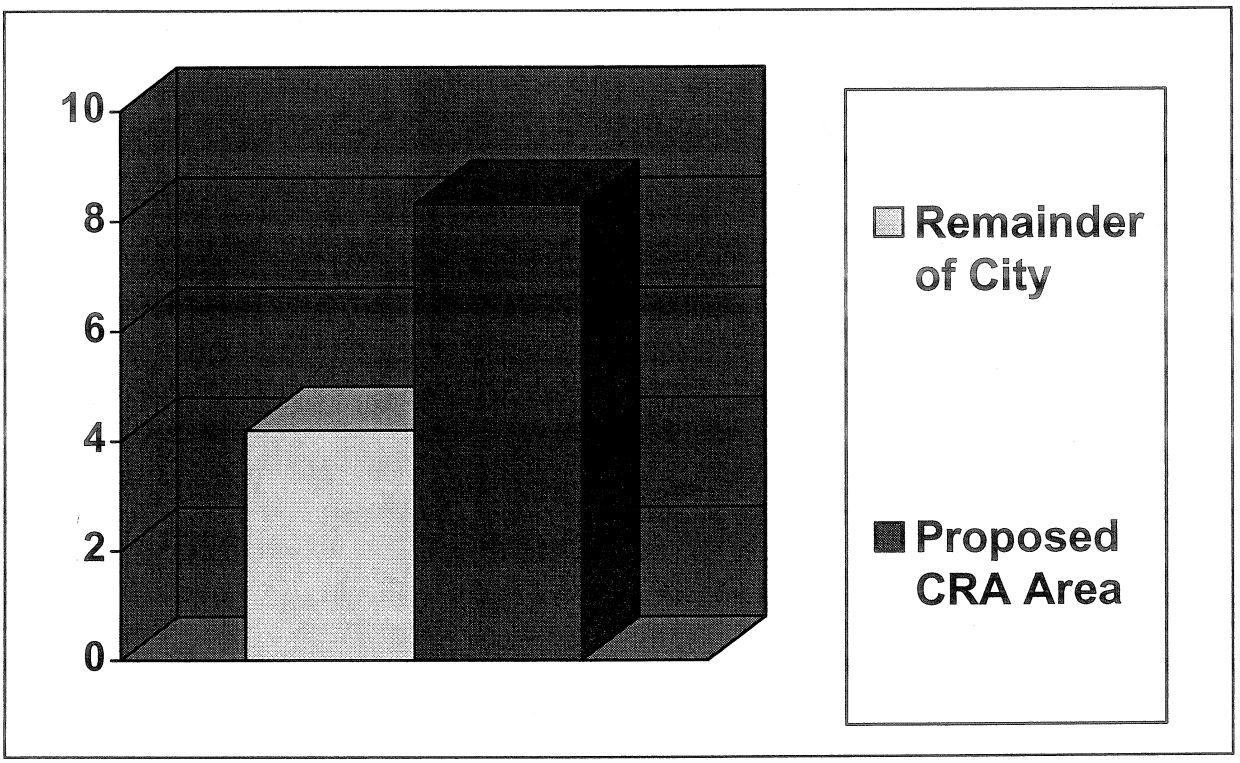
PROPERTY FOUND/	1		
RAPE	1		
RECKLESS DRIVIN	1		
RECOVERY OF FIR	1		
RUNAWAY	1		
SERVING RESTRAI	1		
STOLEN TAG	1		
STOLEN TAG RECO	1		
SUICIDE ATTEMPT	1		
TAG DECAL RECOV	1		
TRUANCY PROBLEM	1		
VERBAL THREATS	1		
VIOLATION OF PR	1		
WEAPO:KNIFE AND	1		

Code Enforcement Violations

Section 163.340 (8)(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.

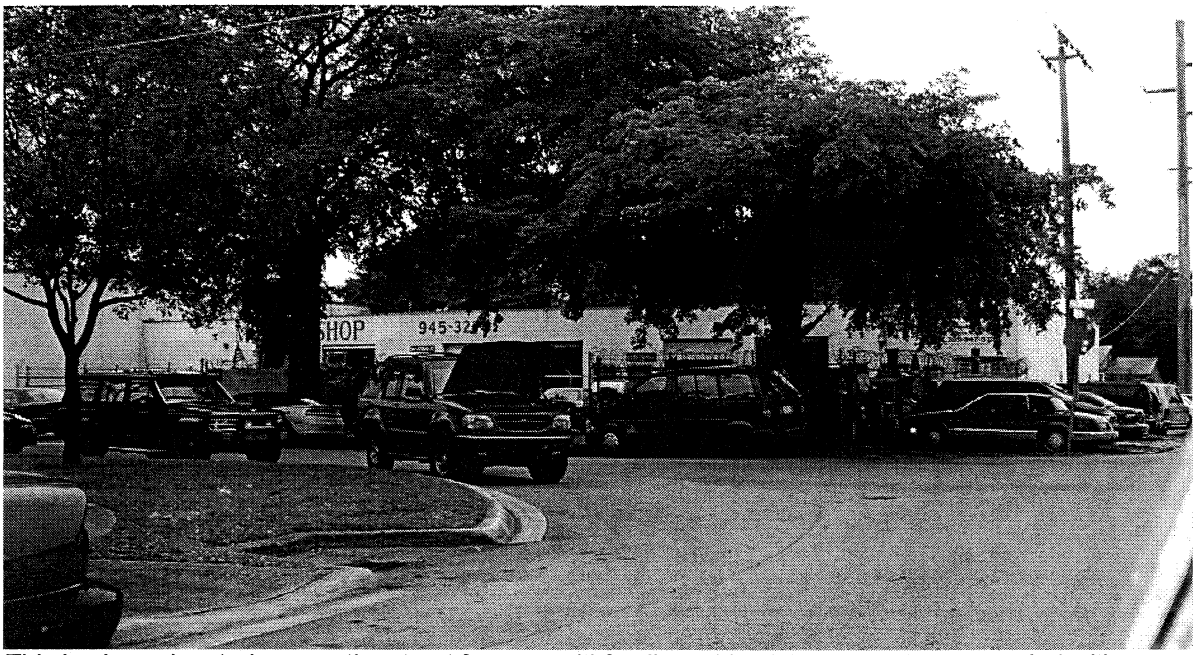
Violations of property maintenance requirements lead to substandard conditions and endanger the life and property of those in the dwellings. During the five-year period from 1-01-99 to 02-09-04, the City cited approximately 8.3 code violations per property within the proposed CRA area compared to 4.2 code violations per property in the remainder of the city. This represents an increase of approximately 200% occurrence rate per acre of code violations in the proposed redevelopment area. These violations include both Florida Building Codes and City Code violations. In addition to the statistical data provided by the City, the Consultant conducted fieldwork in March 2004 to collect photographic documentation of conditions that appear to be code violations.

Comparison of Code Violation Citations Per Property
Code violation citations per property within the proposed CRA area are almost double the number cited in the remainder of the city.

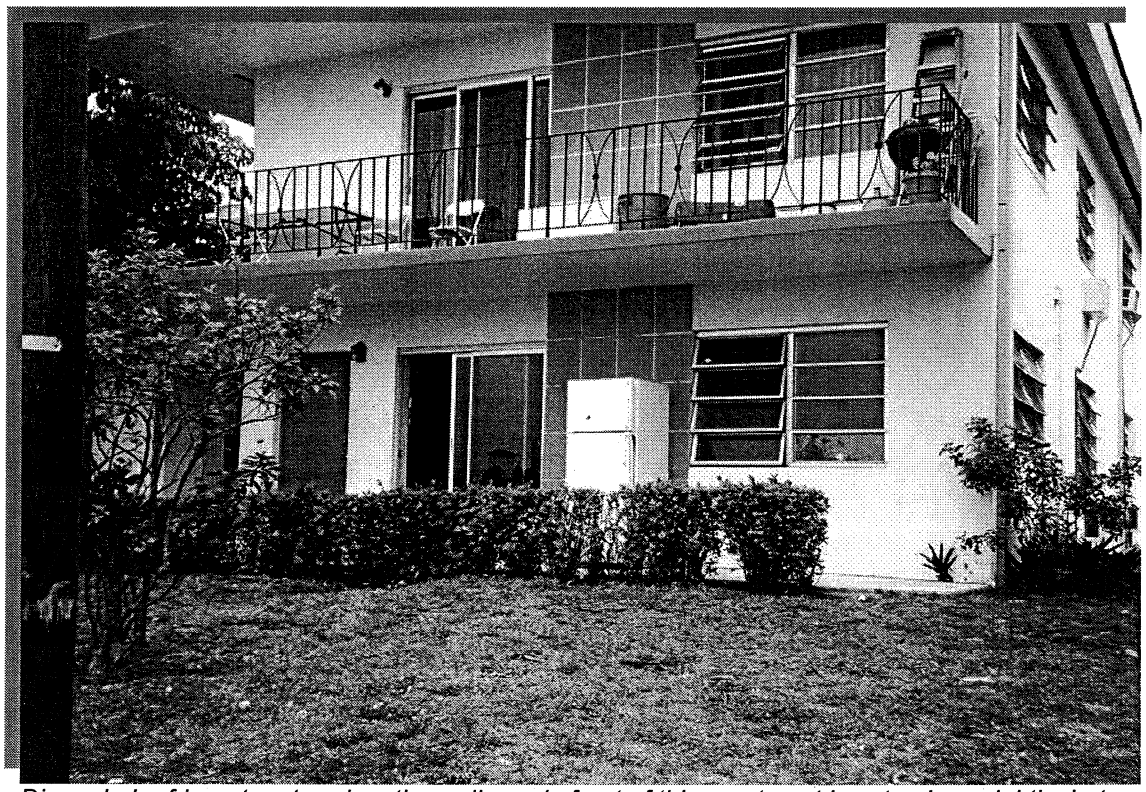


Source: City of North Miami Beach

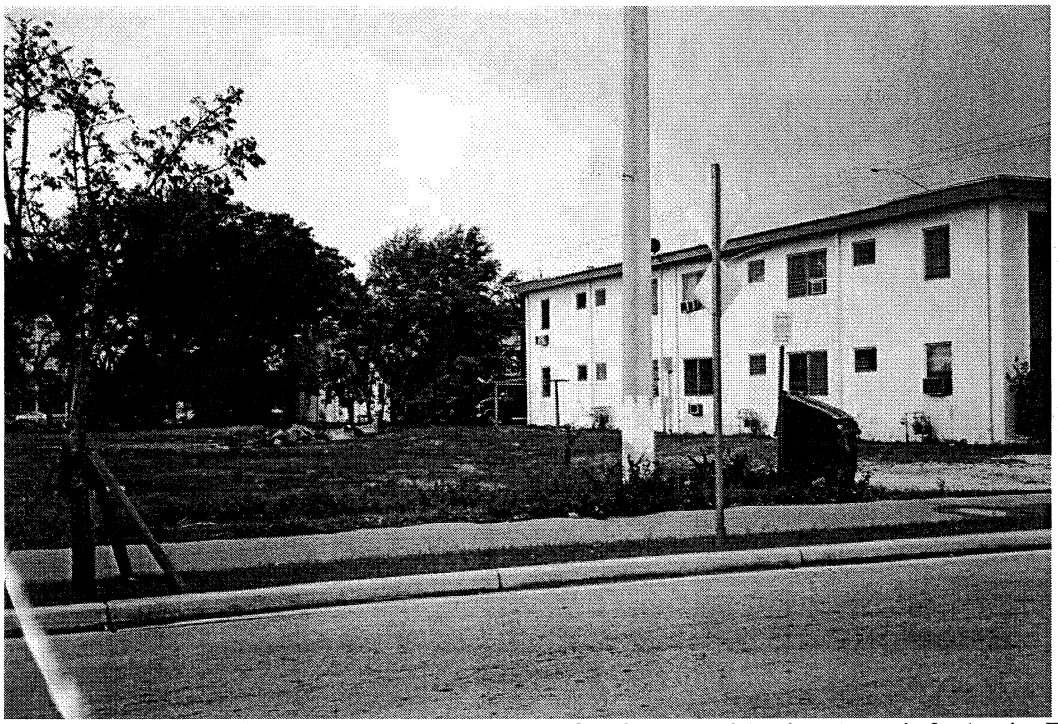
65



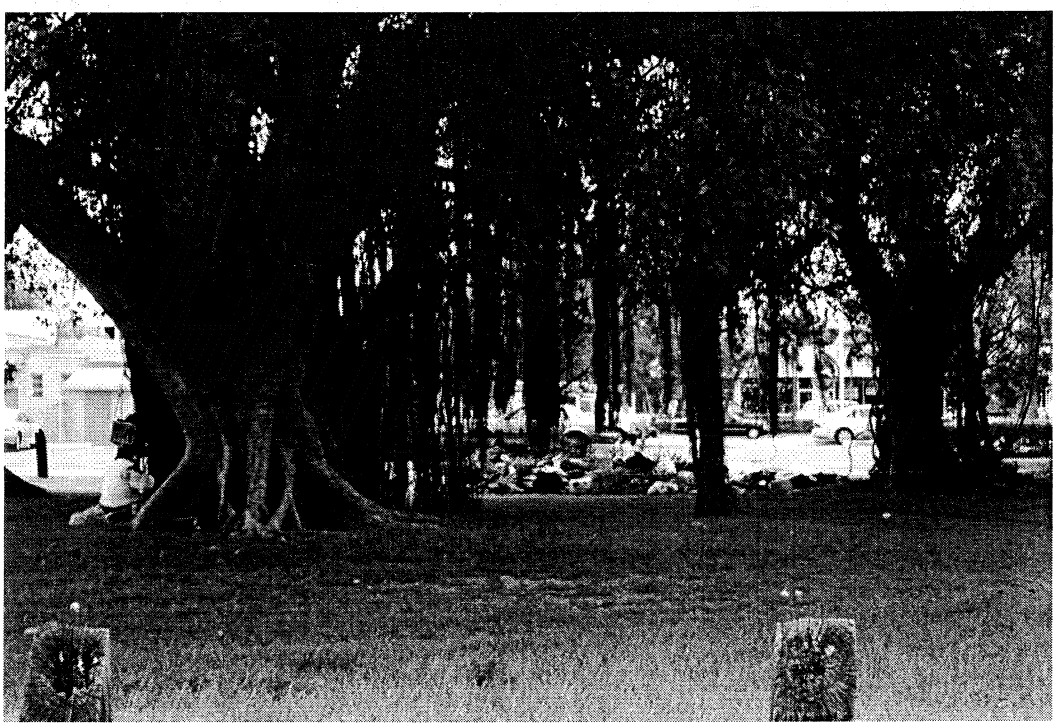
This business located across the street from a multi-family residential complex is surrounded with chain link fencing topped with barbed wire. The vehicles parked outside of the property may be in violation of the City's Code of Ordinances.



Discarded refrigerator stored on the walkway in front of this apartment is not only unsightly, but could pose a danger to a child.



Vacant lots such as the two shown on this page often become dumping grounds for trash. The photo above is located next to multi-family residential located on 167th Street at 20th Avenue. The photo below is located in a commercial area at 164th Street and 20th Avenue.



GENERAL CHARACTERISTICS INDICATIVE OF THE ECONOMY OF THE AREA

Comparison of Ad Valorem Taxable Values

An anemic growth rate of assessed property values is an indication of economic distress. The following is a comparison of the change in aggregate taxable values for the period 1999 to 2003 for the proposed CRA area, the remainder of the City of North Miami Beach, the total City and the total Miami-Dade County.

The data is from the preliminary tax rolls for each year as provided by the Miami-Dade County Property Appraiser's Office, expressed in thousands of dollars.

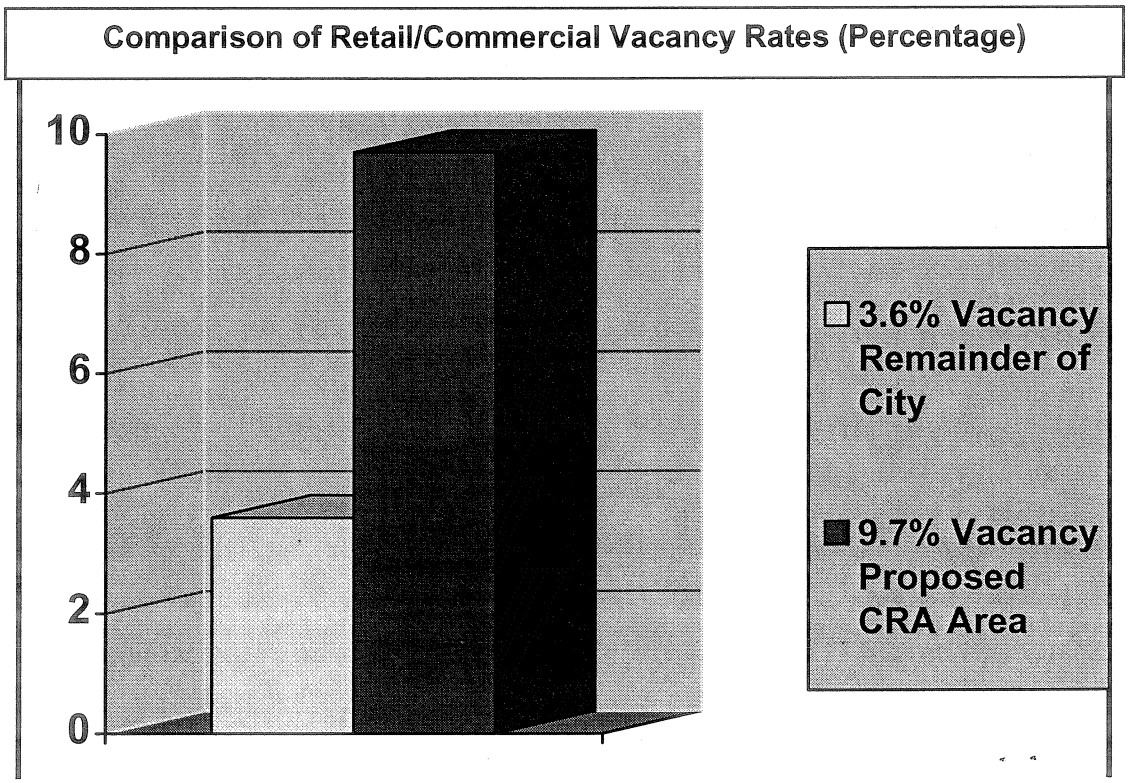
	1999	2003	Total Increase	Annualized Increase
Total City	1,124,473	1,493,821	32.8%	7.3%
CRA Area	190,049	230,959	21.5%	4.9%
Remainder of City	934,423	1,262,863	35.1%	7.8%
Total County	92,200,108	130,106,101	41.1%	9.1%

Clearly, the growth in taxable values of real property located in the proposed CRA has seriously lagged both the rest of the City of North Miami Beach and the total for Miami-Dade County.

Commercial and Retail Vacancy Rate

Section 163.340 (8)(i): Residential and commercial vacancy rates higher than in the remainder of the county or municipality.

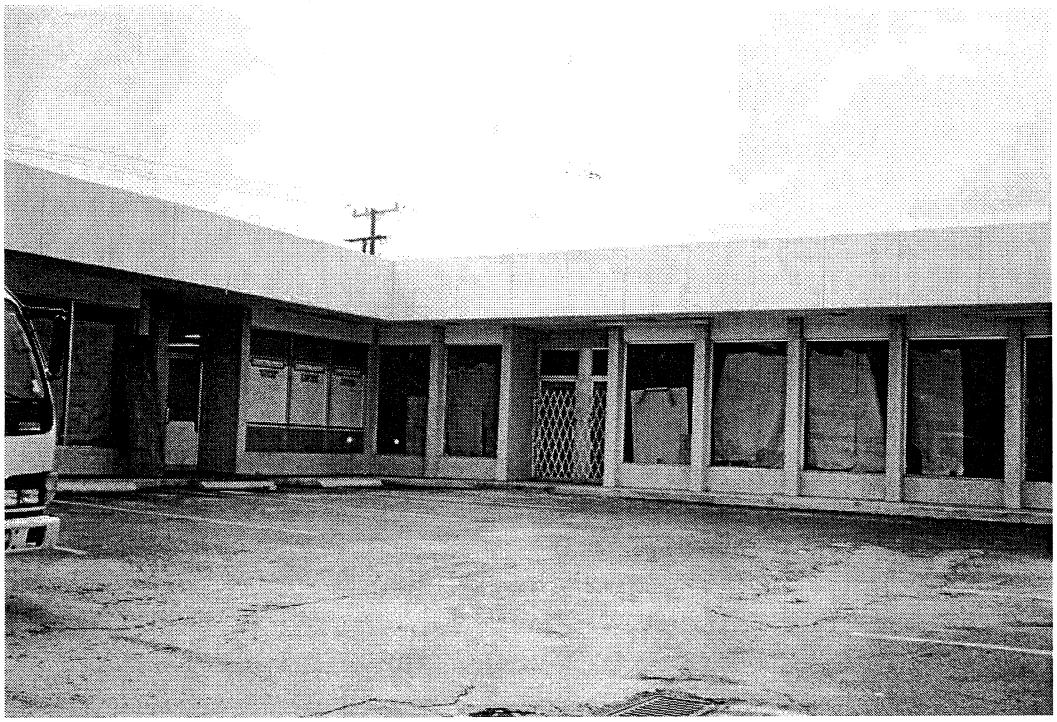
The proposed CRA area contains 1,159,289 square feet of commercial and retail space. 9.7 percent (112,530 square feet) of that space is vacant. This compares to a relatively low vacancy rate in the remainder of the City which contains approximately 1,498,481 square feet of commercial and retail space with only a 3.6 percent vacancy rate. **The vacancy rate for properties in the proposed redevelopment area exceeds that of the balance of the City by approximately 267%.**



Source: Miami-Dade County Property Appraiser's Office tax roll data purchased by the City of North Miami Beach in December 2003 and analyzed with GIS by Patrick Brett, Urban Analyst, City of North Miami Beach. Vacant space analysis provided by Gary Wohlforth, Director of Economic Development, City of North Miami Beach and based on a citywide field survey conducted February 2004.

The number of vacant properties within the proposed redevelopment area is growing, and creating an environment that is not conducive to new business development. Additionally, vacant buildings such as these are often vandalized, deteriorating the property further and therefore reducing the tax base. Location: Top photo: NE 19th Ave & NE 167 St. Bottom photo: 1600 block NE 164th Street.

70



This commercial strip is almost entirely empty. Although there is some activity here, as evidenced by the vehicles in the parking lot, this is not an inviting environment for patrons or for business interest seeking to relocate a new business. The vacancy rate in the proposed redevelopment area is 9.7% compared to 3.6% for the remainder of the City. Location: 1600 block NE 164th Street.

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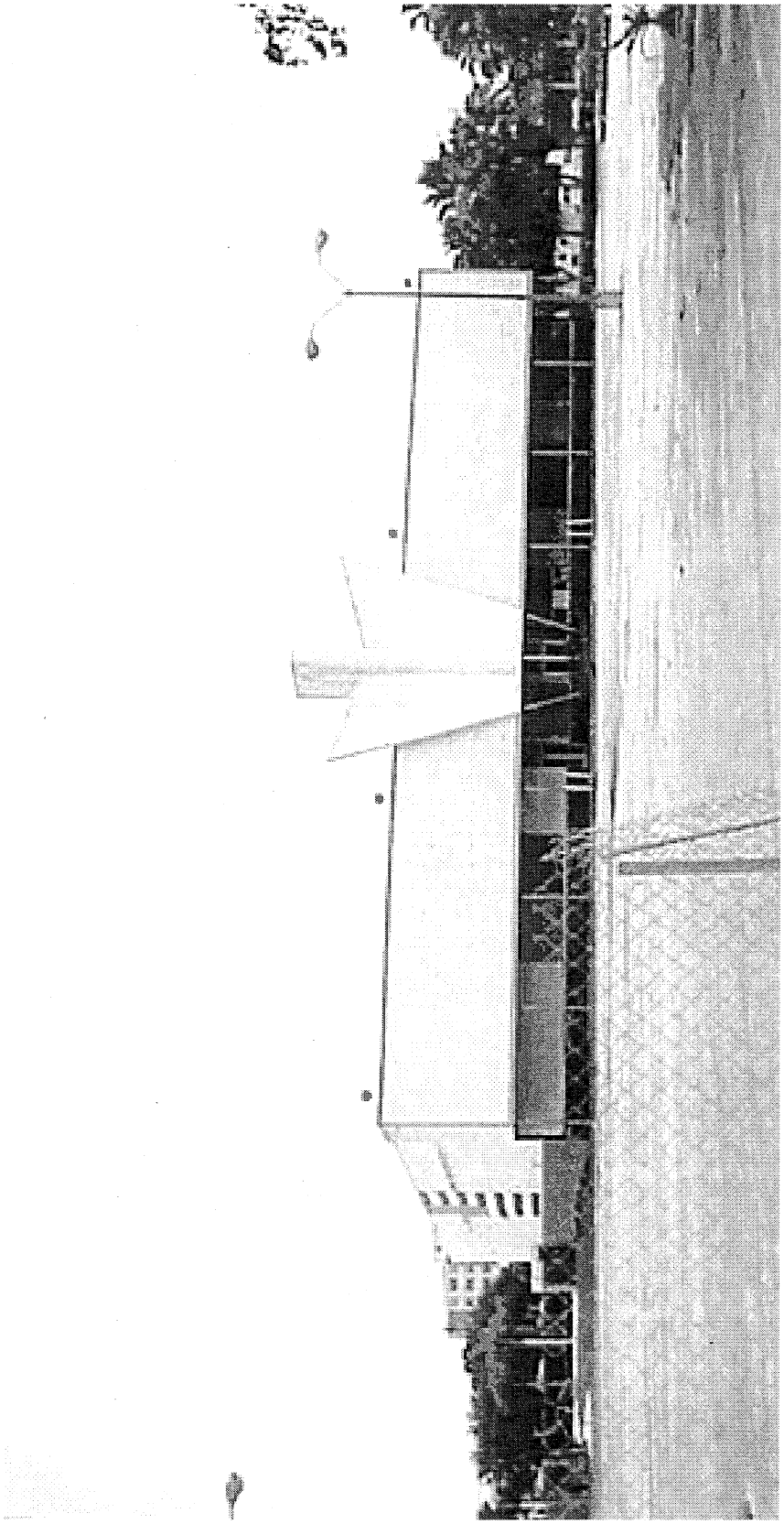

This former Publix site is one of the largest parcels in the proposed CRA area, and therefore has good potential for redevelopment. The majority of parcels within the area are under 20,000 square feet in size, which is a deterrent to redevelopment. Location 16500 block of NE 15th Avenue.

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"For Rent/Lease" signs are displayed throughout the proposed redevelopment area. The annual commercial rent rate per square foot averages approximately $12.00+, compared with $20.00+ in the remainder of the City. Declining values are indicative of areas requiring redevelopment through the creation of a Community Redevelopment Agency and Tax-Increment Financing mechanism. Location: Top: 16400 block NE 16th Avenue, Bottom: 1500 block NE 164th Street.

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Comparison of Commercial Lease Rates

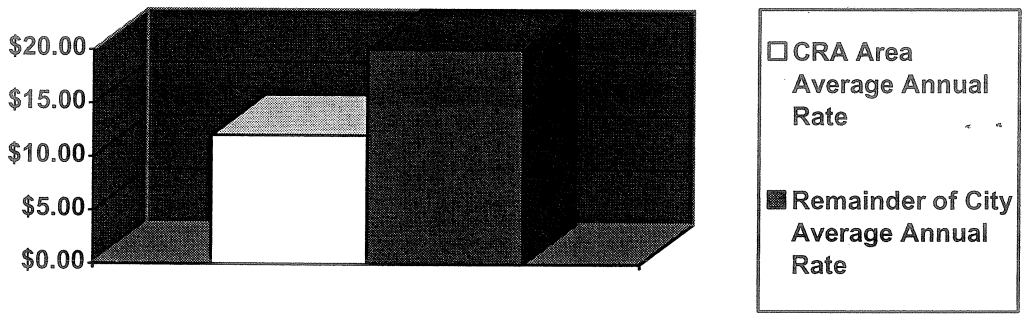
In March 2004, City staff conducted a telephone survey to determine if there was a disparity between the lease rates within the proposed CRA area and the remainder of the City.

The results indicated that net annual lease rates per square foot within the proposed CRA area were primarily in the range of $10 to $12. Lease rates along the west end of S.R. 826 (N.E. 167 Street) were $12 to $15 per square foot. Lease rates along Biscayne Boulevard and east of Biscayne Boulevard on N.E. 163 Street were in the $25 to $28 range. The large disparity clearly illustrates the economic distress of the proposed CRA area.

Furthermore, the disparity has increased in the past nine years. Based on data collected by the City's Economic Development Department in 1995, the lease rates at that time were very similar throughout the City, including the proposed CRA area. However, since then the rates on Biscayne Boulevard have more than doubled while the rates in the proposed CRA have barely changed. Clearly, the lease rates in the proposed CRA area have fallen relative to the remainder of the City.

Details of the data collected are shown in the tables on the following pages.

Comparison of Average Annual Rental Rates for Commercial Space

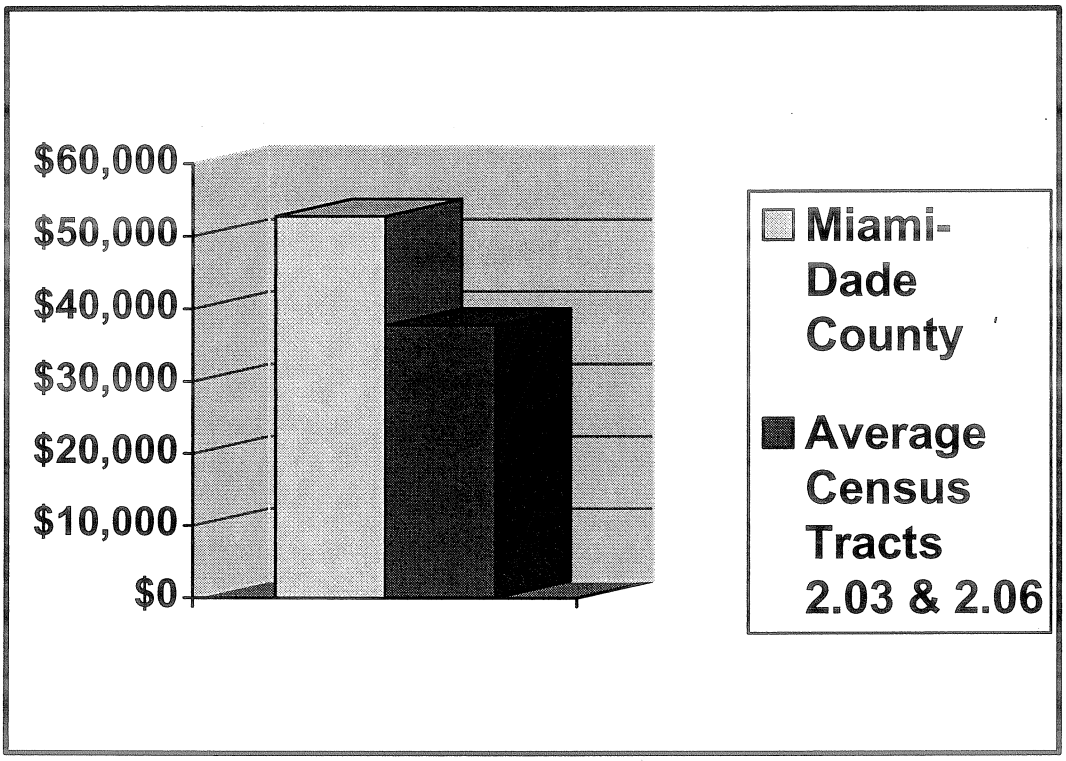


RETAIL/COMMERCIAL RENTS			City of North Miami Beach			
		Annual Rent per Square Foot (net)	Rents in 1999		Rents in 1995	
FCC PORTION OF THE COMMUNITY REDEVELOPMENT AREA	1925 NE 163 Street	12				
	1651 NE 163 Street	12				
	1630 NE 164 Street	10				
	1640 NE 164 Street	14				
	1680 NE 164 Street	10	1680 NE 164 Street	9	1680 NE 164 St	10
	1801 NE 164 Street	12	1801 NE 16 Street	10	1801 NE 16 Ave	10
	1854 NE 164 Street	7				
	1869 NE 163 Street	12				
	1861 NE 163 Street	12				
	16451 NE 15 Ave	12	16451 NE 15 Ave	10		
	2061 NE 163 Street	12	16924 NE 19 Ave	10		
	1501 NE 167 Street	12	16701 NE 19 Ave	10		
	1550 NE 165 Street	10	1550 NE 165 Street	9	1550 NE 165 ST	9
	1601 NE 163 Street	13	1601 NE 163 Street	12	1601 NE 163 ST	12
	1813 NE 163 Street	16				
	2001 NE 163 Street	12	2001 NE 163 Street	12	2001 NE 163 ST	10
	2000 NE 164 Street	10	2000 NE 164 Street	10	2000 NE 164 ST	10
OTHER CRA	1117 NMB Blvd	10	1117 NMB Blvd	10	1117 NMB BLVD	10
	2250 NE 163 Street	24	1016 NMB Blvd	10	1060 NMB BLVD	10
	1440 NE 163 Street	13				
	1340 NE 163 Street	10				
	1330 NE 163 Street	12				
	1360 NE 163 Street	12				
	1246 NE 163 Street	11	17090 W Dixie Hwy	11	17090 W DIXIE HWY	11
	17050 W Dixie Hwy	11	17050 W Dixie Hwy	10	17050 W DIXIE HWY	10
	17122 W Dixie Hwy	10			17122 W DIXIE Hwy	10
REMAINDER OF CITY	16722 NE 6 Ave	14	16722 NE 6 Ave	15	16722 NE 6 Ave	12
	95 NW 167 Street	12	95 NW 167 Street	12	95 NW 167 ST	12
	335 NE 167 Street	15	335 NE 167 Street	15		
	467 NE 167 Street	12	467 NE 167 Street	11	467 NE 167 ST	12
	487 NE 167 Street	13	255 NE 167 Street	14		
	701 NE 167 Street	15			701 NE 167 ST	12
	13601 Biscayne Blvd	28			13724 Biscayne	8
	14316 Biscayne Blvd	25	14234 Biscayne Blvd	15		
	16101 Biscayne Blvd	28				
	16295 Biscayne Blvd	28	16295 Biscayne Blvd	19		
	3001 NE 163 Street	28	3001 NE 163 Street	13	3001 NE 163 St	14

Source: Gary Wohlforth, City of North Miami Beach, March 2004. Based on telephone survey February/March, 2004. 1999 and 1995 data came from available space surveys by North Miami Beach Economic Dev. Dept.

Household Income

The Average Household Income in the primary census tracts (2.03 and 2.06) in the proposed CRA area is $37,695 compared to Miami-Dade County overall average Household Income of $52,753. This represents an approximate $15,000 deficiency in household income levels within the proposed redevelopment area.



Average Household Income

(2000 U.S. Census)

JOBS: The top four types of jobs in the City of North Miami Beach are retail trade, health care, administrative support/waste management, and accommodations/food service. Wages paid for jobs in these categories are typically low to moderate. The following page provides the industry breakdown data for the City.

High Cost of Redevelopment without Government Incentives

The redevelopment of properties is by nature more costly than the development of vacant land. The acquisition cost of property with improvements is invariably more expensive than similar vacant property. It is often necessary to assemble more than one parcel of land to provide enough area to constitute a developable property. Further, the cost of demolition and site preparation is more expensive for redevelopment. Redevelopment activity also triggers thresholds for mandatory compliance with more costly, modern development standards and often requires environmental remediation, adding time and expense to a project. Considering these negative economic influences, it is difficult for the private sector to justify investing in such areas without government incentives.

Conclusion

This assessment of need study has been based on the requirements contained in Chapter 163, Part III of the *Florida Statutes*. While the study has to some extent relied on empirical observations of the parcels contained in the study area; the determination, measurement and classification of the empirical criteria has been applied in a consistent manner throughout the process. Other conditions have been identified using less refutable documentation. **This report utilized approximately 10 source documents prepared by various government agencies as listed on the following page.** Combined, the information overwhelmingly supports the finding that evidence of blighted conditions exist in the areas proposed for inclusion in a future redevelopment plan.

Source Documents

1. City of North Miami Beach Comprehensive Plan, adopted April 21, 1998.
2. City of North Miami Beach Official Zoning Map, adopted November 20, 1990.
3. City of North Miami Beach Future Land Use Map, March 20, 1998.
4. City of North Miami Beach Summary of Code Violations Report, March 2, 2004.
5. City of North Miami Beach Vacant Retail/Commercial Vacancy Rate Report, North Miami Beach Economic Development Department, February 2004.
6. City of North Miami Beach Retail/Commercial Rents Rate Report, North Miami Beach Economic Development Department, March 2004.
7. City of North Miami Beach Police Incidents Summary Report, March 2004.
8. City of North Miami Beach GIS Maps, North Miami Beach Administrative Services Department,
    a. Drainage/Flooding Problems
    b. Lack of Sewer
9. 2000 United States Census Bureau Data.
10. Miami-Dade County Property Appraiser's Office data, March 2004.

Legal Case History

As explained in key court cases concerning particular circumstances of a blight study, a finding of necessity will be upheld if there is "competent substantial evidence" presented on the record, upon which the governing body's decision was based. The Florida Supreme Court has defined the term "competent substantial evidence" as follows:

> *"Substantial evidence has been described as such evidence as will establish a substantial basis of fact from which the fact at issue can be reasonably inferred We have stated it to be such relevant evidence as a reasonable mind would accept as adequate to support a conclusion... We are of the view .... that the evidence relied upon to sustain the ultimate finding should be sufficiently relevant to sustain the ultimate finding and should be sufficiently relevant and material that a reasonable mind would accept it as adequate to the conclusion reached. To this extent the 'substantial' should also be competent'."*

Presence of Blight

As described in previous sections of this report, there is substantial evidence of the presence of blighted conditions in the study area.

Recommendations

1. **Adoption of the Finding of Necessity by the North Miami Beach City Council.**

2. **Transmittal of the adopted Finding of Necessity to Miami-Dade County for review and approval.**

   Secure County approval of the Finding of Necessity through the Miami-Dade County TIF Committee, the Miami-Dade County Economic Development and Human Services Committee, and by the Miami-Dade Board of County Commissioners.

3. **Prepare a Redevelopment Plan**

   Based upon the results of this inventory and analysis, North Miami Beach should prepare a redevelopment plan for this area in accordance with the provisions of the Community Redevelopment Act. This presents the best opportunity to accomplish many long-range goals that will benefit the community and improve the quality of life for the people who reside in this area. The redevelopment plan can provide focus and oversight of the land development process while improving the appearance and marketability of the area. It can provide a strategy for funding capital improvements and economic incentives that will attract private sector investment and ensure that infrastructure is in place to support future growth and development.

   Section 163.362 F.S. contains a detailed description of the required contents of this Plan. The Plan is intended to address the needs identified in the area wide assessment, define community redevelopment goals and objectives, set forth specific Agency policies and actions. Community input is very important in this process to

ensure that the priority needs of the residents of the community are addressed.

4. Establish a Redevelopment Trust Fund

Program funding and accounting is administered through a Redevelopment Trust Fund, which is created by ordinance of the governing authority. Subsequent to adoption of the Redevelopment Plan, the Trust Fund is established which, according to statute, provides for the collection of tax increment revenues to finance capital improvements identified in the Plan. Upon adoption, the ordinance freezes the tax base and thereby establishes the base valuation of the property located within the boundaries of the redevelopment district. Thereafter, all taxes assessed by qualified taxing authorities on future increases in the value of properties contained in the district are diverted to the Redevelopment Trust Fund. All taxes assessed on the value of property determined prior to adoption of the ordinance continue to generate revenues for local taxing authorities. Community Redevelopment Agencies are not considered to be Special Tax Districts since they do not have the authority to levy ad valorem taxes.

5. Negotiate an Interlocal Agreement with Miami-Dade Board of County Commissioners.

LEGAL DESCRIPTION

CITY OF NORTH MIAMI BEACH, FLORIDA
COMMUNITY REDEVELOPMENT AREA
Prepared by: Fortin, Leavy, Skiles, Inc.
Consulting Engineers, Surveyors % Mappers
Florida certificate of authorization number: 00003653
180 Northeast 168th Street
North Miami Beach, Florida 33162
Phone: 305-653-4493 Email: fls@flssuvervey.com

Date: July 27, 2004 *Scale: NONE* *Job. No. 040798*
Dwg. No. 1004-086 *Drawn by: GEM* *Cad. No. 040798*
Plotted: 7/27/04 3:10p

Registered Land Surveyor: Daniel C. Fortin, Certificate No. 2853, State of Florida

Being a portion of Sections 7, 8, 9, 16, 17, and 18, Township 52 North, Range 42 East, all the following plats recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the intersection of the centerlines of S.R. #826 and of NE 8th Avenue as shown on Right-of-Way Map of said S.R. #826 Section No. 87510-2250, Sheet 4 of 5; thence Southerly along the centerline of said NE 8th Avenue for 963 feet, more or less, to the Westerly projection of the Southerly line of Tract "A" of CARL BYOIR SUBDIVISION as recorded in Plat Book 53, Page 29; thence Easterly along said Southerly line of Tract "A" for 1,287 feet, more or less, to the Westerly right-of-way line of NE 10th Avenue; thence Southerly along said Westerly right-of-way for 400 feet, more or less, to the Southerly right-of-way line of NE 163rd Street; thence Easterly along said Southerly right-of-way line for 671 feet, more or less, to the Westerly right-of-way line of NE 11th Avenue; thence Southerly along said Westerly right-of-way line for 225 feet, more or less; thence Easterly along the Southerly line of Lots 3 and 12, Block 14 of UNIT NO. 3 MONTICELLO PARK as recorded in Plat Book 44, Page 73, and its Westerly projection thereof for 230 feet, more or less, to the Westerly right-of-way line of NE 11th Court; thence Southerly along said Westerly right-of-way line for 75 feet, more or less; thence Easterly along the Southerly line of Lot 4, Block 15 OF UNIT NO. 3 MONTICELLO PARK and its Westerly and Easterly projection thereof for 320 feet, more or less, to the Westerly right-of-way line of NE 12th Avenue; thence Southerly along said Westerly right-of-way line for 175 feet, more or less, to the Westerly projection of the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line of alley for 1255 feet, more or less, to the Westerly right-of-way line of NE 14th Avenue; thence Southerly along said Westerly right-of-way for 180 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 15th Avenue; thence Northerly along said Easterly right-of-way line for 190 feet,

more or less, to the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line for 580 feet, more or less, to the Westerly right-of-way line of NE 16th Avenue; thence Southerly along said Westerly right-of-way line for 190 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 17th Avenue; thence Northerly along said Easterly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 162nd Street; thence Easterly along said Southerly right-of-way line for 580 feet, more or less, to the Westerly right-of-way line of NE 18th Avenue; thence Southerly along said Westerly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 495 feet, more or less, to the Westerly right-of-way line of NE 18th Place; thence Southerly along said Westerly right-of-way line for 674 feet, more or less, to the Southerly right-of-way line of NE 159th Street; thence Easterly along said Southerly right-of-way line for 825 feet, more or less, to a point being the Northwesterly corner of Tract 'B' of PEOPLES GAS SUBDIVISION as recorded in Plat Book 142, Page 55; thence Southerly along the Westerly boundary line of said Tract 'B' for 638 feet, more or less; thence Westerly along the Southerly line of Block 1 of FULFORD HOMES as recorded in Plat Book 55, Page 55, for 99 feet, more or less, to the Northwest corner of Tract 'C' of said PEOPLES GAS SUBDIVISION Plat; thence Southerly along the Westerly line of said Tract 'C' for 40 feet; thence Westerly for 50 feet, more or less, to the Easterly shoreline of a lake; thence Southerly for 85 feet, more or less, to the Northerly line of Aqua Bowl Park; thence Westerly along the Northerly boundary line of said park for 235 feet, more or less, to the Northwesterly corner of said park; thence Southerly along the Westerly boundary line of said park for 540 feet, more or less, to the Northeast corner of Block 1 of ECONOMY HOMESITES as recorded in Plat Book 44, Page 74; thence Southwesterly along the Northwesterly line of Lot 11 of said Block 1, and its Southwesterly projection line for 245 feet, more or less, to the Westerly right-of-way line of NE 19th Avenue; thence Southerly along said Westerly right-of-way line for 274 feet, more or less, to the Southwesterly right-of-way line of NE 154th Avenue; thence Southeasterly along said Southwesterly right-of-way line for 88 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 90 feet, more or less; thence Southeasterly for 70 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 60 feet, more or less, to the Southerly right-of-way line of NE 154th Street; thence Easterly along said Southerly right-of-way line for 145 feet, more or less; thence Northerly for 70 feet to the Northerly right-of-way line of said NE 154th Street; thence Westerly along said Northerly right-of-way line for 75 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 1350 feet, more or less, to a point being the Northwesterly corner of Tract "A" of ADELE SUBDIVISION as recorded in Plat Book 126, Page 80; thence Easterly along the exterior Northerly line of said Tract

"A" for 564 feet, more or less, to the Westerly right-of-way line of FEC Railroad; thence Northeasterly along said right-of-way line for 900 feet, more or less, to the Easterly projection of the Southerly right-of-way line of NE 159th Street; thence Easterly along said Easterly projection of the Southerly right-of-way line for 275 feet, more or less, to the Easterly right-of-way line of S.R. #5 as shown on Right-of-Way Map of said S.R. #5 Section 87030-2573, Sheet 3 of 7; thence Northeasterly along said Easterly right-of-way line for 400 feet, more or less, to the Northwesterly corner of Tract A of BELL GROVE TRACT as recorded in Plat Book 121, Page 37, the following three (3) courses being along the city limits of the City of North Miami Beach; (1) thence Westerly along the Westerly projection of the Northerly line of said Tract A for 125 feet, more or less, to the Westerly right-of-way line of said S.R. #5; (2) thence Northerly along said Westerly right-of-way line for 1,050 feet, more or less, to the centerline of S.R. #826 lying 50 feet South of the Northerly right-of-way line of said S.R. #826 as shown on said S.R. #5 Right-of-way Map; (3) thence Easterly along said centerline for 125 feet, more or less, to the Easterly right-of-way line of said S.R. #5; thence Northeasterly along said Easterly right-of-way line for 3,485 feet, more or less, to the Easterly projection of the Northerly line of the South 600 feet of Tract C of MAULE FEDERAL HIGHWAY INDUSTRIAL SITES as recorded in Plat Book 46, Page 55; thence Westerly along said Northerly line and its projection thereof for 340 feet, more or less, to the Westerly right-of-way line of said FEC Railroad; thence Northerly along said Westerly right-of-way line for 475 feet, more or less, to the Southeasterly projection of the Northeasterly line of Tract 1 of LEADER SUBDIVISION as recorded in Plat Book 82, Page 17, the following three (3) courses being along the exterior boundary line of said LEADER SUBDIVISION Plat; (1) thence Northwesterly the said Northeasterly line for 398 feet, more or less, to the Northeasterly corner of said Tract 1; thence Westerly along the Northerly line of said Tract 1 and also being the city limits of the City of North Miami Beach for 245 feet to the Northwesterly corner of said Tract 1; thence Southerly along the Westerly line of said Plat for 700 feet, more or less, to the centerline of NE 173rd Street; thence Southwesterly along the Westerly line of an alley which lies in between Blocks 30 and 31 of FULFORD BY THE SEA SECTION "C" as recorded in Plat Book 25, Page 8, for 700 feet, more or less, to the Northerly right-of-way line of NE 171st Street; thence Westerly along said Northerly right-of-way line for 120 feet, more or less, to a point of intersection of the Northerly projection of the Westerly line of an alley which runs through Block 4 of GREYNOLDS PARK GARDENS as recorded in Plat Book 47, Page 32, the following two (2) courses being along said Westerly line of alley; (1) thence Southerly for 131 feet, more or less; (2) thence Southwesterly for 580 feet, more or less, to the Southwesterly right-of-way line of NE 170th Street; thence Southeasterly along said right-of-way line for 155 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 810 feet, more or less, to the Easterly projection of the Northerly line of an alley which runs between NE 167th Street and NE 168th Street, and also being through Blocks 55 thru 57 of FULFORD BY THE SEA SECTION "D" as recorded in Plat Book 8, Page 58;