MEMORANDUM

Agenda Item No. 4(Y)

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

DATE: July 13, 2004

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Declaring Certain Geographic Area of the City of North Miami to be a slum or blighted Area, and Finding of Need for Creation of a Community Redevelopment Agency

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, Florida described in more detail in Exhibit "B", to be a slum or blighted area, pursuant to Chapter 163, Part III, Florida Statutes. Such area is referred to as the "North Miami Redevelopment Area" (the "Redevelopment Area").

It is also recommend that the Board delegate certain redevelopment powers to the City of North Miami, 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 authorizes 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 Siskind, Carlson & Partners examined the conditions in the proposed Redevelopment Area and concluded that blight, as defined in the Act, exists. The City Council of the City of North Miami has adopted a resolution that declared the proposed redevelopment area to be a "slum and blighted" area. The Miami-Dade County Tax Increment Financing and Coordinating Committee (TIFCC) first reviewed the City's FON for an area comprising 3,634 acres on January 5, 2004, and reviewed an amended FON data on February 2, and March 8, and concluded that it could not support the City's request.

After subsequent meetings between the City and the County administrations an agreement was reached on May 6, 2004 that recognized, on the County's part, the importance of redevelopment powers being made available to the City of North Miami through a CRA, and, on the City's part, provided for defining a more targeted and focused area, and an understanding from both parties that the amount of TIF the district would be entitled to spend would be limited to the amount generated from the area east of Biscayne Boulevard. In a May 12 memo (attached), the County delineated the next steps including an effort to have the City's FON study presented to the Board by the end of June, 2004. The City of North Miami presented a revised FON for more targeted area, comprising a total of approximately 3,224 acres, to the TIFCC on June 7, and the TIFCC voted affirmatively to support the FON. This FON contains both the original data and boundaries and, in the form of comments, contains detailed adjustments to the area together with rationale and methodology as justification.

The City of North Miami, 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 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.

for Tony E. Crapp, Sr.
Assistant County Manager

Rich Glassow
x 3418

MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

STEPHEN P. CLARK CENTER

OFFICE OF THE COUNTY MANAGER
SUITE 2910
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1994
(305) 375-5311

May 12, 2004

Clarance Patterson
City Manager
City of North Miami
776 N.E. 125th Street
North Miami, Florida 33161

RE: Proposed Community Redevelopment Area (CRA) in the City of North Miami

Dear Mr. Patterson:

This correspondence is in follow-up to the meeting I convened on May 6, 2004 relative to the above referenced subject. It was a pleasure meeting with you and your team in reaching an understanding regarding a mutually acceptable plan of action concerning your interest in implementing a redevelopment strategy within the City of North Miami.

By way of this letter I wanted to delineate my understanding of the action steps we have agreed to pursue regarding the County's consideration of the City's request for the creation of a Community Redevelopment Agency (CRA). In this regard, the following plan of action is proposed pursuant our recent meeting that included the City Attorney and yourself.

1. Assistant County Manager Tony E. Crapp, Sr. will work with you to modify the proposed CRA boundaries. Per the City, the boundaries will be modified to exclude those properties presently owned by Johnson & Wales. Per the County, the boundaries will be adjusted so that the area proposed for redevelopment more fully meets the requirements of Chapter 163 of Florida Statutes regarding the designation of areas with blighting conditions and can be more effectively targeted for redevelopment. The revised proposed CRA boundaries will be re-presented to the County's Tax Increment Financing (TIF) Committee.

2. The County recognizes the importance of the redevelopment powers available to a CRA including eminent domain, land assembly and disposition to facilitate the implementation of specific redevelopment projects, and agrees that such powers would assist the City of North Miami's redevelopment objectives.

3. As regards the financial implications of the creation of a CRA it is proposed that (a) **from the CRA area east of Biscayne Boulevard** (e.g. the Munisport site/Biscayne Landings development project) the dollar equivalent of a 95% tax increment will be available to the CRA to be used for those specific projects/programs delineated in the redevelopment plan as approved by the City/CRA and the County with the balance of any unused/unbudgeted increment revenue being returned to the City and County respectively on an annual basis; and (b) **from the CRA area west of Biscayne Boulevard** the dollar equivalent of 100% of the tax increment revenue (e.g. all of the maximum 95% tax increment) is to be excluded from the annual budget of the CRA and all such revenue is to be fully returned to the City and County respectively. The specific project/program expenditures for which the revenues from the area east of Biscayne Boulevard can be used may include: affordable housing development (e.g. land acquisition, relocation, construction, etc.), and limited and specific road and infrastructure improvements at specified locations.

4. The County will make every effort to have the City's Finding of Necessity Study for the revised proposed CRA boundaries in the City of North Miami presented to the Board of County Commissioners prior to June 30, 2004.

I trust that in reviewing this plan of action you will find it to be a fair restatement of our discussions. I look forward to working with you toward a mutually acceptable outcome regarding this matter.

Sincerely,

George M. Burgess
County Manager

cc: Tony E. Crapp, Sr.
Assistant County Manager

MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

STEPHEN P. CLARK CENTER

OFFICE OF MANAGEMENT AND BUDGET
111 N.W. 1ST STREET
SUITE 2710
MIAMI, FLORIDA 33128-1992
(305) 375-5143

February 10, 2004

Mr. John Dellagloria, City Attorney
City of North Miami
776 N.E. 125 Street
North Miami, Florida 33161

RE: City of North Miami Proposed Finding of Necessity Study

Dear Mr. Dellagloria:

This correspondence is being sent as a follow-up to the meeting of the Miami-Dade County Tax Increment Financing (TIF) Coordinating Committee that was held on February 2, 2004. During this meeting the TIF Committee heard a presentation from the City of North Miami and discussed the proposed Finding of Necessity (FON) study that has been transmitted by the City for the County's review.

The TIF Committee's objective and role is to review and advise the County Manager regarding whether the FON meets the standards of Florida Statute 163, Chapter III, and whether a condition of slum and/or blight can be declared for the proposed boundaries.

During the referenced meeting members of the TIF Committee asked questions and voiced concerns that I am reiterating below. The Committee requested a comprehensive response at least 10 days prior to the next TIFC meeting, in order that staff could review and distribute the City's response to the Committee. With the next TIFC meeting scheduled for Monday, March 8, 2004, please be advised that your response is required by the close of business on Thursday, February 26, 2004.

1. Request that the City transmit clerk-certified copies of all resolutions passed relative to the City's consideration of the FON.

2. Provide comparison of area data with city-wide and/or county-wide data (incorporate additional data by relating it to FON maps, charts, and explanation of whether severe conditions exist for all, or some of, the available statistical areas in proposed boundary)

a. crime statistics
b. code enforcement
c. taxable value data (also express per parcel, as FON table hard to follow)
d. census data demonstrating overcrowding
e. inadequate parking spaces, street layout, traffic patterns

3. Locations of structures in Appendix C. Do such conditions exist in all areas?
4. Dilapidated structures, map 3 (is legend correct, and is there a predominance or substantial number of structures?)

5. Provide further demonstration of, and discussion of, predominance of conditions of blight and deterioration in the entire proposed area, versus primarily in smaller areas.

I appreciate your cooperation, and if you have any questions, please do not hesitate to call me at 305 375-1537.

Sincerely,

Jurgen Teintze
TIF Coordinator

c: TIF Committee members

00404

RESOLUTION NO. R-2003-81

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; IDENTIFYING THE COMMUNITY REDEVELOPMENT AREA DESCRIBED GENERALLY AS BEING BOUNDED ON THE WEST BY THE CITY BOUNDARY; ON THE EAST BY BISCAYNE BOULEVARD; ON THE NORTH BY THE CITY BOUNDARY; AND TO THE SOUTH BY THE CITY BOUNDARY; A SEPARATE CRA BOUNDARY AREA INCLUDES AN AREA FROM EAST OF BISCAYNE BOULEVARD TO THE F.I.U CAMPUS, AND AN ADDITIONAL SEPARATE BOUNDARY INCLUDES AN AREA GENERALLY BETWEEN N.E. 123RD STREET ON THE NORTH, 18TH AVENUE ON THE WEST AND THE ALLEY PARALLELING SANS SOUCI BOULEVARD ON THE SOUTH; CONTAINING FINDINGS AND CONCLUSIONS; ADOPTING THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, AND PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes, to delegate powers to municipalities within their boundaries; and

WHEREAS, the Mayor and City Council has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the geographic area within the City of North Miami Community Redevelopment Area is described generally as being bounded on the west by the City boundary; on the east by Biscayne Boulevard; on the north by the City Boundary; and to the south by the City Boundary; a separate CRA Boundary area includes an area from east of Biscayne Boulevard to the F.I.U campus, and an additional separate boundary includes an area generally between N.E. 123rd street on the north, 18th avenue on the west and the alley paralleling Sans Souci Boulevard on the south.

WHEREAS, pursuant to the requirements of Section 163.360, Florida Statutes, the North Miami Community Redevelopment Plan was transmitted to the City of North Miami Planning Commission, which acts as the local planning agency and which received and accepted the plan and transmitted the plan to the Community Redevelopment Agency and then to the Mayor and City Council of the City of North Miami; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

WHEREAS, the Mayor and City Council of the City of North Miami has determined that it is in the public interest to adopt the North Miami Community Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The Mayor and City Council accept the delivery of the North Miami Community Redevelopment Plan to it by the CRA.

Section 3. The Mayor and City Council finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of the City of North Miami and Miami-Dade County to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.

2. The community redevelopment plan is consistent with, and conforms to, the City of North Miami Comprehensive Plan.

3. The Community Redevelopment Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of the children residing in the general vicinity of the area covered by the Plan.

4. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area, and not to reduce the current housing stock, or replace existing affordable housing with non-residential uses. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.

5. The community redevelopment plan will afford maximum opportunity, consistent with the needs of the City of North Miami and the Miami-Dade County as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 4. The Mayor and City Council concludes that the North Miami Community Redevelopment Plan complies with the requirement of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act.

Section 5. The North Miami Community Redevelopment Plan, attached as Composite Exhibit "1," is adopted. The plan is designated as the official redevelopment plan for the community redevelopment area, and it is the intent of the Mayor and City Council that the plan be implemented expeditiously.

Section 6. The City Manager is directed to deliver the plan to the County Commission, the County Manager, and to other responsible county officials, and to diligently seek approval of the plan by the County Commission. The City Manager and the City Attorney are also directed to take all appropriate actions to implement the plan, and any amendments to the plan including, without limitation, entering into negotiating for an interlocal agreement between the City of North Miami and Miami-Dade County, Florida, relating to tax increment financing and implementing the plan and preparing a redevelopment trust fund document.

Section 7. This resolution shall take effect immediately upon approval. The North Miami Community Redevelopment Plan shall be in full force and effect upon approval by the County Commission of Miami-Dade County.

PASSED and ADOPTED by a 5-0 vote of the Mayor and City Council this 9th day of December, 2003.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

12-3-03

CITY ATTORNEY

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of North Miami, **Florida, this the** 3 **day of** February 2004

Jacque Vieira Deputy **City Clerk**

9

RESOLUTION NO. R-2003-76

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ACCEPTING A "FINDING OF NECESSITY" REPORT FOR A COMMUNITY REDEVELOPMENT AREA IN THE CITY OF NORTH MIAMI; DECLARING THAT AREAS OF THE CITY OF NORTH MIAMI, FLORIDA ARE SLUM OR BLIGHTED AREAS AS DEFINED IN SECTION 163.340, FLORIDA STATUTES; DECLARING THE REHABILITATION AND REDEVELOPMENT OF THESE AREAS AS NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE CITY AND DIRECTING THE CITY MANAGER TO INITIATE AND PREPARE A PLAN FOR REDEVELOPMENT FOR ADOPTION IN ACCORD WITH CHAPTER 163, FLORIDA STATUTES.

WHEREAS, the City of North Miami, Florida has retained Siskind Carlson & Judson and Partners & R.G. Orman and Company, Inc. (SCP/JP/RGO) Consulting Services to prepare a report concerning a "finding of necessity" with respect to community redevelopment; and

WHEREAS, SCP/JP/RGO has prepared a "Finding of Necessity" report for a North Miami Community Redevelopment Area, dated October, 2003; and

WHEREAS, the Mayor and City Council has considered expert testimony by SCP/JP/RGO concerning the existence of slum and blighted areas within the City in accord with the "Finding of Necessity" report; and

WHEREAS, the Mayor and City Council find that one or more slum or blighted areas, as defined in Section 163.340 Florida Statutes, exists within the City's boundaries; and

WHEREAS, the Mayor and City Council find that rebuilding, rehabilitation, conservation and redevelopment of the slum and blighted areas is necessary and in the interest of the public health, safety, and welfare of the residents of the City of North Miami pursuant to the provisions of Chapter 163; and

WHEREAS, the Mayor and City Council find the slum and blighted areas are appropriate for redevelopment, and find the need to create a Community Redevelopment Area in the City of North Miami.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. That the Mayor and City Council of the City of North Miami accepts the "Finding of Necessity" report for the Community Redevelopment Area in the City of North Miami, dated October, 2003 and attached as "Exhibit 1," conditioned upon any necessary finding

by Miami-Dade County that the North Miami Redevelopment Area is a blighted area within the meaning of Chapter 163, Florida Statutes, and further conditioned upon the eventual delegation of authority by Miami-Dade County to the Mayor and City Council of the City of North Miami.

Section 2. That, as evidenced by the expert testimony of SCP/JP/RGO, a blighted or slum area, as defined in Section 163.340, Florida Statutes, exists and is specifically delineated in the report attached as Exhibit 1, with the areas described in the report referred to as the "North Miami Redevelopment Area."

Section 3. That the rebuilding, rehabilitation, conservation and redevelopment of the North Miami Redevelopment Area as provided in Chapter 163 Florida Statutes is necessary and in the interest of the public health, safety, and welfare of the residents of the City of North Miami.

Section 4. That the North Miami Redevelopment Area is found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 5. That, pursuant to Section 163.357, Florida Statutes, the City Council declares itself to be the Community Redevelopment Agency.

Section 6. That the City Manager is authorized to initiate and prepare a plan for redevelopment for adoption in accordance with Chapter 163, Florida Statutes, and to present the plan to the Planning Commission which serves as the local planning agency for the City.

Section 7. That the Miami-Dade County Commission is requested to delegate all statutory powers under Chapter 163, Florida Statutes to the City for establishing the CRA in the City.

Section 8. This Resolution shall be effective upon adoption.

PASSED and ADOPTED by a 3-0 vote of the Mayor and City Council this 2 day of December, 2003.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

11-24-03

CITY ATTORNEY

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of North Miami **Florida, this the** 3 **day of** February 2004

Jacqui Vieira Deputy **City Clerk**

MEMORANDUM

(Revised)

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

DATE: July 13, 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)
7-13-04

RESOLUTION NO. _____

RESOLUTION DECLARING CERTAIN GEOGRAPHIC AREA OF CITY OF NORTH MIAMI, 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 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

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 (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 Redevelopment Area."

Section 3. The rebuilding, rehabilitation, conservation and redevelopment of the North Miami 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 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 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
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
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 13th day of July, 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.

Gerald T. Heffernan

By:_____
Deputy Clerk

Appendix B
Boundary Description

City of North Miami
Proposed Community Redevelopment Area Boundary

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

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami which is located at the centerline of the intersection of Opa Locka Boulevard and NW 17th Ave. and then proceeds south until it jogs left approximately 220 feet at the rear of the parcels directly south of the parcels that are below the centerline of 128th Street. It then proceeds south to 127th Street. It then turns right approximately 220 feet to the centerline of NW 17th Ave. It proceeds south to NW 119th Street and travels east along the centerline until it reaches the western Limited access Right of Way line adjacent to Interstate 1-95. The CRA boundary turns left and proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Ave where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south Right of Way line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the eastern Right of Way line of NE 2nd Avenue until it reaches the northern Right of Way line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern Right of Way line of NE Miami Place. It then turns left and travels north approximately 360 feet at the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western Right of Way line of NE 2nd Avenue. It then jogs left approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line. It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14th Avenue. It travels north along the western Right of Way line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern Right of Way line of NE 123rd Street. It then turns right along the southern Right of Way line of NE 123rd Street and travels easterly until it reaches NE 16th Avenue. It turns right and travels south along the western Right of Way line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern Right of Way line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then

turns left and travels west approximately 870 feet until it reaches the Florida East Coast Railway lines (FEC). It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a North Westerly direction. It then jogs north along arch creek approximately 330 feet at the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern Right of Way line of NE 16th Avenue. The CRA boundary then travels south along the eastern Right of Way line of NE 16th Avenue approximately 270 feet. It then turns right and travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135th Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street. It then turns right and travels west until it reaches the eastern Right of Way line of NE 14th Avenue and turns right and goes north until it reaches the southern Right of Way line of NE 140th Street. It then turns right and goes east until reaches the eastern Right of Way line of NE 16th Avenue where it turns left and travels north until it reaches the southern Right of Way line of NE 141st Street. It turns right and goes east along the southern Right of Way line of NE 141st Street until it reaches NE 16th Court. It then travels south along the western Right of Way line of NE 16th Court until it reaches the southern Right of Way line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern Right of Way line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC Right of Way and the boundary of the City of North Miami, where it then turns left and follows the FEC Right of Way and the boundary of the City of North Miami northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC Right of Way diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western Right of Way line of NE 20th Lane and turns right and travels until it reaches the northern Right of Way line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Avenue. It then turns left and travels west along NE 149th Street until it reaches NE 11th Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10 CT until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western Right of Way line of NE 10th Avenue and jogs left and travels south until it reaches the northern Right of Way line of NE 143rd Street. It then turns right and travels west until it reaches the eastern Right of Way line of NE 8th Avenue where it turns right and goes north until it reaches the northern Right of Way line of NE 145th Street. It then turns left and travels west until it reaches the eastern Right of Way line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western Right of Way line of NE 5th Avenue. It then turns left and travels south until it reaches the northern Right of Way line of NE 131st Street where it turns right and travels west until it reaches the eastern Right of Way line of NE 4th Avenue. It then turns left and travels south until it reaches the southern Right of Way line of NE 129th Street where it turns left and travels east until it

reaches the western Right of Way line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels west approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the western Right of Way line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Blvd. It then turns left and travels south on the western Right of Way line of Griffin Blvd approximately 2000 feet at a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the parcel directly north of NE 125th Street until it reaches NE 2nd Avenue. The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second parcels directly north of NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the intersection of Opa Locka Boulevard and NW 17th Avenue. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

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

The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street.

The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and fifteen properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the west to NW 6th Avenue on the east plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and thirteen properties fronting on the north side of NW 124th Street, from and including the second property directly east NW 6th Avenue on the east to NW 6th Avenue on the west plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers: 0622290070010, 0622290070170, 0622290070190, 0622290070200, 0622290070210, 0622290070280, 0622290070290,

0622290070300, 0622290070310, 0622290070320, 0622290070630, 0622290070810, 0622290080552, 0622290080558, 0622290080559, 0622290550050, 0622290550060, 0622290550160, 0622290570010, 0622290570070 and 0622290570080.

A separate CRA boundary starts at the intersection of NE 146th Street and NE 19th Avenue and proceeds east approximately 830 feet and then turns right and travels north approximately 960 feet along the western parcel line of the parcels directly east of NE 19th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 19th Avenue where it turns left and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 19th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 19th Avenue.

An additional separate CRA Boundary includes the "Munisport" property East of Biscayne Boulevard and adjacent mangrove preserve areas East to the adjacent FIU property on the East and three properties fronting on the North side of NE 151st Street, from Biscayne Boulevard East to and including the property directly east of FIU Stadium Drive.

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

Furthermore the CRA boundary shall include the following Rights of Way as follows:

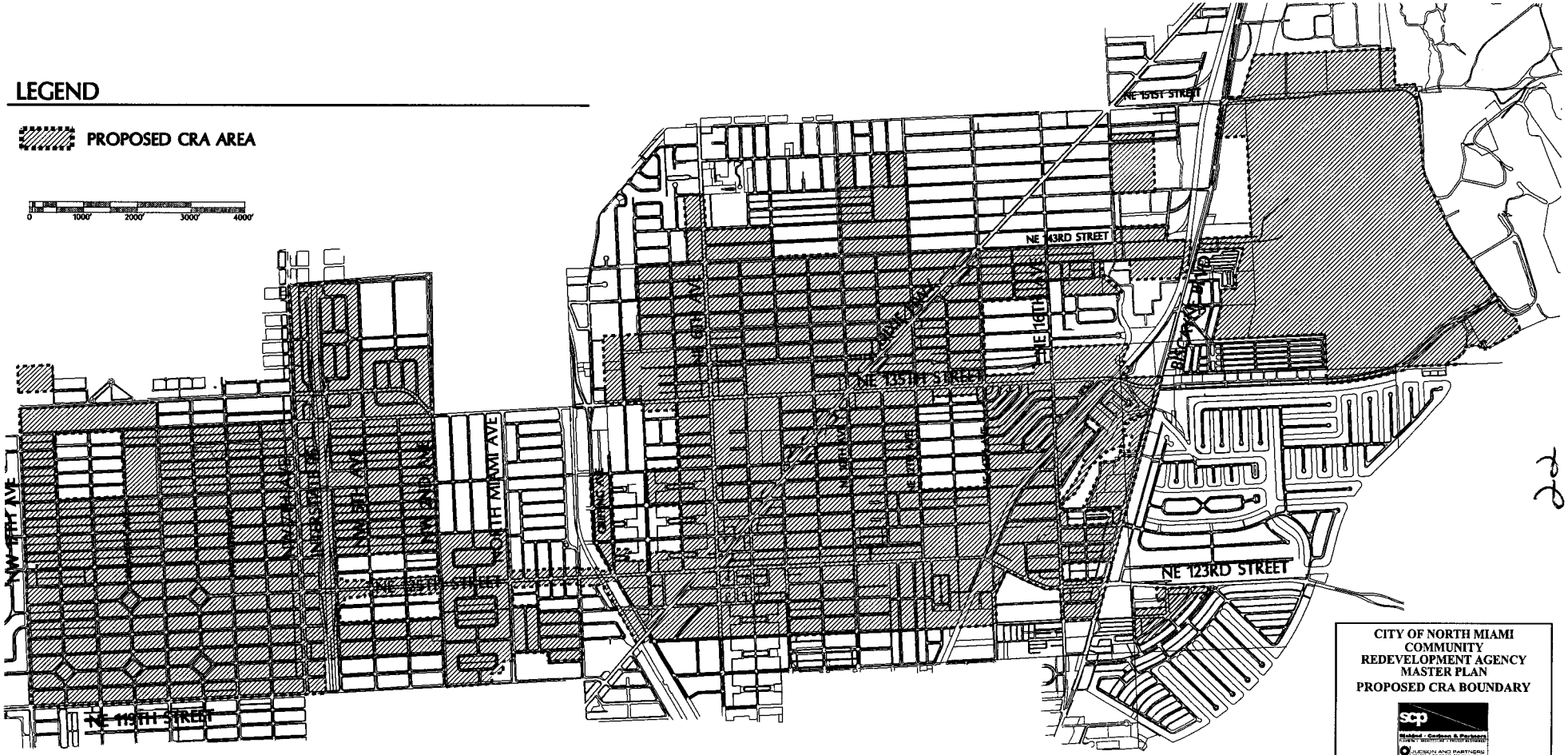
1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 123rd Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street
16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue

23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 7th Court and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue

LEGEND

PROPOSED CRA AREA

0 1000' 2000' 3000' 4000'



CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY MASTER PLAN

PROPOSED CRA BOUNDARY

EDSA/Edward D. Stone, Jr. and Associates
Kimley-Horn & Associates Inc.
R.G. Orman & Co., Inc.

NORTH

11.04.03
Rev'd
06.03.04

CRA B-01

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