

Memorandum



Date: September 2, 2008

To: Honorable Chairman, Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(K)(1)(A)

From: George M. Burgess
County Manager

Subject: Resolution to Submit an Application to the State of Florida for an Administrative Boundary Change to the Miami-Dade County Enterprise Zone

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution that authorizes the filing of an application with the State of Florida for an Administrative Boundary Change to the Miami-Dade County Enterprise Zone (EZ). The Administrative Boundary Change is recommended as a result of six applications, of which four were deemed responsive to the Request for Application (RFA) authorized by the BCC on January 22, 2008 (Resolution No. 84-08).

The EZ is a State of Florida program which provides business assistance to stimulate capital investment and job growth in distressed areas using State of Florida and County business incentives. It is not to be confused with the federal Empowerment Zone.

Scope

The maps of the proposed modifications which include both additions and deletions to the EZ are included as Attachment 1. The recommended **additions** are: the Biscayne Landing site located east of Biscayne Boulevard between NE 137 Street and NE 151 Street (District 4); the Ikon Brickell site located at 475 Brickell Avenue (District 5); the Quantum on the Bay site located at 1852 and 1900 N. Bayshore Drive (District 3); and the 22nd Avenue Corridor site located on the eastside of SW 22nd Avenue from Flagler Street to SW 8th Street (District 5).

The proposed **deletions** are 200.17 acres of the Miami International Airport runways (District 6) and the following City of Miami sites: Henderson Park (District 5), the City of Miami Cemetery, Eaton Park and Jorge Mas Canosa Park (all located in District 3).

Fiscal Impact / Funding Source

If the proposed areas are approved to become part of the Enterprise Zone, the businesses in the areas will benefit from the State of Florida incentives and the County's Municipal Tax Exemption on Electricity. Incentives on any County taxes paid are presently not part of this program.

The projects recommended to be included in the EZ will generate additional tax revenues to the County, and the owners will be required to make a contribution to the County's Affordable Housing Trust Fund in the amount of ten percent of the accrued benefit realized through the State tax savings. It is estimated that approximately \$4.4 million will be contributed to the Trust Fund.

Track Record/Monitor

Miami-Dade County has participated in the Enterprise Zone Program for 21 years, providing tax credits and refunds to businesses. The Office of Community and Economic Development (OCED) is the local EZ coordinating agency, managing the program for the entire County. The Office of Tourism, Trade and Economic Development (OTTED) in the Office of the Governor administers the program for the state.

Background

The Enterprise Zone Program is a joint State and County business assistance program that provides incentives to: 1) stimulate economic growth in distressed areas, 2) stimulate economic development through private investment, and 3) create jobs within the enterprise zone boundaries. The Enterprise Zone Program has been an integral part of the County's economic development strategy and is one of the major business inducement incentives marketed by the Beacon Council. The zone measures 53.1 square miles of three non-contiguous sections within geographic Miami-Dade.

In November 2005, through Resolution R-1305-05, the County reauthorized its Enterprise Zone Program for ten additional years. The state approved the County's application, pursuant to the Florida Enterprise Zone Act of 2005, with an effective date of January 1, 2006.

Under the program, and as described in Florida Statute §290.0055, the governing body of the jurisdiction which authorized the application for an Enterprise Zone, which in this case is the Board of County Commissioners, may apply to the OTTED for a change in boundary once every three years. However, this change cannot increase the overall geographical size of the County's EZ. Therefore, any modification done administratively requires an area "swap" to ensure that the EZ is no more than 53.1 square miles. Suggested areas for a swap are lakes, airport runways and any other areas deemed non-developable. Proposed modifications must meet the eligibility criteria of the Florida Statutes 290.0058 and 290.0065.

RFA Process

The RFA for an Administrative Boundary Modification to the Enterprise Zone was approved by the BCC on January 22, 2008 and the successful applicants serve as the basis of the County's application to the State. The RFA (Attachment 2) was made available on February 6, 2008 with proposals due no later than February 29, 2008. On February 12, 2008, OCED held a pre-submission workshop to clarify and answer questions from interested parties and municipalities, that anticipated responding to the RFA.

The RFA yielded the following six (6) proposals:

- Ikon Brickell by the Related Group
- Quantum on the Bay by the Terra Group
- Floridian Key by 5 Star Builders Group
- Biscayne Landing by Biscayne Landing, LLC
- 22nd Avenue Corridor by B. Developments
- Terrazas Coconut Grove by B. Developments

As with all previous modifications to the County's EZ, the County's Department of Planning and Zoning (DPZ) analyzed the census data of the proposed area(s) to be added to confirm compliance with Florida Statutes §290.0058 (see Attachment 3 containing individual analysis) in terms of unemployment, poverty and general distress. The analysis also included a demographic assessment of the proposed area(s) to maintain the required income mix of more than 50 percent of the census block groups with poverty rates higher than 30 percent. In addition, DPZ confirmed that areas suggested for a swap are in fact undeveloped and eligible to be swapped.

Based on the analysis prepared by DPZ, the proposal submitted by 5 Star Builders Group for the Floridian Key project was deemed non-responsive because it failed to identify the area to be swapped out of the Enterprise Zone, as required by the RFA. In addition, OCED also deemed the proposal from Terrazas Coconut Grove as non-responsive. This application failed to include significant information as required by the RFA such as having a specific project, project financing, site control, and estimated tax savings.

As part of the evaluation process, OCED formed a Selection Committee to score and rank the proposals. The Committee consisted of representatives from the Beacon Council, DPZ, and OCED. The Selection Committee met on April 8, 2008 and ranked the responsive four proposals and concurred with declaring the two proposals previously ruled as non-responsive. The average scores based on a maximum total of 100 and the concurrent rankings of the four responsive proposals are listed below:

- Biscayne Landing - 91 (1)
- Ikon Brickell - 66 (2)
- Quantum on the Bay - 57 (3)
- 22nd Ave. Corridor - 35 (4)

The responsive proposals were scored and ranked based on criteria included in the RFA. Among the variables considered were: amount of capital investment, permanent jobs expected after project completion, proof of financing, proof of site control, projected savings from the State EZ incentives, and projected tax revenues.

All four responsive proposals met the statutory criteria of the Florida Statutes §290.0058 for poverty and unemployment. Three out of the four proposals are located either within a Community Redevelopment Area (CRA) or in a target area and meet the general distress statutory criteria.

The Ikon Brickell development meets the statutory requirements of the "general distress factor" criteria discussed earlier in this document. However, it cannot be established by referencing a distressed area category such as a CRA or a target area. Currently the specific development area has zero population and is undeveloped. Both of these factors meet the definition of "general distress". Based on the analyses and the indicators of general distress, and the census tracking from DPZ, it is recommended that all areas proposed be swapped into the EZ and included in the application for the boundary modification of the EZ.

None of the areas proposed to be "swapped out" through the boundary modification are currently developed and therefore no businesses will be negatively impacted or penalized by the modification.

Contributions to the Affordable Housing Trust Fund (Trust Fund) and Other Public Benefits

All the recommended projects will be making a monetary contribution to the County's Affordable Housing Trust Fund. The developers will be required to make a non refundable, lump sum payment within six months of state approval of the modification. The County will receive 10 percent of the tax savings resulting from the State incentives. It is estimated that approximately \$4.4 million will be contributed to the Trust Fund.

A separate BCC item will be brought to the Board in the near future laying out a strategy and a plan for the use of the Affordable Housing Trust Fund.

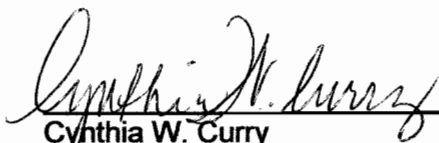
In addition to the Trust Fund contributions, the four projects will also have other public benefits. For example, permanent jobs will be created resulting from the proposed development of two hotels and the retail space. The four projects will include commercial development components; and in the case of Biscayne Landing will result in approximately 6,000 units of affordable housing.

Enterprise Zone Advisory Council (EZAC)

The Enterprise Zone Advisory Council, a BCC appointed body with oversight of the Enterprise Zone Program of the County, at its meeting of April 15, 2008, endorsed the RFA process, and the recommendations of the Selection Committee, and approved proceeding to the BCC for Board action on submittal of the application to amend the boundaries of the EZ of Miami-Dade County.

Prior to submitting the application to the State of Florida, all city resolutions of support for the projects located in municipal sections of the EZ will be made part of the application package to be sent to OTTED for the state's approval.

Attachments


Cynthia W. Curry
Senior Advisor to the County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: September 2, 2008

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)(A)

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. 8(K)(1)(A)

9-2-08

RESOLUTION NO. _____

RESOLUTION REQUESTING AN ADMINISTRATIVE
BOUNDARY MODIFICATION TO THE MIAMI-DADE COUNTY
ENTERPRISE ZONE AND AUTHORIZING THE MAYOR OR HIS
DESIGNEE TO SUBMIT AN APPLICATION FOR AN
ADMINISTRATIVE BOUNDARY MODIFICATION OF THE
ENTERPRISE ZONE

WHEREAS, this Board finds that economic and community development of distressed areas is a public purpose, and that local residents and the private sector should be assisted to revitalize such areas; and

WHEREAS, the State Legislature adopted the House Bill 1725 relating to the Florida Enterprise Zone Act (the "Act"), which provides for appropriate investments, tax benefits, and regulatory relief to provide the necessary means to assist local communities, their residents and the private sector in creating the proper economic environment to induce the investment of private resources; and

WHEREAS, this Board desires to continue in the Florida Enterprise Zone Program pursuant to 2005 Florida Statutes, Chapter 290 to induce the investment of private resources in productive business enterprises located in distressed areas; and

WHEREAS, this Board desires to apply for a boundary modification of the Enterprise Zone of Miami-Dade County and finds the geographical areas nominated meet the requirements of the Florida Statutes Chapter 290; and

WHEREAS, this Board finds that the areas being recommended to be added to the

enterprise zone within the corporate boundaries of Miami-Dade County exhibit extreme and unacceptable levels of poverty, unemployment, physical deterioration, and economic disinvestment; and

WHEREAS, the rehabilitation, conservation, revitalization or redevelopment, or a combination thereof, of such areas is necessary in the interest of the public health, safety, and welfare of the residents of Miami-Dade County; and

WHEREAS, the revitalization of such areas can occur only if the private sector can be induced to invest its own resources in productive enterprises that build or rebuild the economic viability of the areas; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference ,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The Mayor or his designee is authorized to apply to the Office of Tourism, Trade and Economic Development for a boundary modification of the County's Enterprise Zone consistent with Enterprise Zone Program authorized by House Bill 1725.

Section 2. The Board does hereby direct the Mayor or his designee to submit an updated census profile of the zone, a Board of County Commission resolution authorizing the boundary modification in accordance with Section 290.0055 Florida Statutes and authorizes the Mayor or his designee to request from the Office of Tourism, Trade and Economic Development, pursuant to Section 290.0065 Florida Statutes, the boundary modification.

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:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this
2nd day of September, 2008. 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

By: _____
Deputy Clerk

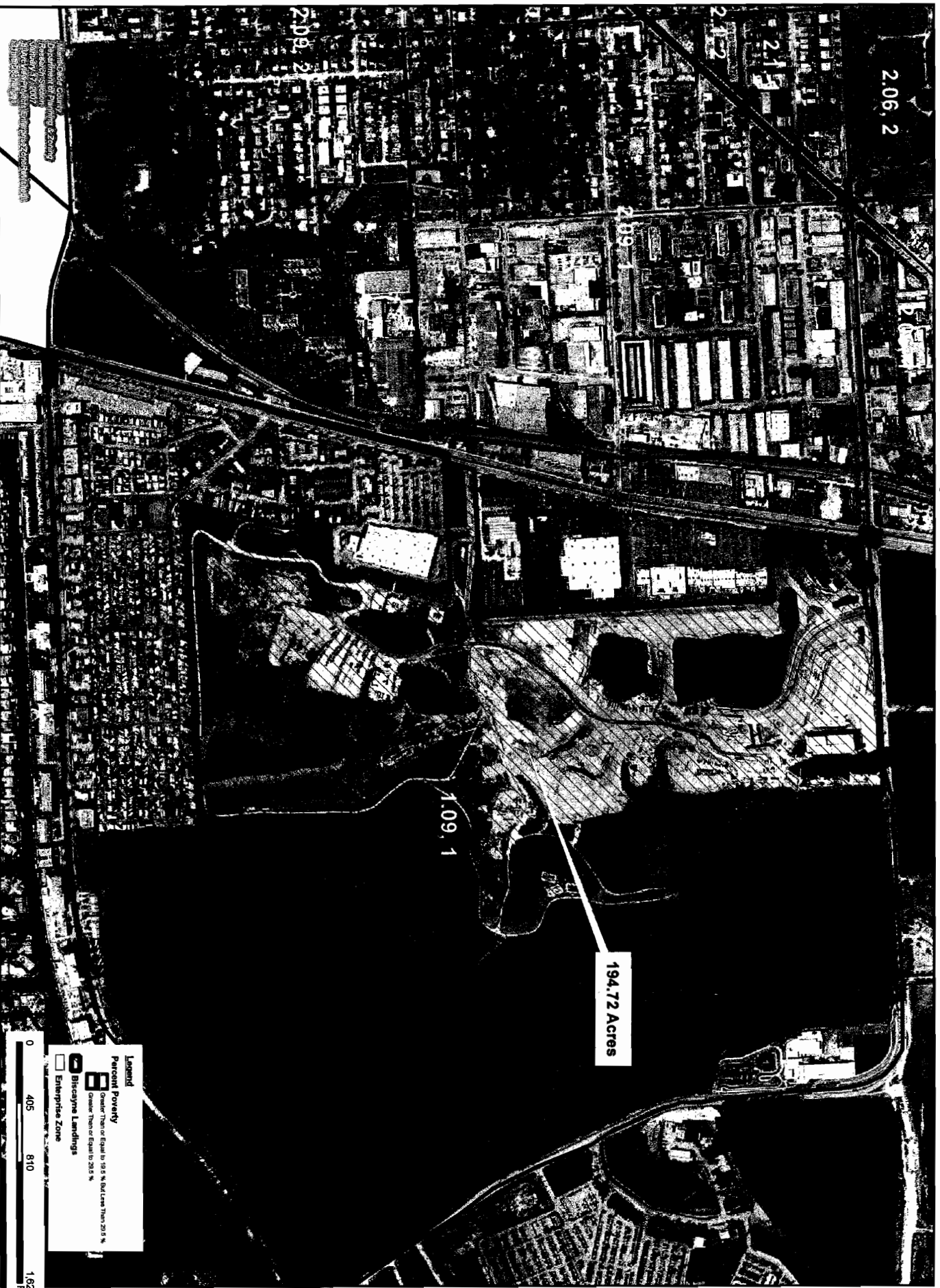
Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset



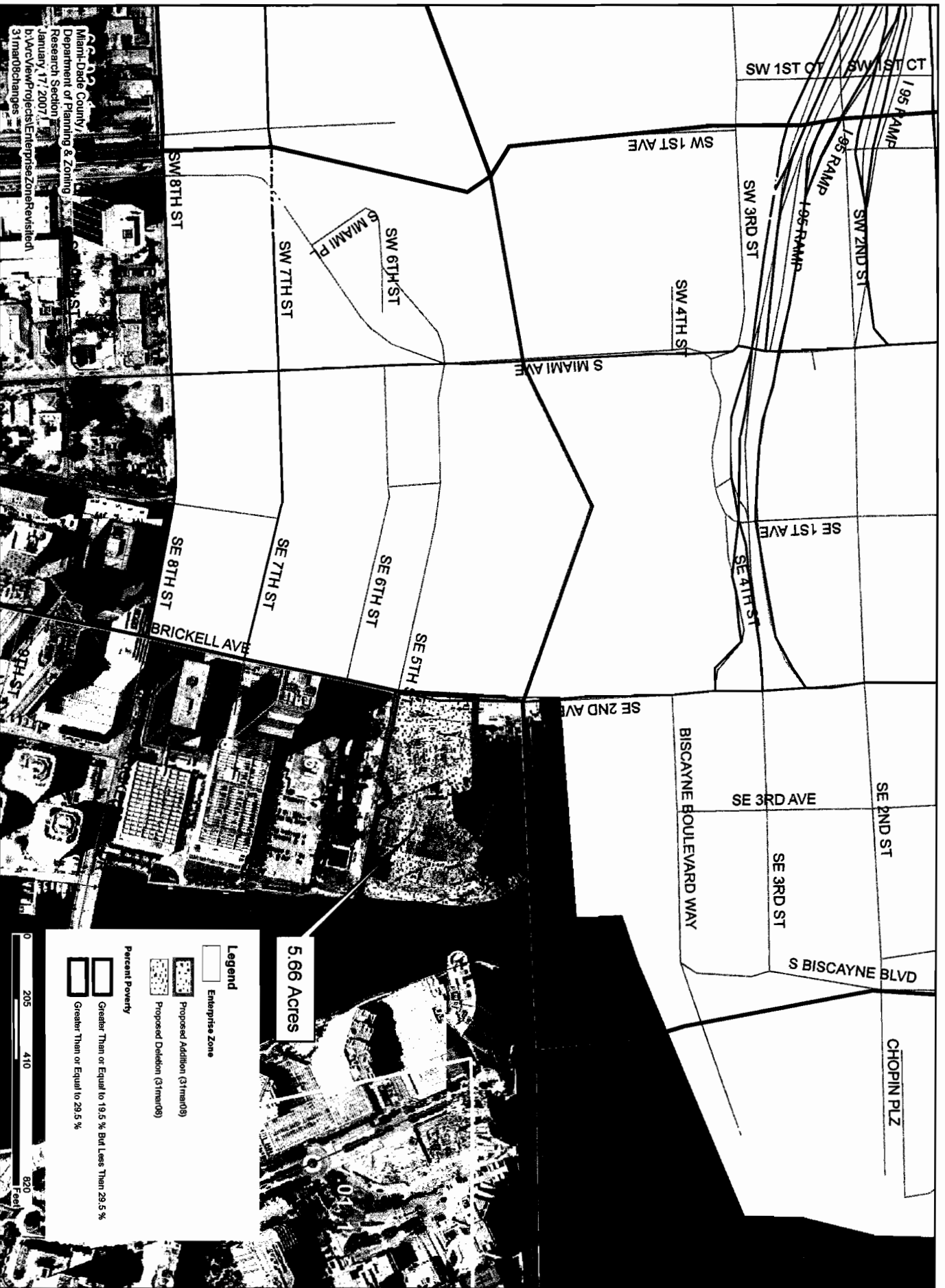
Biscayne Landings Enterprise Zone Proposed Modifications, March 2008

9



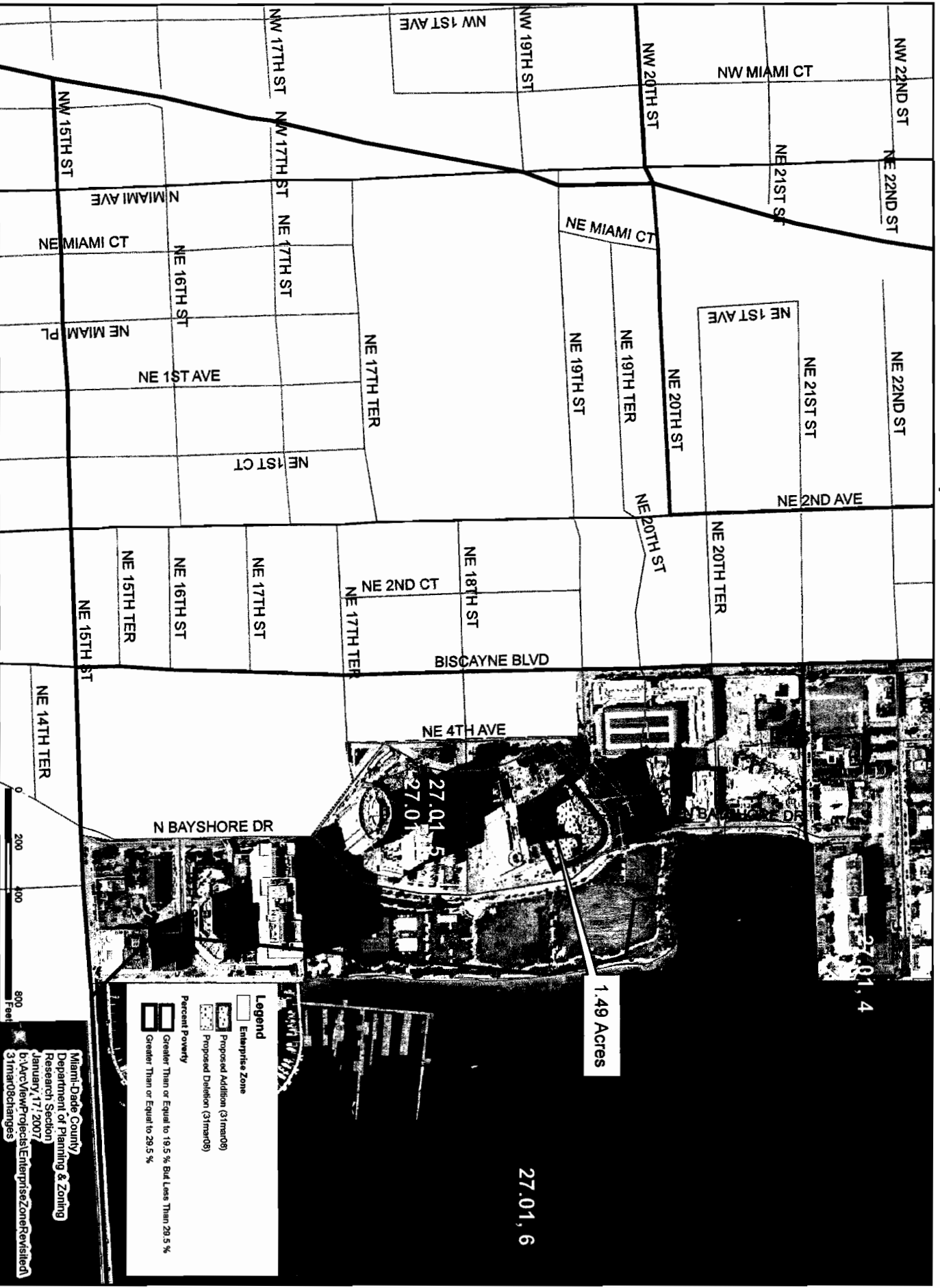
Ikon Brickell Enterprise Zone Proposed Modifications, March 2008

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Miami-Dade County
Department of Planning & Zoning
Research Section
January 17, 2007
D:\MacView\Projects\EnterpriseZone\Revised\31mar08changes

Quantum on the Bay Enterprise Zone Proposed Modifications, March 2008



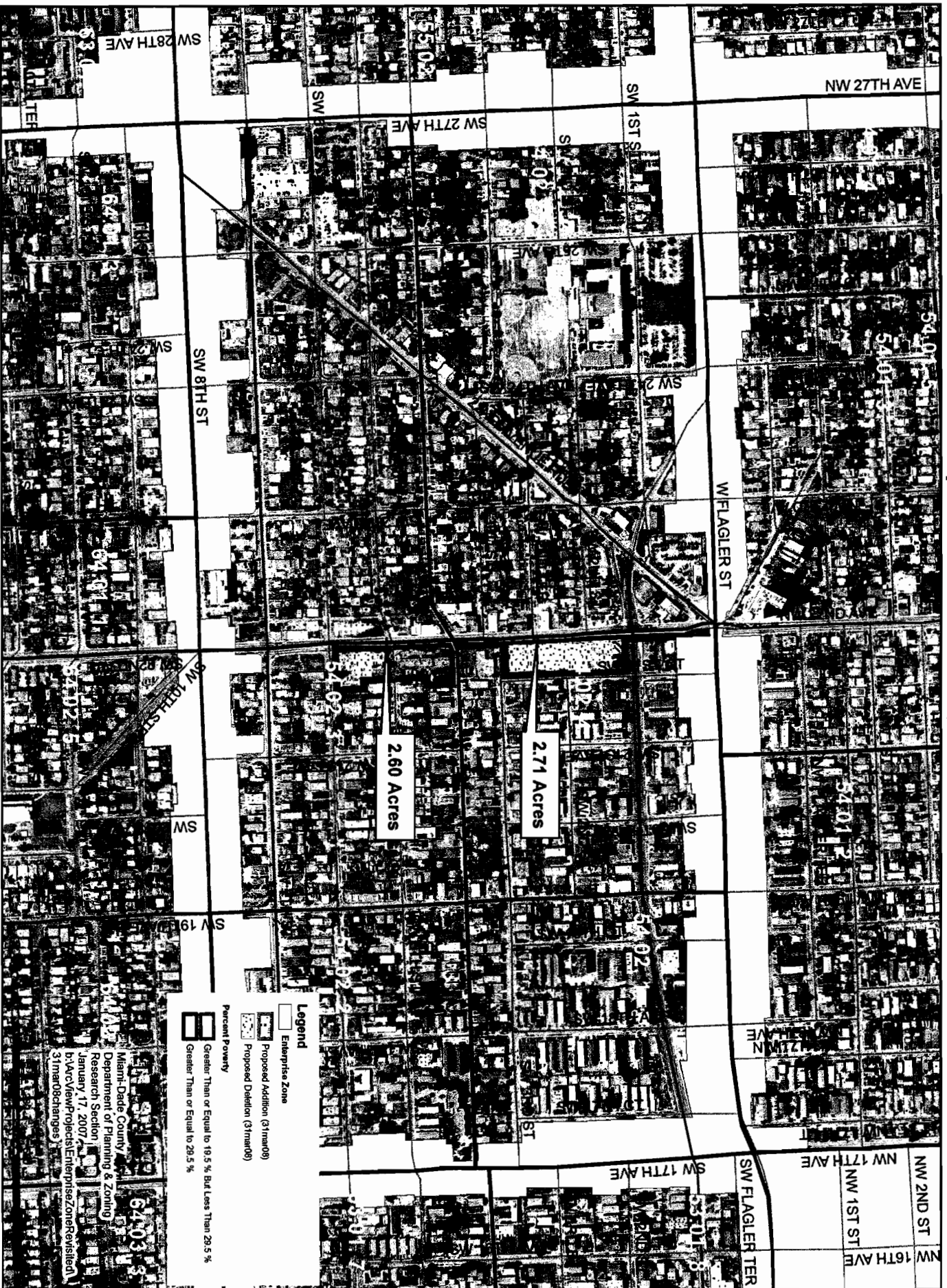
Legend

- Enterprise Zone
- Proposed Addition (31mar08)
- Proposed Deletion (31mar08)
- Percent Poverty
 - Greater Than or Equal to 19.5 % But Less Than 29.5 %
 - Greater Than or Equal to 29.5 %

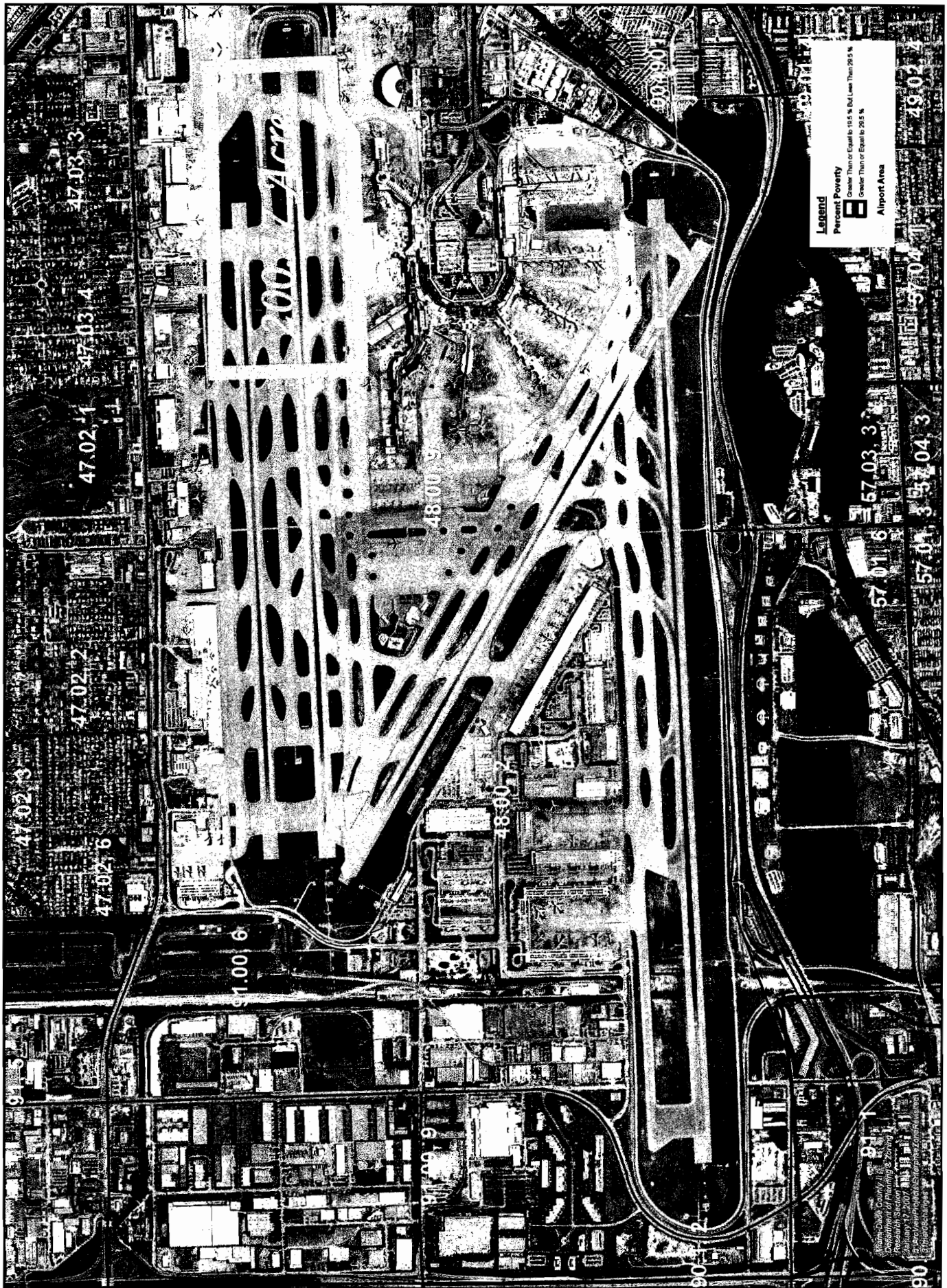
Miami-Dade County
Department of Planning & Zoning
Research Section
January 17, 2007
by:ArcViewProjects\EnterpriseZoneRevised
31mar08changes

22nd Avenue Corridor Enterprise Zone Proposed Modifications, March 2008

12



**Enterprise Zone
Proposed Modification, March 2008**



Enterprise Zone
Parcels to be Swapped, March 2008



MIAMI-DADE COUNTY
REQUEST FOR APPLICATION
FOR
MIAMI-DADE COUNTY ENTERPRISE ZONE BOUNDARY MODIFICATION

INTRODUCTION

Miami-Dade County, through the Office of Community and Economic Development (OCED), is soliciting applications for the modification of Enterprise Zone #1301, as the local Enterprise Zone Coordinating Agency of the State of Florida, as authorized by the 2005 Florida Enterprise Zone Act.

Under the provisions of the Florida Enterprise Zone Act of 2005, Miami-Dade County can apply once in a three-year period for a change in the boundary. This change cannot increase the current size of the Enterprise Zone. Any modification requires an area swap. Proposed modifications must meet the eligibility criteria of the Florida Statutes 290.0058 and 290.0065. This RFA will enable Miami-Dade County to file an application with the Office of Tourism, Trade and Economic for one single boundary change to the Enterprise Zone. No further administrative boundary modifications may be considered for at least three (3) years after this modification.

Due to the current composition of the Enterprise Zone area which includes parts of various municipalities (i.e., Hialeah, Miami, Opa-Locka, etc.) of Miami-Dade County, applications to modify the boundaries of the Enterprise Zone in areas inside the municipalities (cities) in the Enterprise Zone must be submitted to the County through the city government having jurisdiction over the subject area of the modification.

The cities receiving applications for a boundary modification within their sections of the Enterprise Zone will complete a preliminary analysis (to ensure eligibility of the boundary modification) of the proposed modifications prior to submitting the application to the County. The City's resolution of support will be required prior to the County submitting its application to the State.

Applications to modify the unincorporated County sections of the Enterprise Zone are submitted directly to the County for consideration.

Required information
Instructions and Submission Guidelines

Required Information

Proposers/Applicants who obtain copies of this Application from sources other than the Miami Dade County Office of Community and Economic Development risk the potential of not receiving addenda, since their names will not be included on the Applicant list for this solicitation. Such proposers are solely responsible for those risks. The applicant should verify with the designate officer identified herein prior to submitting a proposal that all addenda have been received.

General Section

- ♦ All applicants must submit an Application Cover Letter as the first page of the application. This letter must include the legal name of the developer/business, EIN (employer identification number), organization type, address, contact person, name, title, phone number and e-mail address. **Also included must be the project title and a description of the project and how it will benefit residents of the Enterprise Zone.**
- ♦ All applicants must submit one (1) original and two (2) copies of the application in a 3 ring binder. Applications must be in separate binders. Do not submit more than one application per binder. **ALL Originals and copies of applications must have all required documents. Please do not exclude any documents from any copy.**
- ♦ Applications not submitted in a three (3) ring binder will not be accepted. No pages are to be stapled or clipped.
- ♦ A non-refundable \$250 application fee for each application is required to cover the cost of analyzing the proposal. Applications submitted through municipalities to the County must also pay the application fee to the County.
- ♦ Applications submitted after the deadline will not be accepted.
- ♦ Applications to modify the boundaries of Enterprise Zone areas within municipalities must be submitted to the county through the municipality having jurisdiction over the subject area. Applications not submitted by the municipalities where the project is located will not be accepted.
- ♦ Faxed or electronic applications will not be accepted.
- ♦ Proposals must comply with requirements of this RFA and with the Florida Statute 290.0058. Proposals that are incomplete, lack required documents or have deficiencies and errors will be rejected.
- ♦ No changes or additions to the proposals will be accepted once the application has been submitted.
- ♦ Applications will not be accepted anywhere else other than as noted below.
- ♦ The Board of County Commissioners reserves the right to waive any informality in, or to reject, any and all such applications.
- ♦ Miami Dade County will not approve an entity with outstanding disallowed costs, defaulted loans, debarment actions or any other legal encumbrances regardless of the merits of the submitted proposal.
- ♦ Questions on this application must be submitted in writing to Miami Dade County Office of Community and Economic Development no later than March 17, 2008, attention:

Tangie White Jackson

OCED

Community and Economic Development Division

701 N.W. 1st Court, 14th Floor

Miami, FL 33136

Responses will be posted on the web site www.miamidade.gov/ced

Applications should be labeled as directed below:

Mr. Harvey Ruvin
Clerk of the Board of County Commissioners
17th Floor, Miami-Dade Center
111 N.W. First Street
Miami, Florida 33128

Attention: José Cintrón, Director
Office of Community and Economic Development
Re: Enterprise Zone Boundary Modification Application

Applications will only be accepted at the Clerk's Office no later than March 17, 2008 and no later than 4:00 p.m.

SCHEDULE

- ♦ Applications will be available on Tuesday, February 19, 2008 and will be posted on our website at www.miamidade.gov/ced
- ♦ A pre application submittal workshop will be held on February 25, 2008 at 10:00 am at the Office of Community and Economic development located at the Overtown Transit Village 1, 701 N.W. 1st Court, 14th floor, (786) 469-2100.
- ♦ The application submission deadline is March 17, 2008, 4:00 pm. Applications must be delivered to the Clerk of the Board of county commissioners on the 17th floor, Stephen P. Clark Center, 111 N.W. 1st Street, Miami, Florida.

Required Information must be submitted and tabbed with the numbers below:

- 1) Area Description of the Boundary Modification, including census block groups.
- 2) Preliminary Analysis of Census data of the area to be added in compliance with Florida Statutes 290.0058. This analysis should also include a demographic assessment of the area to be added, maintaining the required income mix of more than 50% of the Census Block Groups with poverty rates higher than 30%.
- 3) Description of the area to be swapped out of the Enterprise Zone, including County Commission District where located, current use of the area and an inventory of businesses and industries in the area. (Tab 3)
- 4) The purpose of the boundary modification requested must be detailed. As required by Florida Statute 290.0055, administrative boundary modifications must state with particularity the reasons for the modification.

Commercial, industrial and residential projects planned or in the development phase benefiting from Enterprise Zone incentives after the modification is approved must be detailed and disclosed in the application.

The following information is required and must be behind tab # 4, a) track record of business/developer b) project budget c) expected amount of investment and projected tax revenue d) proof of financing in place d) proof of site control, e)

timetable for project completion f) timetable for the production of affordable housing and/or for the creation of jobs (minimum 5 full permanent jobs) with the title of jobs to be created.

- 5) **Ranking Criteria.** All proposals must describe the proposed development in detail and describe how the project will benefit the Enterprise Zone program and its residents and how the incentives offered will benefit the project. **All applications will be reviewed according to the following criteria a) developments that will impact affordable housing b) developments that have all funding in place c) proposed capital investment to the area and the projected tax revenue d) proposed number of jobs to be created.**

All housing projects must impact affordable housing in the following manner: 1) at least 5 percent of total units (no less than 5 units) must be set aside for affordable housing 2) or the developer can make an investment into the Miami Dade County Affordable Housing Trust fund. A minimum contribution of 10 percent of the savings resulting from the enterprise zone tax incentives is recommended to be made to the Trust fund to promote affordable housing.

All proposals must indicate the amount of tax savings expected if the proposed modification is approved and the proposed number of units to be set aside for affordable housing or the amount expected to be contributed to the Trust. (tab #5)

- 6) **Certification.** An authorized representative from the business/developer must sign as to the accuracy and completeness of the proposal.
- 7) **Municipal support** is required for boundary modification affecting Enterprise Zone areas within a city. A city resolution is required prior to the County submitting an application to the State of Florida. (tab #7)

Memorandum



Date: April 7, 2008

ATTACHMENT 3

To: Tangie White-Jackson
Director
Office of Community & Economic Development

From: Manuel A. Armada
Planning Research Chief
Department of Planning and Zoning

Subject: Applications to Modify the Enterprise Zone

We are hereby submitting the materials in response to the Office Community and Economic Development request to evaluate the applications to modify the existing Enterprise Zone in Miami-Dade County. Six applications were received; although one, the Floridian Key, was incomplete and could not be reviewed. The review consisted in verifying the location and size of parcels submitted, the size and location of the land to be swapped, and finally whether the application met the statutory requirements, in regard to the poverty rate, unemployment and general distress. Our comments and relevant maps are included.

MAA/hmr
Attachments

22 AVENUE CORRIDOR

ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: A member of parcels located on the eastside of SW 22nd Avenue between Flagler Street and SW 8th Street.

Folio Numbers:

<u>(1) Altos Plaza</u>	<u>(2) Altos Pointe</u>	<u>(3) Altos Point North</u>
01-4103-014-2330	01-4103-020-0350	01-4103-020-0480
01-4103-014-2320	01-4103-020-0360	01-4103-020-0490
01-4103-014-2310	01-4103-020-0370	01-4103-020-0500
01-4103-014-2300	01-4103-020-0380	01-4103-020-0520
01-4103-014-2290	01-4103-020-0390	01-4103-020-0530
01-4103-014-2250	01-4103-020-0400	
01-4103-014-2210		

Size: Approximately 5.31 acres

Census Tract and Block Group: 54.02 BG3 & 4

Area to be Swapped:

(1) Handerson Park (01-4138-003-0690)	3.574 acres
(2) Jorge Mas Canosa Park (01-0202-030-1010)	<u>3.444 acres*</u>
Total: 7.018 acres	

*Only 2.02 acres were from the Jorge Mas Canosa Park. This includes a .282 acres deficit from the Terrazas Coconut Grove application.

FINDINGS

Poverty Rate: The proposed sites are located in two Block Groups in Census Tract 54.02. Block Group 3 had a poverty rate of 20.4 percent and Block Group 4, 31.6 percent. Both Block Groups meet the poverty statutory requirement.

Unemployment: Miami-Dade County's unemployment rate exceeded the State's in 2000. Consequently, it meets the unemployment requirement.

General Distress: The proposed sites are all located within the City of Miami's Little Havana Target Area.

22 AVENUE CORRIDOR

ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Additional Comments:

The inclusion of the proposed parcels will not adversely affect the Block Group's income mix. One of the Block Groups, BG4, has a poverty rate higher than 30 percent and this will help in maintaining the overall mix.

TERRAZAS COCONUT GROVE
ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: 2900 S.W. 28th Lane
Miami, Florida

Folio Numbers: 01-4116-038-0020
01-4116-038-0010
01-4116-038-0230

Size: Approximately 1.00 acres (includes connector to EZ)

Census Tract and Block Group: 70.02 & BG1

Area to be Swapped:

Eaton Park	(01-3218-030-0111)	.293 acres
Eaton Park	(01-3218-030-0120)	.133 acres
Eaton Park	(01-3218-030-0130)	<u>.292 acres</u>
Total:		.718 acres*

*The deficit in acres will be deducted from Jorge Mas Canosa's Park.

FINDINGS

Poverty Rate: The proposed site for inclusion is in Census Tract 70.02 BG1 which had a poverty rate of 22.5 percent. The threshold for a Block Group to qualify for inclusion is 20 percent. Consequently, it meets the statutory requirements for poverty.

Unemployment: Miami-Dade County's unemployment rate in 2000 exceeded the State's unemployment rate. Consequently, it meets the unemployment requirement.

General Distress: The proposed site is located next to the Coconut Grove Metro Rail Station and east of the SW 27th Avenue Enterprise Zone corridor. Redevelopment has been taking place, specifically along SW 27th Avenue and south of Coral Way (SW 24th Street) where several condominiums have been built over the last few years.

Additional Comments:

The inclusion of the proposed site will not lower the mix of Block Groups, where not less than 50 percent will have poverty rates higher than 30 percent.

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BISCAYNE LANDING

ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: East of Biscayne Boulevard between N.E. 137th Street and N.E. 151st Street.

Folio Numbers: 05-2221-034-0010

Size: Approximately 194.72 acres

Census Tract and Block Group: 1.09 BG1

Area to be Swapped: North runway at MIA consisting of (200 acres)

FINDINGS.

Poverty Rate: Although the proposed area has no population, it is located within the boundaries of Census Tract 109.00 Block Group 1. As reported in the 2000 Census, Block Group 1 had a poverty rate of 22.1 percent; consequently, it meets the poverty threshold required for inclusion to the Enterprise Zone.

Unemployment: Miami-Dade County's unemployment rate in 2000 exceeded the State's unemployment rate; therefore, it meets the unemployment requirement.

General Distress: The proposed addition to the Enterprise Zone is located inside the North Miami CRA boundaries and northeast of the existing Enterprise Zone.

Additional Comments:

Even if the proposed Biscayne Landing area is added to the Enterprise Zone, the statutory requirement to have at least 50 percent of the Block Groups in the Enterprise Zone with poverty rates higher than 30 percent will be maintained.

IKON BRICKELL

ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: 475 Brickell Avenue
Miami, Florida

Folio Number: 01-0210-000-1070

Size: Approximately 5.66 acres (includes connector to EZ)

Census Tract and Block Group: 67.01 BG2

Area to be Swapped:

The area to be swapped consists of acreage from a 10 acre site (City of Miami cemetery) with folio 01-3136-000-0030.

FINDINGS

Poverty Rate: The proposed site is located in Census Tract 67.01 Block Group 2, and it had a poverty rate of 12.2 percent. This does not meet the statutory requirement, but since the parcel to be included has no population, it qualifies, and for purposes of the income mix requirement is considered to have a 20 percent poverty rate.

Unemployment: Miami-Dade County's unemployment rate in 2000 exceeded the State's unemployment. Consequently, it meets the statutory requirement.

General Distress: The proposed site for inclusion to the Enterprise Zone is located east of Brickell Avenue in an area undergoing intense redevelopment. Over the last ten years this area has been characterized by the construction of upscale condominiums, office buildings, and hotels.

Additional Comments:

If the proposed site were to be part of the Enterprise Zone, the statutory requirement to have more than 50 percent of the Block Group with a poverty rate higher than 30 percent will still be maintained.

QUANTUM ON THE BAY
ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: 1852 & 1900 N. Bayshore Drive
Miami, Florida

Folio Number: 01-3231-003-0510
01-3231-003-0530

Size: Approximately 1.49 acres

Census Tract and Block Group: 27.01 B65

Area to be Swapped:

The area to be swapped consists of acreage from a city owned cemetery of 10 acres, located in the City of Miami (folio 01-3136-000-0030).

FINDINGS

Poverty Rate: The proposed site is located in Census Tract 27.01 Block Group 5 which has a poverty rate of 28.3 percent. The threshold for a Block Group to qualify is 20 percent. While the parcels to be included currently have no population, it will still meet the poverty requirements.

Unemployment: Miami-Dade County's unemployment rate in 2000 exceeded the State's, consequently it meets the unemployment requirement.

General Distress: The area where these two parcels are located is directly east of the existing Enterprise Zone and inside the Omni CRA. Yet, in the recent past (since 2000) the whole Biscayne Boulevard corridor has experienced intensive redevelopment consisting mainly of upscale condominiums. The area to the north and south of the proposed site, evidence this trend.

Additional Comments:

The inclusion of these parcels will not have an adverse effect of the income mix of the Enterprise Zone. Currently the Enterprise Zone has more than 50 percent of the Block Groups with more than 30 percent poverty rate, and will remain above 50 percent even if the proposed parcel were included.

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Memorandum



Date: April 10, 2008

To: Tangie White-Jackson
Director
Office of Community & Economic Development

From: Manuel A. Armada
Planning Research Chief
Department of Planning and Zoning

Subject: Applications to Modify the Enterprise Zone

This memo is to formally notify you of our inability to complete our analysis and review of the Floridian Key application to modify the Enterprise Zone boundary.

The reason that we were unable to proceed with the required analysis was that the applicant did not provide a clear description of the land to be swapped. Unlike the other two applications prepared by KPMG, in which a description of the land to be swapped was clearly identified, the Floridian Key application only said "Park" and "Government buildings." It was only in the Section identified as "Municipal Support" where a letter from Florida City identified two sites: a) Loren Roberts Park (7.95 acres), and b) City Hall (2.41 acres) as the land to be swapped. In addition, the letter states that "... other municipal facilities that are at least 29.3 non-developable acres can be "swapped" out of the Enterprise Zone." Yet, these additional "municipal facilities" were not identified. It should be clear that the two sites identified could only account for 10.36 acres of the 29.32 needed. There was still a deficit of 18.96 acres.

At this point we contacted (via telephone and subsequent e-mail) Mr. Jose Bravo from your office and explained to him the situation. Since we did not receive any additional information, we were forced to suspend our analysis.

If you have any questions, do not hesitate to give me a call.

MAA/hmr

RESOLUTION NO. R-2006-134

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, SUPPORTING AN EXPANSION OF THE BOUNDARIES OF THE MIAMI-DADE COUNTY STATE DESIGNATED ENTERPRISE ZONE TO INCLUDE A PORTION OF THE CITY OF NORTH MIAMI THAT INCLUDES THE BISCAYNE LANDING DEVELOPMENT PROJECT; INCLUDING THE PROPOSED ENTERPRISE ZONE BOUNDARY EXPANSION IN THE PACKAGE OF STATE LEGISLATIVE PRIORITIES FOR THE CITY OF NORTH MIAMI IN THE UPCOMING 2007 STATE LEGISLATIVE SESSION; PROVIDING FOR EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the Miami-Dade County (the "County") Board of County Commissioners ("BCC") has previously found that the economic and community development of distressed areas is a public purpose, and that local residents and the private sector should be assisted to revitalize such areas; and

WHEREAS, the Florida State legislature adopted House Bill 1725 during 2005 relating to the Florida Enterprise Zone Act, which provides for appropriate investments, tax benefits, and regulatory relief to provide the necessary means to assist local communities, their residents and the private sector in creating the proper economic environment to induce the investment of private resources; and

WHEREAS, the BCC adopted Resolution No. R-13050-05 on November 15, 2005 that requested the State of Florida (the "State") to re-designate the Miami-Dade County Enterprise Zone (the "Enterprise Zone") existing up to December 31, 2005 with boundary amendments; made certain findings; stated the purpose for the designation of the Enterprise Zone; adopted a program to be conducted in the Enterprise Zone; and authorized the County Manager to submit the application for re-designation of the Enterprise Zone; and

WHEREAS, the County submitted an Enterprise Zone development plan that included the re-designation of the existing Enterprise Zone, including the expansion of the Enterprise Zone to include portions of the City of North Miami (the "City"); and

WHEREAS, the Mayor and City Council of the City adopted Resolution No. R-2005-104 on September 27, 2005 that approved, joined and endorsed the strategic plan and application of the County being submitted to the State nominating Enterprise Zone areas, parts of which lie within the municipal boundaries of the City; and

WHEREAS, the State approved the County's submitted application for the re-designation of the Enterprise Zone with the amended boundary; and

WHEREAS, the City includes an approximately 193 acre development site that is currently being developed as a master planned community known as Biscayne Landing pursuant to the terms of the Munisport Agreement between the City and Preserve Partners, Ltd. dated as of November 16, 2002, as amended, and as assigned by Preserve Partners, Ltd. to Biscayne Landing, LLC (the "Developer"); and

WHEREAS, the Biscayne Landing development conceptual master plan presently consists of up to 5,999 residential units, 434,297 square feet of retail/office space and a 150,000 square foot hotel comprising 250 hotel rooms; and

WHEREAS, the Developer has reviewed the potential benefits of the State Enterprise Zone Program and has as the result expressed an interest in having a substantial portion of the development site included within the boundaries of the Enterprise Zone to be able to access the variety of available financial incentives to facilitate the construction of the development and the realization of the related community/economic revitalization and job creation impacts that are projected to result from its completion.

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

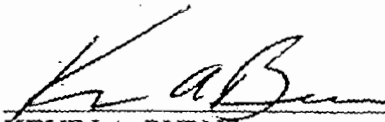
Section 1. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. The City Council supports the expansion of the boundary of the Enterprise Zone to include the Biscayne Landing development site.

Section 3. The Mayor and City Council of the City (a) requests the County pursue the Enterprise Zone boundary expansion, and (b) supports the inclusion of the Enterprise Zone boundary expansion in both the City's and the County's State legislative priorities for the 2007 legislative session.

Section 4. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by a 5-0 vote of the Mayor and City Council of the City of North Miami, Florida, this 24 day of October, 2006.



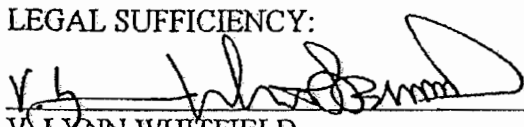
KEVIN A. BURNS
MAYOR

ATTEST:



FRANK WOLLAND
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:



V. LYNN WHITFIELD
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Councilman Galvin

Seconded by: Councilwoman Steril

Vote:

Mayor Kevin A. Burns	<u>X</u>	(Yes)	<u> </u>	(No)
Vice Mayor Scott Galvin	<u>X</u>	(Yes)	<u> </u>	(No)
Councilperson Michael R. Blynn	<u>X</u>	(Yes)	<u> </u>	(No)
Councilperson Jacques A. Despinosse	<u>X</u>	(Yes)	<u> </u>	(No)
Councilperson Marie Erlande Steril	<u>X</u>	(Yes)	<u> </u>	(No)

RESOLUTION NO. R-10-2006-25

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, SUPPORTING AN EXPANSION OF THE BOUNDARIES OF THE MIAMI-DADE COUNTY STATE DESIGNATED ENTERPRISE ZONE TO INCLUDE A PORTION OF THE CITY OF NORTH MIAMI THAT INCLUDES THE BISCAYNE LANDING DEVELOPMENT PROJECT; REQUESTING THAT THE CITY COUNCIL ADOPT A RESOLUTION SUPPORTING THE ENTERPRISE ZONE BOUNDARY EXPANSION AND INCLUDE THE PROPOSED ENTERPRISE ZONE BOUNDARY EXPANSION IN THE PACKAGE OF STATE LEGISLATIVE PRIORITIES FOR THE CITY OF NORTH MIAMI IN THE UPCOMING 2007 STATE LEGISLATIVE SESSION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County (the "County") Board of County Commissioners ("BCC") has previously found that the economic and community development of distressed areas is a public purpose, and that local residents and the private sector should be assisted to revitalize such areas; and

WHEREAS, the Florida State legislature adopted House Bill 1725 during 2005 relating to the Florida Enterprise Zone Act, which provides for appropriate investments, tax benefits, and regulatory relief to provide the necessary means to assist local communities, their residents and the private sector in creating the proper economic environment to induce the investment of private resources; and

WHEREAS, the BCC adopted Resolution No. R-13050-05 on November 15, 2005 that requested the State of Florida (the "State") to re-designate the Miami-Dade County Enterprise Zone (the "Enterprise Zone") existing up to December 31, 2005 with boundary amendments; made certain findings; stated the purpose for the designation of the Enterprise Zone; adopted a program to be conducted in the Enterprise Zone; and authorized the County Manager to submit the application for re-designation of the Enterprise Zone; and

WHEREAS, the County submitted an Enterprise Zone development plan that included the re-designation of the existing Enterprise Zone, including the expansion of the Enterprise Zone to include portions of the City of North Miami (the "City"); and

WHEREAS, the Mayor and City Council of the City adopted Resolution No. R-2005-104 on September 27, 2005 that approved, joined and endorsed the strategic plan and application of the County being submitted to the State nominating Enterprise Zone areas, parts of which lie within the municipal boundaries of the City; and

WHEREAS, the State approved the County's submitted application for the re-designation of the Enterprise Zone with the amended boundary; and

WHEREAS, the City includes an approximately 193 acre development site that is currently being developed as a master planned community known as Biscayne Landing pursuant to the terms of the Munisport Agreement between the City and Preserve Partners, Ltd. dated as of November 16, 2002, as amended, and as assigned by Preserve Partners, Ltd. to Biscayne Landing, LLC (the "Developer"); and

WHEREAS, the Biscayne Landing development conceptual master plan presently consists of up to 5,999 residential units, 434,297 square feet of retail/office space and a 150,000 square foot hotel comprising 250 hotel rooms; and

WHEREAS, the Developer has reviewed the potential benefits of the State Enterprise Zone Program and has as the result expressed an interest in having a substantial portion of the development site included within the boundaries of the Enterprise Zone to be able to access the variety of available financial incentives to facilitate the construction of the development and the realization of the related community/economic revitalization and job creation impacts that are projected to result from its completion.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

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

Section 2. The CRA Board supports the expansion of the boundary of the Enterprise Zone to include the Biscayne Landing development site.

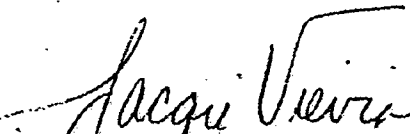
Section 3. The CRA Board requests the Mayor and City Council of the City to adopt a resolution that (a) supports and requests the County to pursue the Enterprise Zone boundary expansion, (b) supports the inclusion of the Enterprise Zone boundary expansion in both the City's and the County's State legislative priorities for the 2007 legislative session.


Section 4. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 24 day of Oct., 2006.

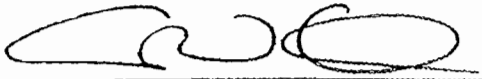
ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY

Deputy for

FRANK WOLLAND, CITY CLERK


KEVIN A. BURNS, CHAIR

APPROVED AS TO FORM:



GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Scott Galvin

Seconded by: Chairman Kevin Burns

Vote:

Chair Kevin A. Burns
Boardmember Michael R. Blynn
Boardmember Jacques A. Despinosse
Boardmember Scott Galvin
Boardmember Marie Erlande Steril

<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)
<u>X</u>	(Yes)	<u> </u>	(No)