Memorandum

MIAMI-DADE COUNTY

Date: September 2, 2008

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

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

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**

This new item differs from the version forwarded by the Economic Development and Human Services Committee on May 14, 2008 and originally placed on the May 20, 2008 BCC agenda, as it includes two additional sites as part of the recommended Enterprise Zone (EZ) boundary changes. As detailed further in this cover memorandum, Floridian Key (District 9) and Terrazas Coconut Grove (District 7) are now recommended for inclusion into the Enterprise Zone and proportionate areas will be swapped out. In addition, this item corrects the name of the Icon Brickell project.

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 received under a Request for Application process (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 Icon 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 two additional projects recommended in this alternate item are the Terrazas Coconut Grove site located at 2900 SW 28th Lane (District 7) and the Floridian Key (District 9) site located at 400 NE 6th Avenue.

The proposed **deletions** are 200.17 acres of the Miami International Airport runways (District 6); 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); and various municipal sites within Florida City (District 9).

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 other 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 are 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 or provide affordable housing units as part of the development. Terrazas Coconut Grove is contributing 30 units of affordable housing. It is anticipated the requirements currently in place for Miami Dade County's Affordable Housing Programs will dictate the requirements. It is estimated that approximately $4.73 million will be contributed to the Trust Fund, as all but one chose to contribute to the Affordable Housing Trust Fund.

Track Record/Monitor

Miami-Dade County has participated in the Enterprise Zone (EZ) 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 Change 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:

- Icon 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 originally deemed non-responsive because it failed to clearly identify the area to be swapped out of the Enterprise Zone, as required by the RFA. The developer originally submitted an endorsement by the city of Florida City that was too vague in its area locations. The proposal from Terrazas Coconut Grove was also originally eliminated due to the selection committees consensus the proposal did not include enough information as to the funding commitments and detailed project background.

A 90-day period was required for notice to the public of the proposed boundary changes. after this item was deferred at the BCC meeting on May 20, 2008. During this period, the County was asked by the proposers to reconsider the two (2) developments that were eliminated from the process, Floridian Key and Terrazas Coconut Grove. It was decided the proposals should have been ranked and the developers allowed to cure their submittals. Since Florida City did indeed provide a letter of approval, albeit vague, the developer was allowed to return to the local government to seek a more definitive endorsement. The city has since clearly identified appropriate territory and the DPZ has analyzed and approved. While it is true Terrazas Coconut Grove did not provide substantial information, the applicant reasoned it had the minimum requirements and should have been ranked. Accordingly, OCED reconvened the Selection Committee to score and rank the proposals. The Committee consisted of representatives from the Beacon Council, DPZ, and OCED.

The Selection Committee met originally on April 8, 2008 to rank four proposals that were originally considered eligible; and subsequently on June 18, 2008 to review and finalize the ranking of all six proposals. The average scores based on a maximum total of 100 and the concurrent rankings of the six proposals are listed below:

• Biscayne Landing	91	(1)
• Icon Brickell -	66	(2)
• Quantum on the Bay -	57	(3)
• Floridian Key	46	(4)
• 22nd Ave. Corridor -	35	(5)
• Terrazas Coconut Grove	31	(6)

The 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.

The six proposals met the statutory criteria of the Florida Statutes §290.0058 for poverty and unemployment. Three proposals are located either within a Community Redevelopment Area (CRA) or in a target area and meet the general distress statutory criteria. The Terrazas Coconut Grove and the Floridian Key projects are located contiguous to the existing Enterprise Zone.

The Icon 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, with the exception of Terrazas Coconut Grove, will be making a monetary contribution to the County's Affordable Housing Trust Fund. The developers will be required to remit to the County a non-refundable amount within 30 days after they receive the tax refund from the state. The County will receive 10 percent of the tax savings resulting from the State incentives. It is estimated that approximately $4.73 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 six 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 projects will include commercial development components; and in the case of Biscayne Landing and the Floridian Key will result in approximately 6,030 units of affordable housing. In a previous application process, Biscayne Landing has already committed to the City of North Miami Beach to provide 6000 affordable units over a period of time. As part of this application, Biscayne Landing is contributing to the Affordable Housing Trust Fund.

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.

Subsequently, the EZAC met on July 23, 2008 to review the additional proposals and approved adding the two projects to the BCC action item.

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)(B)

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)(B)
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 authorize 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

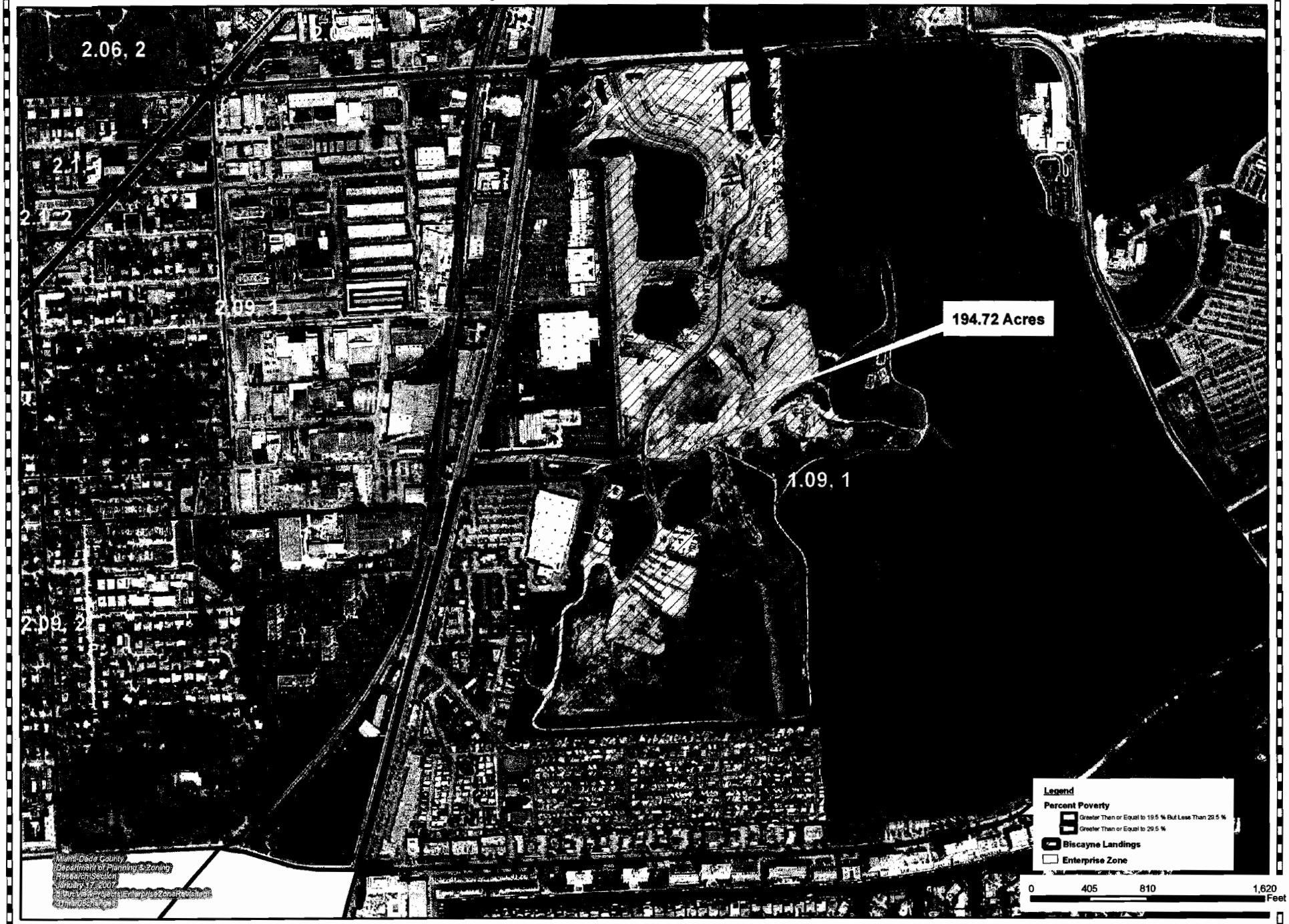
HARVEY RUVIN, CLERK

Approved by County Attorney as to form and legal sufficiency.

Shannon D. Summerset

By:_____
Deputy Clerk

Biscayne Landings
Enterprise Zone
Proposed Modifications, March 2008



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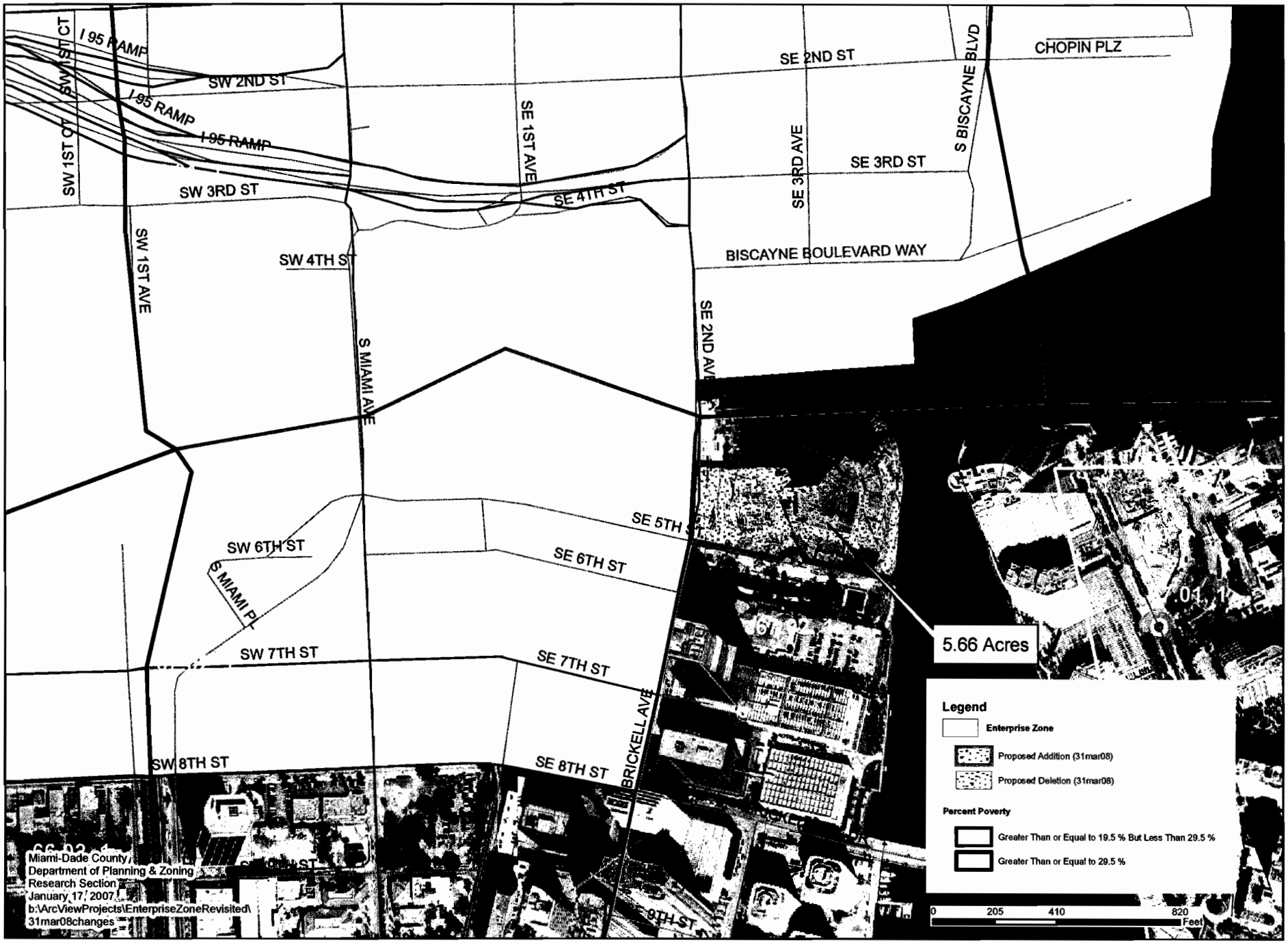
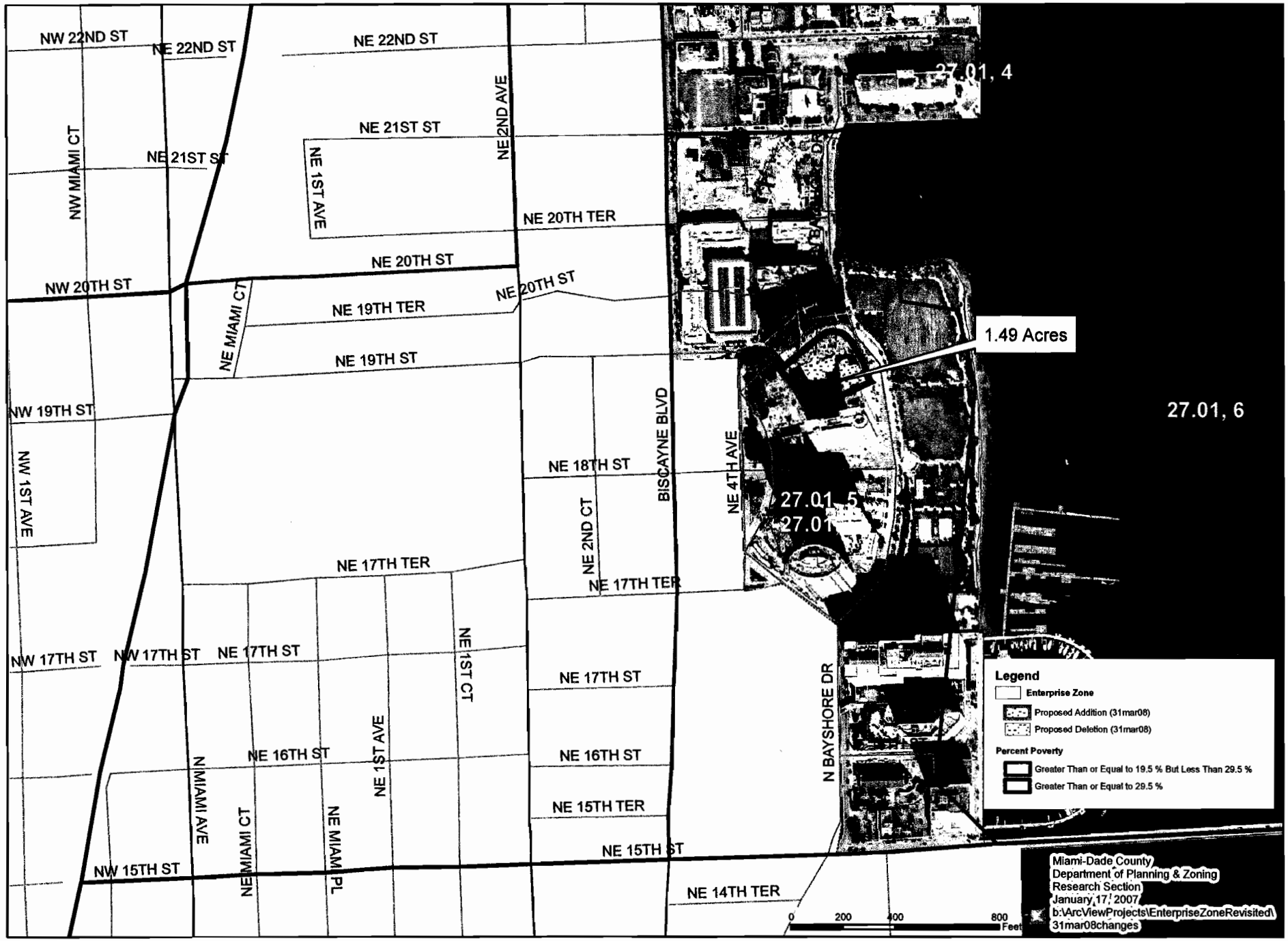
ATTACHMENT 1

Ikon Brickell
Enterprise Zone
Proposed Modifications, March 2008



Quantum on the Bay
Enterprise Zone
Proposed Modifications, March 2008



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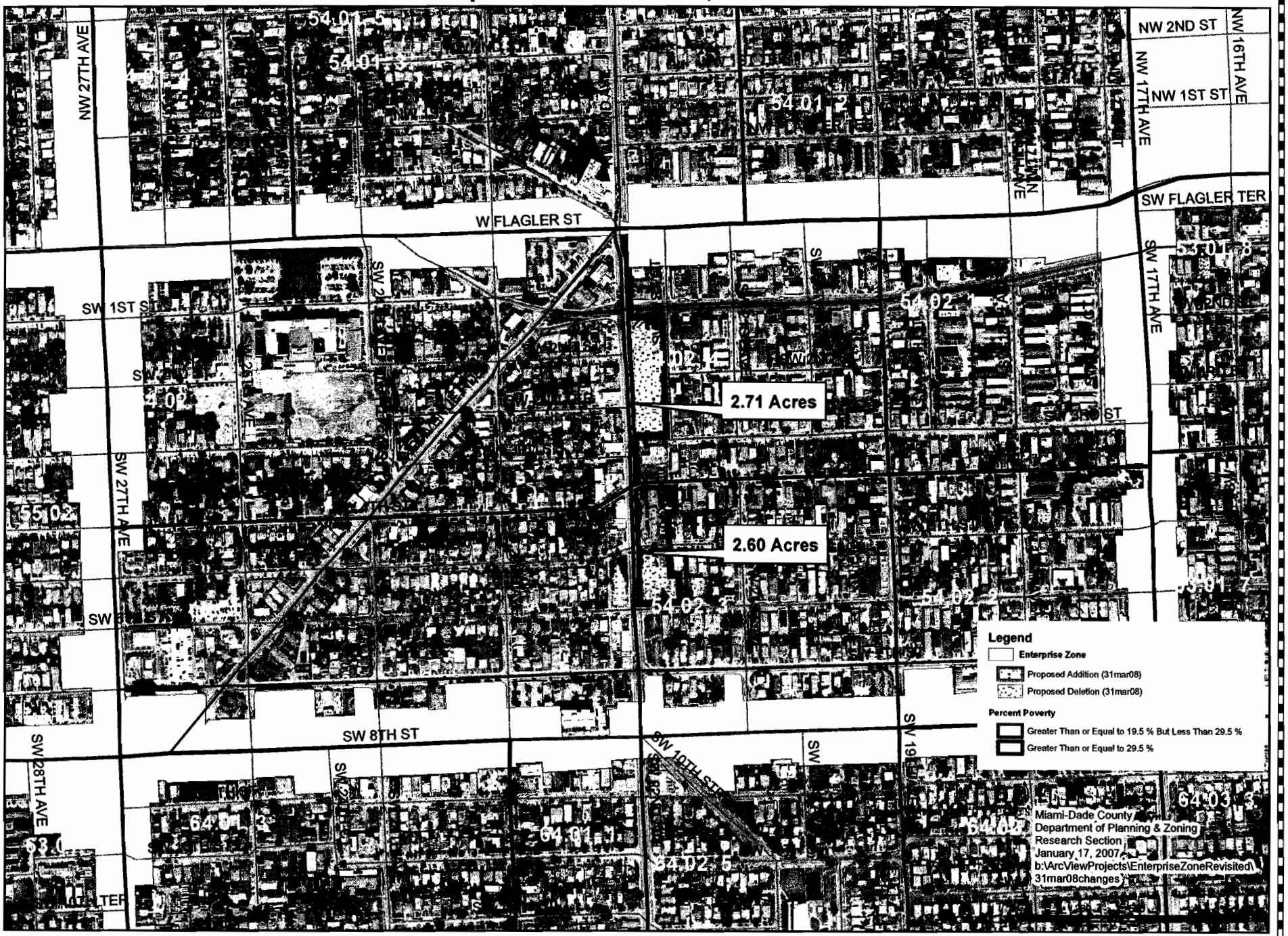
22nd Avenue Corridor
Enterprise Zone
Proposed Modifications, March 2008



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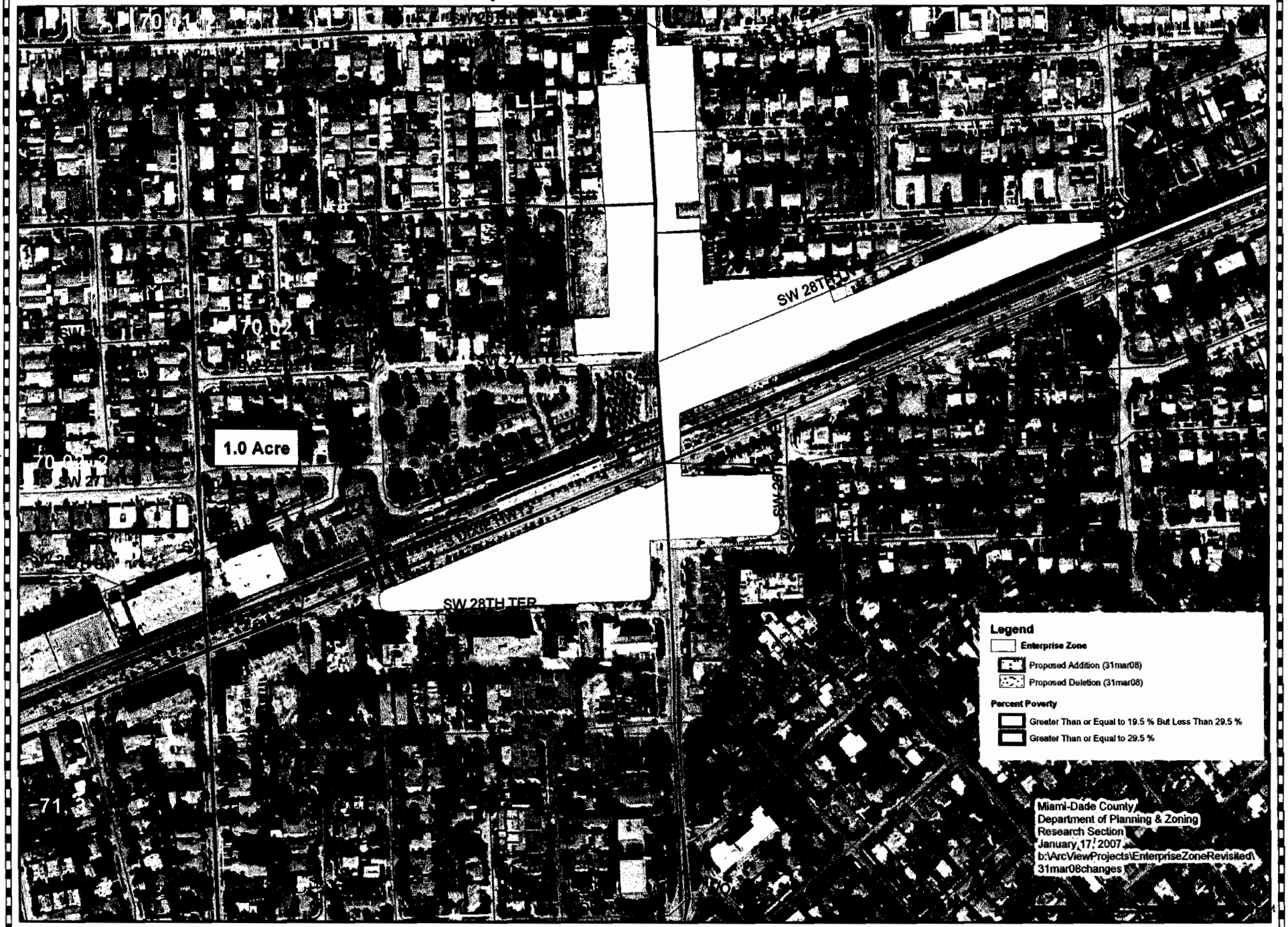
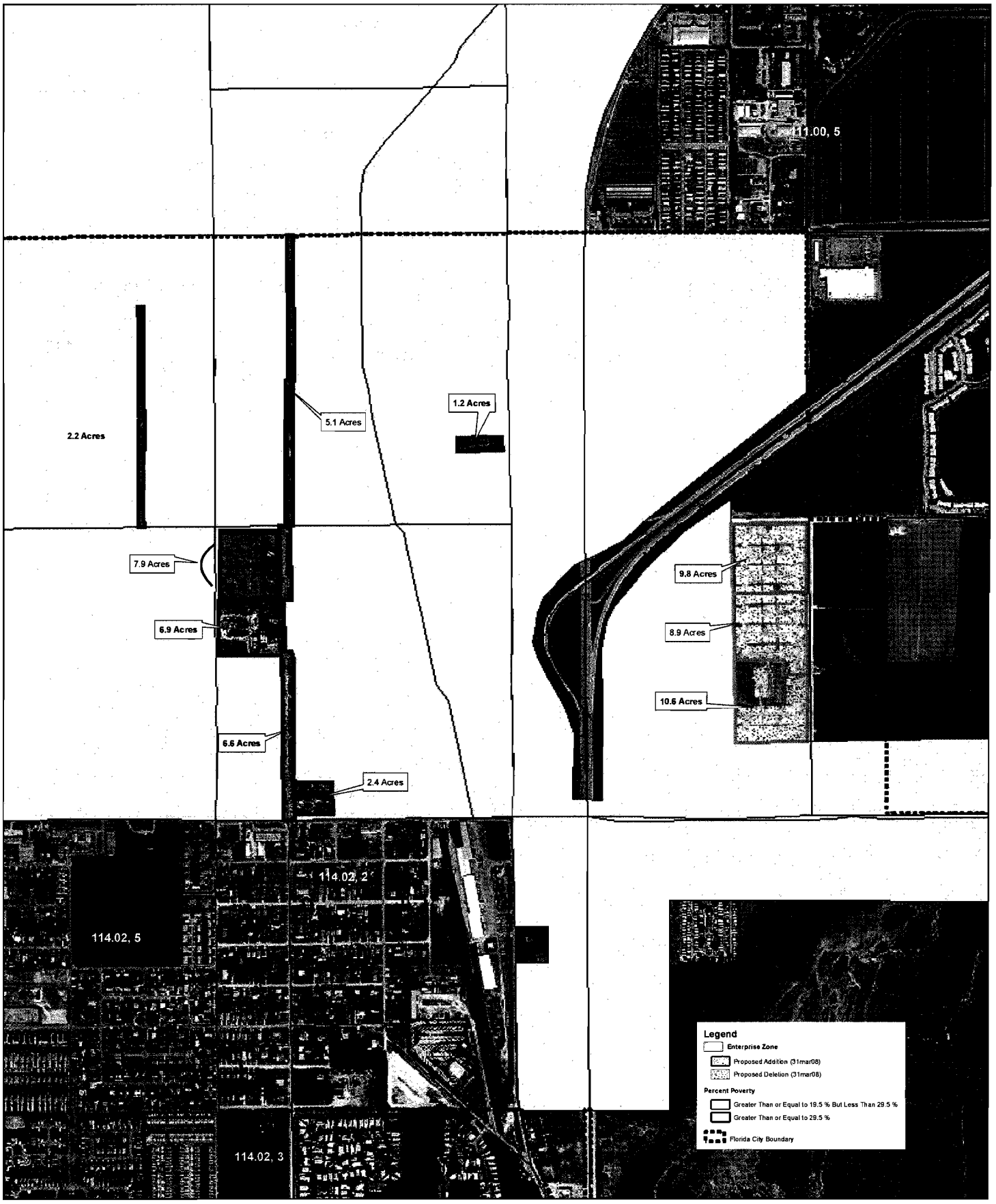
Terrazas Coconut Grove
Enterprise Zone
Proposed Modifications, March 2008



Enterprise Zone Proposed Modifications
Floridian Key, July 2008



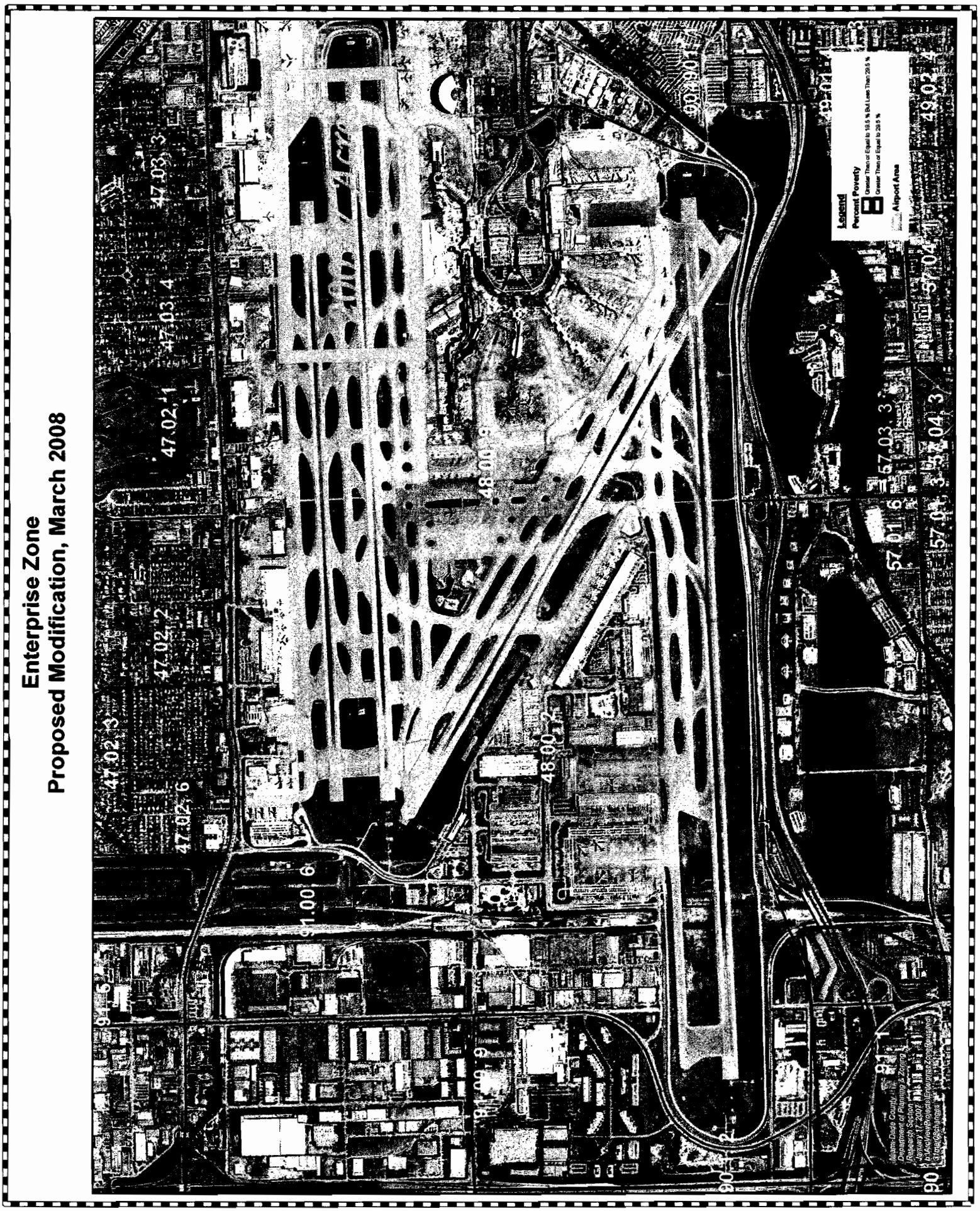
Miami-Dade County
Department of Planning & Zoning
Research Section
July 10, 2008
b:\ArcView\Projects\EnterpriseZoneRevisited\Mods2FlaCityEZ

15

0 437.5 875 1,750 Feet

N

Parcels to be Swapped



Enterprise Zone
Parcels to be Swapped, March 2008

Memorandum

MIAMI-DADE COUNTY

Date: April 7, 2008

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

ATTACHMENT 3

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

White-Jackson, Tangie (CED) (786) 469-2165

From: Bravo, Jose (CED) (786) 469-2115
Sent: Friday, August 22, 2008 1:19 PM
To: White-Jackson, Tangie (CED) (786) 469-2165
Subject: FW: FIridian Key
Attachments: Floridian Key.doc; Modifications to Floridian Key EZ.pdf

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From: Armada, Manuel (DP&Z)
Sent: Thursday, July 17, 2008 2:14 PM
To: Bravo, Jose (CED) (786) 469-2115
Subject: FIridian Key

Jose:
Here is our analysis of the Floridian Key application.

Manuel A. Armada, Chief, Research Section-Planning Division
Miami-Dade Department of Planning & Zoning
111 NW 1 Street, Suite 1210 Miami, Fl. 33128-1974
305-375-2845 Phone 305-375-2560 Fax
www.miamidade.gov/planzone
"Delivering Excellence Every Day"

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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:

(1) Altos Plaza	(2) Altos Pointe	(3) Altos Point North
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) 3.444 acres*

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.

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)	.292 acres
	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.

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 BG5

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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FLORIDIAN KEY

ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICATION

Location: Three parcels contiguous to the existing Enterprise Zone in Florida City consisting of approximately 29.3 acres.

Folio Numbers:
16-7919-001-0410
16-7919-001-0420
16-7919-001-0300

Size: Approximately 29.3 acres.

Census Tract and Block Group: 114.01 BG1

Area to be swapped:

(1) Pioneer Museum Site	(16-7824-000-0339)	1.15 acres
(2) Loren Roberts Park	(16-7824-000-0331)	
	(16-7824-000-0830)	7.92 acres
(3) City Hall	401 West Palm Dr.	2.40 acres
(4) Florida City Water Treatment Plant	461 NW 6 Avenue	5.52 acres
	420 NW 5 Avenue	0.69 acres
	460 NW 5 Avenue	0.29 acres
	(16-7824-000-0790)	0.17 acres
(5) NW 5 Avenue	from Lucy St. to West Palm Drive	8.75 acres
(6)NW 7 Avenue	from NW 14th Street To Arthur Vining Davis Parkway	2.24 acres
	Total	**29.3 acres**

FINDINGS

Poverty Rate: The proposed sites are located in Census Tract 114.01, Block Group 1. Part of Block Group 1 is already within the Enterprise Zone, and the additional land to be included has zero population at this time. Since no additional Block Groups are to be added

to the Enterprise Zone, and there is an even swap of acres, there is no impact on the Zone and no alteration in the Block Group income mix.

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 municipal boundaries of Florida City and contiguous to the existing Enterprise Zone/Empowerment Zone.

Additional Comments:
Because no additional Block Groups are to be added to the Enterprise Zone, the inclusion of the proposed parcels will not adversely affect the Enterprise Zone's income mix.

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)