

# MEMORANDUM

Agenda Item No. 5(I)

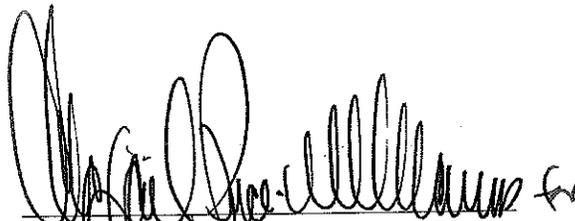
**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 15, 2014

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

**SUBJECT:** Resolution requesting an administrative boundary change to the Miami-Dade County Enterprise Zone and authorizing the Mayor to submit an application for an Administrative Boundary Modification of the Enterprise Zone to the State of Florida Department of Economic Opportunity

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Co-Prime Sponsors Chairwoman Rebeca Sosa, Commissioner Barbara J. Jordan and Commissioner Bruno A. Barreiro.



R. A. Cuevas, Jr.  
County Attorney

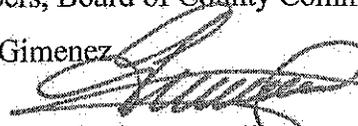
RAC/cp

# Memorandum



**Date:** July 15, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**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 (Board) approve the attached resolution authorizing 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 applications received through a Request for Application (RFA) process authorized by the Board on July 2, 2013 through Resolution R-580-13. The projects associated with the parcels recommended for inclusion in the Enterprise Zone are: Miami Beach Convention Center; South Florida Logistics Center; Miami-Dade County Landmark Site; and Panorama Tower.

## Scope

The Administration is recommending the land areas that comprise the following proposed developments for addition to the Miami-Dade County EZ 1301 and 1301A are:

Project Name	Project Description/ General Location	Projected Investment Amount*	Direct Jobs to be Created**	Commission District
South Florida Logistics Center	Development of an industrial park adjacent to the northwest corner of MIA.	\$98,900,000	1,152	6
Panorama Tower at 1101 Brickell Ave.	Development of a mixed use project (office, retail and residential) adjacent to 1101 Brickell Ave office building.	\$798,701,499	1,037	5
Miami Beach Convention Center	Renovation and expansion of the Miami Beach Convention Center in the general area of 1700 and 1800 Meridian Avenue.	TBD	TBD	5
Miami-Dade County Landmark Site	Underutilized property with recommended change in land use to business and office designation that allows motion picture studios and other uses.	TBD	TBD	1
<b>TOTAL</b>		<b>\$897,601,499</b>	<b>2,189</b>	

\*The current projected investment amount. The amount of the investment to the EZ will be significantly higher with the construction of the Miami Beach Convention Center and Landmark Center projects.

\*\*Does not include temporary construction jobs. Includes only projected direct jobs from ongoing operations.

The parcels of the proposed areas for **additions and deletions** to the EZ are included in Attachment 1. Businesses located in an EZ may be eligible for state and/or county economic development incentives when they create new jobs for residents living in the EZ. The parcels the Administration proposes to include in Miami-Dade's Enterprise Zone are located in Commission Districts 1, 5 and 6, but the general economic benefits from the development and operations of the proposed projects will have a positive countywide impact.

Multiple areas throughout the County, consisting primarily of expressways, schools and vacant County land which cannot take advantage of the incentives are being recommended for removal.

**Fiscal Impact/Funding Source**

There is no fiscal impact to the County from the approval of this item since this item simply authorizes the administration to apply for an Administrative Boundary Change to the County's Enterprise Zone.

**Track Record/Monitor**

The County has participated in the program for over 25 years. The Regulatory and Economic Resources Department (RER) is the local EZ coordinating department, and the County's Enterprise Zone Administrator, Ms. Lori Weldon, is responsible for monitoring the County's performance measures for the EZ program and verifying the eligibility of requests to the State for EZ program incentives. The Florida Department of Economic Opportunity (DEO) administers the program for the State.

**Background**

The Enterprise Zone Program is a joint State and County program that provides economic development incentives to businesses in order to stimulate capital investment and job growth within Miami-Dade's EZ boundaries. This program, first established in 1994, was designed to: 1) accelerate economic growth in economically distressed areas; 2) increase private sector investments within the zones; and 3) create jobs within the EZ to increase employment for residents living within the EZ boundaries. Miami-Dade County's EZ measures 53.1 square miles.

The EZ Program provides state tax credits and tax refunds to eligible businesses that meet the performance requirements of the program. The EZ program has been an integral part of the County's economic development strategy since its inception, and County incentives are also available to eligible businesses in the EZ. Businesses located in areas that are added to the EZ are then eligible for state and local incentives, subject to the particular conditions set forth in each incentive program. In Fiscal Year 2012-13, EZ businesses in Miami-Dade received \$1,156,252 in state funded incentives, and directly created 609 additional jobs and indirectly supporting an additional 335 jobs.

The State of Florida reauthorized Miami-Dade's EZ program and its boundaries in 2005 for an additional ten years (Resolution No. R-1305-05). Counties and municipalities are allowed to administratively amend their EZ boundaries through an application to the State once every three years. Miami-Dade County's last boundary modification was in 2008, and is currently eligible to apply for a boundary modification. A boundary modification, however, cannot increase the overall size of the County's EZ and, therefore, including additional areas in the EZ require removing areas of the equivalent size from the EZ.

The parcels the County is recommending for inclusion in the EZ are located in areas suffering from pervasive poverty, unemployment and general distress as described and measured in Florida Statutes. The poverty rate of the census block group that includes the

area nominated for inclusion in the EZ must be no less than 20%, and half or more of the census block groups within the EZ must have a poverty rate of 30% or higher. The unemployment rate in the EZ must also exceed the unemployment rate in the state of Florida.

Staff from the Economic Development Division of RER analyzed the latest available census data of the areas recommended to be added to the EZ and determined that each additional area is in compliance with “pervasive poverty” requirement of FS 290.0058. Half of the census block groups that include the four areas to be added to the EZ have poverty rates exceeding 30%, and the average unemployment rate Miami-Dade’s EZ is 14.5%, which is above the statewide unemployment rate of 11.5%, according the Census Bureau’s *American Community Survey 2012 1-year Estimates*.

Project Name	Acres	Census Tract & Block Group	Poverty Rate	Unemployment Rate*	Population – Block Group
Miami Beach Convention Center	50.6	CT 42.06/BG 1	20.2%	N/A	361
South Florida Logistics Center	442.3	CT 9805/BG 1	20%	N/A	0
Landmark Property	228.7	CT 100.15/BG 2	36.8%	N/A	3,202
Panorama Project	3.1	Tract 67.11 BG 1	20.5%	N/A	929
		Tract 67.13 BG 2	34.8%	N/A	1,279
Entire EZ (Including Boundary Change)	N/A	N/A	31.6%	14.5%	= 591,171

N/A = not applicable

\*Census Bureau, *American Community Survey, 2012 5-Year Estimates*.

The four areas recommended for inclusion in the EZ represent 724.7 acres. Attachment I provides the folio, street address, census tract and block group number, and the size of each parcel recommended for inclusion in and removal from the EZ. The areas to be removed consists of areas within expressway lanes that are currently in the EZ (405 acres), Miami-Dade County Public Schools in residential areas that are unlikely to be developed for commercial purposes (275 acres), and undevelopable vacant County parcels (45 acres), for a total of 725 acres.

***Brief Summary of the Areas Recommended for Inclusion in EZ.***

South Florida Logistics Services (SFLS) is developing a 1.6 million square feet (SF) South Florida Logistics Center (SFLC) adjacent to the northwest corner of Miami International Airport (MIA). The 170 acre master planned logistics center will require a total investment of \$98 million. SFLS opened Building I of the logistics center on October 16, 2013. Buildings II and IV are under construction and expected to be completed before the end of 2014. The construction of Building V is scheduled to start in 2014, and Buildings VI and III are scheduled to be completed before the end of 2016. The SFLC project will add to the County’s commercial tax base and generate additional revenues to the County. The project is expected to create a minimum 1,152 direct jobs, and indirectly create an additional 530 jobs

as a result of the development and completion of the proposed project (excluding construction jobs).

The Panorama Tower at 1101 Brickell Avenue project is an 84 story high-rise, mixed use development project with residential, commercial and retail spaces and anticipated to be completed in the latter part of 2016. Building permit plans are currently under review. Preliminary plans indicate 82,581 SF of retail space, 36,873 SF of office space, 128 lodging units and 821 residential units. The construction of this project is expected to create 1,037 direct, recurring jobs in the EZ, support an additional 539 indirect jobs, and increase the tax base of the City of Miami and Miami-Dade County.

The Miami Beach City Commission officially started the process of selecting a master developer for the renovation of the Miami Beach Convention Center on February 12, 2014. The start date of the renovation and expansion of the Miami Beach Convention Center is to be determined. Miami-Dade County is submitting the Miami Beach Convention Center for consideration in the EZ Boundary Modification as an economic development inducement for Miami-Dade County. Renovation of the Miami Beach Convention Center will generate new or enhanced local, state, and federal tax revenue. The operations of a renovated and enhanced convention center are expected to create jobs at skill levels that are available within the working age population in Miami-Dade County's Enterprise Zone.

The County is proactively including the County owned parcels commonly known as the Landmark site in this boundary modification to establish incentives for future development of the property. The County is transmitting a CDMP amendment to the State of Florida proposing a land use change from Institutional to Business and Office. The proposed land use change would allow the development of television and cinema production, and support the development of a digital media industry cluster in Miami-Dade.

#### ***The RFA Process/Ranking***

The RFA for an Administrative Boundary Change to the EZ was approved by the Board on July 2, 2013, and the successful applicants serve as the basis of the County's application to the State. The RFA was made available July 15, 2013 with applications due August 12, 2013, and an additional period for-submitting applications was opened March 3, 2014, with applications due March 31, 2014. RER held three pre-submission workshops on July 23, 2013, July 24, 2013, and March 19, 2014 to clarify and answer questions from interested parties that anticipated responding to the RFA. Public notice of the RFA was made through advertisements in the Miami Herald local section and posted on the RER website during the respective RFA submission periods. Five proposals were reviewed by staff and one proposal deemed ineligible because the parcel in question was verified as already being located in the EZ. The remaining four proposals met the required criteria, and were deemed responsive and eligible for consideration to be included in the EZ. An Evaluation/Selection Committee comprised of county staff with experience and post-secondary degrees in economics, real estate development, community development or land use planning and zoning met August 28, 2013 to rank the proposals submitted August 12, 2013. The Evaluation Committee met again on April 17, 2014 to review the application submitted March 31, 2014. Applications for each round were evaluated and ranked according to the following criteria: 1) projects

with financial capacity to complete development, 2) the number of new jobs that would be created, 3) proposed value of the capital investment to the area, and 4) projected economic development value. The scores were based on a maximum total of 100 and the concurrent rankings of the proposals were as follows:

South Florida Logistics Center	88 points	(1)
Miami Beach Convention Center	85.3 points	(2)
Panorama	77.8 points	(3)

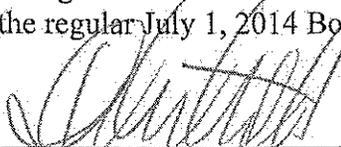
The Evaluation/Selection Committee, recognizing the potential economic development value of the location, recommended the inclusion of the Landmark property in the EZ by unanimous vote at the August 28, 2013 meeting.

***Enterprise Zone Advisory Council (EZAC)***

Pursuant to the provisions of Florida Statute 290.0056, and County Ordinance 2-1036, the Enterprise Zone Advisory Council (EZAC), a Board appointed body, was created for the specific purposes of (a) fulfilling and meeting the technical requirements of the Enterprise Zone Act and; (b) advising the Board on issues regarding the Enterprise Zone Strategic Plan. At their October 31, 2013 meeting, the EZAC endorsed the recommendations of the Evaluation/Selection Committee from their August 28, 2013. The EZAC concurred with the inclusion of the Miami Beach Convention Center, SFLC, and Landmark in the EZ and approved proceeding to the BCC for Board action (Attachment 3) and the submittal of the application to amend the boundaries of the Miami-Dade County EZ.

At their May 1, 2014 meeting, the EZAC did not endorse the Evaluation/Selection Committee's recommendation from the April 17, 2014 committee meeting to include Panorama in the EZ Boundary Modification application. A motion was offered and seconded by the EZAC recommending to deny inclusion of the application submitted by Panorama in the boundary modification application. The motion passed with three members in favor, one member opposing, and one member abstaining (Attachment 4). The administration's decision to include Panorama in the application package is based in part on Panorama meeting the State requirements to be included in the EZ, and the Census area that includes the project having a poverty rate of 29%. The commercial development in the Panorama is likely to bring a significant number of new jobs to the area that are eligible for sales tax credits for hiring workers from the EZ.

The public was duly noticed there would be a resolution before the Board to consider changes to the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the regular July 1, 2014 Board Meeting (Attachment 5).



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Jack Osterholt, Deputy Mayor

Attachments



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 15, 2014

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

**SUBJECT:** Agenda Item No. 5(I)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(I)  
7-15-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION REQUESTING AN ADMINISTRATIVE BOUNDARY CHANGE TO THE MIAMI-DADE COUNTY ENTERPRISE ZONE AND AUTHORIZING THE MAYOR OR THE MAYOR'S DESIGNEE TO SUBMIT AN APPLICATION FOR AN ADMINISTRATIVE BOUNDARY MODIFICATION OF THE ENTERPRISE ZONE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY

**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 House Bill 1725 relating to the Florida Enterprise Zone Act (the "Act"), which provides the 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 Florida Statutes, Chapter 290 to induce 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 Miami-Dade Enterprise Zone and finds the geographical areas nominated meet the requirements of Florida Statute Chapter 290; and

**WHEREAS**, this Board finds that the areas being recommended to be added to the Enterprise Zone within the boundaries of Miami-Dade County exhibit extreme and unacceptable

levels of poverty, unemployment, physical deterioration, and inadequate economic investment;  
and

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

**WHEREAS**, the revitalization of such areas can occur only if the private sector is induced to invest their resources in productive enterprises that foster economic viability of the areas; and

**WHEREAS**, this Board desires to accomplish the purposes 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 the Mayor's designee is authorized to apply to the Florida Department of Economic Opportunity requesting a boundary modification of the Miami-Dade County Enterprise Zone-as set forth in Attachment 1-consistent with the Enterprise Zone Program authorized by House Bill 1725.

Section 2. The Board does hereby direct the Mayor or the Mayor's designee to submit an updated census profile of the Enterprise Zone and a certified copy of this resolution authorizing the boundary modification in accordance with Section 290.005 of Florida Statutes to the Department of Economic Opportunity in the request for 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:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 15<sup>th</sup> day of July, 2014. 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-Williams

## **ATTACHMENT 1**

Parcels to be Included/Excluded

**ENTERPRISE ZONE BOUNDARY MODIFICATION APPLICANT SUMMARY  
PARCELS TO BE INCLUDED IN ENTERPRISE ZONE**

<b>SOUTH FLORIDA LOGISTICS CENTER</b>						
Folio	Address	Census Tract	Block Group	Population in BG	% in Poverty	Abuts/ Adjacent to EZ
30-3026-000-0060	Vacant Parcel	9805	1	0	20%**	Adjacent
30-3023-001-0371	Vacant Parcel	9805	1	0	20%**	Adjacent
30-3023-001-0361	Vacant Parcel	9805	1	0	20%**	Adjacent
30-3023-001-0010	Vacant Parcel	9805	1	0	20%**	Adjacent
30-3014-001-0170	Vacant Parcel	9805	1	0	20%**	Adjacent
<b>PROJECT SIZE IN ACRES AND ADDITION TO EZ</b>						442.3 Acres
<b>** No population in Block Group - counts as 20% poverty rate per FS 290.0058</b>						
<b>PANORAMA AT 1101 /1103</b>						
Folio	Address	Census Tract	Block Group	Population in BG	% in Poverty	Abuts/ Adjacent to EZ
01-0210-030-1110	1101 Brickell Ave	67.11	1	929	20.4%	-
01-0210-030-1130	1103 Brickell Ave	67.13	2	1,279	20.4%	-
<b>PROJECT SIZE IN ACRES AND ADDITION TO EZ</b>						3.1 Acres
<b>LANDMARK CENTER</b>						
Folio	Address	Census Tract	Block Group	Population in BG	% in Poverty	Abuts/ Adjacent to EZ
30-1131-001-0030	20000 NW 47 Ave	100.15	2	2,222	36.8%	--
30-1131-001-0020	20600 NW 47 Ave	100.15	2	2,222	36.8%	--
<b>PROJECT SIZE IN ACRES AND ADDITION TO EZ</b>						228.7
<b>MIAMI BEACH CONVENTION CENTER</b>						
Folio	Address	Census Tract	Block Group	Population in BG	% in Poverty	Abuts/ Adjacent to EZ
02-3227-000-0090	500 17 St	42.06	1	337	20.2%	Abuts
02-3234-206-0040	1701 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-206-0420	1721 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0430	1727 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0440	1735 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0450	1745 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0460	1755 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0470	1765 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0480	1777 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0060	1809 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0110	1855 Meridian Ave	42.06	1	337	20.2%	Adjacent
02-3234-007-0070	Vacant Parcel	42.06	1	0	20%**	Adjacent
02-3234-007-0080	Vacant Parcel	42.06	1	0	20%**	Adjacent
02-3234-007-0090	Vacant Parcel	42.06	1	0	20%**	Adjacent
02-3234-007-0100	Vacant Parcel	42.06	1	0	20%**	Adjacent
<b>PROJECT SIZE IN ACRES AND ADDITION TO EZ</b>						50.6 Acres
<b>TOTAL ADDITION TO FOR ALL PROJECTS TO EZ</b>						724.7 Acres
<b>** No population in Block Group - counts as 20% poverty rate per FS 290.0058</b>						

**ENTERPRISE ZONE BOUNDARY MODIFICATION  
PARCELS TO BE REMOVED FROM ENTERPRISE ZONE**

<b>Property</b>	<b>Folio</b>	<b>Address</b>	<b>Census Tract</b>	<b>Block Group</b>	<b>Parcel Size (Acres)</b>
North Miami Senior HS	06-2230-013-0040	13110 NE 8th Ave	2.2	1*	20.50
	06-2230-013-0060				
	06-2230-013-0050				
Holmes Elementary	01-3114-066-0020	1175 NW 67 St	19.0	1*	41.00
Miami Northwestern Senior HS	01-3114-066-0010	1100 NW 71 <sup>st</sup> St			
	01-3114-065-0010				
Miami Edison Senior HS	01-3113-088-0010	6161 NW 5th Ct	20.03	1*	31.20
	01-3113-079-0010			2*	
	01-3113-000-0110				
Booker T. Washington Senior HS	01-3136-077-0020	1200 NW 6 <sup>th</sup> Ave	24.1	4*	24.10
	01-3136-077-0030				
	01-3136-077-0010				
Miami South Ridge Senior HS	30-6006-004-0010	19355 SW 114 Ave	102.07	2*	54.70
	30-6006-003-0048				
	30-6006-003-0252				
Lenora B. Smith Elementary and Allapattah Middle	01-3123-016-0010	1331 NW 46 <sup>th</sup> St	23	1*	51.90
	01-3123-016-0020				
Jose de Diego Middle	01-3125-066-0010	3100 NW 5 <sup>th</sup> Ave	26	4*	10.60
Charles R. Drew Middle	30-3115-003-0090	1801 NW 60 <sup>th</sup> St	18.01	1*	20.1
	30-3115-046-0010				
	01-3115-046-0020				
	30-3115-003-0110				
	30-3115-000-0260				
	30-3115-003-0120				
	30-3115-003-0060				
	30-3115-003-0140				
	30-3115-003-0100				
	30-3115-003-0130				
	30-3115-003-0070				
30-3115-000-0250					
Miami Jackson Senior High	1751 NW 36 St	Census Tract - 24.04	Block Group - 2*	Acres - 29.7	
01-3122-043-0030	01-3122-045-0040	01-3122-049-0050	01-3122-043-0160	01-3122-042-0151	
01-3122-049-0140	01-3122-042-0190	01-3122-042-0120	01-3122-055-0020	01-3122-000-0930	
01-3122-043-0110	01-3122-045-0090	01-3122-049-0120	01-3122-049-0040	01-3122-000-0900	
01-3122-043-0100	01-3122-045-0100	01-3122-045-0130	01-3122-049-0130	01-3122-000-0890	
01-3122-043-0050	01-3122-042-0160	01-3122-045-0110	01-3122-049-0110	01-3122-049-0020	
01-3122-045-0020	01-3122-045-0030	01-3122-045-0080	01-3122-043-0060	01-3122-043-0151	
01-3122-043-0140	01-3122-037-0010	01-3122-042-0150	01-3122-045-0120	01-3122-049-0070	
01-3122-042-0130	01-3122-049-0060	01-3122-049-0141	01-3122-045-0050	01-3122-000-0880	
01-3122-055-0030	01-3122-055-0010	01-3122-049-0010	01-3122-042-0170	01-3122-043-0150	
01-3122-055-0040	01-3122-045-0070	01-3122-043-0120	01-3122-049-0080	01-3122-049-0170	
01-3122-042-0180	01-3122-043-0090	01-3122-045-0010	01-3122-043-0160	01-3122-043-0130	
01-3122-043-0040	01-3122-049-0150	01-3122-043-0080	01-3122-042-0140	01-3122-049-0030	
01-3122-043-0070	01-3122-049-0160	01-3122-049-0090	01-3122-049-0100	01-3122-000-0910	

**ENTERPRISE ZONE BOUNDARY MODIFICATION  
PARCELS TO BE REMOVED FROM ENTERPRISE ZONE**

County Owned Parcels	16-7930-001-0060		114.01	3*	5.90
	16-7930-001-0040		114.01	3*	6.00
	30-5032-061-0020		83.09	2*	5.50
	04-3118-000-0010		16.05	1*	5.80
	34-2103-029-0010		99.03	1*	6.20
	34-2108-007-0020		100.06	2*	8.60
	01-3136-064-0020		31	2*	7.10

*\*Partial Block Group*

**ENTERPRISE ZONE BOUNDARY MODIFICATION  
PARCELS TO BE REMOVED FROM ENTERPRISE ZONE**

Property	Folio	Address	Census Tract	Block Group	Parcel Size (Acres)
			2.04	1*	
			3.07	1 and 2*	
			4.05	4*	
			4.08	6*	
			4.10	4*	
			4.11	2*	
			4.14	3*	
			10.02	3*	
			10.04	2*	
			10.05	1*	
			11.02	4*	
			14.01	1*, 3* and 4*	
			16.02	3*	
			17.01	2*	
			17.02	1*	
			17.03	3* and 4*	
			18.02	1*	
			18.03	2* and 3*	
			19.01	2* and 6*	
			19.04	1* and 2*	
Expressways	N/A	N/A	20.01	1*	405
			20.03	3*	
			22.01	3*	
			22.02	1 and 3*	
			23	1*	
			24.03	1*	
			24.04	3*	
			25.02	1*	
			26	1* and 2*	
			28	1*	
			29	2*	
			30.01	1* and 3*	
			31	1* and 3*	
			34	1 and 2*	
			37.02	3*	
			51.03	4*	
			51.04	5*	
			102.07	3	
			106.06	2*	
			106.06	1*	
			9805	3*	
				<b>Expressway Acres</b>	<b>405</b>
				<b>School Acres</b>	<b>275</b>
				<b>County Owned Acres</b>	<b>45</b>
				<b>Total Acres</b>	<b>725</b>

\*Partial Block Group

## **ATTACHMENT 2**

### Project Summaries

## SOUTH FLORIDA LOGISTICS CENTER

South Florida Logistics Services (SFLS) is an integrated logistics company committed to providing world-class cargo handling services that include multimodal transportation and Foreign Trade Zone services, refrigerated cargo capabilities and supply chain management solutions. SFLS offers end-to-end logistics service, speeding the smooth flow of cargo by deploying a smart combination of varied and flexible warehousing and transportation capabilities.

The southern part of the facility will be the South Florida Logistics Center (SFLC), which will be designed to meet the growing needs of South Florida's logistics industry. The site's unique geographic features will provide a direct connection with South Florida ports as well as Miami International Airport. The northern portion of the land, which is being requested to be placed in the Enterprise Zone, will be a Florida East Coast Railway intermodal rail center.

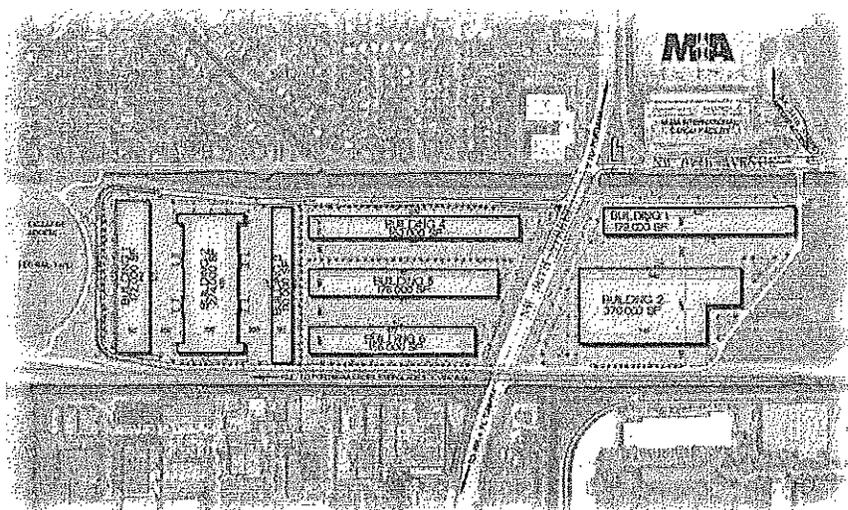
Amount of Investment: **\$98,900,000**

Square Footage of Development: **1,602,000**

Projected Annual State and Local Tax Revenues: **\$14,679,000**

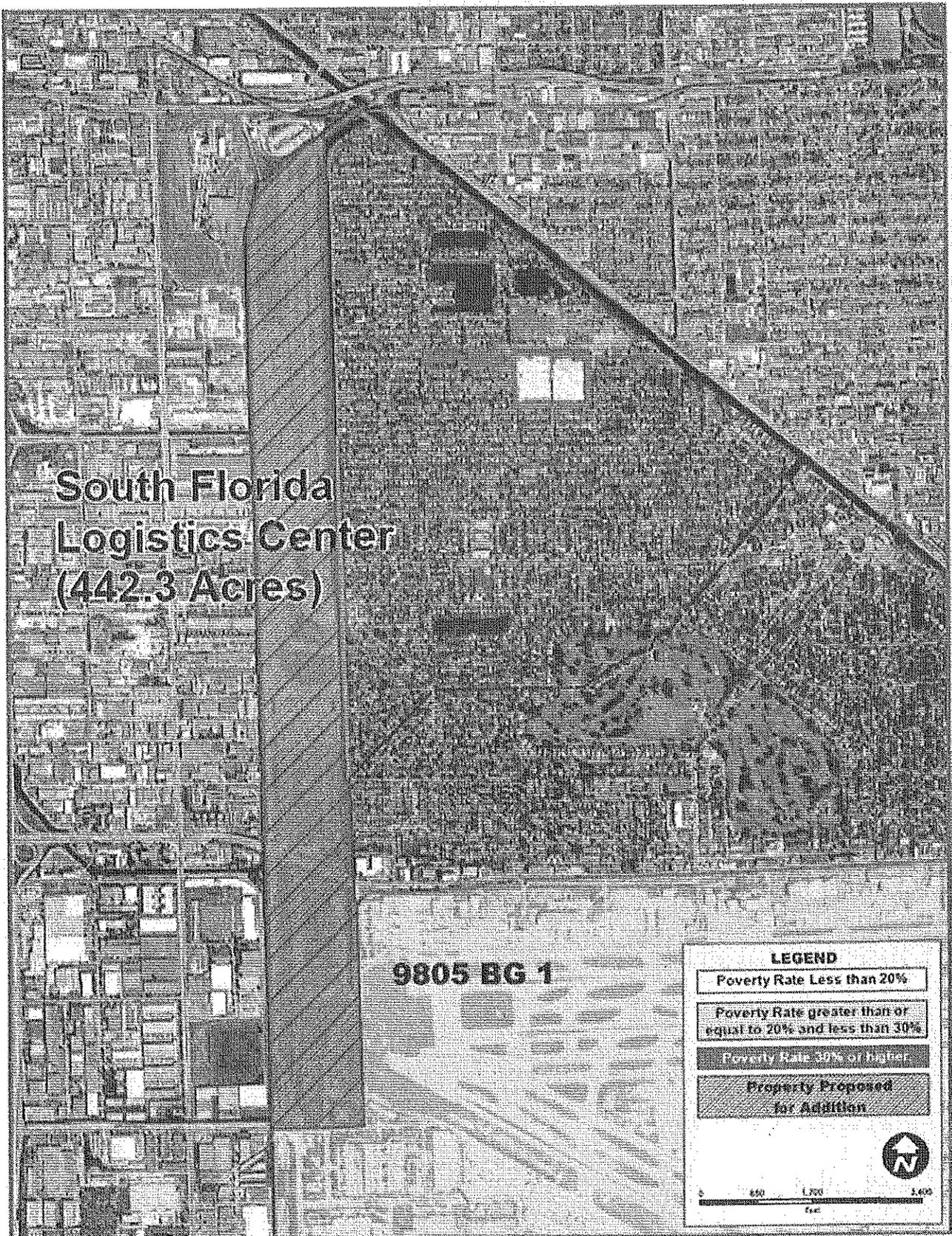
Projected Annual Federal Tax Revenues: **\$28,720,000**

Projected New Jobs Created as a Result of the Project: **2,527**



Project Budget

Building	SF	PSF Cost	Cost
N. Building 1	172,200	\$50	\$8,600,000
N. Building 2	274,000	\$50	\$13,700,000
N. Building 3	110,000	\$50	\$5,500,000
N. Building 4	163,000	\$50	\$8,150,000
N. Building 5	178,000	\$50	\$8,900,000
N. Building 6	156,000	\$50	\$7,800,000
S. Building 1	179,000	\$50	\$8,950,000
S. Building 2	370,000	\$50	\$18,850,000
Infrastructure			\$18,800,000
<b>Total</b>			<b>\$98,900,000</b>



Data Source: 2012 ACS 5-year Survey

**PANORAMA**  
**Details of the Boundary Modification / Capital Improvement to Area**

Project Classification

Mixed Use: Residential (Rental Apartments), Office, Retail, Lodging

The Major Use Special Permit (MUSP) that entitles the Project site for the proposed project was approved in 2006. The original MUSP entitled the site for a 74-story building with a total height of 849 feet which incorporates 650 multifamily units and approximately 30,000 square feet of retail in addition to the existing office buildings. In 2011, the completion of the TD Bank cube officially vested the MUSP with the Project. Later in 2011, the owner applied for a modification that lowered the height to 800 feet but increased the number of multifamily units to 724 along with adding 130 lodges. According to information provided by the owner, under the zoning code, two lodges equates to one multifamily unit when calculating density. In 2012, the MUSP was modified again to include 789 multifamily units and 130 lodging units. As well, the FAA approved a final building height to 830 feet which the City of Miami approved.

The current plans call for 821 multifamily units and 128 lodging units. By decreasing the current lodging units from 130 to 120, the developer will be able to add five multifamily units. At 794 multifamily units, the developer is 27 units short of 821 units. However, the floor plates in the lower tower, floors 20 through 47, will be modified to include 14 units as opposed to 13 units, which will increase the total number of units to 821. This final modification was approved by the City of Miami as

Modification in November 2013.

Square footage of development	874,000 Square Feet
Residential Floor Area Ratio:	821
Residential Units (Rental Apartments):	821
Retail Floor Area ratio:	82,581 Square Feet
Lobbies:	6,200 Square Feet
Lodging Floor Area Ratio:	85,925 Square Feet
Lodging Units:	128
Office Floor Area Ratio:	36,873 Square Feet
Total Parking Provided:	1,937 Spaces
Height:	830 Feet NGVD (FAA Approved)

a Non-Substantial

Panorama Tower ("PT") will be a new development located in in the heart of downtown Miami, developed through the redevelopment of just under two acres of land. This high-rise tower will feature 84 stories, and will offer residential apartment units, furnished corporate lodges, high-end retail space, as well as medical office space. The proposed subject development is considered to be a pioneering development in the City of Miami owing to its significant height, size and scope. As alluded to above, the project is comprised of the following main components:

**Residential Units:** rentable residential units that will feature high-end condominium finishes

**Corporate Lodges:** attractive furnished corporate lodges targeting short-term leases

**Retail Space:** highly desirable retail space in a heavily trafficked area

**Medical Office Space:** premier medical office space with world-class finishes

**Garage:** a thirteen-story garage that will provide the development with ample parking

The fully-developed site will also feature open space, which will serve as an additional amenity to

tenants and guests alike. The "Panorama Promenade" will be the only pedestrian access south of 8<sup>th</sup> Street and north of 12<sup>th</sup> Street from the residential Brickell Bay Drive to Brickell Avenue.

The Project is being developed by Florida East Coast Realty, Inc., a real estate development firm which was founded sixty years ago and which has developed in excess of sixty million square feet of construction. The operations of the Project will be managed by Florida East Coast Realty, Inc.

PT will provide comprehensive offerings geared toward the residential, corporate lodging, retail and medical office markets. The development of these high-quality offerings at a strategic location in the heart of Miami's Brickell neighborhood will allow Florida East Coast Realty, Inc.'s team to leverage their significant expertise, skills and experience to create jobs and stimulate the local economy for decades.

Amount of investment and projected tax revenue to all local jurisdictions

The total cost of developing and launching the Panorama Tower is anticipated to be \$798,701,499. Approximately \$369,880,850 will be or already has been invested in the form of developer equity, which comprises just over 46% of the total Project capital stack. The Developer will secure the remaining capital in the form of traditional construction financing, in the amount of \$328,820,649 and is now seeking an additional \$100,000,000 of EB-5 capital to develop the property and to fund the initial operations of PT. While not necessary, the Developer has agreed to accept EB-5 Capital as part of the City of Miami and Miami-Dade County's application for status as a Regional enter for E-5.

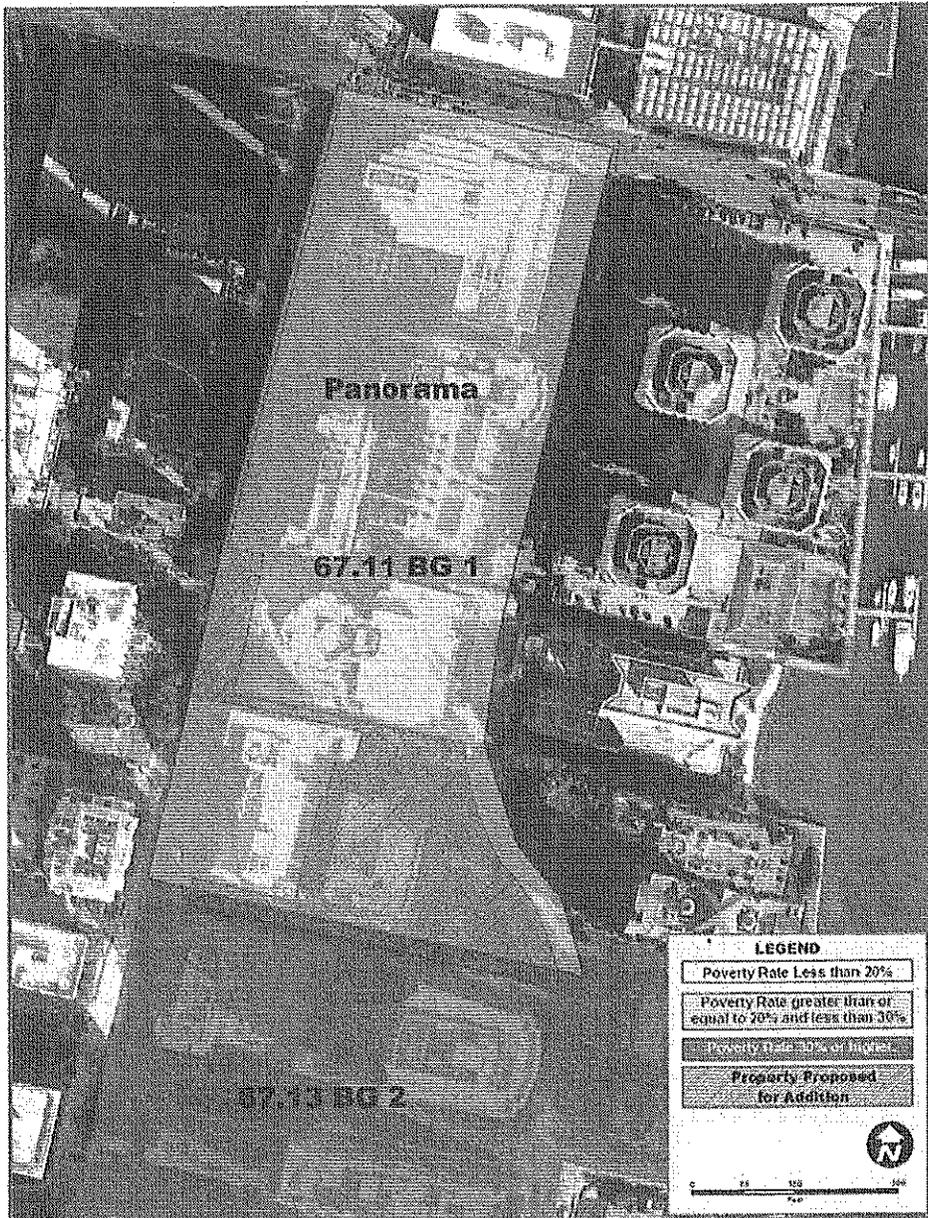
The 2013 combined taxes and assessments for the entire 1101 Brickell parcel (prior to segregation of the new development parcel) were \$ 774,833. Panorama Enterprise Zone Boundary Modification Real estate taxes of \$5,577 per unit is above the range of the expense comparables which range from \$1,790 to \$4,302 per unit. Personal property taxes have been estimated at \$10 per unit which is within the range of the expense comparables.

Projected new jobs created as a result of the project

The 30 month construction phase of our project will create at **2,731** jobs lasting more than 2 years. These positions range from, higher paying Development, construction management, and property management to general construction labor, leasing and operations. Many of the construction jobs, will continue at the next development for Florida East Coast Realty, One Bayfront Plaza. This site is already within the EZ boundary, and is twice the size of the current Panorama project herein.

Once complete another **283** residents of Miami-Dade County will have jobs associated with property management, leasing and operations.

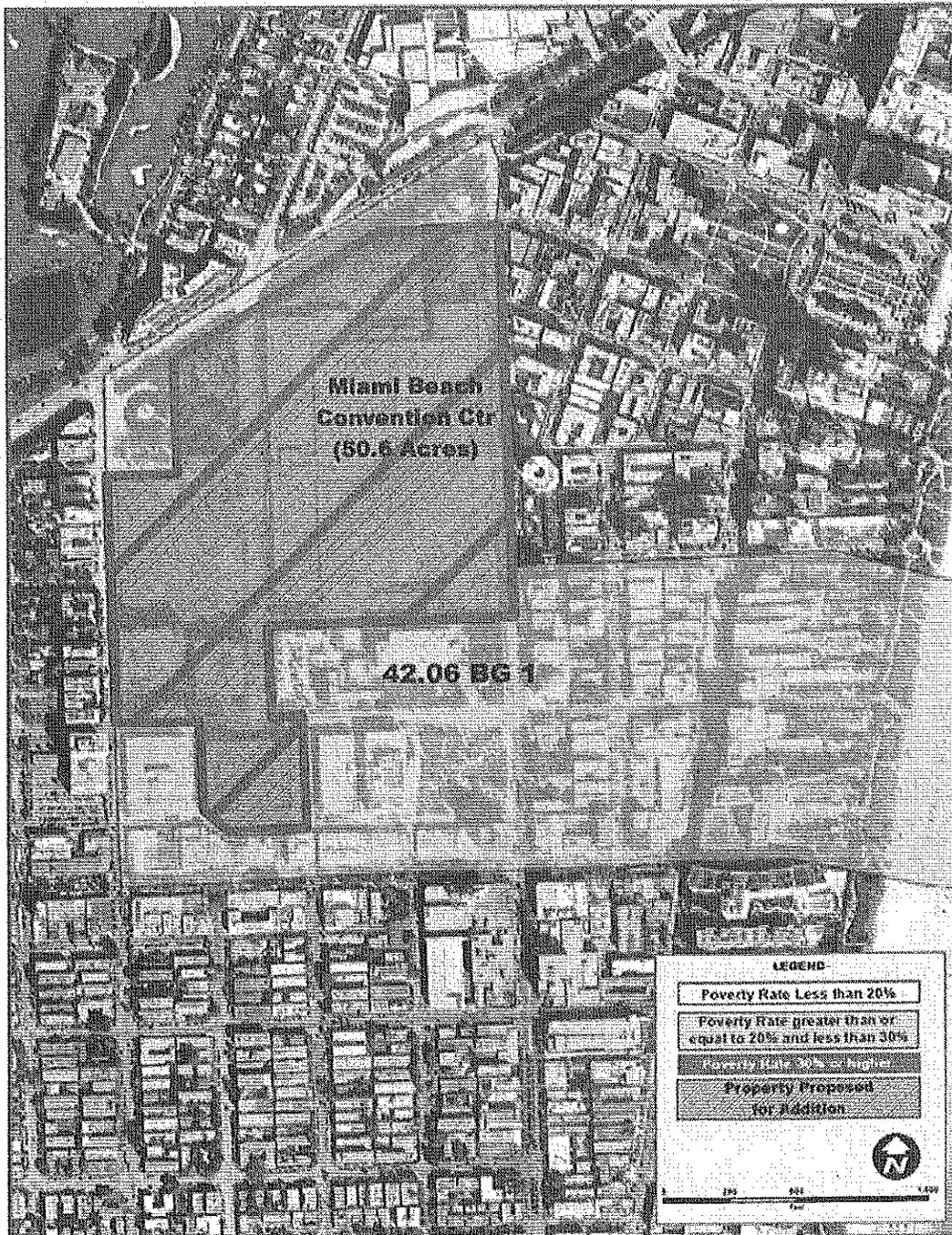
**See map in next page.**



Data Source: 2012 ACS 5-year Survey

## THE MIAMI BEACH CONVENTION CENTER

The Miami Beach City Commission officially started the process of selecting a master developer for the renovation of the Miami Beach Convention Center on February 12, 2014. Renovation and expansion of the Miami Beach Convention Center will be in the general area of 1700 and 1800 Meridian Avenue. The start date of the renovation and expansion of the Miami Beach Convention Center is to be determined. Renovation of the Miami Beach Convention Center will generate new or enhanced local, state, and federal tax revenue. The operations of a renovated and enhanced convention center are expected to create jobs at skill levels that are available within the working age population in Miami-Dade County's Enterprise Zone.



Data Source: 2012 ACS 5-year Survey

## LANDMARK

The Landmark property is owned by Miami-Dade County and comprised of approximately 227 acres of land, with improvements, located within the Urban Development Boundary (“UDB”) perimeter. The site is bounded by the Snake Creek canal on the north, adjacent to the North Dade Landfill to the north, a portion of Northwest 55<sup>th</sup> Court to the west, Northwest 47<sup>th</sup> Avenue to the east, and a portion of Northwest 199<sup>th</sup> Street (also known as Honey Hill Road) to the south.

Within the County’s Comprehensive Master Development Plan (“CDMP”), the land use designation for the Landmark property is currently listed as: Institution, Utilities and Communications (“Institutional”). The Institutional designation accommodates a wide variety of uses, such as major hospitals, medical complexes, colleges, universities, regional water supply, antenna fields, radio and television broadcast towers, wastewater and solid waste utility facilities, major government office centers, and military installations. Also permitted are offices, and internally integrated business areas smaller than five (5) acres in size, or up to ten (10%) percent of the total floor area of an institutional, public facility, or office building.

Any proposed development project would not only serve the needs and interests of the surrounding neighborhood residents, but also be consistent with the County’s economic development strategies. Proposed developments should create economic development opportunities that attract new jobs with good wages and strengthen the tax base.

**See map on next page.**



Data Source: 2012 ACS 5-year Survey

## **ATTACHMENT 3**

Enterprise Zone Advisory Council (EZAC)

October 31, 2013 Minutes

**ENTERPRISE ZONE ADVISORY COUNCIL (EZAC)**  
**MINUTES OF MEETING**  
**October 31, 2013**

**EZAC Members Present** - Roger Bernstein, Rosa de la Camara, Ty Jones, Ronald Mitro, Jason Walker  
**Staff Present** - Dr. Robert Cruz (via phone), Lori Weldon, Robert Hesler

The Enterprise Zone Advisory Council (EZAC) meeting was called to order at 4:15 pm by Ms. Lori Weldon, Enterprise Zone Administrator followed by self-introductions.

**Enterprise Zone Boundary Modification**

Dr. Robert Cruz summarized the proposals submitted through the Request for Proposal (RFA) process for the Enterprise Zone Boundary Modification. Dr. Cruz informed the EZAC members that three applications were submitted, however, one application was withdrawn and the processing fee returned due to the fact that the project is currently located in the Enterprise Zone (EZ). The two remaining projects, the South Florida Logistics Center and the Miami Beach Convention Center, combined, represent a \$1.3 billion dollar private sector investment into the Enterprise Zone and will create approximately 6,000 new jobs. Dr. Cruz stated the Convention Center is vital to local tourism, and the Logistics Center is integrated with the Port of Miami, the rail systems, and the trucking industry and facilitates the distribution of cargo. The third area recommended was Landmark, approximately 221 acres of property in North Miami Dade, with parcels owned by the County and State of Florida. A brief question and answer session ensued.

Dr. Cruz informed EZAC members of the makeup of the Evaluation/Selection Committee, which reviewed the proposals submitted and recommended that the projects move forward. The committee was comprised of Miami-Dade County Employees from the Real Estate Division of Internal Services Department (ISD), and Planning and Zoning Divisions of Regulatory and Economic Resources (RER), Public Housing and Community Development (PHCD), the Office of Management and Budget (OMB), and the Economic Development and Policy Research unit of RER, which handles the daily operations of the EZ.

Mr. Jason Walker offered the motion the three projects discussed move forward to the Board of County Commission for recommendation to the State to be included in the boundaries of the EZ. Mr. Roger Bernstein seconded the motion. The motion passed unanimously.

**Bylaws**

Mr. Ronald Mitro offered the motion to adopt the draft EZAC Bylaws. Ms. Rosa de la Camara seconded the motion. The motion passed unanimously.

**Election of Officers**

Mr. Mitro nominated Mr. Bernstein for Chairperson of the EZAC. The nomination was seconded by Ms. de la Camara. There were no other nominations. The motion passed unanimously. Mr. Ty Jones volunteered to be Vice Chair of the EZAC. The Council unanimously elected Mr. Jones as Vice Chair of the EZAC.

**New Business / Discussion**

The group discussed the goals and future of the EZ program. Ms. Weldon will work with the County Tax Collector Occupational License Section in pursuing a direct mailing to eligible businesses in the EZ. Advertising in the Business Monday section of the Miami Herald and the highlighting of businesses that have benefitted/received incentives from the program will be pursued. Additionally, suggestions were made to ensure the Beacon Council is advertising the EZ, a flyer be done for distribution to businesses in the EZ, advertising through Miami-Dade TV, involving local banks for a revolving loan program (possibly TD Bank, Bank United, and Great Florida Bank), targeting industries / businesses needed in the EZ, and researching /offering local incentives. Ms. Weldon stated that a new Strategic Plan needed to be done, and it should include the process in how the goals and objectives of the EZ will be achieved, and the Reauthorization of the program.

**Next Meeting** - The next EZAC meeting is scheduled for Thursday, November 21, 2013 at 4:30 p.m.

## **ATTACHMENT 4**

Enterprise Zone Advisory Council (EZAC)

05-01-2014 Minutes - Draft

**ENTERPRISE ZONE ADVISORY COUNCIL (EZAC)  
MINUTES OF MEETING  
May 1, 2014**

**EZAC Members Present** - Roger Bernstein, Ronald Mitro, Jason Walker, Sherwood Dubois, Rosa de la Camara (via phone)

**Staff Present** - Dr. Robert Cruz, Lori Weldon

The Enterprise Zone Advisory Council (EZAC) meeting was called to order at 5:15 pm by Ms. Lori Weldon, Enterprise Zone Administrator followed by self-introductions. The meeting started without a quorum.

**Enterprise Zone Program Update**

Ms. Weldon reviewed the 2<sup>nd</sup> Quarter report for Fiscal Year (FY) 2013-14 with the EZAC members present. Ms. Weldon informed the members that businesses located in the Enterprise Zone (EZ) invested \$6,198,422 in either business equipment or building materials in the Miami-Dade EZ from October 1, 2013 to December 31, 2013. For the first half of FY 2013-14 businesses have invested \$14,016,270 in the EZ. Ms. Weldon also stated that in the 2<sup>nd</sup> Quarter 93 jobs were created in the EZ and for the first half of the FY 2013-14 a total of 271 jobs have been created for EZ residents.

Ms. Weldon stated that County Attorney Jess McCarthy will be invited to the next EZAC meeting to update the Council on the discussions that took place in Tallahassee over the last session about the reauthorization of the Enterprise Zone program.

**Enterprise Zone Boundary Modification**

Dr. Robert Cruz informed the EZAC members that the current applicant, Panorama, came forward after the deadline of the first EZ Boundary Modification Request for Applications (RFA). He added that the first RFA rendered a rather small number of applications. Dr. Cruz added that the project proposed considerable job creation and with the prospect of other projects of this magnitude coming forward, the administration reopened the RFA for applications. Dr. Cruz informed the EZAC that the State requires that the latest census information be used for boundary modifications. Dr. Cruz added that during the initial phase of the boundary modification that the latest census information was the 2007-2011 data, however, now the 2008-2012 data is available and must be used. Dr. Cruz further stated that with the new census data, the project is eligible because the poverty rate of the census block group is 20.4%. (Quorum established at 5:35 with the arrival of Chairman Roger Bernstein.) A discussion regarding the application and the process in which this application was accepted ensued. Dr. Cruz assured EZAC members that no businesses would suffer with the addition of this project as staff has identified areas that are ineligible to receive EZ incentives such as expressways and schools to swap for parcels that are being recommend for inclusion in the EZ.

Mr. Jason Walker offered the motion recommending to deny inclusion of the application in the Miami-Dade County EZ Boundary Application to the State. Mr. Sherwood Dubois seconded the motion. The motion passed with a 3 to 1 vote with 1 abstention.

Vote: Yes: Jason Walker, Ron Mitro, Sherwood Dubois

No: Rosa de la Camera

Abstained: Roger Bernstein

Mr. Walker offered the motion to approve the minutes of the October 31, 2013 EZAC meeting. Mr. Mitro seconded the motion. The motion passed unanimously.

Ms. Weldon will contact the members with the next meeting date and time.

## **ATTACHMENT 5**

Public Notice

U.S. COAST GUARD

Cuban migrant allowed to stay

KEY WEST (Reuters) — Three Cuban migrants attempted to windsurf across the Florida Straits to reach the United States on Tuesday, but only one is known to have reached dry land.

A second was rescued at sea by a fisherman Thursday morning. The U.S. Coast Guard continued late Thursday to search for the third migrant.

Henry Vergara Negrin, 24, said he left Jibacoa, Cuba, near Havana at 9 a.m. Tuesday with two companions on separate boards, according to

ing in two decades. A couple of windsurfer cases were documented during a mass exodus of Cubans in 1994 known as the "rafter crisis."

Many Cuban have died trying to cross the Straits as they flee their communist-ruled homeland.

Negrin told police his companions' sails went down and he lost sight of them four hours into the journey. He said he knew his companions only as Amanda, 28, and Dwartia, 23.

Dwartia was found disoriented and drifting Thursday

2009 THANKSGIVING MASSACRE

Court: Killer's par

BY BRETT CLARKSON  
Sun Sentinel

An appellate court has ruled that the parents of a mentally troubled South Florida man shouldn't be held liable for inviting their son to Thanksgiving dinner during which he shot dead four relatives, including a 6-year-old girl.

In a decision released Wednesday, a state Fourth District Court of Appeal judge upheld a lower court's ruling, saying that used a cellphone to record a Broward Sheriff's deputy during a traffic stop.

The minute Brandy Berning, 33, told Lt. William O'Brien she was recording the conversation they had when he pulled her over for driving in the HOV lane at the wrong time, O'Brien responds on Berning's audio with

"I have to tell you, you just committed a felony."

For more than four minutes, the two argue; O'Brien insisting that Berning hand over her phone and that she is under arrest, and Berning insisting that she has done

would discourage families from providing a haven to troubled relatives for fear of civil liability," Judge Robert M. Gross wrote in the ruling.

An attorney for the Jupiter couple whose 6-year-old daughter Makayla was killed said she and her clients were "very disappointed" by Wednesday's decision.

Julie H. Little-Rubin, the West Palm Beach attorney who represents Mufel and Jimmy Sitton, said it wasn't fair to the Sittons that they

said. And he tried to take her car keys, getting into her passenger seat and trying to force her from the car.

"All I knew was I was trying to keep my phone," Berning said. "I knew I couldn't give him my phone, because I didn't know why he was acting the way he was if he didn't plan on doing something wrong."

Berning spent the night in jail in March but was never charged. Berning now has two attorneys and says she gave BSO notice that she plans to sue the agency.

A BSO spokeswoman



Public Notice

MIAMI-DADE COUNTY

ENTERPRISE ZONE 1301 and 1301A BOUNDARY REDESIGNATION NOTICE

A resolution will be considered for a change in the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the July 1, 2014 regular meeting of the Board of County Commissioners in Commission Chambers, 111 NW 1st Street, 2nd Floor, at 9:30 am. If adopted the change in the boundaries of the Enterprise Zone will result in the loss of Enterprise Zone eligibility for areas affected by the boundary change. If you have questions regarding the boundary redesignation, please contact Lori Weldon at (305) 375-8623.

For legal aids online, go to <http://legalaids.miamidade.gov>

NOTICE OF PROPOSED CHANGES TO MIAMI-DADE COMPREHENSIVE DEVELOPMENT MASTER PLAN

## Miami-Dade County Enterprise Zone 1301 and 1301A Boundary Redesignation Notice Meeting Tuesday, July 1

A resolution will be considered for a change in the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the July 1, 2014 regular meeting of the Board of County Commissioners in Commission Chambers, 111 NW 1st Street, 2nd Floor, at 9:30 am.

If adopted the change in the boundaries of the Enterprise Zone will result in the loss of Enterprise Zone eligibility for areas affected by the boundary change. If you have questions regarding the boundary redesignation, please contact Lori Weldon at (305) 375-3623.

SHARE