MEMORANDUM

Agenda Item No. 5(C)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	March 3, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution finding and declaring, pursuant to section 163.355, Florida Statutes, and after a public hearing, a certain geographic area of Miami-Dade County, Florida, which is generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north ("Area"), to be a slum or blighted area and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area, including the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of South Miami and Miami-Dade County, Florida; finding a need for the creation of a Community Redevelopment Agency; and delegating certain community redevelopment powers to the City of South Miami in accordance with chapter 163, part III, Florida Statutes

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

Geri Bonzon-Keenan
County Attorney

GBK/uw

MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(C)

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**

_____ **Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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(C)
3-3-26

RESOLUTION NO. _____

RESOLUTION FINDING AND DECLARING, PURSUANT TO SECTION 163.355, FLORIDA STATUTES, AND AFTER A PUBLIC HEARING, A CERTAIN GEOGRAPHIC AREA OF MIAMI-DADE COUNTY, FLORIDA, WHICH IS GENERALLY BOUNDED BY SW 57TH AVENUE TO THE EAST, SW 76TH STREET TO THE SOUTH, SW 62ND AVENUE TO THE WEST, AND SW 62ND STREET TO THE NORTH ("AREA"), TO BE A SLUM OR BLIGHTED AREA AND THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA, INCLUDING THE DEVELOPMENT OF HOUSING WHICH RESIDENTS OF LOW OR MODERATE INCOME, INCLUDING THE ELDERLY, CAN AFFORD, IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, OR WELFARE OF THE RESIDENTS OF THE CITY OF SOUTH MIAMI AND MIAMI-DADE COUNTY, FLORIDA; FINDING A NEED FOR THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE CITY OF SOUTH MIAMI IN ACCORDANCE WITH CHAPTER 163, PART III, FLORIDA STATUTES

WHEREAS, the Florida Legislature during its 1969 Legislative Session enacted the Community Redevelopment Act of 1969, which is presently codified at part III, chapter 163, Florida Statutes, as amended (the "Act"); and

WHEREAS, in accordance with section 163.410 of the Act, the County, as a home rule charter county, in its discretion, may by resolution delegate the exercise of the powers conferred upon the County by the Act within the boundaries of a municipality to the governing body of such a municipality; and

WHEREAS, on June 16, 1998, the Board, in accordance with the Act, conferred upon the City of South Miami ("City") the power to create a community redevelopment agency known as the South Miami Community Redevelopment Agency ("Agency") within the municipal boundaries of the City, and this Board subsequently approved the community redevelopment plan and the creation of a trust fund to fund the actives set forth in such redevelopment plan; and

WHEREAS, on February 4, 2020, the City Commission voted against seeking an extension on the life of the Agency and the redevelopment area; and

WHEREAS, instead, on February 18, 2020, the City adopted Resolution No. 020-20-15460 authorizing the City Manager to enter into any necessary agreements to transition the Agency's assets to the City; and

WHEREAS, on March 2, 2020, the Agency adopted Resolution No. 003-20-1120, allowing the Agency to transfer all its assets, including real property and the trust fund to the City; and

WHEREAS, on August 31, 2020, this Board adopted Resolution No. R-855-20, which authorized the County Mayor or County Mayor's designee to execute an interlocal cooperation agreement between the County and the City; and

WHEREAS, the actions taken by the City, Agency and the County effectively allowed the Agency to sunset; and

WHEREAS, on October 21, 2025, the City adopted Resolution No. 091-25-16383 ("City Resolution") attached hereto as Attachment "A" and incorporated herein by reference, which such resolution (i) accepts a finding of necessity study (the "study") attached hereto as Attachment "B" and incorporated herein by reference, (ii) requests that this Board make certain findings that slum

and blighted conditions exists in the proposed redevelopment area; (iii) requests that this Board delegate certain redevelopment powers to the City, including, but not limited to the power to create a community redevelopment agency; (iv) preliminarily approves a community redevelopment plan; and (v) approves an interlocal cooperation agreement between the City and the County; and

WHEREAS, the study finds that slum or blighted conditions exists in a certain geographic area of Miami-Dade County, Florida that is located within the City's municipal boundaries, which is generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north ("Redevelopment Area"); and

WHEREAS, the study was conducted by the consulting firm BusinessFlare, LLC, a Florida limited liability company, which was procured by the City; and

WHEREAS, the study concludes that slum and blighted conditions within the Redevelopment Area exist, and that the presence of multiple qualifying factors highlights the urgent need for intervention to address economic distress, public safety concerns, and physical degradation; and

WHEREAS, the study further concludes that the establishment of a community redevelopment agency would provide the legal and financial framework to promote targeted redevelopment, attract private investment, and improve the quality of life for residents; and

WHEREAS, section 163.355 of the Act, provides that no county or municipality shall exercise the community redevelopment authority conferred by [the Act] until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that slum or blighted conditions in the area exist; and

WHEREAS, section 163.355 further requires that this Board, as the governing body, adopt a resolution that finds that: (1) one or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the

elderly, exist in the redevelopment area; and (2) the rehabilitation, conservation, or redevelopment, or a combination thereof, of such redevelopment area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the county; and

WHEREAS, this Board concurs with the consultant's and the City's findings as set forth in the study, and believes that one or more slum or blighted areas, as defined in section 163.340(7) and (8), respectively, of the Act exist within the Redevelopment Area; and

WHEREAS, this Board finds that the City has met all of its obligations as set forth in section 163.410 of the Act, including, but not limited to, submitting all documentation required by the County; and

WHEREAS, accordingly, this Board desires to delegate certain community redevelopment powers as set forth herein to the City pursuant to the Act,

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

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to the Act, specifically, section 163.355, this Board finds and declares, after a public hearing, that based on findings set forth in the finding of necessity study attached hereto as Attachment "B" and incorporated herein by reference, a slum or blighted area, as defined by section 163.340 (7) and (8), respectively, of the Act, exists in a certain geographic area of Miami-Dade County, Florida that is located within the City's municipal boundaries, which is generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north ("Redevelopment Area") as depicted in Attachment "B."

Section 3. This Board further finds and declares that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of South Miami and Miami-Dade County.

Section 4. This Board finds there is a need for a community redevelopment agency to function in the Area to carry out the community redevelopment purposes of the Act.

Section 5. This Board delegates to the City the power to create a community redevelopment agency to be known as the South Miami Community Redevelopment Agency ("Agency") pursuant to section 163.356 of the Act. The Agency shall initially have the sole power to submit the community redevelopment plan prepared on behalf of the City to the County for review, including to the County's Planning Advisory Board as required by section 163.360 of the Act.

Section 6. This Board, may, in its sole discretion, consider the delegation of additional community redevelopment powers to the Agency in the form of an interlocal corporation agreement by subsequent resolution of this Board.

Section 7. The Agency shall cease to exist within six months from the adoption of this resolution if the requirements of the Act are not satisfied, including, but not limited to obtaining all required approvals by this Board in accordance with the Act.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It 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:

Anthony Rodriguez, Chairman
Kionne L. McGhee, Vice Chairman

Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

South Miami
THE CITY OF PLEASANT LIVING

October 30, 2025

Office of the Mayor
Stephen P. Clark Center
111 NW 1st Street
Miami, FL 33128

Mayor Levine Cava,

I hope this letter finds you well. On October 21, 2025, the South Miami City Commission approved the Finding of Necessity (FON) for the establishment of a Community Redevelopment Agency (CRA) pursuant to Chapter 163, Part III, Florida Statutes, and Section 30A of the Miami-Dade County Code. This action represents a critical step in addressing conditions of blight, underutilization, and infrastructure deficiency within key areas of the City.

The enclosed materials include the approved Finding of Necessity report and the City Commission's resolution authorizing transmittal to Miami-Dade County for review and consideration. The proposed CRA boundary aligns with areas identified through economic and physical as meeting statutory criteria for redevelopment and provides a framework for targeted reinvestment consistent with County policy.

We respectfully request that the County review the submitted Finding of Necessity and authorize the next procedural steps toward creation of the South Miami CRA, including preparation of an interlocal cooperation agreement between the City and the County.

The City Commission and administration look forward to collaborating with Miami-Dade County to ensure that the proposed CRA fulfills shared goals of economic revitalization and infrastructure improvement.

If you require any additional information or documentation, please do not hesitate to contact me. We appreciate your consideration and partnership in advancing this important initiative.

Respectfully submitted,

Genaro "Chip" Iglesias, City Manager

CC: Anthony "Tony" Recio, City Attorney
Lillian Arango, City Attorney

RESOLUTION NO. 091-25-16383

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, ACCEPTING THE "FINDING OF NECESSITY FOR PROPOSED SOUTH MIAMI COMMUNITY REDEVELOPMENT AREA" REPORT ATTACHED AS EXHIBIT "A," FOR THE CRA AREA GENERALLY BOUND BY SW 57TH AVENUE TO THE EAST, SW 76TH STREET TO THE SOUTH, SW 62ND AVENUE TO THE WEST, AND SW 62ND STREET TO THE NORTH, AS MORE PARTICUARLY DEPICTED IN THE REPORT; REQUESTING MIAMI-DADE COUNTY TO FIND AND DECLARE THAT THE CONDITIONS IN SAID AREA MEET THE CRITERIA DESCRIBED IN SECTIONS 163.340(7) AND/OR (8), AS SET FORTH IN SECTION 163.355, FLORIDA STATUTES, AND TO DELEGATE REDEVELOPMENT POWERS TO THE CITY OF SOUTH MIAMI IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, SO AS TO PERMIT THE CITY OF SOUTH MIAMI TO ESTABLISH A CRA FOR THE AFORESAID AREA; PRELIMINARILY APPROVING THE COMMUNITY REDEVELOPMENT PLAN FOR THE CRA, ATTACHED HERETO AS EXHIBIT "B"; AND APPROVING THE INTERLOCAL AGREEMENT RELATING TO THE ESTABLISHMENT AND OPERATION OF THE CRA, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR TRANSMITTAL, AUTHORIZATION, IMPLEMENTATION, CORRECTIONS, AND AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969, codified at Part III, Chapter 163, Florida Statutes, as amended (the "Act"), provides a framework for local governments to address conditions of slum and blight by establishing a community redevelopment area through the adoption of a finding of necessity, approval of a community redevelopment plan, and creation of a redevelopment trust fund to be financed through tax increment financing ("TIF"); and

WHEREAS, pursuant to Section 163.410 of the Act, Miami-Dade County (the "County"), as a home rule charter county, has all the powers conferred by the Act which are exercised exclusively by the Board of County Commissioners (the "Board"), and may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by the Act within the boundaries of a municipality to the governing body of such a municipality; and

WHEREAS, in accordance with the provisions of the Act, the City of South Miami (the "City") previously established a community redevelopment agency ("CRA") following a 1996 Finding of Necessity, which led to the adoption of a redevelopment plan in 1998 and the creation of a trust fund to finance redevelopment efforts through TIF; and

WHEREAS, the City's community redevelopment agency sunset on June 1, 2020, at which time its assets and responsibilities were transferred to the City pursuant to an interlocal agreement with the County, and approximately $1.5 million in remaining trust fund monies were returned to the taxing authorities on a pro-rata basis; and

WHEREAS, despite prior redevelopment efforts, redevelopment challenges remain in the City, particularly in historically underserved areas such as the Marshall Williamson neighborhood; and

WHEREAS, these conditions underscore the need for coordinated, long-term revitalization strategies and make a strong case for establishing a new CRA through a new finding of necessity; and

WHEREAS, on May 6, 2025, the City Commission discussed establishing a new CRA and directed City staff to undertake a comprehensive evaluation and feasibility study; and

WHEREAS, the City retained BusinessFlare Economic Development Solutions (the "Consultant") to prepare a report and provide a comprehensive analysis pursuant to Section 163.355, Florida Statutes, to determine whether slum and blight conditions exist as defined in Section 163.340(7) and (8), Florida Statutes; and

WHEREAS, the Consultant has prepared a "Finding of Necessity Report for the South Miami Redevelopment Area," attached hereto as Exhibit "A" (the "Report"), which concludes that the geographic area generally bounded by SW 57th Avenue (S. Red Road) to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north (the "Proposed Area"), as shown more particularly in the map depicted in the Report, meets the statutory criteria for designation as a slum and/or blighted area under the Act; and

WHEREAS, the Consultant has a prepared a preliminary "South Miami Community Redevelopment Area Plan 2025" attached hereto as Exhibit "B" (the "Community Redevelopment Plan"), in accordance with the Act; and

WHEREAS, the City has prepared the Interlocal Cooperation Agreement attached hereto as Exhibit "C" ('Interlocal Agreement") to govern the activities of the CRA and to assure the County of the CRA's limited powers and focused objectives; and

WHEREAS, the City Clerk has published notice of a public hearing with respect to a meeting of the City Commission to consider: (i) acceptance of the Report and the findings therein contained and other matters related to the establishment of a CRA pursuant to the Act; (ii) request that the County find and declare that the conditions in the Proposed Area meet the criteria described in Sections 163.340(7) and/or (8), find that there is a need for a CRA to function in the Proposed Area and to carry out the community redevelopment purposes of the Act; (iii) to delegate redevelopment powers to the City; (iv) preliminarily approve the Community Redevelopment Plan, attached hereto as Exhibit "B"; and (v) approve the Interlocal Agreement relating to the establishment and operation of the CRA, substantially in the form attached hereto as Exhibit "C"; and

WHEREAS, the City Commission finds that this Resolution is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Acceptance of Report. The City Commission hereby accepts the Report, attached hereto as Exhibit "A."

Section 3. Request to County; Delegation. The City Commission hereby requests that the County find and declare that, based on the findings of the City and the Report, (i) a slum and/or blighted area, as defined by section 163.340(7) and/or (8), respectively, of the Act, exists in the Proposed Area; (ii) the rehabilitation, conservation, or redevelopment, or a combination thereof, of such Proposed Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City and greater Miami-Dade County; and (iii) there is a need for a CRA to function in the Proposed Area to carry out the purposes of the Act. The City Commission further requests that the County delegate to the City the power to create a CRA with all of the powers provided under the Act consistent with the Interlocal Agreement.

Section 4. Preliminary Approval of Community Redevelopment Plan. The City Commission hereby preliminary approves the Redevelopment Plan, substantially in the form attached hereto as Exhibit "B."

Section 5. Approval of Interlocal Agreement. The City Commission hereby approves the Interlocal Agreement between the City, the County, and the CRA to be formed, relating to the establishment and operation of the South Miami Community Redevelopment Agency, in substantially the form attached hereto as Exhibit "C."

Section 6. Transmittal. That the City Commission hereby directs the City Clerk to transmit a copy of this Resolution to the Miami-Dade Board of County Commissioners, Planning and Zoning Staff, the County Clerk, and the County Attorney's Office, together with any supporting documentation deemed necessary or expedient by the City Manager.

Section 7. Implementation. The City Manager is authorized to take any and all actions necessary to implement the purposes of this Resolution.

Section 8. Corrections. Conforming language or technical scrivener-type corrections may be made by the City Attorney for any conforming amendments to be incorporated into the final resolution for signature.

Section 9. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 21st day of October, 2025.

ATTEST:

CITY CLERK

APPROVED:

MAYOR

READ AND APPROVED AS TO FORM, LANGUAGE, LEGALITY AND EXECUTION THEREOF

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

COMMISSION VOTE:	5-0
Mayor Javier Fernández:	Yea
Vice Mayor Brian Corey:	Yea
Commissioner Lisa Bonich:	Yea
Commissioner Steve Calle:	Yea
Commissioner Danny Rodriguez:	Yea

July 3, 2025

Attachment "B"

Finding of Necessity For Proposed South Miami Community Redevelopment Area

City of South Miami, Florida

Prepared For
City of South Miami, Florida ("City")
Prepared by
BusinessFlare® ("Consultant")

South Miami
THE CITY OF PLEASANT LIVING

Acknowledgements

This Finding of Necessity report was undertaken by the City of South Miami("City") in collaboration with BusinessFlare®, LLC ("Consultant"). We are grateful for the many who provided direction and participated in the discussions that led to the implementation of this report. Especially thanks to the Office of the City Manager, Mayor, and the City Commissioners.

--

City Commission
Mayor Javier Fernandez
Brian Corey, Vice Mayor/ Commissioner Group III
Steve Calle, Commissioner, Group I
Danny Rodriguez, Commissioner, Group II
Lisa Bonich, Commissioner, Group IV

Office of the City Manager
Genaro "Chip" Iglesias, City Manager
Samantha Fraga-Lopez, Deputy City Manager
Maria Garcia, Executive Assistant to the City Manager

Department Directors
Alfredo Riverol, Chief Financial Officer
Suramy Cabrera, Development Services Director
Alex Munoz, Director of Public Works & Capital Improvements
Quentin Pough, Director of Parks, Recreation & Culture
Reo Hatfield III, Chief of Police
Anthony L. Recio, City Attorney
Lillian M. Arango, City Attorney
Nkenga Payne, City Clerk

BusinessFlare® Consultant Team
Kevin Crowder, EDP, Founder, Sr. Economic Designer
Allison Justice, MBA, FRA-RA, Sr. CRA Project Manager
Kametra Driver, MPA, FRA-RA, Sr. CRA Project Manager
Camilo Lopez, FRA-RP, Urban Planner/ Analyst, Strategic Economic Designer
Alicia Alleyne, FRA-RP, Redevelopment Coordinator and Real Estate Professional

Table of Contents

Section 1	**Executive Summary**	**Page 1**
	Map Showing the Proposed South Miami CRA Area	
	Statutory Criteria For Slum and Blight	
	Under Section 163.340(8), Florida Statutes	
	Criteria Table for South Miami CRA	
Section 2	**Introduction**	**Page 10**
	Area Characteristics	
	General Economic Profile	
Section 3	**Finding of Necessity Analysis**	**Page 14**
	"Slum Area" Criteria Found	
	1. The Existence of Conditions that Endanger Life or Property	
	"Blighted Area" Criteria Found	
	1. Defective or Inadequate Infrastructure	
	2. Faulty Lot Layout	
	3. Unsanitary or Unsafe Conditions	
	4. Deterioration of Site or Other Improvements	
	5. Higher Crime Rates	
	6. Increased Emergency Calls	
	7. Greater Number of Code Violations	
Section 4	**Summary of Findings and Recommendation**	**Page 45**

1. Executive Summary

In June 2025, the City of South Miami undertook a comprehensive analysis to evaluate the re-establishment of the Community Redevelopment Agency (CRA). The study, conducted pursuant to Section 163.355, Florida Statutes, focused on identifying the presence of slum and blight conditions as defined in Section 163.340(8), Florida Statutes. This evaluation is a critical step in determining the eligibility of the area for CRA designation and subsequent redevelopment initiatives.

The study utilized a combination of government-maintained data, property records, public safety statistics, and field assessments. This multi-faceted approach ensured a robust evaluation of both the physical and socioeconomic conditions within the proposed CRA boundaries. Data collection efforts were guided by the statutory criteria under Section 163.340(8), Florida Statute, with a focus on identifying two or more qualifying indicators of blight.

This analysis demonstrates a clear and qualifying Finding of Necessity for the proposed South Miami CRA in compliance with Section 163.355, Florida Statutes. Field investigations, emergency services data, and citywide enforcement records confirm the presence of multiple statutory indicators of slum and blight under Section 163.340(8), Florida Statutes, substantiating the need for targeted redevelopment efforts to reverse decline and promote economic revitalization in the area.

Key Findings

Slum Area Condition Found
Existence of Conditions That Endanger Life or Property by Fire or Other Causes
Deteriorated buildings and cracked foundations present structural hazards.
Outdated overhead utility connections and neglected sanitation conditions—including illegal dumping of furniture, tires, and debris—create risks for fire, injury, and diseaseFoN_South Miami CRA_Bus….

Blighted Area Criteria (7 Conditions Met)

Defective or Inadequate Infrastructure

- Cracked roads, damaged sidewalks, missing ADA access, and outdated stormwater systems.
- Lack of consistent parking and inadequate public transit facilities, including unshaded or vandalized bus stops.

Faulty Lot Layout

- Many properties have poor vehicular access, constrained parking, and lot configurations that hinder redevelopment.
- Parking conflicts in commercial and residential areas reduce safety and function.

MDC017

Unsanitary or Unsafe Conditions

- Illegal dumping, open trash storage, broken fencing, and hazardous sidewalks are prevalent.
- Environmental and public health risks are well-documented across the CRA.

Deterioration of Site or Other Improvements

- The area contains multiple dilapidated buildings, overgrown vacant parcels, and abandoned commercial spaces.
- These conditions signal disinvestment and declining property values.

Higher Crime Rates

- South Miami's crime rate is 3,035 per 100,000 residents.
- Violent and property crime rates in the proposed CRA exceed local and state levels, indicating persistent safety concerns.

Increased Emergency Calls

- The proposed CRA accounts for 494 of the city's 696 total emergency calls (71%), despite being a smaller portion of the city's area.
- Fire, EMS, and disturbance calls are disproportionately concentrated in this district.

Greater Number of Code Violations

- Code enforcement data shows significantly more violations within the CRA boundaries than elsewhere in the city.

The findings of this report demonstrate that the proposed South Miami CRA area meets the statutory definition of slum and blight under Section 163.340(8), Florida Statutes. The presence of multiple qualifying factors highlights the urgent need for intervention to address economic distress, public safety concerns, and physical degradation. The establishment of a CRA would provide the legal and financial framework to promote targeted redevelopment, attract private investment, and improve the quality of life for residents.

South Miami CRA Background and Benefits

The South Miami Community Redevelopment Agency (CRA) was originally established following a 1996 Finding of Necessity that identified slum and blight conditions within a designated area of the city. This led to the adoption of a redevelopment plan in 1998 and the creation of the CRA Trust Fund to finance revitalization efforts through tax increment financing (TIF).

The South Miami City Commission voted to sunset the CRA and consequently, the CRA officially sunset on June 1, 2020. An interlocal agreement between the City of South Miami and Miami-Dade County facilitated the transfer of the CRA's assets and responsibilities back to the city. Approximately $1.5 million remained in the CRA Trust Fund at the time, which was to be returned to the taxing authorities on a pro-rata basis.

The redevelopment and affordable housing challenges in South Miami, particularly in historically underserved areas such as the Marshall Williamson neighborhood, underscore a clear need for coordinated, long-term revitalization strategies. These conditions make a strong case for reestablishing the South Miami Community Redevelopment Agency (CRA) through a new *Finding of Necessity.* Below is an expanded explanation connecting redevelopment activity, housing needs, and the value of reestablishing the CRA:

1. Ongoing Redevelopment and Affordable Housing Needs

Despite past redevelopment efforts, several key issues persist in South Miami:

- Aging infrastructure in historically low-income neighborhoods.
- Underutilized and vacant parcels, particularly near the downtown core.
- Rising property values and rents, putting pressure on existing affordable housing stock.
- Socioeconomic disparities between neighborhoods, especially visible in communities like Marshall Williamson, which has experienced disinvestment over decades.
- These challenges are indicative of "slum and blight" conditions, which meet the criteria required to justify a CRA under Florida Statutes.

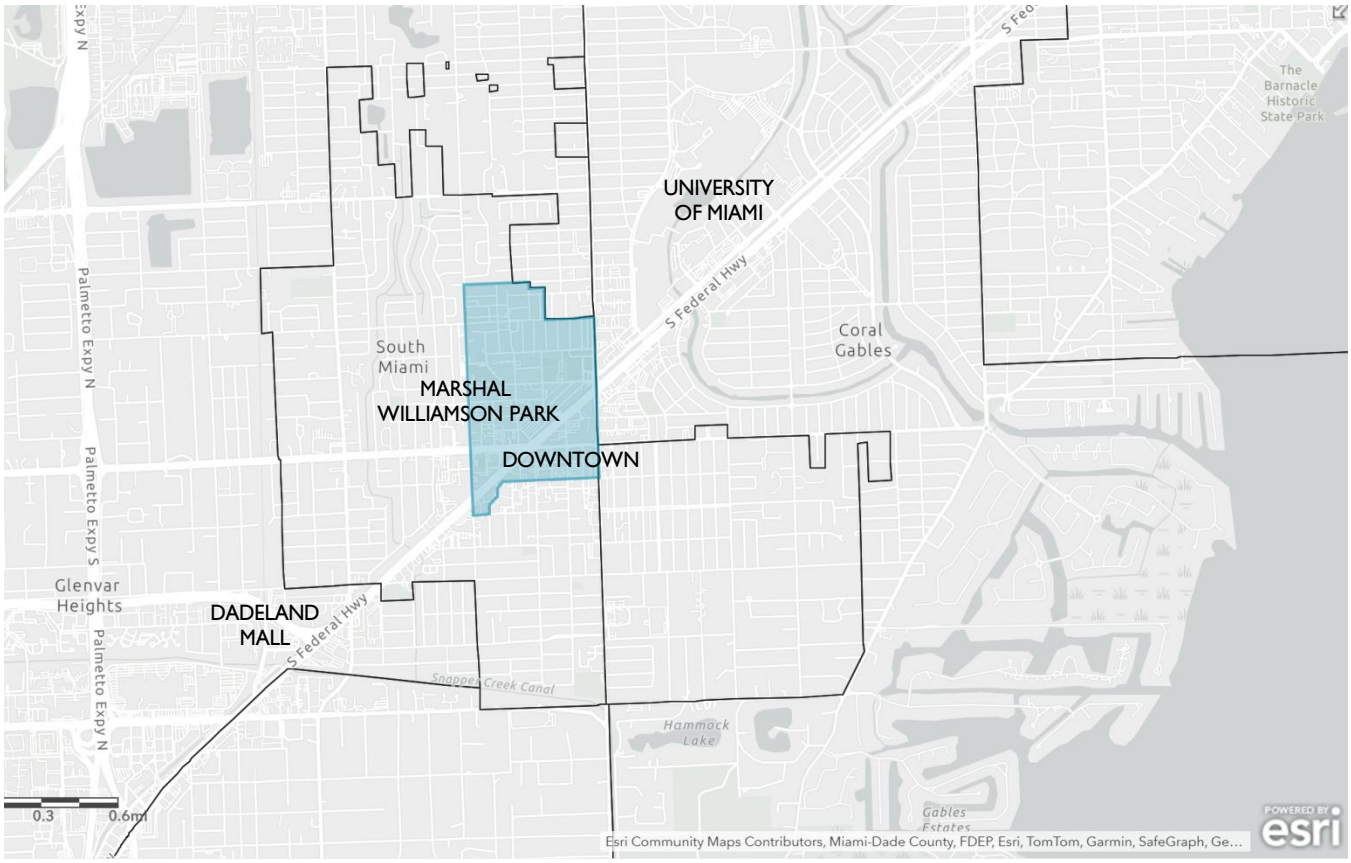
2. Why Reestablishing the CRA is Worth Considering

With clear redevelopment interest and growing demand for affordable housing, the reestablishment of the CRA presents a timely and strategic response:

- A CRA enables a targeted and holistic approach to neighborhood redevelopment, leveraging tools such as land acquisition, infrastructure improvements, and public-private partnerships.
- A reestablished CRA would have access to TIF funds, allowing the reinvestment of future tax revenue growth back into the district, supporting housing, infrastructure, parks, transit, and economic development.
- The CRA provides a framework to reduce development barriers, such as environmental cleanup, land assembly, or costly infrastructure upgrades, thus making redevelopment more feasible and attractive for the private sector.

Reestablishing the CRA is not only a practical response to current conditions but also a forward-looking strategy to ensure inclusive growth, long-term resilience, and fiscal sustainability for the City of South Miami.

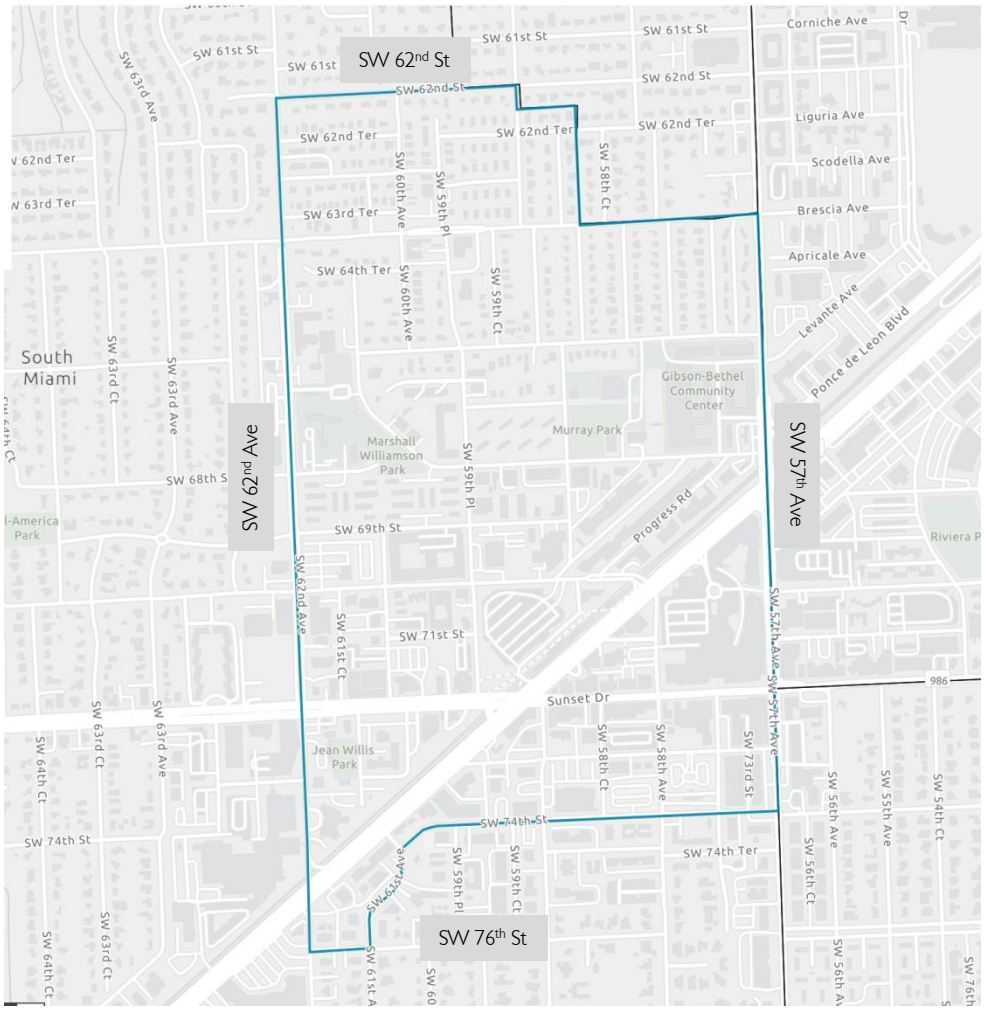
Map Showing the Proposed South Miami CRA Area (blue shade) in Relation to the City of South Miami Boundary (black line).



The proposed South Miami Community Redevelopment Area (CRA) is strategically located at the heart of the City of South Miami, encompassing a mix of civic, commercial, transit, and residential zones. Anchored by the vibrant downtown core, the area includes key community assets such as the Marshall Williamson neighborhood and park, Murray Park, and the South Miami Metrorail Station, a vital regional transit hub.

The proposed CRA boundaries are designed to support equitable redevelopment and economic revitalization, capturing areas most in need of reinvestment. The district sits centrally between major regional destinations, the University of Miami to the north and Dadeland Mall to the south, positioning the CRA to benefit from and contribute to broader regional growth while addressing local priorities such as affordable housing, infrastructure improvements, and public realm enhancements.

Map Showing the Proposed South Miami CRA Area



Proposed CRA Acreage : 238

General Description:

The proposed South Miami Community Redevelopment Area (CRA) is generally bounded by SW 57th Avenue (S. Red Road) to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north. This centrally located district encompasses the city's downtown core and several key community landmarks, including Jean Willis Park, Marshall Williamson Park, Murray Park, and the Gibson-Bethel Community Center.

The area reflects a mix of civic, commercial, and residential uses, and is a focal point for community life and economic activity. The CRA boundary is designed to capture areas with redevelopment potential and pressing infrastructure and housing needs, positioning the district to benefit from targeted reinvestment and long-term revitalization.

Legal Requirements ("Slum Area")

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. This analysis examines the criteria identified below and provides a final recommendation regarding the finding that Slum and Blight exists.

Slum Determination Section 163.340 (7), Florida Statutes (1 must be present)

(7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

Response: While the proposed CRA does include significant park space (e.g., Murray Park, Marshall Williamson Park), the area suffers from inadequate sanitation, such as:

- Trash exposure in swale areas
- Overflowing or uncovered dumpsters
- Illegal dumping of furniture, tires, and construction debris (see photos on page 16 of the report)

These create unsanitary conditions conducive to disease, pests, and degraded neighborhood health.

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

Response: Although there are signs of overcrowding in housing (e.g., older duplexes, parking congestion), the population density is not higher than that of surrounding neighborhoods. Therefore, this condition is acknowledged but does not rise to the statutory threshold

(c) The existence of conditions that endanger life or property by fire or other causes.

Response: The area demonstrates multiple hazards, including:

- Outdated overhead utility lines, increasing the risk of electrical fires
- Deteriorating buildings and cracked foundations, posing collapse risks
- High frequency of emergency medical and fire response calls, with 494 out of 696 total citywide calls (71%) occurring within the CRA area.

This meets the definition of conditions that endanger life or property, directly supporting the classification as a slum area under Florida law.

Legal Requirements ("Blighted Area")

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. This analysis examines the criteria identified below and provides a final recommendation regarding the finding that "Blight" conditions exist in the study area.

Blight Determination per Section 163.340 (8), Florida Statutes

(8) "Blighted Area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two (2) or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
(d) Unsanitary or unsafe conditions.
(e) Deterioration of site or other improvements.
(f) Inadequate and outdated building density patterns.
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
(h) Tax or special assessment delinquency exceeding the fair value of the land.
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Criteria Table

Under Section 163.340 Definitions, Florida Statutes, the requirements of the Finding of Necessity are established. The following table identifies the "Blighted Area" criteria items that were found in the proposed South Miami CRA area in order to meet the Florida Statute requirements.

	South Miami CRA
"Blighted Area" Criteria Table per Section 163.340(8), Florida Statutes	Study Area
(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.	X
(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.	
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.	X
(d) Unsanitary or unsafe conditions.	X
(e) Deterioration of site or other improvements.	X
(f) Inadequate and outdated building density patterns	
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.	
(h) Tax or special assessment delinquency exceeding the fair value of the land.	
(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.	
(j) Incidence of crime in the area higher than in the remainder of the county or municipality.	X
(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.	X
(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.	X
(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.	
(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.	
(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.	
TOTAL CRITERIA MET	7

MDC024

Methodology Summary

To ensure compliance with Section 163.340, Florida Statutes, the consultant team conducted a detailed and comprehensive analysis of the proposed South Miami CRA area. The methodology included:

- **On-the-Ground Assessment:** Multiple site visits were conducted to document and photograph existing conditions, highlighting physical evidence of blight elements such as deteriorated structures, unsafe conditions, and inadequate infrastructure.
- **Data Collection and Analysis:** The team analyzed city and county maintained statistics, real estate data, and other government sources to assess economic indicators, vacancy rates, property values, crime statistics, and housing conditions. This provided quantitative evidence of distress within the area.
- **Expert Evaluation:** The consultant team, composed of senior Florida Redevelopment Association Redevelopment Professionals (FRA-RP), reviewed findings to identify and confirm slum and blight criteria. While the statute requires at least two criteria to define an area as "blighted," the analysis revealed the presence of (7) qualifying conditions in the proposed study area.
- **Comprehensive Documentation:** Findings were clearly documented, with supporting data and visual evidence, to demonstrate the necessity for community redevelopment. The report outlines how these conditions, if left unaddressed, could lead to further economic and social decline.
- **Adherence to Legal Requirements:** The study followed all procedural and statutory requirements, including compliance with public meeting provisions to ensure transparency and legitimacy in the finding of necessity process.

This methodology substantiates the inclusion of the South Miami CRA within the City of South Miami, providing a solid foundation for future redevelopment efforts to address the identified issues.

2. Introduction

The proposed Community Redevelopment Area (CRA) is located within the City of South Miami, Florida, centered in the city's downtown core and strategically aligned along the South Miami Metrorail Transit Station, a key regional transit hub connecting the area to Downtown Miami, Dadeland, and other parts of Miami-Dade County. The study area represents a diverse and dynamic urban district that blends historic neighborhoods, civic institutions, health services, and retail destinations within a compact and walkable environment.

Study Area Characteristics

This district includes a variety of land uses and community assets that are vital to both residents and the broader region:

- Downtown South Miami – A walkable commercial area with local businesses, dining, and retail activity.
- The Shops at Sunset Place – A prominent retail center with potential for redevelopment into a mixed use anchor.
- Larkin Community Hospital South Miami and South Miami Hospital – Major health institutions that serve as economic anchors and employment centers.
- Parks and Community Spaces – Including Marshall Williamson Park, Jean Willis Park, Murray Park, and the Gibson-Bethel Community Center, these civic spaces offer recreational and cultural opportunities and serve as important gathering points for local residents.
- J.R.E. Lee Education Center – A community-focused educational facility.
- Commerce Lane and Progresso Road – Home to a small but active industrial and service-oriented business cluster, contributing to local economic diversity.
- Residential Areas – The northern portion of the area is predominantly residential, characterized by single-family homes, duplexes, and multifamily buildings.

Key Urban Planning Characteristics

This area exhibits a mix of urban planning challenges and opportunities, including:

- Transit-Oriented Development (TOD) Potential: With direct access to the South Miami Metrorail Station, the district is well-positioned for higher-density, mixed-use development that leverages transit accessibility and reduces car dependency.
- Walkability and Human-Scale Design: The downtown street grid, presence of parks, and compact land use pattern support a pedestrian-friendly environment that could be enhanced through improved streetscapes and connectivity.
- Redevelopment Opportunity Sites: Sunset Place Mall and underutilized parcels around Commerce Lane present major opportunities for infill development, adaptive reuse, or transformation into mixed income housing, commercial space, or civic facilities.
- Civic and Cultural Anchors: The presence of parks, hospitals, and community centers creates a strong civic core that can be enhanced with public realm investments and urban design improvements.

Challenges and Observations

The proposed South Miami CRA area exhibits physical and economic conditions consistent with the statutory definition of a "blighted area" under Section 163.340(8), Florida Statutes. Despite its central location and valuable community assets, the area faces persistent challenges that hinder its potential. Key observations include:

- **Aging Infrastructure:** The area is burdened by deteriorating roadways, aging stormwater systems, and outdated utilities. Sidewalks, street lighting, and public facilities require modernization to meet current safety and accessibility standards.
- **Declining Housing Stock:** Much of the residential housing in district is decades old, with signs of structural decline, overcrowding, and deferred maintenance. There is a pressing need for housing rehabilitation and new affordable housing options.
- **Public Safety and Quality of Life:** Certain neighborhoods, such as the historic Marshall Williamson community, face elevated social and economic challenges, including underinvestment in public spaces, lack of lighting, and perceptions of safety concerns.
- **Underutilized Land and Commercial Spaces:** Key sites, such as portions of The Shops at Sunset Place, surface parking lots, and aging commercial corridors, remain underdeveloped or misaligned with the city's future growth potential.

Potential for Revitalization

Despite these challenges, the proposed CRA area holds significant promise for revitalization and equitable redevelopment. Its location at the intersection of major economic, institutional, and transportation assets positions it as a transformative opportunity zone. Key strengths include:

- Central Location and Transit Access: The CRA area is anchored by the South Miami Metrorail Station, providing regional transit connectivity and supporting opportunities for transit-oriented development (TOD).
- Institutional and Civic Anchors: The area includes major institutions such as South Miami Hospital, Larkin Community Hospital, the Gibson-Bethel Community Center, and several parks each contributing to the social and economic fabric of the city.
- Investment is Already Happening: The downtown area, Sunset Place, and adjacent corridors present key redevelopment opportunities that is catalyzing on private investment and community benefit with support by public infrastructure upgrades and incentives.
- Community Identity and Cultural Heritage: The neighborhood's long-standing communities, particularly the historically Black Marshall Williamson neighborhood, offer rich cultural heritage that can be preserved and uplifted through inclusive redevelopment.

General Economic Profile

South Miami is a vibrant, diverse municipality located in Miami-Dade County, just southwest of Downtown Miami. The city is known for its walkable downtown core, access to multimodal transit including the South Miami Metrorail Station, and proximity to major institutions like the University of Miami and South Miami Hospital. The city blends residential neighborhoods with commercial, institutional, and recreational uses, offering a high quality of life despite facing economic development and housing affordability challenges.

Demographic Highlights

Population Estimate: 12,073 residents (2023)
Median Household Income: $65,000 (above Miami-Dade average of $57,815)
Racial/Ethnic Composition: Diverse, with significant Hispanic/Latino and African American populations
Educational Attainment: 50% of adults hold a bachelor's degree or higher
Median Age: 39.9 years (2023)

South Miami has a relatively educated population with access to regional employment centers, but disparities exist in access to housing and economic opportunity within different parts of the city.

Land and Infrastructure – Current State

Land Use: Compact and highly mixed-use downtown; limited land for new development
Key Assets: South Miami Metrorail Station, US-1 Corridor, University of Miami proximity
Challenges: High land costs, aging infrastructure in some areas, limited parking
Commercial Vacancy Rate: 6%

While the city's connectivity and walkability are strengths, many neighborhoods, especially around downtown and older residential areas, struggle with aging infrastructure and limited development options. Redevelopment and adaptive reuse offer strong potential.

Workforce – Current State

Employment Sectors: Healthcare, education, retail, hospitality, professional services
Unemployment Rate: 3.5% (below county average)
Key Employers: South Miami Hospital, University of Miami, City of South Miami
Challenges: Retaining young professionals, skills gaps in trades and tech

South Miami benefits from access to a highly educated workforce and regional talent pools, but lacks enough affordable housing options to retain that workforce long-term.

Capital Markets – Current State

Small Business Lending: Moderate, growing SBA activity
Challenges: Limited access to capital for startups and minority-owned businesses
Commercial Investment: Steady, with focus on retail and mixed-use properties

South Miami's business climate supports local entrepreneurs, though barriers remain for microbusinesses and undercapitalized ventures. A stronger ecosystem of public-private partnerships and investment tools could enhance economic mobility.

Quality of Life – Current State

Walk Score: 80 ("Very Walkable")
Crime Rate: Below county average
Park Acreage per 1,000 Residents: 3.5 (below national average of 10)
Challenges: Housing affordability, traffic congestion, need for more cultural programming

South Miami offers a safe, walkable environment with strong healthcare access and community pride. However, rising costs and limited recreation and cultural diversity could limit inclusivity and livability if not addressed through strategic planning.

Innovation and Technology – Current State

Innovation Drivers: University of Miami, startups, co-working spaces
Broadband Access: >95% of households
Digital Challenges: Digital divide persists in parts of the community
Opportunities: Partner with UM on research and workforce pipelines; support digital inclusion

While not yet a major tech hub, South Miami has the institutional base and digital infrastructure to grow its innovation economy, especially with support for training and retention of tech talent.

South Miami is a well-positioned, strategically located city with a strong foundation for sustainable and inclusive growth. Despite its high quality of life and proximity to economic engines, the city faces challenges related to housing affordability, aging infrastructure, and equitable access to capital. Targeted redevelopment, particularly in areas near transit and within older residential blocks, combined with strategic public investment, can help unlock the next phase of economic resilience and opportunity for all South Miami residents.

MDC029

3. Finding of Necessity Analysis

The proposed South Miami Community Redevelopment Area (CRA) was thoroughly evaluated by the consultant team to determine the presence of slum and blight as defined under Section 163.340, Florida Statutes. This analysis combined reliable data sources, photographic documentation, and official reports from government agencies to establish evidence supporting the need for redevelopment.

Assessment Process

First Site Visit (May 27, 2025): Initial photographs were taken to document physical conditions, including dilapidated buildings, poor infrastructure, and inadequate public spaces.
Second Site Visit (June 10, 2025): Additional photographic evidence was gathered to assess neighborhood dynamics during different times and dates.
Third Site Visit (June 24, 2025): Further documentation of conditions provided a comprehensive understanding of the area's challenges and needs.

Key Findings

The study area exhibits one indicator of slum: existence of conditions that endanger life or property by fire or other causes.

The study area exhibits numerous indicators of blight:

1. **Defective or Inadequate Infrastructure:** Defective road infrastructure, lack of adequate parking, and inadequate public transit facilities impede mobility and accessibility.
2. **Faulty Lot Layout:** Poor street design and accessibility issues reduce the functionality and redevelopment potential of the area.
3. **Unsanitary or Unsafe Conditions:** Presence of health and safety hazards, including illegal dumping, contributes to environmental and public health concerns.
4. **Deterioration of Site or Other Improvements:** Significant decline in property conditions, including dilapidated structures and vacant, abandoned lots, detracts from the area's economic viability.
5. **Higher Crime Rates:** The incidence of crime in the area exceeds that of the rest of the municipality, posing security concerns for residents and businesses.
6. **Increased Emergency Calls:** The area experiences higher fire and emergency medical service calls, indicating public safety challenges.
7. **Greater Number of Code Violations:** The area experiences higher active code cases, indicating aging housing stock, poor property maintenance, and non-compliance with safety and development regulations.

The Importance of Photographic Evidence in the Finding of Necessity

Photographic evidence plays a critical role in conducting a Finding of Necessity because it provides empirical, on-the-ground validation of the conditions affecting a neighborhood. While data and statistics offer quantifiable insights into economic, infrastructural, and social trends, they often fail to capture the full reality of what is happening in a community. Visual documentation fills this gap, offering concrete, indisputable proof of the challenges and opportunities present in the area.

Why Photographic Evidence is Essential:

- **Ground-Level Reality:** Data can indicate economic distress, high vacancy rates, or infrastructure decay, but photos show the true condition of streets, buildings, and public spaces in ways that numbers cannot.
- **Contextual Understanding:** By visually documenting deteriorated buildings, unsafe sidewalks, poor drainage, and blighted areas, we gain a deeper contextual grasp of the community's needs.
- **Before & After Comparisons:** Photos establish a baseline for existing conditions, allowing future redevelopment efforts to measure progress over time.
- **Objective & Persuasive Documentation:** Visual evidence strengthens the case for redevelopment by presenting undeniable proof of blight and infrastructure deficiencies, making it easier to justify public and private investment.
- **Community Insights:** Observing a neighborhood firsthand through photographs allows us to see patterns that may not be reflected in data—such as how residents interact with spaces, how businesses operate, and the true vibrancy or neglect of an area.
- **Improved Decision-Making:** Empirical observation through photography enables more informed, strategic planning, ensuring that redevelopment initiatives address the most urgent concerns in a way that aligns with what's happening on the ground.

As the saying goes, "A picture is worth a thousand words." By relying heavily on photographic evidence, we can create a more accurate, compelling, and actionable understanding of the study areaa, ensuring that redevelopment efforts are rooted in real-life conditions and community needs.

MDC031

The Existence Of Conditions "Slum Area" Conditions, Criteria Found:
CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES

Conditions that Endanger Life or Property: This photographic evidence highlights key indicators of slum conditions that pose a direct threat to public health, safety, and overall quality of life within the community.

Public Health & Sanitation Risks: The image above shows an illegal dumping site within the proposed South Miami CRA, where bulk trash, including discarded furniture, tires, and construction debris, has been left on the public right-of-way. The accumulation poses public health risks, attracts pests, obstructs pedestrian access, and degrades the visual quality of the neighborhood, reflecting clear evidence of neglect and unsafe conditions consistent with statutory indicators of slum or blighted areas.

Building and Structural Deterioration: The photo below depicts a building with visible structural deterioration, including large cracks along the exterior wall and foundation. These conditions indicate potential structural instability and present a safety hazard to occupants and the public (along sidewalk), supporting the presence of slum conditions as defined under Florida Statutes.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Parking Facilities and Faulty Lot Layout

Inadequate parking facilities along the commercial corridors in the proposed South Miami CRA force vehicles to back into oncoming traffic, creating serious visibility and collision risks. This unsafe circulation pattern compromises pedestrian safety, disrupts traffic flow, and increases the likelihood of accidents, contributing to an overall hazardous environment inconsistent with modern urban design standards.

Inadequate Street Layout

The street layout around The Shops at Sunset Place is outdated and heavily car-oriented, with wide turning radii and fragmented street connections that encourage higher vehicle speeds and reduce pedestrian safety. This design discourages walkability and creates an uninviting, hazardous environment for pedestrians, undermining efforts to foster a safe, mixed-use urban core.

MDC033

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Roadways/ Infrastructure

Widespread cracked asphalt and potholes throughout the study area indicate deferred maintenance and infrastructure neglect, which are clear signs of blight. These conditions pose serious safety risks, increasing the likelihood of trips and falls for pedestrians, accidents for bicyclists, and vehicle damage or collisions, especially in poor visibility or rainy conditions.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Defective Roadway and Inadequate Parking

Defective roadway infrastructure and inadequate parking along swale areas contribute to road surface damage, erosion, and landscape degradation. Continuous vehicle use compacts soil, kills vegetation, dries out swales, and disrupts natural stormwater absorption, leading to localized flooding and drainage issues. These visible signs of deterioration and poor planning are classic indicators of blight conditions, reflecting neglect and reduced public safety and environmental function.

Inadequate Parking Facilities

Inadequate parking in commercial areas forces cars to back into traffic, increasing crash risks due to poor visibility. Frequent curb cuts disrupt sidewalk continuity, forcing pedestrians to cross vehicle paths. This creates chaotic, unsafe conditions where vehicles and pedestrians conflict, raising the risk of collisions and undermining a walkable, pedestrian-friendly environment.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Parking Facilities

In residential areas, cars parked on lawns and green spaces lead to soil compaction, dead vegetation, and visual deterioration of the neighborhood. This degrades property appearance, reduces stormwater absorption, and reflects a lack of regulation and maintenance, clear signs of blight and disinvestment. This can also lead to a decline in property values.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Parking in Residential Neighborhood

Inadequate parking along residential streets forces cars into swale areas, causing soil erosion, landscape damage, and blocked pedestrian paths. These conditions create visual disorder, hinder stormwater drainage, and signal poor infrastructure planning, contributing to the perception of blight, neglect, and reduced neighborhood quality.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Parking Facilities
Stacked parking in commercial areas, where cars block others, creates limited accessibility and delays in emergency situations, preventing quick vehicle exit. This condition poses public safety concerns and reflects poor site planning, key indicators of blight and functional inadequacy.

Inadequate Public Transportation Facilities
An abruptly ending green-painted bike lane forces bicyclists into vehicle traffic, creating a hazardous conflict point between cars and cyclists. This sudden merge increases the risk of accidents and discourages safe, multimodal transportation, highlighting inadequate infrastructure and conditions consistent with blight and poor street design.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(a) PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT, PARKING FACILITIES, ROADWAYS, BRIDGES, OR PUBLIC TRANSPORTATION FACILITIES.

Inadequate Public Transportation Facilities

Outdated transit stops lacking shelters or shade offer no weather protection, making them uninviting and unsafe for users. This reflects disinvestment in public infrastructure and contributes to the perception of blight and neglect in the community.

Defective Sidewalk

Defective sidewalks with uneven surfaces and cracked concrete pose serious trip hazards, especially for seniors, children, and people with disabilities. These conditions create an unsafe pedestrian environment, discourage walkability, and reflect neglect and inadequate maintenance, common indicators of blight in urban areas.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.

Faulty Lot Layout
The Shops at Sunset Place exhibit a faulty lot layout with outdated street patterns that ignore the surrounding neighborhood context. The site's isolated, fragmented design disrupts connectivity, making navigation difficult for pedestrians and vehicles, and contributes to a sense of disconnection and underutilization, key characteristics of blighted development.

Faulty Lot Layout, Accessibility, and Parking
Faulty lot layout and accessibility are evident where poor signage, disorienting circulation, and frequent curb cuts disrupt pedestrian flow and limit connectivity. These conditions create confusion, hinder safe access, and reflect fragmented site design, contributing to the perception of blight and functional obsolescence.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.

Faulty Lot Layout, Accessibility, and Parking

Throughout the study area, commercial properties exhibit faulty lot layouts marked by stacked parking, dead-ends, and poor internal circulation. These sites often lack clear access points, have inconvenient layouts, and provide limited connectivity to adjacent streets or sidewalks. The result is confusing navigation, increased congestion, and restricted emergency access, which deter customers, reduce business viability, and contribute to citywide perceptions of disorder and disinvestment, hallmarks of blighted conditions.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(c) FAULTY LOT LAYOUT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS.

Faulty Lot Layout, Accessibility, and Parking

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Sanitation and Safety

Outdated trailers with junk metals placed in the public right-of-way create hazardous obstacles for pedestrians, block visibility, and pose injury risks. Their presence contributes to visual clutter and neglect, diminishing the area's appearance and sense of safety.

These conditions are clear signs of blight, reflecting poor enforcement and disinvestment in maintaining a clean, accessible public realm.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Sanitation
Exposed and poorly maintained dumpsters throughout the study area create unsanitary conditions that attract rodents, insects, and stray animals, increasing the risk of disease transmission and foul odors. These conditions pose serious public health hazards, degrade neighborhood appearance, and reflect neglect, key indicators of blight and inadequate sanitation infrastructure.

Unsafe Sidewalk
Unsafe sidewalk conditions were found throughout the study area, with uneven elevations and cracked concrete, often caused by overgrown or invasive tree roots pushing up from below. These hazards increase the risk of trips and falls, particularly for seniors, children, and people with disabilities. Invasive root systems can cause underground infrastructure damage, worsen surface deterioration, and lead to costly repairs, clear signs of blight, inadequate maintenance, and declining public safety.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Unsafe

Signs of unsafe conditions were observed throughout the study area, including the use of tall metal fences, which often signal residents' fear of crime and contribute to a fortress-like atmosphere. This visual barrier reinforces the perception of insecurity, discourages social interaction, and erodes community cohesion. Additionally, light poles and infrastructure placed too close to sidewalks create obstacles that impede pedestrian movement, especially for those with mobility aids, and increase the risk of collisions, further compromising safety and contributing to a blighted public realm.

Unsafe Sidewalk

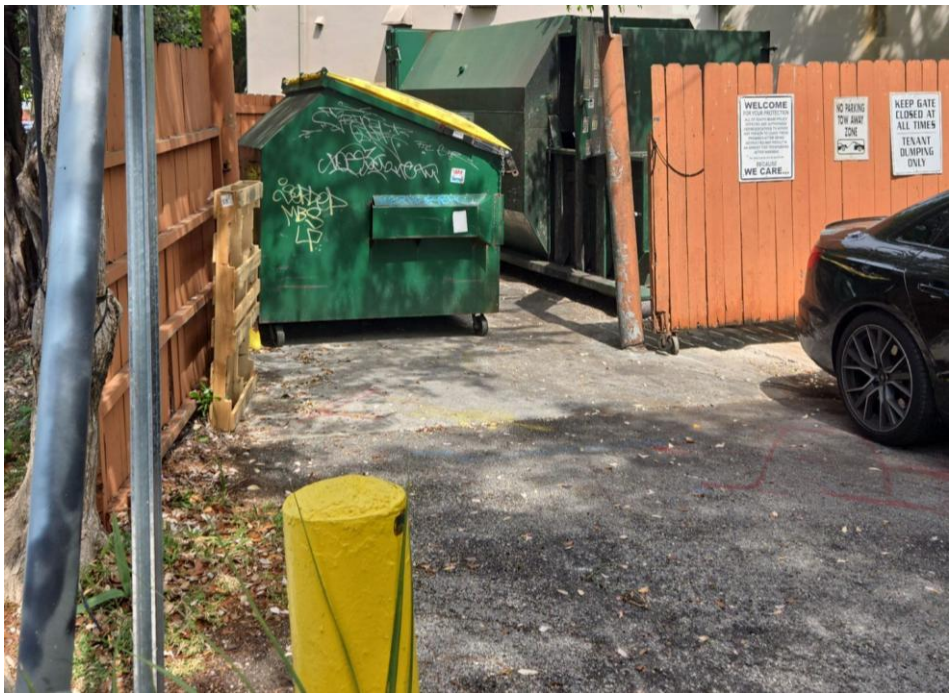
Unsafe sidewalk conditions were found where missing tree grates left open holes in the pavement, creating serious trip hazards for pedestrians. These gaps pose particular risks for children, seniors, and individuals with disabilities, reflecting poor maintenance and neglect, conditions commonly associated with urban blight and public safety concerns.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Safety

Unsafe conditions along sidewalks were found throughout the study area, including uneven concrete surfaces, broken pavement, obstructive utility elements, and dried-out landscaping. These issues not only pose trip and mobility hazards but also create an unwelcoming pedestrian environment that discourages walking. The visible neglect, such as deteriorated surfaces and lack of greenery, reflects long-term disinvestment and contributes to the perception of blight, reduced safety, and poor quality of life.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.



Sanitary

Unsanitary conditions were observed throughout the study area with open, outdated, and poorly maintained dumpsters, often located in public view. These conditions attract pests, produce foul odors, and increase the risk of disease transmission, posing significant public health concerns. Visibly neglected waste management also contributes to a negative perception of the area, deterring private investment, lowering property values, and reinforcing the image of blight and urban decline.

MDC047

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(d) UNSANITARY OR UNSAFE CONDITIONS.

Dumping

Unsanitary and unsafe conditions were documented in the study area where illegal dumping was present, including discarded furniture, debris, and trash piles, often near a posted "No Dumping" sign, confirming it as a recurring issue.

Illegal dumping creates health hazards, attracts vermin, and obstructs public spaces, leading to environmental degradation and a visible sign of neglect and disorder. It also sends a message of lawlessness, reinforcing the perception of blight and discouraging community pride and private investment.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Deterioration of Site

Deterioration of sites and other improvements was evident in underutilized, neglected, and vacant properties throughout the study area. These locations often featured unkept landscaping, dry and patchy green spaces, broken fencing, deteriorated dividing walls, and general disrepair.

Such conditions contribute to visual blight, attract illegal dumping and trespassing, and can foster crime or unsafe activity. Research shows that deteriorated and vacant sites often lead to reduced property values, lower community morale, and diminished investment interest, signaling long-term neglect and the urgent need for targeted redevelopment.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Deterioration of Site

Deterioration of site conditions was also found in areas with unkept grounds and poor drainage, which can lead to localized flooding and water damage. Some sites were enclosed or fenced off without proper sidewalks or public access, lacking basic improvements that support safe mobility. These deficiencies create a negative visual and functional impact, discouraging investment and contributing to the broader perception of blight and neglect.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Deterioration of Site

Vacant sites in neglected condition with unkept landscapes are clear signs of deterioration of site, reflecting long-term disuse and a lack of maintenance. Overgrown vegetation, dry patches, and debris accumulation signal to residents and investors that the area is disinvested and poorly managed.

These conditions can attract illegal dumping, trespassing, and vandalism, further compounding decline. For redevelopment, such blight undermines market confidence, deters private investment, and lowers adjacent property values, creating a cycle of disinvestment that stalls economic growth and community revitalization. Addressing these sites is essential to restore livability and attract reinvestment.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(e) DETERIORATION OF SITE OR OTHER IMPROVEMENTS.

Deteriorated Structures/ Outdated Buildings

Signs of deteriorated structures, outdated buildings, and exposed garbage are clear indicators of the deterioration of site or other improvements. These conditions reflect neglect, lack of reinvestment, and poor property maintenance, which compromise structural integrity, public safety, and visual appeal. Outdated buildings often fail to meet modern code or design standards, while exposed garbage contributes to unsanitary and hazardous environments.

Together, these issues discourage foot traffic, reduce nearby property values, and signal to investors and residents that the area is in decline, making revitalization efforts more urgent and necessary.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(i) RESIDENTIAL AND COMMERCIAL VACANCY RATES HIGHER IN THE AREA THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Commercial Vacancy

Commercial vacancy is a strong indicator of private sector disinvestment and economic distress. Throughout the study area, including at prominent sites like The Shops at Sunset Place, numerous "For Lease" and "For Sale" signs were observed, signaling underutilized commercial spaces and declining business activity. High vacancy rates can lead to reduced foot traffic, loss of local jobs, and decreased municipal revenue from business taxes.

If left unaddressed, prolonged vacancy contributes to a cycle of decline, where fewer businesses deter consumers, investors, and further development, ultimately weakening the community's economic stability, vibrancy, and quality of life. Revitalizing vacant commercial properties is essential to restore confidence, stimulate local commerce, and support long-term neighborhood growth.

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(i) RESIDENTIAL AND COMMERCIAL VACANCY RATES HIGHER IN THE AREA THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Commercial Vacancy

Multiple vacant storefronts were found throughout the study area, serving as visible signs of commercial vacancy and economic decline. These empty spaces contribute to a lack of activity, reduced foot traffic, and a diminished sense of vibrancy, signaling disinvestment and weakening the area's appeal to both consumers and potential businesses.

MDC054

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(j) INCIDENCE OF CRIME IN THE AREA HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

Based on recent crime data, the proposed South Miami Community Redevelopment Area (CRA) exhibits elevated crime rates compared to national and state averages, underscoring the need for targeted redevelopment efforts.

South Miami Crime Overview (2023)

- Total Crime Rate: Approximately 3,035 incidents per 100,000 residents, which is 30.6% higher than the national average and 40.9% higher than Florida's average.
- Violent Crime Rate: 560.5 per 100,000 residents, surpassing the national average of 369.8 and Florida's average of 383.6.
- Property Crime Rate: 2,474.8 per 100,000 residents, exceeding the national average of 1,954.4 and Florida's average of 1,769.4.

These statistics indicate that residents in South Miami have a higher likelihood of experiencing both violent and property crimes compared to the broader state and national populations.

Implications for the Proposed CRA

The elevated crime rates within South Miami, particularly in areas encompassing the proposed CRA, highlight challenges such as public safety concerns, economic distress, and infrastructural degradation. Addressing these issues through strategic redevelopment initiatives can foster a safer and more prosperous community environment.

MDC055

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(k) FIRE AND EMERGENCY MEDICAL SERVICE CALLS TO THE AREA PROPORTIONALLY HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.

An analysis of recent emergency service data reveals that the proposed South Miami CRA accounts for a substantially higher share of emergency-related calls compared to the rest of the city. Out of a total of 696 emergency-related calls citywide, 494 occurred within the CRA, representing over 71% of all emergency-related incidents, despite the CRA comprising only a portion of the city's geographic area. In contrast, only 202 emergency-related calls occurred outside the CRA. This stark imbalance highlights elevated public safety and health service demand within the CRA, further supporting its designation as a "blighted area" in need of strategic reinvestment and redevelopment.

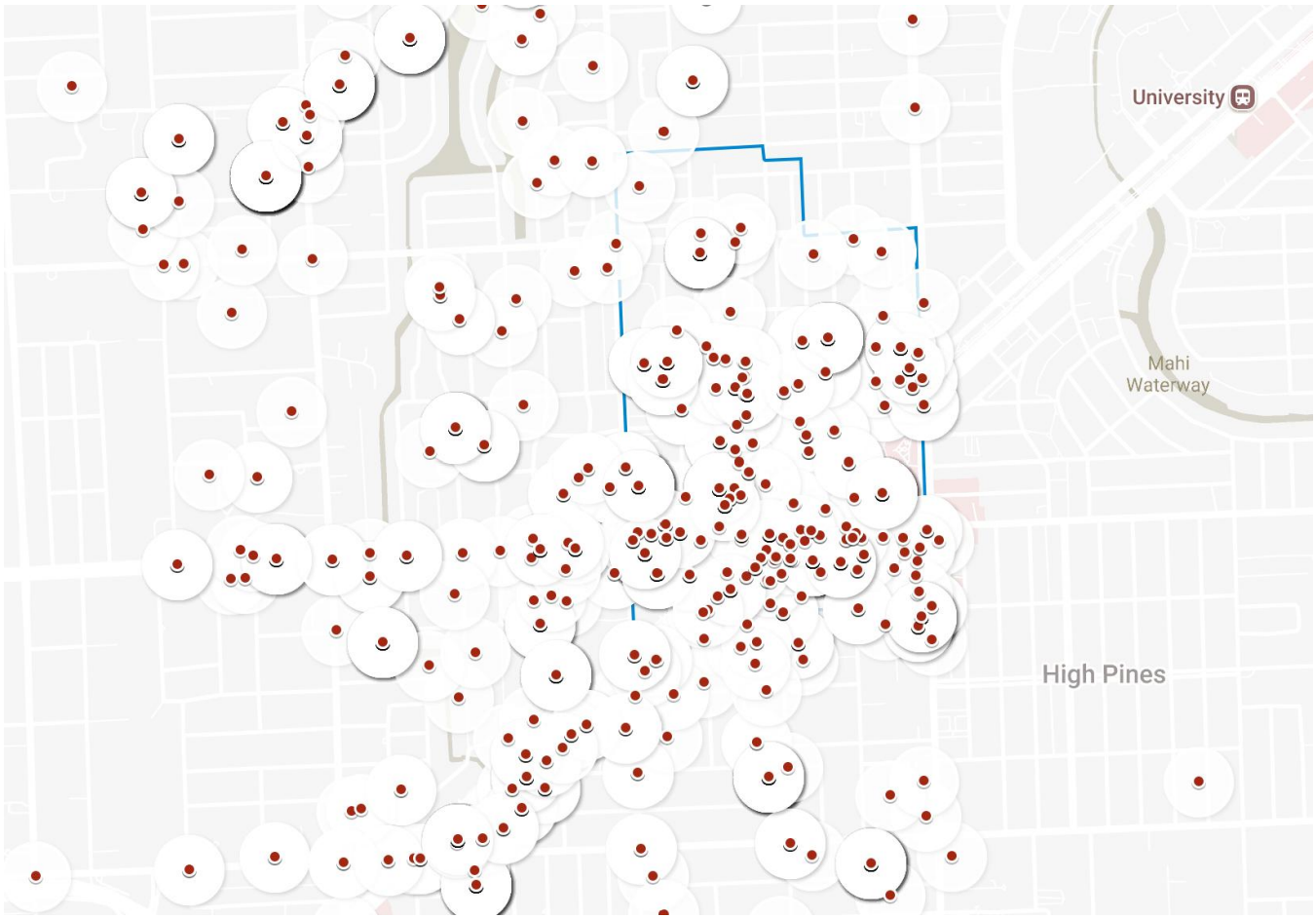
Emergency service data reveals that the proposed South Miami CRA area, centered around the city's downtown core and surrounding residential neighborhoods, receives a significantly greater volume of Fire and EMS-related calls per square mile than other parts of South Miami. This is notable given that the CRA area covers a limited geographic footprint relative to the overall city limits.

The types of calls most prevalent in the CRA include:
- Medical assists and alarm activations
- Fire zone saturations and watch orders
- Disturbance and public safety calls involving vulnerable populations

These conditions further substantiate the necessity of reestablishing the South Miami CRA to proactively improve public safety, infrastructure resilience, and community health outcomes.

Type of Fire and Medical/ EMS Calls Data for Table Provided by the City of South Miami	
Case Type	Number of Emergency Calls within the South Miami CRA
PW Park and Walk	220
WO Watch Order	140
34 Disturbance	23
14 Information	10
25A Audible Alarm	10
13 TRF Detail Citizen Concern	10
341 Sick Injure Person	9
17 Traffic Accident	7

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(k) FIRE AND EMERGENCY MEDICAL SERVICE CALLS TO THE AREA PROPORTIONALLY HIGHER THAN IN THE REMAINDER OF THE COUNTY OR MUNICIPALITY.



Map of Service Calls

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(i) A GREATER NUMBER OF VIOLATIONS OF THE BUILDING CODE IN THE AREA THAN THE NUMBER OF VIOLATIONS RECORDED IN THE REMAINDER OF THE MUNICIPALITY.

An analysis of the City's active code enforcement cases reveals a high concentration of violations within the proposed South Miami CRA boundaries. These cases cover a wide range of property maintenance, safety, and permitting issues and provide insight into conditions of urban distress. These case types generally indicate aging housing stock, poor property maintenance, and non-compliance with safety and development regulations.

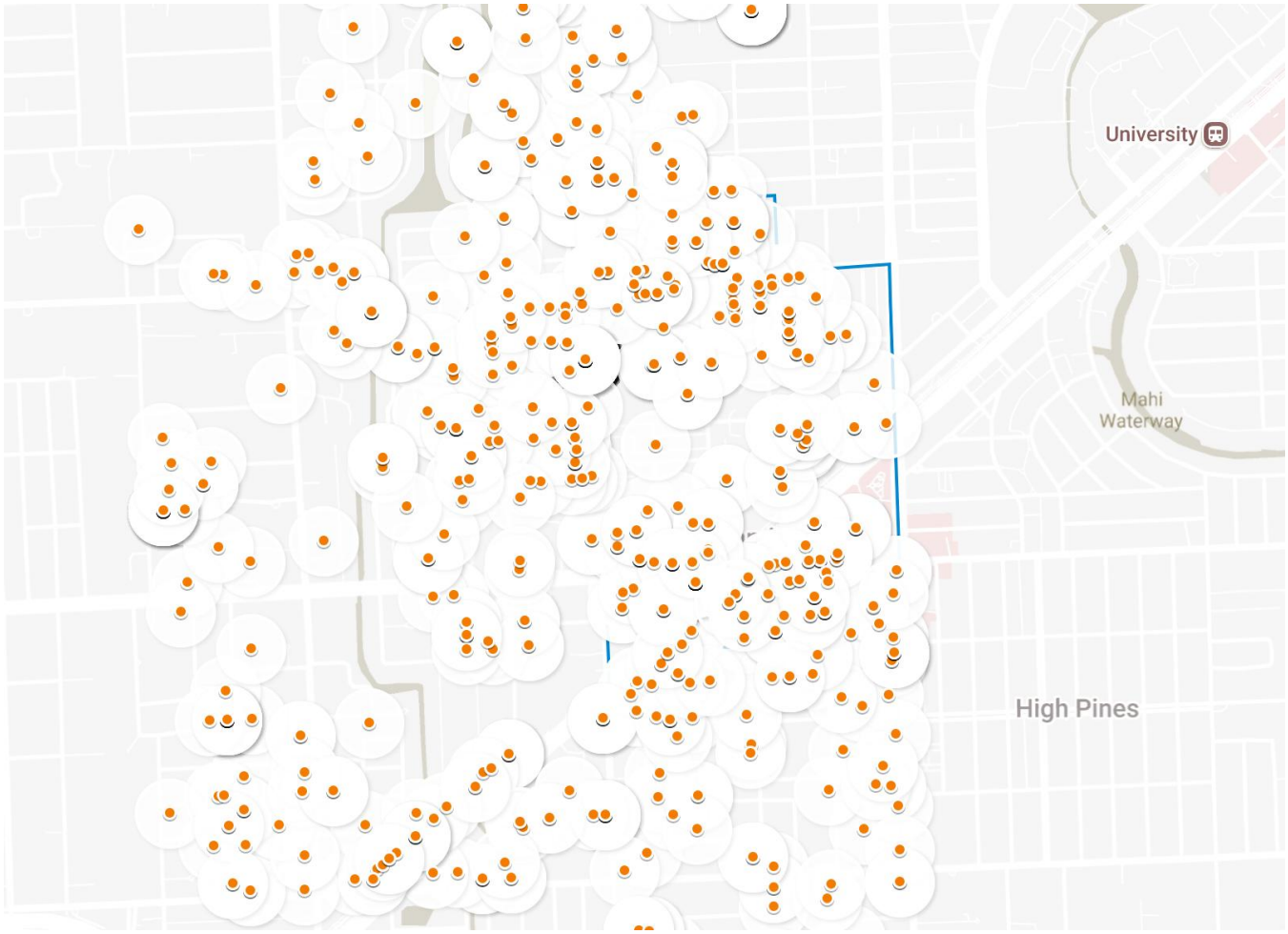
Filtering the data for addresses within the proposed CRA boundary reveals a disproportionately high number of active violations: Overgrown Lot (82 cases), Minimum Housing (67 cases), Noise (67 cases), Work Without a Permit (53 cases), Junk (52 cases). These figures account for a substantial share of the total citywide cases, even though the CRA area covers only a portion of the city.

The data confirms that the proposed South Miami CRA area experiences a greater concentration of property maintenance and housing-related code violations than the city overall. These conditions reflect significant physical and economic distress, justifying a formal Finding of Necessity to reestablish the CRA. Strategic reinvestment through a CRA framework would address these deficiencies and promote long-term revitalization.

Active Code Cases Data for Table Provided by the South Miami on June 20, 2025		
Case Type	Number of Cases In South Miami CRA	Remainder Number of Cases in the City of South Miami
Overgrown Lot	82	26
Minimum Housing	67	48
Noise	67	5
Work Without a Permit	53	19
Junk	52	20
Abandoned Vehicles	44	10
Permitted Use	25	8
Domestic Curb Trash	23	10
Property Maintenance	11	10

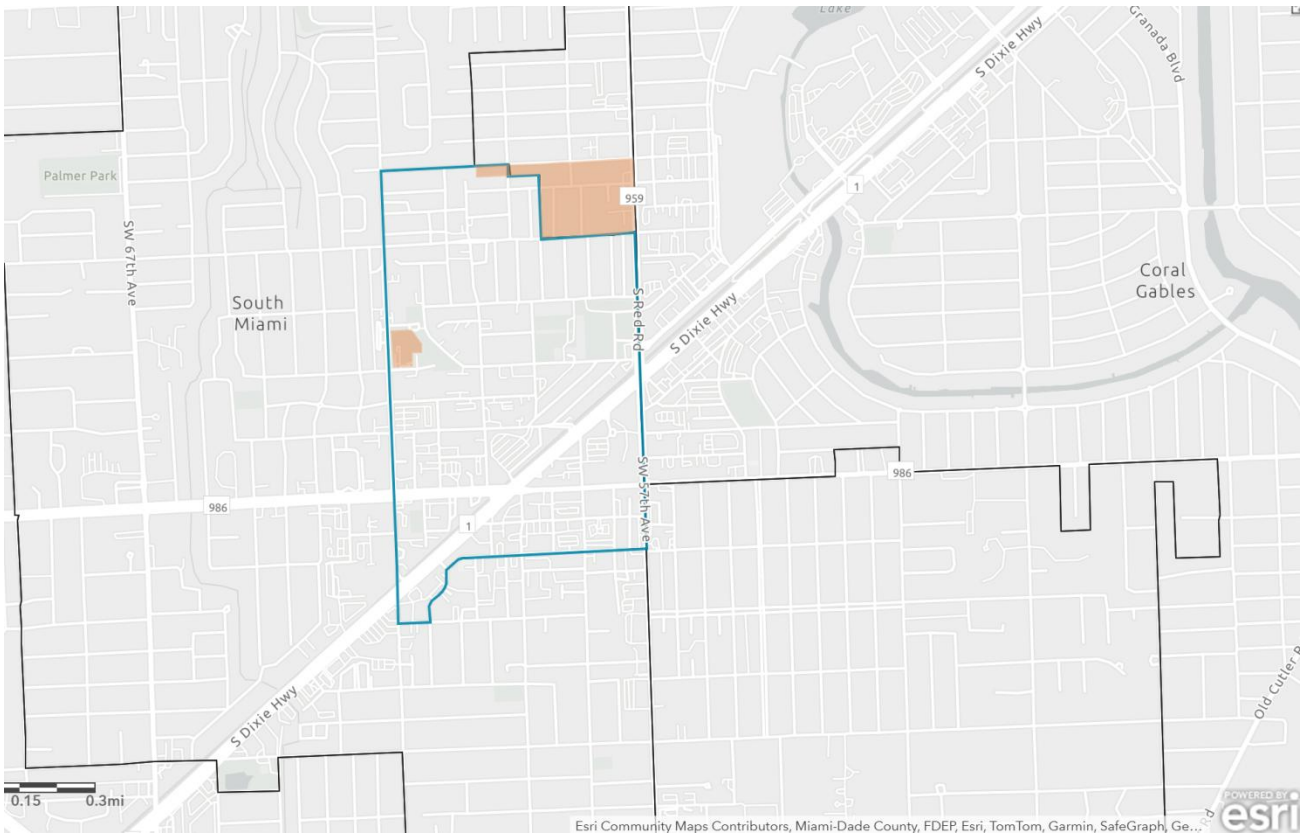
MDC058

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(i) A GREATER NUMBER OF VIOLATIONS OF THE BUILDING CODE IN THE AREA THAN THE NUMBER OF VIOLATIONS RECORDED IN THE REMAINDER OF THE MUNICIPALITY.



Map of Active Code Cases

The Existence Of Conditions "Blighted Area" Conditions, Criteria Found:
(n) GOVERNMENTALLY OWNED PROPERTY WITH ADVERSE ENVIRONMENTAL CONDITIONS CAUSED BY A PUBLIC OR PRIVATE ENTITY.



The proposed South Miami CRA meets the statutory criterion for governmentally owned property with adverse environmental conditions, as defined under Section 163.340(8)(n), Florida Statutes. Within the study area, a county-owned brownfield site approximately 2.5 acres in size, known as the South Miami Senior Center, was identified. This property exhibits characteristics of environmental degradation likely caused by previous public or private use. The presence of such a site not only limits redevelopment potential due to remediation needs but also contributes to the visual and functional deterioration of the surrounding area, reinforcing the need for targeted reinvestment and CRA designation.

4. Summary of Findings and Recommendation

This analysis demonstrates a clear and qualifying Finding of Necessity for the proposed South Miami Community Redevelopment Area (CRA) in compliance with Section 163.355, Florida Statutes. Field observations, emergency service data, code enforcement reports, and public safety statistics confirm the presence of multiple statutory indicators of blight as defined in Section 163.340, substantiating the need for targeted redevelopment interventions to reverse decline and promote economic revitalization.

Key Findings

Defective Infrastructure & Unsafe Roadways

- Several streets within the proposed CRA exhibit cracked asphalt, potholes, and outdated stormwater systems, contributing to poor roadway conditions and localized flooding.
- Lack of modern streetscape design—such as missing sidewalks, inadequate lighting, and minimal ADA access—creates unsafe environments for pedestrians and cyclists.

Unsanitary & Hazardous Conditions

- High volumes of code violations, including overgrown lots, junk accumulation, and unpermitted construction, reflect neglect and deteriorating site conditions.
- Observations indicate illegal dumping in vacant lots and alleyways, particularly in older residential blocks, posing health risks and degrading community appearance.

Public Safety Concerns

- The area experiences a disproportionate concentration of emergency service calls, including fire and EMS responses, compared to the rest of the municipality (494 emergency-related calls in the CRA vs. 202 citywide outside).
- Crime statistics reveal that South Miami's overall crime rate exceeds the state and national averages, with the proposed CRA area accounting for a significant share of disturbance and public safety-related incidents.
- Frequent police response calls such as "watch orders" and "disturbance reports" point to ongoing safety challenges within residential areas and commercial corridors.

Faulty Lot Layout & Poor Site Design

- Older parcel patterns and nonconforming structures limit redevelopment flexibility, often resulting in inadequate off-street parking, blocked access points, and incompatible land uses.
- A mix of aging housing stock and irregular lots contributes to the underutilization of land, disinvestment, and poor urban form.

MDC061

Negative Community Perception & Disinvestment

- Long-term neglect, highly visible code violations, and deteriorated public facilities (such as parks, community centers, and bus stops) reinforce negative perceptions that deter private investment and discourage reinvestment by property owners.

Recommendation

It is recommended that the City of South Miami initiate the formal process to establish the CRA, including:

- Adopting a resolution under Section 163.355, Florida Statutes, confirming the Finding of Necessity.
- Entering into interlocal agreements with Miami-Dade County and other taxing authorities.
- Prioritizing community engagement to ensure inclusive and equitable redevelopment that reflects the needs of long-time residents and small businesses.

Conclusion

If left unaddressed, these blighted conditions will continue to suppress economic growth, reduce property values, and diminish the quality of life in the heart of South Miami. Establishing the CRA will create a dedicated mechanism to channel investment, upgrade infrastructure, enhance housing quality, and promote public safety. It is a critical and timely step toward a healthier, more prosperous, and resilient South Miami.

About BusinessFlare

BusinessFlare is a highly qualified consulting firm specializing in redevelopment, revitalization, economic analysis, and urban planning. As a trusted partner in Miami-Dade County, BusinessFlare provides expert support to the county's Community Redevelopment Agencies (CRAs), offering tailored strategies to drive sustainable growth and improve quality of life within the county.

With headquarters located in North Miami, Florida, BusinessFlare is deeply rooted in the local community, offering unmatched insights into the region's unique economic and urban challenges. Our team is composed of seasoned professionals with expertise in redevelopment and planning, leveraging cutting-edge data analytics and economic modeling to guide impactful decision-making.

Our Services

BusinessFlare provides a comprehensive suite of services, including:

- Finding of Necessity
- Redevelopment Plan Updates
- Revitalization Strategies
- Economic Data Insights and Analytics
- Economic Impact Studies
- Urban Planning and Design

As a local firm, BusinessFlare is uniquely positioned to address the challenges and opportunities in the City of South Miami and Miami-Dade County. Our proximity to the communities we serve allows us to maintain strong relationships with local stakeholders and ensures our recommendations are grounded in the realities of the region. BusinessFlare continues to empower CRAs to achieve their missions, creating vibrant, resilient communities through innovative redevelopment strategies and data-driven insights.

BusinessFlare has extensive experience supporting CRAs throughout Miami-Dade County, delivering measurable results that align with statutory requirements and local objectives. We understand the critical balance between preserving community character and fostering economic growth, and we tailor our approach to meet the specific needs of each project.

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10.01.25

South Miami Community Redevelopment Area (CRA)

Community Redevelopment Plan 2025

South Miami, FL

MDC064

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The graphics and layout were provided by BusinessFlare® Design.

2025

South Miami
THE CITY OF PLEASANT LIVING

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Contents

1 EXECUTIVE SUMMARY

Introduction
The Redevelopment Plan Concept
How to Read This Document
Findings of Existing Conditions
CRA Boundary Description and Map

2 AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

Chapter 163 Checklist

3 BACKGROUND

Existing Conditions and History
Economic Conditions
Stakeholder Meetings

4 REDEVELOPMENT GOALS

Economic Development
Public Improvements and Infrastructure
Transportation, Mobility, and Parking
Redevelopment Support

5 REDEVELOPMENT INITIATIVES & PROJECTS

6 FINANCIAL PROJECTIONS

Conclusion and Outlook

1. Executive Summary

Reestablishing the South Miami Community Redevelopment Area (CRA)

In June 2025, the City of South Miami undertook a comprehensive analysis to evaluate the re-establishment of the Community Redevelopment Agency (CRA). The proposed CRA encompasses approximately 238 acres, including Downtown South Miami, the South Miami Metrorail Station area, the Marshall Williamson neighborhood, and several surrounding residential and commercial corridors. Though adjacent to strong anchors like the University of Miami and South Miami Hospital, portions of the CRA area have suffered from deteriorated infrastructure, vacant or underutilized sites, aging housing stock, elevated crime rates and safety perceptions, and concentrated code violations. These conditions contrast with areas experiencing increased investment interest, particularly along Sunset Drive, which remains the cultural and economic heart of the community.

Historically, this district evolved around the Florida East Coast Railway and became a center of commerce, civic life, and neighborhood identity. Today, its legacy lives on in places like Marshall Williamson Park, Jean Willis Park, and a collection of longstanding local businesses and churches that reflect the community's heritage. However, growth pressures, outdated infrastructure, and affordability challenges require a coordinated, place-based approach to revitalization.

This CRA Plan serves as the guiding framework, or "guardrails", for future redevelopment. These guardrails help ensure that reinvestment aligns with the community's goals and shared values:

- Support the financing of infrastructure for catalytic redevelopment projects that generate taxable value of not less than $300 million.
- Prioritize infrastructure and mobility improvements, especially near the Metrorail and Sunset Drive.
- Limit administrative overhead, directing the majority of tax increment revenues toward visible, impactful capital projects.
- Enhance walkability, public spaces, and the local business environment with a focus on cultural preservation.

By reestablishing the CRA, the City of South Miami is taking a decisive step to build a more equitable, resilient, and vibrant future, ensuring that reinvestment reaches areas long overlooked, while honoring the history and identity of one of Miami-Dade County's most unique and walkable downtowns. This Plan sets the course for coordinated action, balancing growth, community needs, and cultural integrity for generations to come.

Statutory Framework and Local Intent – South Miami CRA

The South Miami Community Redevelopment Area (CRA) is being reestablished pursuant to Chapter 163, Part III of the Florida Statutes, which authorizes local governments to designate areas as "slum or blight" when specific physical and economic conditions substantially impair the sound growth and welfare of a community. In 2025, the City of South Miami adopted a new Finding of Necessity documenting that a significant portion of the city, including the downtown core, surrounding neighborhoods, and transit-adjacent areas, exhibited multiple qualifying criteria, including deteriorated infrastructure, code violations, high emergency call volumes, underutilized land, aging housing stock, and public safety concerns.

This designation enables the City to implement Tax Increment Financing (TIF), a powerful, self-sustaining tool that captures future increases in property tax revenues within the CRA and reinvests them back into the area. Rather than flowing to general funds, these funds stay local, forming a dedicated revenue stream for capital improvements, economic development and public space upgrades.

South Miami's elected leaders and community partners view the CRA as a tool to balance resilient redevelopment with market momentum, ensuring that areas of long-standing need receive the public investment necessary to spur private response. The CRA supports infrastructure upgrades such as street and sidewalk repairs, drainage improvements, transit station enhancements, and public realm beautification, laying the groundwork for new affordable and workforce housing, small business growth, and enhanced quality of life.

From the outset, the City has recognized that the CRA will help advance economic opportunity in historically underserved neighborhoods through improvement of physical conditions. Bricks-and-mortar improvements support neighborhood stabilization, enabling the CRA to serve both as a growth strategy and a community empowerment tool.

Catalytic Power of Tax Increment Financing (TIF)

The TIF mechanism is central to the CRA's long-term impact. As public investment improves streetscapes, connectivity, and safety, property values are expected to rise, generating new tax revenue that can then be reinvested. Projects such as The Shops at Sunset Place redevelopment, City Hall redevelopment, and Residences at SoMi Parc are poised to significantly expand the district's taxable value, setting off a cycle of strategic reinvestment.

While challenges are inevitable, economic cycles, construction delays, and policy shifts, the CRA Plan incorporates fiscal guardrails and implementation priorities that keep the district focused on long-term resilience. These include limiting administrative overhead, prioritizing catalytic investments. Ultimately, the South Miami CRA provides a framework to align local intent, community vision, and market potential, ensuring the area not only grows, but grows equitably, sustainably, and with purpose.

The Redevelopment Plan Concept

The redevelopment concept for the South Miami Community Redevelopment Area (CRA) is grounded in the belief that inclusive and sustainable growth is critical to the long-term vitality of the city. Positioned at the cultural and economic heart of South Miami, the CRA encompasses the historic downtown, the South Miami Metrorail Station, the Marshall Williamson neighborhood, and key commercial corridors like Sunset Drive and Red Road. With both catalytic redevelopment projects and areas of persistent disinvestment within its boundaries, the South Miami CRA is uniquely positioned to bridge opportunity with community preservation.

This Plan establishes a focused framework to guide redevelopment in accordance with Florida Statutes Chapter 163 through infrastructure development. Rather than imposing rigid land use or design requirements, the Plan provides a goal-driven strategy that empowers the CRA, City staff, and community stakeholders.

At the core of this redevelopment concept is the balance between revitalization and cultural preservation. The CRA seeks to address urgent physical challenges, such as deteriorating infrastructure, underutilized parcels, and inadequate mobility connections, while investing in people, public spaces, and neighborhood identity. Area needs include:

- Improving multimodal transportation, including integration with The Underline, Metrorail, and pedestrian-oriented corridors
- Preserving passive open spaces, such as Marshall Williamson Park
- Improving and enhancing the streetscape, utilities, and network
- Infrastructure investment to support and align with major redevelopment efforts, such as Sunset Place redevelopment, City Hall
  redevelopment, and other catalytic private investments

This plan views public investment as a catalyst for private reinvestment, while ensuring that longtime residents and legacy businesses can share in the district's renewal. By leveraging the tools and funding mechanisms available through the CRA, South Miami can guide a new chapter of revitalization, one that honors its history, supports its present, and shapes a resilient, inclusive future.

MDC069

How to Read This Document

This document is structured for clear navigation and usability by a range of audiences, including CRA staff, elected officials, developers and investors, residents, and community stakeholders. It is built on a foundation of redevelopment principles, neighborhood priorities, and ongoing planning conversations that reflect both local needs and market potential.

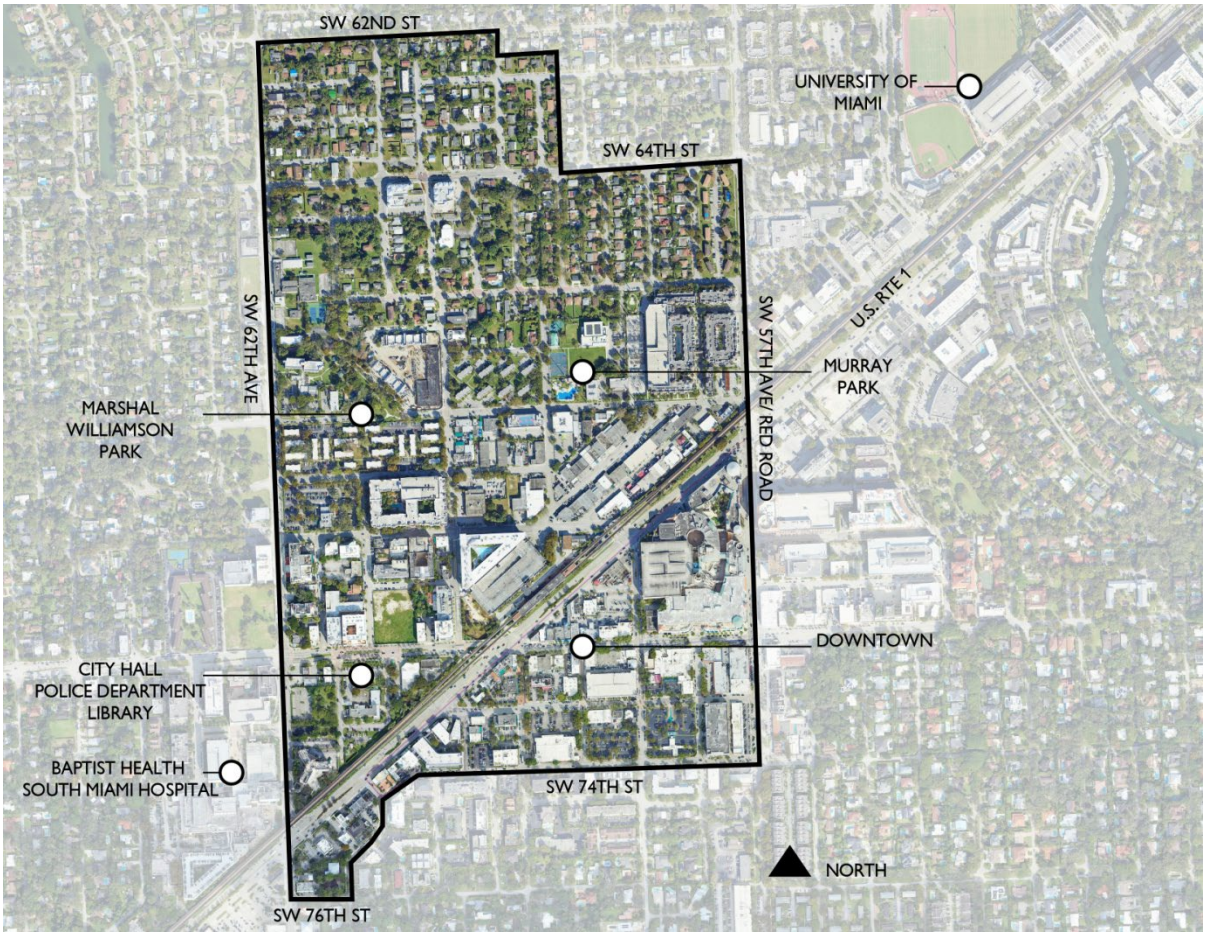
Organization of the Plan

1. Executive Summary - A concise overview of the CRA's purpose, boundaries, key findings from the Finding of Necessity, and the overarching goals that guide this Plan.
2. Authority to Undertake Redevelopment - Describes the legal basis and local vision for reestablishing the CRA, including the use of Tax Increment Financing (TIF) and the strategic priorities.
3. Background and Existing Conditions - Provides a comprehensive snapshot of the CRA's current physical, social, and economic environment, including infrastructure, land use, mobility, zoning, housing, emergency calls, crime, and public space. This section also highlights market trends and redevelopment momentum already underway.
4. Redevelopment Goals - The actionable core of the Plan, organized into thematic goals: Economic Development, Public Improvements and Infrastructure, Mobility, Connectivity, and Parking, and Redevelopment Support.
5. Redevelopment Program Initiatives - Offers guidance for eligible projects, programming, and partnerships. This section identifies the CRA's investment priorities while remaining responsive to new opportunities, community input, and market shifts.

How to Use This Plan

- For CRA Staff: Use this Plan as a living work program that prioritizes projects, guides funding decisions, and documents eligibility for CRA expenditures within the statutory framework.
- For Developers and Investors: Understand the district's priorities, available incentives, infrastructure challenges, and the types of development the CRA.
- For Residents and Stakeholders: Gain transparency into how the CRA aims to enhance quality of life, and promote equitable opportunity, and preserve South Miami's cultural identity.
- For City Leadership: Leverage this Plan to align citywide initiatives, such as infrastructure upgrades, and mobility planning, with the CRA's strategic goals and capital projects.

CRA Boundary Description and Map



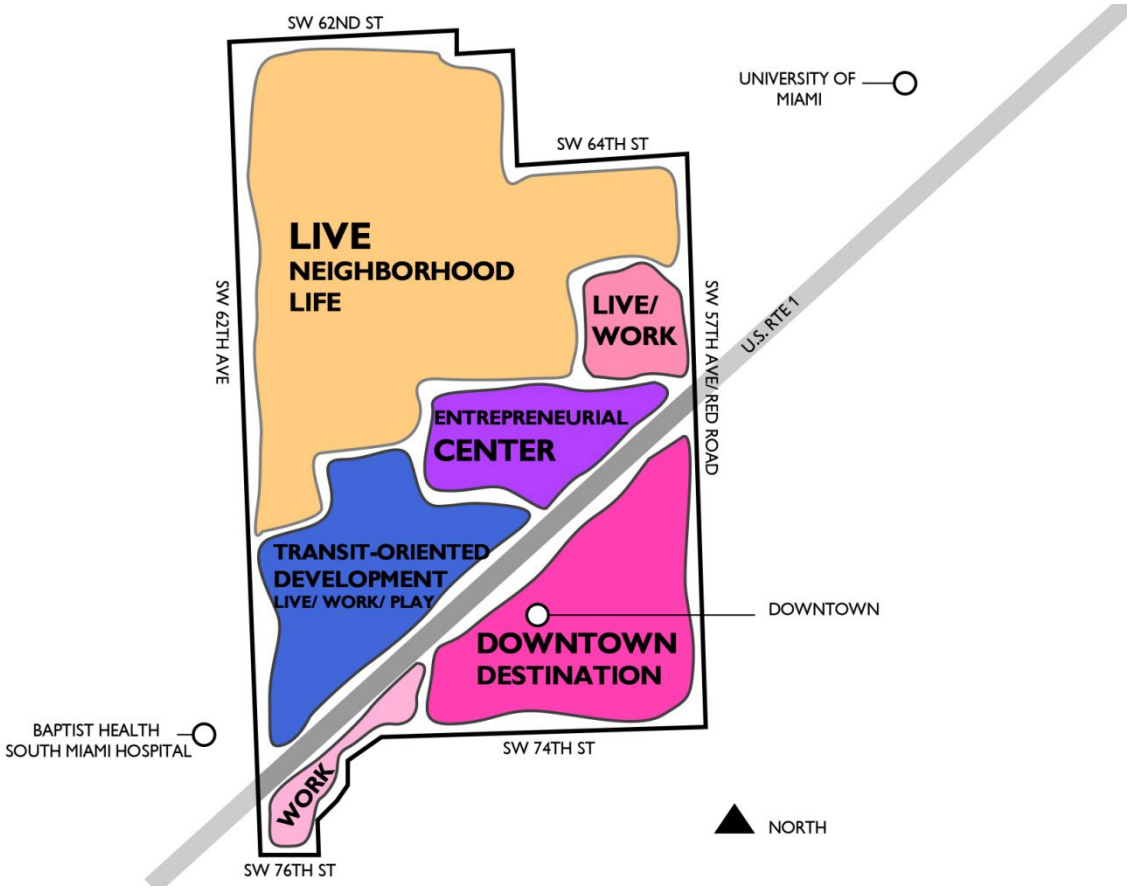
CRA Acreage : 238

General Description:

The proposed South Miami Community Redevelopment Area (CRA) is generally bounded by SW 57th Avenue (S. Red Road) to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north. This centrally located district encompasses the city's downtown core and several key community landmarks, including Jean Willis Park, Marshall Williamson Park, Murray Park, and the Gibson-Bethel Community Center.

The area reflects a mix of civic, commercial, and residential uses, and is a focal point for community life and economic activity. The CRA boundary is designed to capture areas with redevelopment potential and pressing infrastructure and housing needs, positioning the district to benefit from targeted reinvestment and long-term revitalization.

Redevelopment Concept Diagram



The South Miami CRA's redevelopment framework is designed to align investments, partnerships, and programs with the city's unique assets, its walkable downtown core, historic neighborhoods, transit connections, and creative and entrepreneurial enclaves, to create a comprehensive approach to growth.

Sunset Drive, the city's historic main street, anchors this vision as the cultural and commercial heart, ideally suited for vibrant, mixed-use, live-work-play development. The light industrial district along Commerce Lane and Progress Road presents continued opportunities for local entrepreneurs, while the South Miami Metrorail Station area is positioned for higher-density, transit-oriented development exemplified by projects like City Hall redevelopment, VOX Miami, and the Sunset Place redevelopment. At the same time, historic neighborhoods such as Marshall Williamson and areas around Jean Willis Park and Murray Park offer opportunities that can support City and private efforts to increase and rehabilitate housing stock, infill, and quality-of-life improvements through the provision of public infrastructure, ensuring that revitalization supports both community heritage and future growth.

Findings of Existing Conditions

The South Miami Community Redevelopment Area (CRA) presents a dual narrative of persistent challenges and catalytic potential. A thorough review of current conditions reveals both significant distress in the built environment and promising redevelopment momentum, reinforcing the strategic rationale for reestablishing the CRA.

1. Physical and Infrastructure Challenges

The CRA exhibits deteriorated infrastructure, including cracked asphalt, broken sidewalks, inadequate drainage, poor lighting, and obsolete utility systems. These conditions impair accessibility, threaten public safety, and contribute to disinvestment. Additionally, defective lot layouts, illegal swale parking, and vehicle stacking in commercial areas reflect dysfunctional site design and unsafe mobility environments.

2. Indicators of Blight and Need for Reinvestment

The CRA meets eight qualifying criteria under Florida Statutes for slum and blight, including:

- Defective or inadequate infrastructure
- Faulty lot layout
- Unsanitary or unsafe conditions
- Deterioration of sites or improvements
- Elevated emergency service calls (71% of citywide EMS/Fire calls originate in the CRA)
- Higher crime rates
- Code violations
- Conditions endangering life or property

3. Redevelopment Momentum

Despite these issues, the area is witnessing transformative projects, such as:

- Sunset Place Redevelopment (1,500+ units, hotel, retail, office, entertainment)
- City Hall Redevelopment (670 units, municipal space, TOD design)
- Avalon South Miami (254 units, walkable TOD)

These projects demonstrate strong market interest and underscore the need for a supportive public framework to manage growth and equity.

MDC073

5. Strategic Location and Transit Connectivity

Anchored by the South Miami Metrorail Station and intersected by high-traffic corridors like U.S. 1 (AADT 72,000) and Sunset Drive (AADT 40,500), the CRA is well-positioned for transit-oriented development (TOD) and walkable, mixed-use density. The extension of The Underline further enhances mobility, placemaking, and economic development opportunities.

6. Community Identity and Cultural Assets

South Miami's rich history, from its roots as Larkins to a postwar civic hub, offers a unique cultural identity. Assets like Marshall Williamson Park, Jean Willis Park, and the Gibson-Bethel Community Center provide a foundation for inclusive neighborhood reinvestment through investment iin public infrastructure.

In sum, the South Miami CRA is uniquely situated to address long-standing disinvestment while capitalizing on current redevelopment activity. The reestablishment of the CRA will serve as a framework for targeted investment and infrastructure upgrades, catalyzing a vibrant, inclusive, and transit-connected future.

2. Authority to Undertake Redevelopment

The South Miami Community Redevelopment Area (CRA) Plan is prepared and adopted in accordance with Chapter 163, Part III of the Florida Statutes, also known as the Community Redevelopment Act. This legislation provides the statutory framework that empowers cities and counties in Florida to establish Community Redevelopment Agencies (CRAs) to eliminate slum and blight, stimulate economic investment, improve public infrastructure, and enhance quality of life within designated redevelopment areas.

The South Miami CRA is the authorized agency responsible for implementing this Plan within the CRA's 238-acre boundary, which encompasses the downtown core, the South Miami Metrorail Station area, the Marshall Williamson neighborhood, and surrounding commercial and residential corridors. Under Florida law, the CRA's legal authority includes, but is not limited to:

- Acquiring and assembling property for redevelopment
- Preparing and implementing redevelopment plans
- Entering into contracts and development agreements
- Undertaking public infrastructure and capital improvements

The 2025 Finding of Necessity determined that the South Miami CRA meets the statutory threshold for the presence of both slum and blight as defined in Florida Statutes Section 163.340(7) and (8). Multiple blight factors remain materially present, including deteriorated infrastructure, aging housing stock, higher-than-average emergency service calls, unsafe pedestrian conditions, code violations, and constrained redevelopment capacity due to obsolete lot layouts and underutilized parcels.

The reestablished CRA provides a strategic framework to guide targeted reinvestment across key focus areas, limited to the following:

- Economic development – fostering catalytic investment, business growth, job creation, and entrepreneurship.
- Mobility and infrastructure – improving walkability, connectivity, and transit integration through infrastructure investment.
- Placemaking – enhancing public spaces, cultural assets, and neighborhood identity.

This document serves as the official Redevelopment Plan for the South Miami CRA and grants the CRA the authority to act under Florida law to implement the goals and initiatives outlined herein. The CRA will operate in close coordination with the City of South Miami, Miami-Dade County, community organizations, and private sector partners to ensure redevelopment efforts are consistent with broader citywide planning objectives and responsive to community priorities.

This Redevelopment Plan has been prepared under the direction of the City of South Miami for the reestablished South Miami Community Redevelopment Agency (CRA) in accordance with the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes. Recognizing the documented presence of slum and blighted conditions within the CRA boundaries, including deteriorated infrastructure, unsafe conditions, code violations, and disinvestment—the Act empowers municipalities to prevent and eliminate these conditions through the establishment of a CRA and the adoption of a Redevelopment Plan.

The Chapter 163 checklist below demonstrates how this Plan addresses each statutory requirement to ensure compliance and provide the CRA with the legal authority to undertake redevelopment activities:

Chapter 163 Checklist

1) Legal description and boundary justification: A legal description of the South Miami CRA boundary (238 acres) is included in the Plan, along with justification for its establishment based on the 2025 Finding of Necessity.

2) Diagram and general terms for open space, street layout, and land use: Maps of the CRA are provided in the Existing Conditions section. The area remains subject to the City's Comprehensive Plan and zoning, which stipulate use, size, height, and density limits. Existing and proposed public parks, open space, and circulation patterns are outlined.

3) Neighborhood impact element: The Neighborhood Impact Statement is included in this Plan and evaluates the effects of redevelopment on housing, traffic circulation, environmental quality, community facilities, services, and schools.

4) Identification of publicly funded capital projects: Capital projects are identified in the Priority Projects and Redevelopment Initiatives sections, including roadway upgrades, drainage improvements, Sunset Drive streetscapes, Marshall Williamson Park upgrades, and transit station enhancements. Financial projections outline anticipated CRA revenues and expenditures for these projects.

5) Safeguards for implementation: The Redevelopment Initiatives & Program Administration sections enumerate programs and expenditures. Oversight will be provided by the CRA Board of Commissioners, which meets publicly to review projects, budgets, and performance.

6) Controls and restrictions on land use: Regulatory authority remains with the City of South Miami under its Comprehensive Plan and zoning ordinances. Any recommended changes to zoning, land development regulations, or design guidelines will be advanced by City Staff and adopted by the City Commission.

7) Projected costs of redevelopment: Projected costs, revenue streams, and expenditures are provided in the Financial Projections section. These estimates will be reviewed annually to ensure CRA resources are aligned with priority projects and available financing.

8) Time certain for completion: In accordance with state law, the South Miami CRA is authorized to operate for a period not to exceed 40 years from adoption.

Conclusion

This statutory checklist affirms that the South Miami CRA Plan complies fully with Chapter 163, Florida Statutes, providing the legal authority for the CRA to implement redevelopment activities. The CRA is empowered to plan, finance, and execute projects that eliminate slum and blight, improve public infrastructure, and stimulate economic development in a manner consistent with both state law and the City's comprehensive planning framework.

3. Background

The proposed CRA area include the historic downtown, the South Miami Metrorail Station, and adjacent neighborhoods. This area sits at the intersection of notable challenges, aging infrastructure, visible blight, and economic disparities, and strong redevelopment momentum anchored by major institutional employers, transit connectivity, and transformative private investment projects.

The study area exhibits infrastructure deficiencies, including cracked pavement, poor drainage, faulty sidewalks, and inadequate lighting, that impair accessibility and public safety. Defective lot layouts, stacked parking, and underutilized sidewalks further reflect fragmented urban form. Vacant storefronts, outdated buildings, illegal dumping, and exposed dumpsters compound visual deterioration and reflect long-standing neglect and disinvestment. Parks and open spaces are present, but sanitation issues and unmaintained green space blunt their benefit. Rehabilitation and green infrastructure should be priorities.

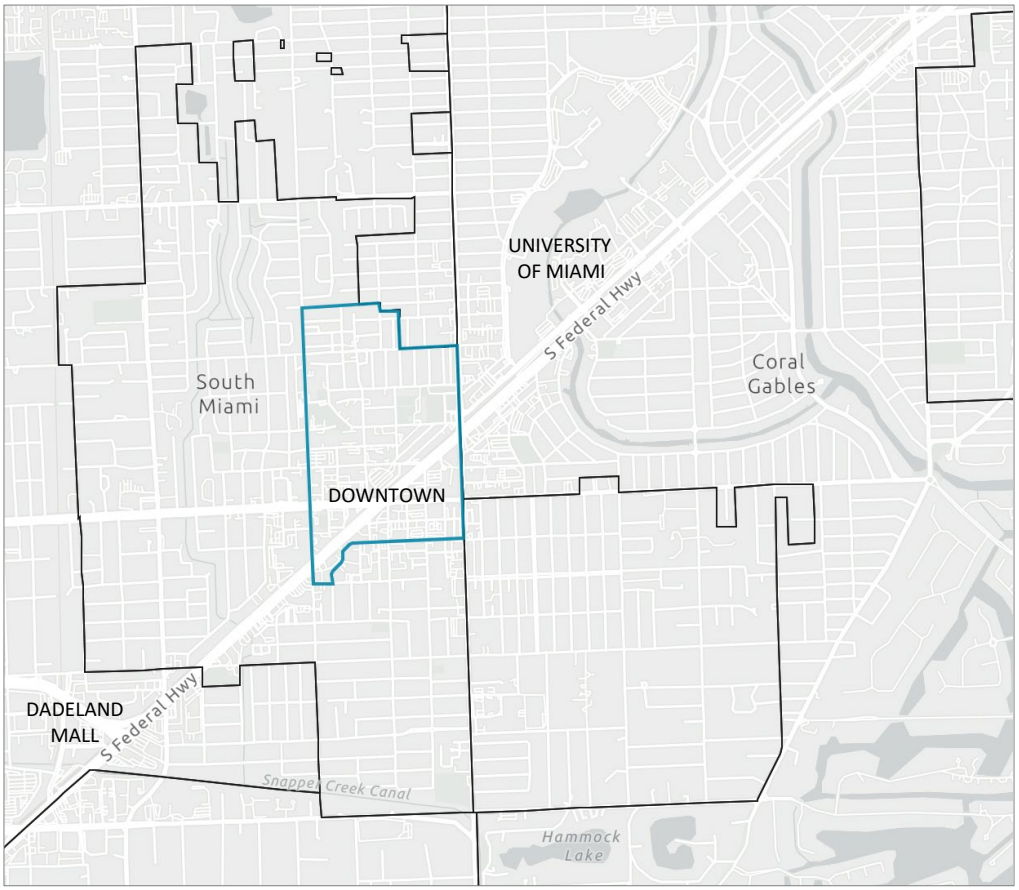
South Miami is a small, walkable city (12,073 residents), with a relatively high median income and educational attainment compared to Miami-Dade as a whole. Despite this strength, certain neighborhoods, particularly surrounding the downtown and CRA boundaries, face economic disparities, historic housing stock in disrepair, and signs of blight, including elevated code violations and public safety calls. Vacancy rates remain notable along commercial corridors.

History and Identity

South Miami's roots trace back to the early 1900s agricultural settlement of Larkins, evolving into a vibrant small city following the arrival of Henry Flagler's railroad. Sunset Drive emerged as the commercial and cultural heart, later reinforced by the development of the Metrorail station in 1983, which cemented the city's role as a transit-oriented hub. Initiatives like the early 1990s Hometown Plan revived the downtown's walkable, mixed-use character, blending higher density with sm

MDC078

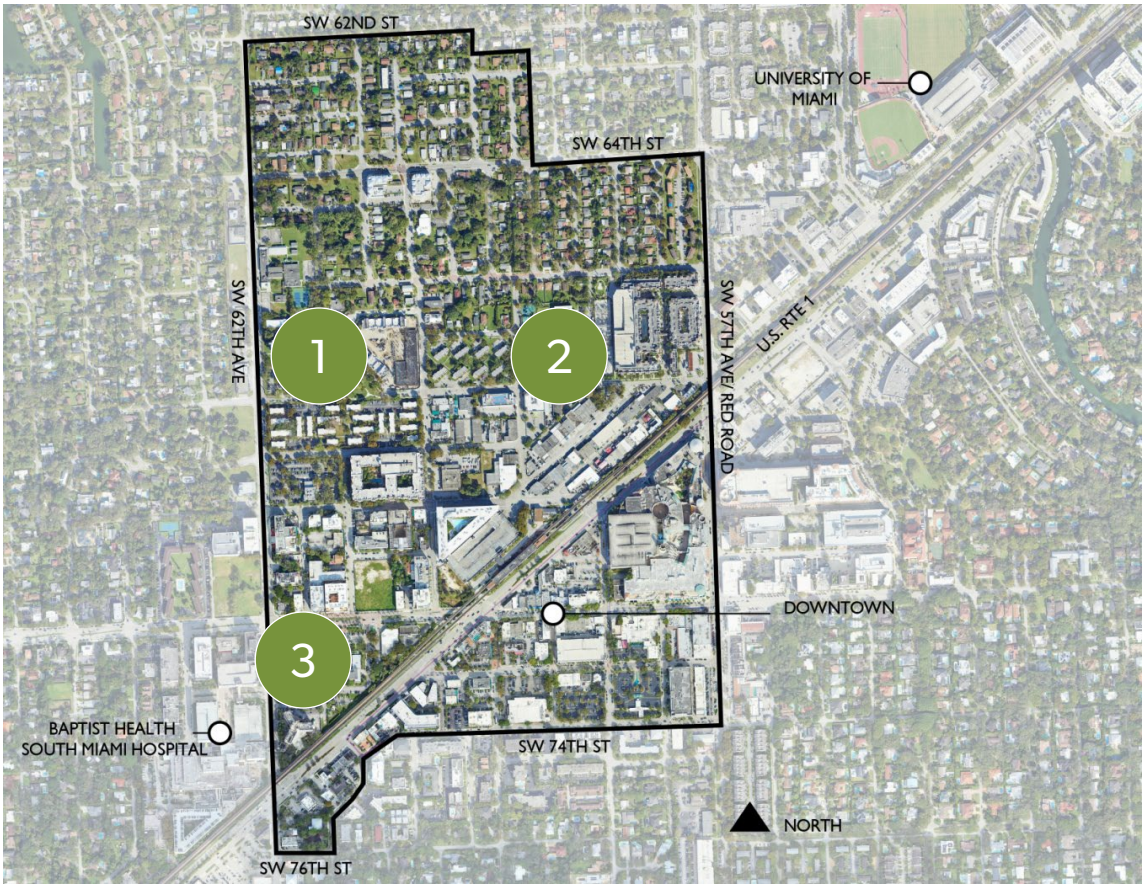
CRA Location



The proposed CRA area is strategically located at the heart of the city, encompassing its historic downtown core, key transit connections, and surrounding neighborhoods. Anchored by the South Miami Metrorail Station, the area includes a vibrant mix of civic, commercial, medical, and residential uses, positioning it as a natural focal point for community life and future investment.

Its central location, between the University of Miami to the north and Dadeland Mall to the south, makes the South Miami CRA a vital link within the regional growth corridor and an ideal area for targeted redevelopment and revitalization.

Parks and Open Spaces



The proposed South Miami CRA includes a diverse set of public spaces from active recreation and aquatics at Murray Park, to community gathering and playgrounds at Marshall Williamson, and quiet passive areas at Jean Willis. These amenities enhance livability and park access, but would benefit from improved maintenance and enhanced safety features to support broader redevelopment and equitable community engagement.

1. Marshall Williamson Park

Located at 6125 SW 68th Street, Marshall Williamson Park serves as an accessible neighborhood amenity with playground facilities, a gazebo, tennis courts, and passive green space.

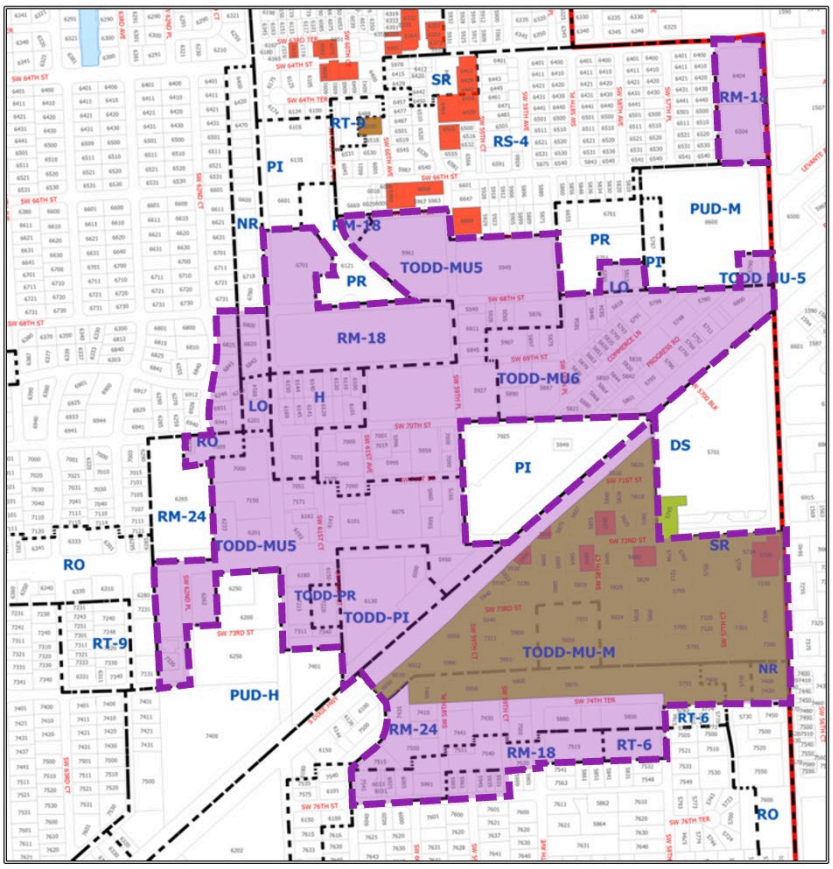
2. Murray Park Aquatic Center

Situated at 5800–6701 SW 58th Place, Murray Park Aquatic Center spans approximately 4 acres and includes a zero-entry pool, splash pad, playground, indoor and outdoor basketball courts, and community programming spaces. Adjacent to the Gibson-Bethel Community Center .

3. Jean Willis Park

Located at 7220 SW 61st Court, Jean Willis Park is a small, serene flowering tree park and passive space, featuring a gazebo, picnic benches, and native landscaping.

Zoning



All of the area shaded purple or brown within the thick purple line is TSDD. References to other districts within the purple or brown area, except the one block that is TODD-MUM, are merely historical and demonstrative.

Key zoning classifications include:

- HD-OV (Hometown District Overlay) (brown shade): Designed to preserve the traditional, walkable character of downtown, this district supports small-scale commercial, residential, and mixed use projects while promoting urban design consistency and pedestrian orientation.
- TSDD (Transit Supportive Development District) (purple shade): Designed to "support transportation alternatives and increased use of the South Miami Metrorail Station by incentivizing high density, mixed-use, pedestrian-supportive redevelopment of the Transit Supportive Development District ("TSDD"). The TSDD zoning district is designed to encourage a mix of high-intensity uses, particularly multi-family residential, retail, service, office uses, artist studios and workrooms, and live work units. Redevelopment for mixed-use is encouraged throughout the TSDD through flexible performance-oriented zoning and incentives.

Zoning

The strategic expansion of the TSDD into the City's Hometown District Overlay (HD-OV), will promote responsible in-fill redevelopment to support the development of a transit supportive development area by locating TSDD development on the southeast side of the Metrorail Station."

The TSDD comprises three sub-districts:

- TODA (Transit-Oriented Development Area): consists of the properties that are contiguous to or abutting the South Miami Metrorail Station, and properties that are within one thousand (1,000) feet of the Metrorail station. TODA properties are subject to TSDD regulations but may be eligible for additional development incentives or allowances as may be provided by law for transit-oriented districts.
- TSDA (Transit-Supportive Development Area): comprises the bulk of the TSDD. TSNA (Transit Supportive Neighborhood Area): properties that are abutting or adjacent to lower density residentially zoned neighborhoods. TSNA properties are for development of residential use at higher densities, have limited eligibility for additional development incentives, and include additional requirements for compatible transitions to existing neighborhoods.
- TODD-MU-M (Mixed-Use Market): Allows higher-density mixed-use development within the City's historic downtown area, encouraging residential, commercial, and retail uses in a walkable, vertical format.
- DS (Downtown SoMi): This zoning allows flexible urban uses in a dense, pedestrian oriented environment, designed to enhance the walkability and retail vibrancy of the historic downtown area.

Why it matters for Redevelopment

Zoning plays a critical role in shaping what types of development are allowed, their density, building height, land use mix, and design standards. In the South Miami CRA, most of the property within the Redevelopment Area (and property just outside the Redevelopment Area) is zoned Transit Supportive Development District, with regulations promoting mixed-use, walkable, higher density infill redevelopment. Similarly Downtown SoMi (DS) zoning promotes walkable, higher density infill redevelopment with higher intensities and concentration of density. Areas in the northern part of the Redevelopment Area, including those in RS-4 and RM-18 present an opportunity for housing diversity and variety with potential for "Missing Middle" housing opportunities.

The proposed South Miami CRA encompasses a diverse mix of zoning designations reflecting the area's historic evolution, transit adjacency, and civic importance. Zoning within the study area includes a transit oriented district that promotes mixed use, civic and institutional designations, and residential categories, each with implications for future development opportunities.

MDC082

Future Land Use

MDC083

Future Land Use

Why it Matters for Redevelopment

The Future Land Use (FLU) designations are crucial because they establish the long-term vision for how land should be used and redeveloped. Areas designated Transit Supportive Development (TSD) (purple), Downtown SoMi (dark purple), and MUCR (light purple) are primed for redevelopment as they support higher densities, mixed-uses, and transit connectivity, aligning with CRA goals for economic revitalization, housing diversity, and walkability. In contrast, areas labeled SFR (yellow) or POS (green) indicate preservation of low-intensity residential neighborhoods and green spaces.

The proposed South Miami CRA spans a variety of FLU designations as outlined in the City's Comprehensive Plan. These land use categories define the intended character, intensity, and mix of uses across the area, serving as a foundational guide for zoning, infrastructure planning, and redevelopment policy. The study area includes the following major FLU designations:

- TSD (Transit Supportive Development)(purple): intended to provide for the development of commercial uses and residential uses as permitted by the Transit-Supportive Development Districts in the City's Land Development Code in multi-story and mixed-use projects that are characteristic of transit-supportive developments
- DS (Downtown SoMi)(dark purple): focused at the former Shops at Sunset Place, an approximately 10-acre parcel within the downtown area that represents the largest contiguous development tract in the City. The designation promotes urban-scale, pedestrian-oriented development, with high density residential, retail, food and beverage, office, and entertainment uses forming the city's core activity hub.
- MUCR (Mixed-Use Commercial/Residential)(light purple)
- PI (Public and Institutional) (light blue)
- POS (Parks and Open Space) (green)
- SFR (Single-Family Residential)(yellow): Low density residential areas, primarily in the northern portion of the CRA, intended to preserve the character of traditional neighborhoods.

MDC084

Socioeconomic Indicators

Economic Profile: South Miami, FL (2023–2025)

- Population: Approximately 12,073 (2023)
- Median Age: 39.9 years
- Median Household Income: $88,313 in 2023, marking a 12% increase from 2022. This exceeds both U.S. and Florida benchmarks
- Per Capita Income: $60,324, approximately 44% above the Florida average.
- Poverty Rate: Around 11.5%, which is below the state average of 13.6%.

Housing Market Conditions

- Median Property Value: Approximately $736,900 in 2023, with a 6.4% year-over-year increase.
- Affordability Challenges: In Miami-Dade County, a household must earn around $186,000 annually to afford a median-priced single-family home ($680K), and just 2% of listings fall under $400K.
- Inventory & Pricing Trends: Although sales volume has softened, median prices continue to rise, with Miami-Dade median home price approaching $675,000 by mid-2025 despite a 20% drop in sales. Mortgage rates near 6–7% continue to impact affordability.

Workforce & Employment Profile

- Employment Base: A diverse mix of jobs concentrated in healthcare, municipal services, retail, education, and hospitality.
- Labor Income Trends: Median family income surpasses $126,000, and notable income disparities exist by race and household characteristics. Households led by individuals aged 45–64 report the highest median incomes ($131,000), while younger households (25–44) earn around $77,578.

Real Estate & Development Context

- Residential Price Tiers: In Miami-Dade County, only 15% of single-family home sales are under $400K; most inventory falls in higher tiers. Condominium markets also show limited lower tier affordability with high demand among investors and affluent buyers.
- Market Trends: Southeast Florida real estate is transitioning from rapid pandemic-era growth into a more moderate, balanced state characterized by tightening supply, continued price appreciation for luxury units, and tapered demand in mid-price segments.

Implications for the Proposed CRA

- Property Market Outlook: Continued interest in transit-proximate and mixed-use redevelopment, combined with constrained housing options for middle- and working-class households, highlights opportunities to leverage the CRA for targeted reinvestment and socially inclusive development.

Market Conditions

The South Miami Community Redevelopment Area (CRA) presents a rare combination of strategic location, transit connectivity, and redevelopment momentum, positioned alongside long-standing community challenges that create both market opportunity and public-sector partnership potential. From an investor and developer perspective, the CRA is primed for transformative, high-impact projects supported by the City's reestablished CRA framework and its targeted use of Tax Increment Financing (TIF).

Market Location Advantages

- District located at the cultural and economic heart (downtown) of South Miami, adjacent to major regional anchors:
    - University of Miami (north)
    - Dadeland Mall (south)
    - South Miami Hospital & Larkin Community Hospital (within CRA)
- Anchored by South Miami Metrorail Station and served by high-traffic corridors:
    - U.S. 1 – 72,000 AADT
    - Sunset Drive – 40,500 AADT
- Directly in the path of The Underline Phase 3 extension, a 10-mile linear park and mobility corridor connecting Downtown Miami to Dadeland.

Current Economic Profile

- Citywide Median Household Income: $88,300
- CRA Area Conditions: Higher concentration of aging housing stock, code violations, and public safety service calls relative to city averages.
- Residential Real Estate: Median home value $736,900; multifamily rents average $2,000–$3,000+, with limited workforce housing stock.
- Commercial Real Estate: Strong visibility along Sunset Drive and U.S. 1, but elevated vacancy rates and underutilized parcels in secondary corridors (e.g., Red Road, Commerce Lane).
- Redevelopment Momentum:
    - Sunset Place Redevelopment – 1,500+ units, hotel, retail, office, civic space
    - City Hall Redevelopment – 670 units, municipal offices, retail, historic asset restoration
    - Avalon South Miami – 254-unit TOD project
    - SoMi Parc Residences – 578 mixed-income units planned

MDC086

Opportunities for Investment Through Infrastructure Investment

1. Transit-Oriented Development (TOD) - Leverage the South Miami Metrorail Station's regional connectivity to create mixed-use, high-density housing, office, and retail nodes within walking distance of transit.
2. Retail & Dining Activation - Reinvigorate Sunset Drive's storefronts with destination restaurants, local boutique retail, and cultural venues that tap into the area's existing walkability.
3. Entrepreneurs, Technicians, Creative, and Light Industrial Adaptive Reuse – Enhance the Commerce Lane/Progresso Road light industrial area as a thriving entrepreneurial district, and craft food & beverage hub, attracting new talent and enhancing the city's lifestyle brand.
4. Public Realm Enhancements - Capitalize on CRA funding to improve streetscapes, lighting, drainage, and pedestrian safety, increasing property values and investor confidence.

Why Now?

- Active private-sector investment pipeline demonstrates market confidence.
- CRA's reestablishment provides a dedicated funding mechanism for infrastructure, mobility, and public realm upgrades.
- Growing regional preference for walkable, transit-connected mixed-use environments positions South Miami's downtown and surrounding neighborhoods as a next-generation live-work-play hub.

From an investment standpoint, the South Miami CRA is entering a critical inflection point, where targeted public investment in infrastructure and placemaking will unlock outsized private returns. With strategic CRA support, developers can help shape a vibrant, inclusive, and economically resilient urban core that captures the city's unique cultural identity while meeting future market demand.

Real Estate and Market Trends

The CRA is experiencing significant development momentum. Major projects include the $300M+ at City Hall redevelopment, the Sunset Place Redevelopment transformation, Avalon South Miami, and a planned SW 62nd Avenue medical-office/residential project. These efforts will add thousands of residential units, new retail, civic spaces, and improved streetscapes.

Sunset Place Redevelopment

Example of real estate redevelopment momentum

Number of Units: 1,500+
Retail Space: 150,000 – 200,00 sq. ft.
Public Space: Landscape Plazas, Paseos, and Redesigned Streetscapes
Hotel and Hospitality: Boutique Hotel Integrated
Office Space: Class A Office
Entertainment: Theater and Entertainment Venues

City Hall Redevelopment

Example of real estate redevelopment momentum

Number of Units: 670 +/-
Retail Space: 35,000 sq. ft.
Civic Space: New Municipal Office Space, Civic Plazas and Open Space
Design and Connectivity: TOD Connected to South Miami Metrorail Station
Public Facilities: Relocation and reimagining of Jean Willis Park to leverage adjacency to the Underline.

The Underline Extension

Example of transformative mobility project

The Underline is a visionary 10-mile linear park, urban trail, and multimodal mobility corridor being developed beneath the Miami Metrorail from Downtown Miami to Dadeland South. Now in Phase 3 construction, the project extends through South Miami, running directly through the heart of the proposed South Miami Community Redevelopment Area (CRA), making it a critical asset for redevelopment, connectivity, and placemaking.

This phase of The Underline connects the Vizcaya Station to Dadeland South Station, activating the underutilized right-of-way beneath the elevated Metrorail. As the trail passes through South Miami's downtown and Sunset Drive area, it offers a powerful opportunity to create a safe, car-free mobility option that directly links residents, visitors, and workers to regional destinations like Dadeland Mall, South Miami Hospital, and the University of Miami.

Through the redevelopment of City Hall, Jean Willis Park is to be relocated adjacent to the Underline and substantially enhanced to provide a more robust community asset that serves as a destination integrally connected to the active urban trail.

4. Redevelopment Goals

The Redevelopment Goals of the South Miami Community Redevelopment Area (CRA) Plan establish the core priorities for eliminating blight, fostering economic vitality, and improving quality of life within the district. Each goal reflects both the statutory authority granted under Chapter 163, Florida Statutes, and the unique needs and opportunities of South Miami's downtown core, historic neighborhoods, and transit-oriented corridors.

This section is organized to clearly connect broad goals to actionable steps. For each goal, the following structure is provided:

- Goal: A broad statement of purpose that defines what the CRA seeks to achieve (e.g., Economic Development, Housing and Residential Life).
- Strategy/Objective: The guiding approach or focus area that outlines how the goal will be addressed.
- Potential Initiatives & Projects: Examples of programs, partnerships, or capital improvements that the CRA can pursue to carry out the strategy.
- Initiative Activities: Specific steps that CRA staff and partners can take to implement initiatives, measure progress, and ensure compliance with statutory requirements.

This framework ensures that redevelopment efforts are vision-driven, yet implementation-focused, offering a clear roadmap for staff, elected officials, developers, and stakeholders. By connecting goals to strategies, initiatives, and activities, the CRA Plan enables targeted investment and coordinated action toward creating a vibrant, inclusive, and resilient South Miami.

Here is a summary of the Redevelopment Goals, Strategies, and Initiatives. See "Redevelopment Initiatives & Projects" section for more details on initiative activities.

Goal 1: Economic Development

Strategy: Strengthen the downtown core and commercial corridors, support small businesses, and attract investment that aligns with South Miami's walkable, mixed-use character.

Initiatives & Projects:

- Infrastructure investment to support catalytic development projects

MDC090

Goal 2: Public Improvements and Infrastructure

Strategy: Address blight by upgrading basic infrastructure, utilities, and the public realm to support redevelopment and improve safety.

Initiatives & Projects:

- Infrastructure Investment and Upgrades

Goal 3: Transportation and Connectivity

Strategy: Create a safe, multimodal system that connects neighborhoods to downtown, transit, and regional destinations.

Initiatives & Projects:

- Transit-Oriented Development (TOD) Enhancements

Goal 4: Redevelopment Support

Strategy: Align CRA resources with citywide initiatives, partner with the private sector, and maintain strong community engagement.

Initiatives & Projects:

- Public-Private Partnerships
- CRA Program Administration

5. Redevelopment Initiatives & Projects

This section of the South Miami Community Redevelopment Area (CRA) Plan translates the broad goals of the CRA into actionable programs, projects, and partnerships. These initiatives are designed to address the statutory purpose of community redevelopment as outlined in Chapter 163, Part III of the Florida Statutes, including the elimination of slum and blight, the stimulation of economic activity, and the improvement of public infrastructure and amenities.

Each initiative connects directly to one or more of the CRA's five Redevelopment Goals, Economic Development, Housing and Residential Life, Public Improvements and Infrastructure, Transportation, Connectivity, and Parking, and Redevelopment Support. The structure provides both clarity and flexibility:

- Clarity by identifying priority projects and program types the CRA will pursue in alignment with statutory requirements and community priorities.
- Flexibility by allowing CRA staff, the City, and partners to adapt the tools and implementation approach as market conditions, funding opportunities, and community needs evolve.

Initiatives may include capital improvements such as roadway, drainage, and park upgrades; programs and incentives such as façade grants, small business assistance, and housing rehabilitation; and public-private partnerships that leverage CRA resources to support catalytic redevelopment projects. For each initiative, the Plan outlines potential activities that staff can implement as practical steps to advance the CRA's goals.

By linking statutory authority, community-driven goals, and actionable steps, this section ensures that the CRA Plan remains both legally compliant and responsive to South Miami's unique context. The initiatives are not rigid prescriptions but guiding frameworks, flexible enough to evolve with time, yet specific enough to provide accountability, transparency, and measurable outcomes. In short, the Redevelopment Initiatives & Projects serve as the bridge between vision and action, equipping South Miami with the tools needed to create a vibrant, inclusive, and resilient downtown and neighborhood core.

MDC092

Economic Development

Infrastructure Investment to Support Catalytic Developments

Initiative

Use CRA TIF revenue to underwrite infrastructure investment thereby accelerating catalytic private redevelopment projects, focusing on high-impact sites that can transform the South Miami CRA district.

Initiative Activities

- Prioritize CRA support for major redevelopment sites such as Sunset Place, City Hall redevelopment, Avalon, and SoMi Parc.
- Structure public-private partnerships that leverage Tax Increment Financing (TIF) for infrastructure, public space, and housing affordability within these projects.
- Collaborate with University of Miami, South Miami Hospital, and local employers to integrate workforce pipelines, job creation, and community benefits into redevelopment agreements.

Why this matters

Catalytic projects set the tone for the CRA's revitalization, drawing significant private investment while addressing statutory goals such as blight elimination,and infrastructure upgrades. By aligning redevelopment with community-serving institutions and employers, the CRA ensures that growth is both transformative and inclusive—strengthening the tax base while expanding opportunities for residents.

MDC093

Public Improvements and Infrastructure

Neighborhood Quality of Life

Marshall Williamson Park

Initiative

Enhance the livability and safety of residential neighborhoods by investing in infrastructure, amenities, and green spaces that directly serve residents within the CRA.

Initiative Activities

- Prioritize improvements in the Marshall Williamson area, including new sidewalks, upgraded lighting, street trees, and expanded green space.
- Support the creation of resident-serving amenities such as pocket parks, playgrounds, and community-serving facilities near schools and existing parks.
- Integrate traffic calming and pedestrian safety measures in residential areas to reduce cut-through traffic and improve walkability.

Why this matters

Improving neighborhood conditions strengthens community pride, enhances safety, and supports stable, healthy residential environments. By targeting investments in areas most affected by disinvestment, the CRA ensures that all residents, especially those in historic neighborhoods, benefit from redevelopment and enjoy an improved quality of life close to home. Positioning park improvements ensures that public realm reinvestment remains at the center of the CRA's revitalization strategy. Parks and open spaces are key indicators of neighborhood health and quality of life, and visible investment here build community trust, and attract families.

Public Improvements and Infrastructure

Infrastructure & Streetscape Upgrades

Concept Image

Initiative

Modernize outdated infrastructure and streetscapes to eliminate blight, improve public safety, and support redevelopment within the South Miami CRA.

Initiative Activities

- Resurface roadways and repair or replace deteriorated sidewalks to enhance accessibility.
- Improve drainage systems and incorporate green infrastructure such as bioswales and permeable surfaces to reduce flooding.
- Upgrade utilities, including water, sewer, and broadband infrastructure, to accommodate higher density transit-oriented development (TOD).
- Install ADA-compliant curb ramps and crosswalks throughout the CRA to ensure equitable access.

Why this matters

Basic infrastructure deficiencies are among the most visible signs of blight and directly impact safety, quality of life, and investor confidence. By modernizing streets, utilities, and the public realm, the CRA creates the foundation for equitable revitalization, economic growth, and transit-oriented living in South Miami.

MDC095

Public Improvements and Infrastructure

Parks and Open Space Enhancements

Concept Image: Public Art Installation

Initiative

Upgrade and preserve parks, open spaces, and civic assets to strengthen community gathering places and enhance quality of life within the South Miami CRA.

Initiative Activities

- Relocate and re-imagine Jean Willis Park and Murray Park to leverage adjacency with the Underline; Modernize Murray Park Aquatic Center with updated facilities, lighting, and programming to better serve residents.
- Preserve Marshall Williamson Park as a passive green space, with shade, seating, and interpretive features honoring community history.
- Develop pocket plazas, shaded parklets, and green corridors along Sunset Drive and adjacent streets to create vibrant public spaces.
- Incorporate public art and cultural markers to celebrate South Miami's identity and engage residents in placemaking.

Why this matters

Well-maintained parks and open spaces are essential for health, safety, and community pride. By investing in civic assets and creating new gathering places, the CRA fosters social connection, cultural expression, and neighborhood revitalization while supporting the city's identity as a walkable, people-centered community.

Transportation, Connectivity, and Parking

Transit-Oriented Development (TOD) Enhancements

Concept Image: SW 19th Avenue to Dadeland South Metrorail Statio

Initiative

Maximize the role of the South Miami Metrorail Station and The Underline corridor as anchors for transit-oriented, mixed-use redevelopment and enhanced multimodal connectivity.

Initiative Activities

- Create a station plaza with shade structures, public seating, bike parking, and clear wayfinding to strengthen the Metrorail station as a community gateway.
- Integrate The Underline into downtown South Miami with new gateways along Sunset Drive, connecting the trail to shops, restaurants, and civic spaces.
- Improve first- and last-mile connectivity by adding protected bike lanes and pedestrian safety features linking neighborhoods to the station.
- Encourage higher-density mixed-use projects within a half-mile of the station that provide housing, office space, and retail.

Why this matters

Transit-oriented development expands mobility choices, reduces car dependence, and supports walkable, mixed-use growth. By activating the Metrorail and The Underline as catalysts, the CRA can attract investment, boost ridership, and create a vibrant live-work-play district that connects South Miami to the broader region.

MDC097

Transportation, Connectivity, and Parking

People-First Streets

Concept Image

Initiative

Redesign key corridors such as Sunset Drive and surrounding streets to prioritize pedestrians, cyclists, and transit users, creating a safer and more walkable downtown environment.

Initiative Activities

- Redesign Sunset Drive with raised crosswalks, curb extensions, wider sidewalks, and protected bike lanes to calm traffic and improve pedestrian safety.
- Upgrade bus stops with weather-protective shelters, seating, lighting, and ADA-accessible features.
- Add street trees, landscaping, and public seating to create a more inviting and comfortable pedestrian experience.
- Incorporate wayfinding signage to connect the Metrorail station, The Underline, parks, and cultural destinations.

Why this matters

Safe and attractive streets are essential for a thriving downtown and connected neighborhoods. By prioritizing people over cars, the CRA supports multimodal access, small business vitality, and vibrant public life, strengthening South Miami's identity as a walkable, transit-oriented community.

MDC098

Redevelopment Support

Downtown SoMi Community Development District (CDD)

Concept Image

The petition to establish the Downtown SoMi Community Development District (CDD) represents a major step in supporting the redevelopment of the Shops at Sunset Place site and surrounding properties. The CDD is designed as a special-purpose local government under Chapter 190, Florida Statutes, created to finance, construct, operate, and maintain public infrastructure that will serve this transformative mixed-use redevelopment.

Infrastructure & Improvements

The CDD will finance and maintain infrastructure essential for the project's success and for the surrounding community's benefit. Planned improvements include:

- Roadway, sidewalk, and streetscape upgrades to support walkability and connectivity.
- Stormwater, water, and sanitary sewer systems upgrades to replace outdated infrastructure.
- Public realm enhancements, including landscaping, irrigation, and plazas.
- Structured parking facilities, designed to consolidate parking supply and reduce neighborhood spillover.
- Lighting, telecommunications, and security systems to improve safety and modernize utilities.

MDC099

Boundaries and Scope

- The proposed CDD encompasses 10.16 acres within Downtown South Miami, primarily the Sunset Place redevelopment site.
- Governance will be led by a five-member Board of Supervisors, initially appointed by the property owner/developer and operating under Miami-Dade County oversight.

Estimated Cost: Approximately $149 million in infrastructure improvements, delivered in phases between 2026–2029, financed through long-term bonds repaid by property assessments within the district and other eligible sources including increment revenue.

City Endorsement

The City of South Miami Commission formally endorsed the creation of the Downtown SoMi CDD through Resolution No. 040-25-16332, confirming alignment with city redevelopment goals and enabling the petition to move forward to Miami-Dade County for approval.

Alignment with the CRA Plan

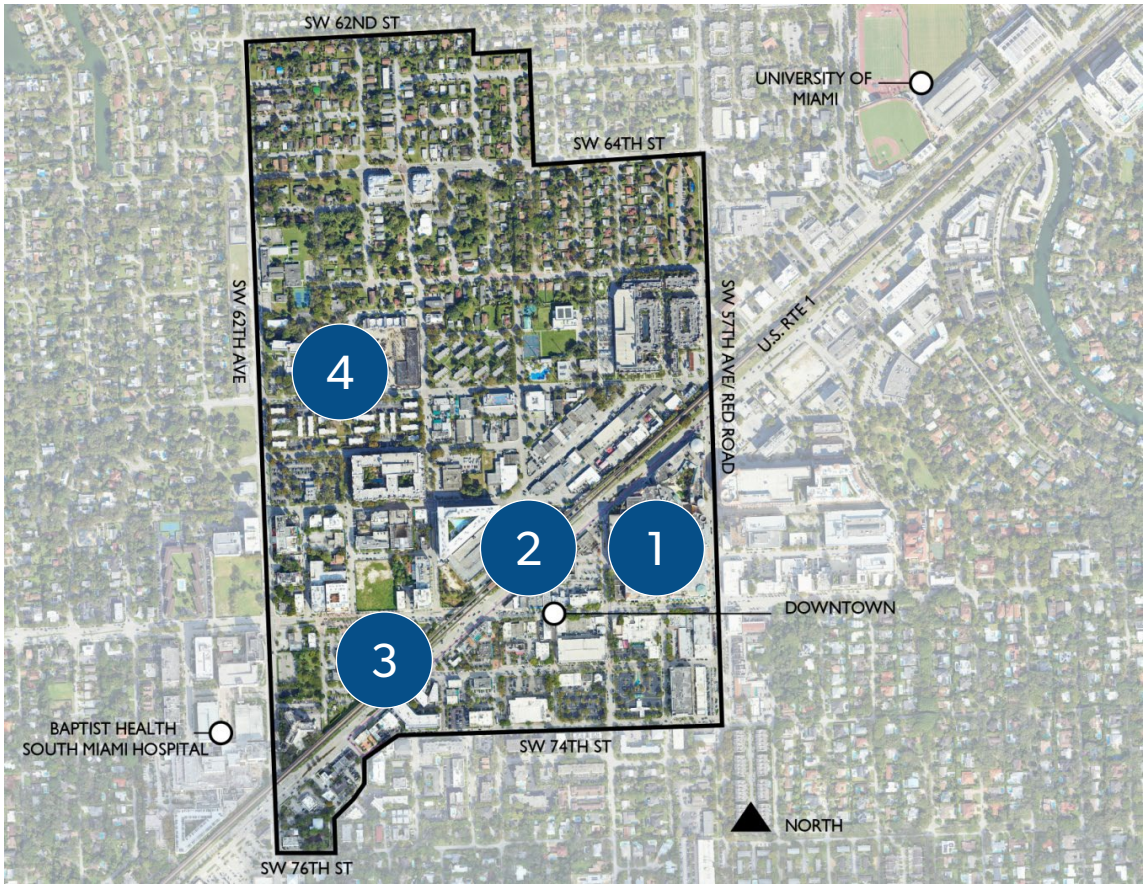
The CDD is a critical partner to the CRA, helping deliver major infrastructure and public realm improvements without burdening the City's general budget. It directly supports the CRA's Redevelopment Goals by:

- Financing blight-eliminating infrastructure upgrades.
- Enhancing mobility and pedestrian safety in the downtown core.
- Delivering structured parking to support mixed-use density.
- Providing long-term maintenance and management of improvements.
- Leveraging private-sector investment to complement CRA initiatives.

Why This Matters

The Downtown SoMi CDD ensures that the Sunset Place Redevelopment and the broader downtown transformation are backed by dedicated, long-term infrastructure financing and management. This partnership reinforces the CRA's mission to create a vibrant, connected, and sustainable downtown South Miami, ensuring that public improvements keep pace with private investment.

Priority Projects



The following priority projects represent high-impact initiatives identified through existing conditions analysis, market assessment, and stakeholder engagement. These projects are designed to address statutory redevelopment objectives, catalyze private investment, and enhance the cultural, economic, and physical vitality of the CRA.

1. Sunset Place Redevelopment & Public Gathering Spaces: Support the transformation of The Shops at Sunset Place into a vibrant, mixed-use urban district with residential, retail, office, hospitality, and entertainment uses, complemented by enhanced streetscapes, plazas, and pedestrian-oriented public spaces along Sunset Drive.
2. The Underline at South Miami Metrorail & Sunset Drive Connectivity: Integrate Phase 3 of The Underline with the South Miami Metrorail Station and downtown area, creating seamless pedestrian and bicycle connections, enhanced wayfinding, and active public space improvements that link the station to Sunset Drive.
3. City Hall Redevelopment: Advance the transit-oriented redevelopment of the former City Hall site into a mixed-use destination with a signature open space located right on the Underline.
4. Marshall Williamson Park Upgrades & Cultural Preservation: Invest in major improvements to Marshal Williamson Park while preserving its role as a passive green space. Upgrades may include lighting, landscaping, shaded seating, cultural markers, and enhanced access.

MDC101

Neighborhood Impact Statement

The redevelopment activities envisioned in the South Miami Community Redevelopment Area (CRA) Plan are designed to revitalize the downtown core, surrounding residential neighborhoods, and key transit-oriented corridors, while preserving the city's historic and cultural identity. Although neighborhood impacts have been considered in establishing the CRA's Redevelopment Goals and Program Initiatives, it is important to recognize that specific impacts will be further evaluated as individual projects move from concept to implementation.

Traffic Circulation

Redevelopment projects, particularly in the Sunset Drive corridor, South Miami Metrorail Station area, and along U.S. 1, may increase local traffic volumes. To address this, the CRA will coordinate with the City of South Miami, Miami-Dade County, and Florida Department of Transportation (FDOT) to implement complete streets improvements that enhance safety and mobility for all modes of transportation.

These improvements may include:

- Roadway reconstruction and resurfacing
- Street lighting upgrades and landscaping
- Traffic calming measures to protect residential areas
- Enhanced pedestrian crosswalks and bicycle facilities
- "Last-mile" connectivity solutions linking neighborhoods to the Metrorail, The Underline, and other regional transit options
- Site-specific traffic and parking impacts will be reviewed during project approvals, with an emphasis on design solutions that reduce spillover effects into adjacent neighborhoods.

Availability of Community Facilities and Services

The CRA includes numerous community facilities such as Marshall Williamson Park, Jean Willis Park, Murray Park Aquatic Center, Gibson-Bethel Community Center, and the South Miami Library. Redevelopment and public improvements will strengthen the connection between these facilities and surrounding neighborhoods.

The CRA will work alongside the City and Miami-Dade County to:

- Modernize public facilities
- Expand recreational opportunities
- Support community policing and enhanced code enforcement
- Leverage infrastructure investments to attract private development
- These efforts will ensure that revitalization benefits are widely distributed and accessible.

Effect on Schools

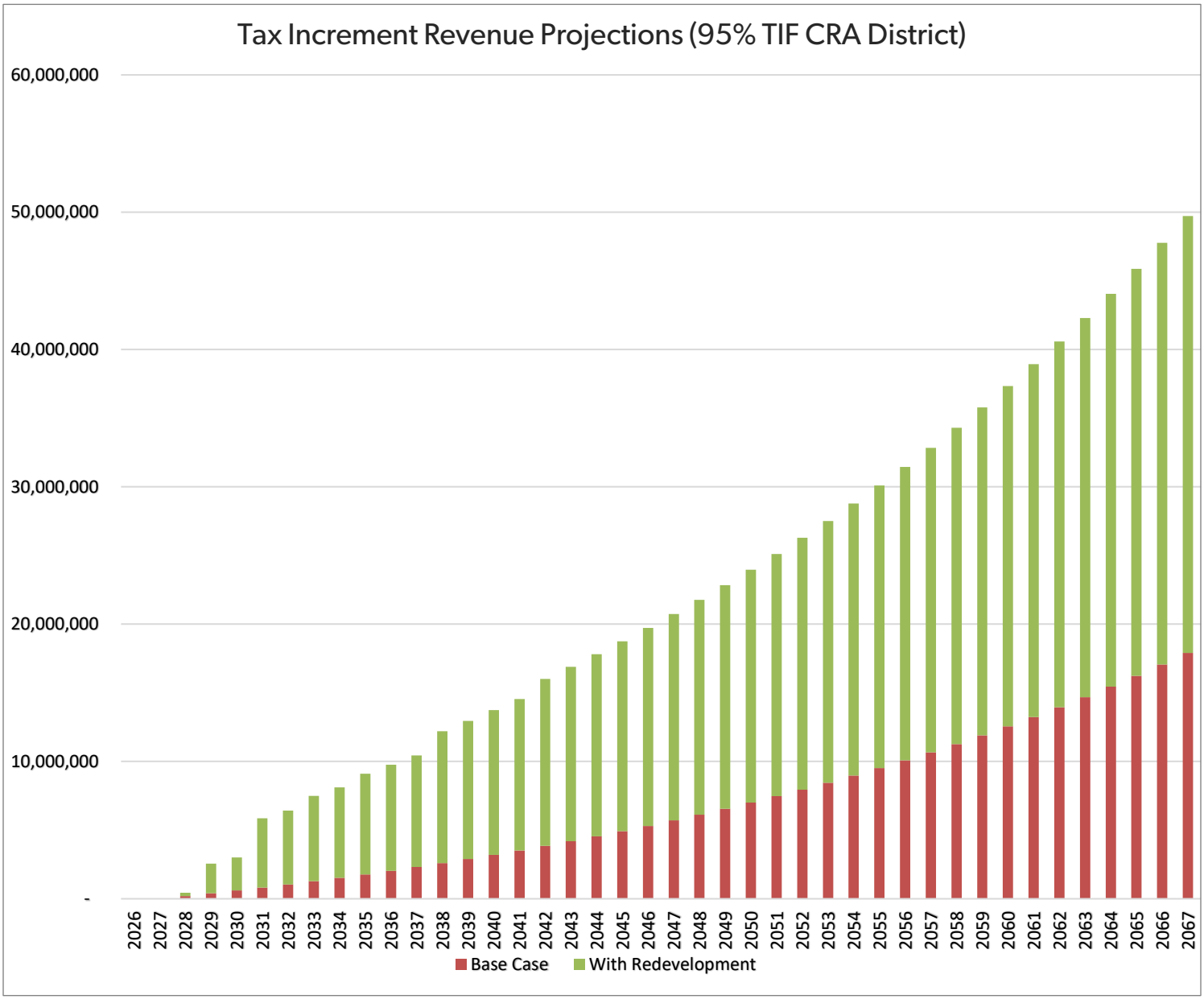
Coordination with Miami-Dade County Public Schools will continue as redevelopment progresses. Anticipated residential growth within the CRA, while notable in scale, represents a small fraction of overall countywide growth, and is not expected to place significant strain on local school capacity. All development will comply with the City's Comprehensive Plan, Land Development Regulations, and concurrency requirements.

This Neighborhood Impact Statement underscores the CRA's commitment to balanced, inclusive redevelopment, ensuring that investment strengthens neighborhoods, supports residents and businesses, and enhances the overall livability of South Miami while respecting the community's heritage.

6. Financial Projections

The financial projections are based on a review of current real estate market conditions and include organic growth (the "Base Case Scenario"), which considers trends that include property turnover and resales, homestead exemptions, and the sales premium that properties that trade may have compared to the annual valuation growth of properties that did not change hands.

The "Redevelopment Scenario" factors in the additional incremental value and tax increment revenue that can be generated by major private investments, including implementation of the redevelopment plan and the tax base enhancement from projects such as Avalon, City Hall Redevelopment, and the redevelopment of the Shops at Sunset Place.



Base Case Scenario							
Fiscal Year	Taxable Value	Increment Value	City Ad Valorem	County Ad Valorem	City TIF	County TIF	Total TIF
2026	601,713,101						
2027	619,006,336						
2028	642,986,641	23,980,305	94,722	109,686	89,986	104,202	194,188
2029	667,895,943	48,889,608	193,114	223,621	183,458	212,440	395,898
2030	693,770,232	74,763,897	295,317	341,970	280,552	324,872	605,423
2031	720,646,891	101,640,556	401,480	464,904	381,406	441,659	823,065
2032	748,564,752	129,558,416	511,756	592,600	486,168	562,970	1,049,138
2033	777,564,150	158,557,815	626,303	725,243	594,988	688,981	1,283,969
2034	807,686,985	188,680,650	745,289	863,025	708,024	819,874	1,527,898
2035	838,976,779	219,970,444	868,883	1,006,145	825,439	955,838	1,781,277
2036	871,478,740	252,472,404	997,266	1,154,809	947,403	1,097,068	2,044,471
2037	905,239,826	286,233,490	1,130,622	1,309,232	1,074,091	1,243,770	2,317,862
2038	940,308,817	321,302,481	1,269,145	1,469,638	1,205,688	1,396,156	2,601,843
2039	976,736,380	357,730,045	1,413,034	1,636,257	1,342,382	1,554,444	2,896,826
2040	1,014,575,148	395,568,812	1,562,497	1,809,332	1,484,372	1,718,865	3,203,237
2041	1,053,879,789	434,873,453	1,717,750	1,989,111	1,631,863	1,889,656	3,521,518
2042	1,094,707,092	475,700,756	1,879,018	2,175,855	1,785,067	2,067,062	3,852,130
2043	1,137,116,045	518,109,709	2,046,533	2,369,834	1,944,207	2,251,342	4,195,549
2044	1,181,167,920	562,161,585	2,220,538	2,571,327	2,109,511	2,442,761	4,552,272
2045	1,226,926,365	607,920,030	2,401,284	2,780,626	2,281,220	2,641,595	4,922,815
2046	1,274,457,493	655,451,157	2,589,032	2,998,034	2,459,580	2,848,132	5,307,712
2047	1,323,829,976	704,823,641	2,784,053	3,223,863	2,644,851	3,062,670	5,707,521
2048	1,375,115,149	756,108,814	2,986,630	3,458,442	2,837,298	3,285,520	6,122,818
2049	1,428,387,110	809,380,775	3,197,054	3,702,108	3,037,201	3,517,002	6,554,204
2050	1,483,722,827	864,716,491	3,415,630	3,955,213	3,244,849	3,757,453	7,002,301
2051	1,541,202,249	922,195,914	3,642,674	4,218,124	3,460,540	4,007,218	7,467,758
2052	1,600,908,424	981,902,089	3,878,513	4,491,220	3,684,588	4,266,659	7,951,247
2053	1,662,927,617	1,043,921,281	4,123,489	4,774,896	3,917,315	4,536,151	8,453,466
2054	1,727,349,433	1,108,343,097	4,377,955	5,069,561	4,159,057	4,816,083	8,975,141
2055	1,794,266,950	1,175,260,614	4,642,279	5,375,642	4,410,165	5,106,860	9,517,025
2056	1,863,776,851	1,244,770,516	4,916,844	5,693,580	4,671,001	5,408,901	10,079,903
2057	1,935,979,567	1,316,973,231	5,202,044	6,023,836	4,941,942	5,722,644	10,664,586
2058	2,010,979,415	1,391,973,079	5,498,294	6,366,885	5,223,379	6,048,541	11,271,920
2059	2,088,884,757	1,469,878,422	5,806,020	6,723,224	5,515,719	6,387,063	11,902,781
2060	2,169,808,153	1,550,801,817	6,125,667	7,093,368	5,819,384	6,738,699	12,558,083
2061	2,253,866,521	1,634,860,185	6,457,698	7,477,850	6,134,813	7,103,958	13,238,771
2062	2,341,181,310	1,722,174,974	6,802,591	7,877,228	6,462,462	7,483,367	13,945,829
2063	2,431,878,674	1,812,872,338	7,160,846	8,292,078	6,802,803	7,877,474	14,680,278
2064	2,526,089,654	1,907,083,318	7,532,979	8,722,999	7,156,330	8,286,849	15,443,179
2065	2,623,950,367	2,004,944,031	7,919,529	9,170,614	7,523,552	8,712,083	16,235,636
2066	2,725,602,204	2,106,595,868	8,321,054	9,635,570	7,905,001	9,153,791	17,058,792
2067	2,831,192,033	2,212,185,698	8,738,134	10,118,537	8,301,227	9,612,611	17,913,837
	Total		136,493,561	158,056,088	129,668,883	150,153,283	279,822,166
	Present Value		33,616,081	38,926,571	31,935,277	36,980,242	68,915,520

Redevelopment Scenario							
Fiscal Year	Taxable Value	Increment Value	City Ad Valorem	County Ad Valorem	City TIF	County TIF	Total TIF
2026							
2027	715,226,336						
2028	745,380,219	30,153,883	119,108	137,924	113,152	131,028	244,180
2029	981,965,644	266,739,308	1,053,620	1,220,066	1,000,939	1,159,062	2,160,002
2030	1,011,424,613	296,198,277	1,169,983	1,354,811	1,111,484	1,287,070	2,398,554
2031	1,338,074,733	622,848,398	2,460,251	2,848,909	2,337,239	2,706,463	5,043,702
2032	1,378,216,975	662,990,640	2,618,813	3,032,519	2,487,872	2,880,893	5,368,766
2033	1,483,011,112	767,784,777	3,032,750	3,511,848	2,881,112	3,336,255	6,217,368
2034	1,527,501,446	812,275,110	3,208,487	3,715,346	3,048,062	3,529,579	6,577,641
2035	1,619,220,581	903,994,245	3,570,777	4,134,870	3,392,238	3,928,126	7,320,365
2036	1,667,797,198	952,570,863	3,762,655	4,357,059	3,574,522	4,139,206	7,713,728
2037	1,717,831,114	1,002,604,779	3,960,289	4,585,914	3,762,274	4,356,619	8,118,893
2038	1,899,750,748	1,184,524,412	4,678,871	5,418,015	4,444,928	5,147,114	9,592,042
2039	1,956,743,270	1,241,516,935	4,903,992	5,678,698	4,658,792	5,394,764	10,053,556
2040	2,015,445,568	1,300,219,233	5,135,866	5,947,203	4,879,073	5,649,843	10,528,915
2041	2,075,908,935	1,360,682,600	5,374,696	6,223,762	5,105,961	5,912,574	11,018,536
2042	2,217,385,672	1,502,159,336	5,933,529	6,870,877	5,636,853	6,527,333	12,164,186
2043	2,283,907,242	1,568,680,906	6,196,290	7,175,146	5,886,475	6,816,389	12,702,864
2044	2,352,424,459	1,637,198,124	6,466,933	7,488,544	6,143,586	7,114,117	13,257,703
2045	2,422,997,193	1,707,770,857	6,745,695	7,811,344	6,408,410	7,420,777	13,829,187
2046	2,495,687,109	1,780,460,773	7,032,820	8,143,828	6,681,179	7,736,636	14,417,815
2047	2,570,557,722	1,855,331,386	7,328,559	8,486,286	6,962,131	8,061,971	15,024,103
2048	2,647,674,454	1,932,448,118	7,633,170	8,839,018	7,251,512	8,397,067	15,648,578
2049	2,727,104,687	2,011,878,352	7,946,919	9,202,332	7,549,574	8,742,215	16,291,789
2050	2,808,917,828	2,093,691,492	8,270,081	9,576,545	7,856,577	9,097,718	16,954,295
2051	2,893,185,363	2,177,959,027	8,602,938	9,961,985	8,172,791	9,463,885	17,636,677
2052	2,979,980,924	2,264,754,588	8,945,781	10,358,987	8,498,492	9,841,038	18,339,530
2053	3,069,380,351	2,354,154,016	9,298,908	10,767,900	8,833,963	10,229,505	19,063,468
2054	3,161,461,762	2,446,235,426	9,662,630	11,189,081	9,179,498	10,629,627	19,809,125
2055	3,256,305,615	2,541,079,279	10,037,263	11,622,897	9,535,400	11,041,752	20,577,152
2056	3,353,994,783	2,638,768,448	10,423,135	12,069,727	9,901,979	11,466,241	21,368,219
2057	3,454,614,627	2,739,388,291	10,820,584	12,529,962	10,279,555	11,903,464	22,183,019
2058	3,558,253,065	2,843,026,730	11,229,956	13,004,004	10,668,458	12,353,804	23,022,262
2059	3,665,000,657	2,949,774,322	11,651,609	13,492,268	11,069,028	12,817,654	23,886,683
2060	3,774,950,677	3,059,724,342	12,085,911	13,995,179	11,481,616	13,295,420	24,777,036
2061	3,888,199,197	3,172,972,862	12,533,243	14,513,178	11,906,581	13,787,519	25,694,100
2062	4,004,845,173	3,289,618,838	12,993,994	15,046,717	12,344,295	14,294,381	26,638,675
2063	4,124,990,529	3,409,764,193	13,468,569	15,596,261	12,795,140	14,816,448	27,611,588
2064	4,248,740,244	3,533,513,909	13,957,380	16,162,293	13,259,511	15,354,178	28,613,689
2065	4,376,202,452	3,660,976,116	14,460,856	16,745,305	13,737,813	15,908,040	29,645,852
2066	4,507,488,525	3,792,262,190	14,979,436	17,345,807	14,230,464	16,478,517	30,708,981
2067	4,642,713,181	3,927,486,846	15,513,573	17,964,325	14,737,894	17,066,109	31,804,003
	Total		309,269,920	358,126,738	293,806,424	340,220,401	634,026,824
	Present Value		86,528,327	100,197,612	82,201,911	95,187,732	177,389,642

Conclusion & Outlook

The South Miami Community Redevelopment Area (CRA) stands at a pivotal moment in its history, a point where the community's rich heritage and unique identity meet a new era of growth, investment, and opportunity. As outlined throughout this Plan, the CRA is both a historic heart of the city and a dynamic urban district poised for transformation, driven by its strategic location, strong transit connections, and the shared aspirations of its residents, business owners, and civic leaders.

This Redevelopment Plan provides a flexible framework designed to guide growth in a way that protects and empowers long-standing residents and businesses, while embracing the possibilities brought by new investment.

The area's cultural legacy, from the Marshall Williamson neighborhood to the historic downtown along Sunset Drive, is not a challenge to overcome, but a set of core strengths to preserve, celebrate, and integrate into the city's future. These neighborhoods and institutions form the cultural foundation of South Miami, and their inclusion in the redevelopment vision is both essential and intentional.

The CRA also benefits from powerful redevelopment catalysts, the transformation of The Shops at Sunset Place into a walkable, mixed-use urban village; the City Hall redevelopment delivering civic spaces and housing; the extension of The Underline as a regional active mobility corridor; and the emergence of a creative makerspace places. These projects are more than physical investments, they are signals that South Miami's CRA is becoming a driver of citywide vitality.

This Plan is ultimately about balance, inclusion, and authenticity. It equips the CRA with the tools to adapt to changing market conditions, address infrastructure needs, and act on community priorities. The overarching goal is to ensure that residents, entrepreneurs, cultural institutions, and creatives, both long-established and new, can thrive together in a more connected, livable, and economically vibrant South Miami. With a clear vision, strong public-private partnerships, and a deep respect for its history, the South Miami CRA is well positioned to become a model of inclusive, transit-oriented, and culturally rooted redevelopment, a place where opportunity expands, culture is celebrated, and the future is built on the strength of its past. This Plan lays the foundation for a resilient, connected, and empowered community that works for everyone.

Thank You

We provide economic development solutions.

BusinessFlare® is a highly qualified veteran-owned advisory firm specializing in redevelopment, revitalization, economic analysis, and urban planning. BusinessFlare® provides expert support to the county's Community Redevelopment Agencies (CRAs), offering tailored strategies to drive sustainable growth and improve quality of life within the county.

With headquarters located in North Miami, Florida, BusinessFlare® offers unmatched insights into the region's unique economic and urban challenges. Our team is composed of seasoned professionals with expertise in redevelopment and planning, leveraging cutting-edge data analytics and economic modeling to guide impactful decision-making.

Our Services

BusinessFlare® provides a comprehensive suite of services, including:

- Finding of Necessity
- Redevelopment Plan Updates
- Revitalization Strategies
- Economic Data Insights and Analytics
- Economic Impact Studies
- Urban Planning and Design

Commitment to the Community

Our proximity to the communities we serve allows us to maintain strong relationships with local stakeholders and ensures our recommendations are grounded in the realities of the region. BusinessFlare® continues to empower CRAs to achieve their missions, creating vibrant, resilient communities through innovative redevelopment strategies and data-driven insights.

BusinessFlare® has extensive experience supporting CRAs throughout the State of Florida, delivering measurable results that align with statutory requirements and local objectives. We understand the critical balance between preserving community character and fostering economic growth, and we tailor our approach to meet the specific needs of each project.

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BUSINESS FLARE®

INTERLOCAL COOPERATION AGREEMENT
AMONG THE CITY OF SOUTH MIAMI, FLORIDA,
THE SOUTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY, AND
MIAMI-DADE COUNTY, FLORIDA

THIS INTERLOCAL COOPERATION AGREEMENT (the "Interlocal Agreement"), made this _____day of _____, 2025, by and among (i) Miami-Dade County, Florida, a political subdivision of the State of Florida (the "County"), (ii) the City of South Miami, a municipal corporation under the laws of the State of Florida (the "City"), and (iii) the South Miami Community Redevelopment Agency, a public body corporate created pursuant to Section 163.357, Florida Statutes (hereinafter, referred to as the "SMCRA"); and

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in the Florida Statutes at Part III of Chapter 163, Sections 163.330 through 163.463, as amended, (the "Act"); and

WHEREAS, the Act provides "the governing body of any county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by [the Act] within the boundaries of a municipality to the governing body of such a municipality;" and

WHEREAS, the Act further provides that "[s]uch a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution;" and

WHEREAS, on October [__], 2025, the City Commission of South Miami (the "City Commission") adopted Resolution No. [_____], accepting the Finding of Necessity for Proposed South Miami Community Redevelopment Area (the "FON Report") for the area bound by SW 57th avenue to the east, SW 76th street to the south, SW 62nd avenue to the west, and SW 62nd street to the north, as more particularly depicted in the FON Report (the "Redevelopment Area"); requesting the County to find and declare that the conditions in the Redevelopment Area meet the criteria described in Sections 163.340(7) and/or (8), F.S., as set forth in Section 163.355, F.S., and delegate redevelopment powers under Part III of Chapter 163, F.S., to the City to establish the SMCRA; preliminarily approving the Community Redevelopment Plan (the "Preliminary Plan"); approving this interlocal agreement relating to the establishment and operation of the SMCRA (the "Proposed Interlocal Agreement"); and directing the City Manager to transmit the FON, Preliminary Plan, and Proposed Interlocal Agreement to the County; and); and

WHEREAS, on [_____], 2025, the Miami-Dade County Board of County Commissioners (the "County Commission"), adopted Resolution No. [_____], accepting the Finding of Necessity, declaring the Redevelopment Area as slum or blighted, as defined in section 163.340 (7) and/or (8) of the Act, and delegating the power to create the SMCRA to the City for the purpose of adopting a redevelopment plan based on the Preliminary Plan to be presented to the Miami-Dade Board of County Commission (the "County Commission") for consideration; and

WHEREAS, the City Commission through Resolution No. [_____], adopted on [_____], 2025, created the SMCRA; and

WHEREAS, the South Miami Community Redevelopment Agency Board of Commissioners (the "Board") adopted an official redevelopment plan ("the Plan") for the Redevelopment Area through Resolution No. [_____], on [_____], 2025; and

WHEREAS, on [_____], 2025, the City Commission adopted Resolution No. [_____], approving the Plan and this Interlocal Agreement, and transmitting the Plan and Interlocal Agreement to the County Commission; and

WHEREAS, the County Commission, in accordance with the Act, wishes to delegate certain powers conferred on the County Commission by the Act to the City and the SMCRA to implement the Plan for the Redevelopment Area, as described in the Plan; and
WHEREAS, the County, the City, and the SMCRA desire to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area, as described in the Plan; and

WHEREAS, on [_____], the County Commission also enacted Ordinance No. [_____], which among other things, established a trust fund ("Fund" or "Trust Fund" or "SMCRA Trust Fund") to fund improvements in the Redevelopment Area; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants recorded herein, the County, the City, and the SMCRA agree as follows:

I. <u>Delegation of Powers</u>.

A. With the exception of the community redevelopment powers that continue to vest in the County Commission pursuant to section 163.358 of the Act, the SMCRA shall have the right and sole responsibility to exercise the redevelopment powers provided in section 163.370 of the Act provided the exercise of any power to appropriate funds and make expenditures shall be limited to the following activities:
   (1) *Transit and Mobility Enhancements:* Funding of improvements and enhancements to support the South Miami Metrorail Station, including the creation of pedestrian connections across roadways, re-orienting the Metrorail Station to connect with the community and The Underline, climatizing the Metrorail platform, and other transit and mobility enhancements to support transit oriented development. Recurring support for maintenance and programming of City portions of The Underline within the Redevelopment Area.
   (2) *Street and Sidewalk Enhancements:* Funding of enhancements to the street and sidewalk network within the South Miami CRA Boundary, including improvements to both County and State controlled rights-of-way.
   (3) *Infrastructure*: Funding of improvements to the water, sewer, and utilities infrastructure necessary to support future transit-oriented development within the Redevelopment Area.
   (4) *Public Infrastructure/Hotel and Conference Facility for Projects of City-Wide Impact*: To support the creation of a transit-oriented downtown, fund (i) the acquisition, construction and maintenance of Public Infrastructure/Facilities and (ii) the construction of a hotel and conference facility with a minimum of 25,000 square feet ("Hotel/Conference Facility"), but only for accretive economic development projects that will result, when fully built out, in an increase in taxable value of a minimum of $300 million within the Redevelopment Area, provided such project receives land development entitlements allowing for construction of the project prior to or within three (3) years after the establishment of the SMCRA Trust Fund and obtain a building permit for the first phase of such project within the first seven (7) years after the establishment of the SMCRA Trust Fund ("Projects of City-Wide Impact"). The term "Public Infrastructure/Facilities" shall mean (i) streets, (ii) sidewalks, (iii) lighting, (iv) stormwater management systems, (v) water distribution systems and child water facilities, (vi) waste water management systems, (vii) electrical distribution systems, (viii) parking garages, and (vi) plazas, landscaping, and open space improvements, that serve Projects of City-Wide

Impact.

(the activities listed above in section I.A.(1) through (4) are collectively referred to as the "Redevelopment Activities")
Nothing in this Agreement is intended to prohibit the County and the City from exercising their sovereign powers as prescribed by law.

B. The following powers may not be paid for or financed by increment revenues:
   (1) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
   (2) Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects, if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within three years of the approval of the Plan by the County Commission pursuant to a previously approved public capital improvement or project schedule or plan of Miami-Dade County as the governing body which approved the Plan, or the City, unless and until such projects or improvements have been removed from such schedule or plan of Miami-Dade County or the City and three years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the SMCRA Trust Fund.
   (3) General government operating expenses unrelated to the planning and carrying out of the Plan.

II. The SMCRA Board.

The Board shall consist of six (6) members. The positions of five (5) members of the Board shall be filled by the Mayor, Vice Mayor, and the three City Commissioners. Pursuant to section 163.357 of the Act, one member of the County Commission, or a County Commission designee, shall be appointed to serve on the Board (in addition to the other members appointed to the Board. Said County Commissioner, or designee, shall be vested with the same rights, duties and obligations as any other Board member. Said membership on the Board shall be considered an additional duty of office as prescribed by section 163.357(1)(d) of the Act. Such appointment by the County Commission shall be immediate and will become part of the Board without requiring further action from the SMCRA.

III. Implementation of the Plan.

A. The redevelopment powers set forth in Section I herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as approved by the County Commission, together with any supplements or amendments to the Plan, provided that any amendments and supplements to the Plan must also be approved by the County Commission. Notwithstanding anything in the Plan to the contrary, it is agreed that the Plan as approved by the County Commission pursuant to Resolution R-____is approved and effective through [_____], 2066.
B. For purposes of this Interlocal Agreement, tax increment funds are such funds or revenues as defined by section 163.387(1)(a) of the Act.
C. No more than twenty percent (20%) of the total tax increment funds deposited annually into the SMCRA Trust Fund by the City and the County ("SMCRA TIF") shall be used for total administrative expenses allowable under section 163.387(6)(c) of the Act for the first five years of the SMCRA Trust Fund, and thereafter no more than five percent (5%) of the SMCRA TIF shall be used for total administrative expenses. Administrative expenses include all compensation,

including benefits, paid to or for the SMCRA's Executive Director and its employees. All expense items chargeable to the administrative expense cap shall be shown as individual line items in the annual budget prepared by the SMCRA and submitted to the Board of County Commissioners with sufficient detail on individual salaries, etc. The percentage cap on administrative expenses shall be calculated based on the SMCRA TIF funding for that particular year and shall not include any carryover or other funding or revenue sources for this calculation. The County shall charge, and the SMCRA shall pay to the County, no later than March 31, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the SMCRA. The County Administrative Fee shall not be included in the limit on administrative expenses defined in this section.

D. Allocation. Any tax increment funds remaining after funding of Public Infrastructure and Hotel/Conference Facility for Projects of City-Wide Impact, as described in section I.A(4) above, shall be allocated to the remaining Redevelopment Activities as follows:
   (1) *Transit and Mobility Enhancements:* twenty-five percent (25%) (estimated at $23,000,000 based on an estimate of the present value of the increase in tax increment funds between the base case scenario and the redevelopment scenario, as set forth in the Redevelopment Plan)
   (2) *Street and Sidewalk Enhancements:* forty-five percent (45%) (estimated at $41,400,000 based on an estimate of the present value of the increase in tax increment funds between the base case scenario and the redevelopment scenario, as set forth in the Redevelopment Plan)
   (3) *Infrastructure*: thirty percent (30%) (estimated at $27,600,000 based on an estimate of the present value of the increase in tax increment funds between the base case scenario and the redevelopment scenario, as set forth in the Redevelopment Plan)

IV. Trust Fund Contribution.

The City and the County hereby agree to contribute ninety-five percent (95%) of the tax increment funds derived from the Redevelopment Area on an annual basis to the SMCRA Trust Fund. On an annual basis, the SMCRA shall fund taxing authorities with jurisdiction over the Redevelopment Area, in each authority's proportionate share, an aggregate amount not to exceed forty-five percent (45%) of tax increment funds received for the preceding tax year from all properties within the Redevelopment Area, except that the SMCRA shall remit to each authority, in such authority's proportionate share, an aggregate amount not to exceed the following percentages:

A. Twenty five percent (25%) of the tax increment revenues attributable to any or all phases of a unified Project of City-Wide Impact; and
B. Zero percent (0%) of the tax increment revenues attributable to that phase of the Project of City-Wide Impact that contains the Hotel/Conference Facility.

Such contribution levels comply with County Commission Ordinance No. [_____]. SMCRA shall be permitted to annually budget for expenditure from the SMCRA Trust Fund tax increment funds consistent with the above.

V. City/County Coordination.

A. The County Mayor or the County Mayor's designee shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the SMCRA for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan. Additionally, the SMCRA shall provide prior notice for all SMCRA Board meetings to the Redevelopment Area Coordinator and shall deliver copies of all SMCRA Board meeting

agendas and agenda items to the Redevelopment Area Coordinator prior to each SMCRA Board meeting. Additionally, on a yearly basis the SMCRA shall transmit to the County a copy of the SMCRA's annual report and certified financial statements.

B. The SMCRA shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing which has received the prior approval of the City Commission and the County Commission, acquisition, disposition and relocation activities, coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The SMCRA shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

C. All proposals related to amendments to the Plan and proposals for indebtedness, loans or bond financing pledging tax increment revenues shall be subject to review and approval first by the City Commission and then by the County Commission. No such amended plan or indebtedness, loan or bond financing shall be considered approved until the Board, the City Commission and the County Commission have taken official legislative action in accordance with the Act approving the plan or indebtedness. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County for review and recommendation and the Mayor or the Mayor's designee shall submit said recommendation to the County Commission for its final approval. The Redevelopment Area Coordinator shall review all proposals prior to review by the County Administration and the County Commission.

D. After approval by the Board and the City Commission, and in accordance with state law, the annual budget and progress report shall be submitted to the County. Such budget shall be submitted by the SMCRA and the City to the County within 10 days after the adoption of such budget and SMCRA and the City shall submit amendments of its annual budget to the County within 10 days after the adoption date of the amended budget in accordance with section 163.387(6) of the Act. Such budget shall be submitted in a format approved by the County with sufficient detail including a description of any proposed project, grant, loan or any other program anticipated to be funded by the SMCRA in that fiscal year. Additionally, the budget shall include a section outlining the accomplishments of the prior fiscal year. The annual budget for the SMCRA shall be subject to review and approval by the County Commission. The annual budget shall be submitted to the County no later than October 15th of each fiscal year. With the exception of the debt service payment on current bond obligations financed by tax increment revenues (only if such obligations have been approved by the City Commission and County Commission), no funds on deposit in the fund may be expended by the SMCRA based on the new budget until the annual budget has been approved by the County Commission. However, as long as the SMCRA's annual budget which has been adopted and approved in compliance with the terms of this Interlocal Agreement is submitted to the County no later than October 15th, the SMCRA may continue to make expenditures provided they do not exceed the fund appropriation in the previous year's budget. However, if expected revenue decreases from the previous fiscal year, the prior year's budget appropriation shall be reduced accordingly for the purpose of limiting expenditures until the new annual budget is approved by the County. At the request of the County, the SMCRA shall submit additional progress reports on the Plan and Redevelopment Area activities. The annual budget must be accompanied by official legislation from the SMCRA and the City approving the budget and including a statement that all SMCRA expenses are in accordance with the approved Plan and State law. The City and the SMCRA shall transmit such legislation to the County.

E. Should the Board, the City Commission and the County Commission approve and/or adopt any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the SMCRA pursuant to this Agreement shall be

exercisable with respect to such amendments and modifications.

F. Beginning FY [_____], the County, SMCRA and City will negotiate an interlocal agreement to account for the sunset of the South Miami Redevelopment Agency and Area. Such agreement shall include but not be limited to the methodology for disbursement of Trust Fund revenues remaining in the Trust Fund on the sunset date to the taxing authorities (County and City), the disposition of real and personal property purchased with SMCRA funds, and any other issues associated with the dissolution of the SMCRA. In FY [_____], the SMCRA will not fund any new projects, grants, initiatives, etc. in order to complete all previously funded projects, etc. to provide for the proper closeout of the SMCRA prior to the sunset.

VI. Land Disposition.

Any disposition of land by the SMCRA shall be accomplished in accordance with Section 163.380 of the Act.

VII. Project Financing.

A. The City, either directly or through the SMCRA, shall establish and maintain the Trust Fund, as required by applicable law.

B. The City, either directly or through the SMCRA, shall develop and promulgate rules, regulations and criteria whereby the Trust Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the SMCRA may expeditiously and without undue delay, utilize such funds in accordance with the County Commission approved budget for the SMCRA.

C. The SMCRA, only if approved by the City Commission and the County Commission, may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area; however, the City Commission's and the County Commission's approval as to amount, duration, and purpose of such bonds, notes, or other indebtedness, and advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note, or other form of indebtedness and advances pledging or obligating tax increment revenues. Notwithstanding any provision of this Interlocal Agreement, the duration of such bonds, notes, or other indebtedness and advances pledging or obligating tax increment revenues which may be approved by the City Commission and the County Commission , shall not extend past the last day of the fiscal year of the SMCRA's legal existence

D. The County's and the City's obligation to annually appropriate to the Fund shall continue until all properly approved loans, advances, and indebtedness, if any, and interest thereon, if any, of the SMCRA incurred as a result of redevelopment activities in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's and the City's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Ordinance No[_____]. On the last day of the last fiscal year of the SMCRA, any money which remains in the Fund after payment of expenses pursuant to section 163.387(6) of the Act, for such year shall be: (1) returned to each taxing authority which paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for the year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues

are pledged; or (4) appropriated to a specific redevelopment project listed herein pursuant to the Plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the SMCRA Board, subject to approval by the City Commission and the County Commission.

VIII. Procurement.

Pursuant to section 163.370(5) of the Act, the SMCRA shall procure all commodities and services pursuant to the same purchasing procedures and requirements that apply to the City, including provisions of the City Charter and any procurement ordinances.

IX. Grant Requirements.

A. Recovery of Grant Funds. The SMCRA shall include in their contracts or grant agreements a "clawback" provision that will require the SMCRA or the City to "claw back" or rescind and recover funding from any entity or contractor to which it provides funding which does not substantially comply with the provisions of its agreement. The clawback provision shall provide that the SMCRA shall demand repayment of such funds in writing, including recovery of penalties or liquidated damages, to the extent allowed by law, as well as attorney's fees and interest, and authorizing the collection of such funds, or legal action, to the fullest extent allowable by law, if feasible.

X. Required Reasonable Opportunity to Be Heard and Project Related Findings.

The Board shall delegate authority to its Executive Director or his or her designee to oversee projects and shall set the amount of the Executive Director's or designee's authority. If the SMCRA proposes to fund a proposed new or rehabilitated commercial or residential project and such project amount is above the delegated person's authority for approval thus requiring approval of the Board, a duly noticed public meeting must be held where the public has a reasonable opportunity to be heard.

XI. Project Management, Administration, and Coordination.

A. The City/and or the SMCRA shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City/and or the SMCRA shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City/and or the SMCRA, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The City/and or the SMCRA shall also deliver additional interim reports to the County upon request.
   (1) The Redevelopment Area Coordinator shall receive from the City/and or the SMCRA advance notice of all public meetings and materials related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.
   (2) During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times subject to reasonable restrictions imposed by the contractor.
   (3) The City/and or the SMCRA shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the duration of the planning,

design and construction of such redevelopment projects. The City/and or the SMCRA shall be required to have an outside independent audit on an annual basis to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the SMCRA shall include, but not be limited to, all of its employees, consultants, agents or authorized contractors and subcontractors, as well as all administrative and operational facilities used by the SMCRA and the County in connection with all matters arising under this Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the SMCRA or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

XII. Indemnification.

To the extent permitted by law, the City and SMCRA shall indemnify and hold harmless the County and its officers, employees, agents, and instrumentalities from any and all liability, losses, or damages, including attorney's fees and costs of defense, which the County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to, or resulting from the performance of this Agreement by the City and SMCRA or its employees, agents, servants, partners principals or subcontractors. The SMCRA, on its behalf and on behalf of the City, shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may be issued thereon. In the absence of the SMCRA, the City shall be responsible for such expenditures, provided, however, this indemnification shall only be to the extent and within the limitations of section 768.28, Florida Statutes, as may be amended from time to time. Specifically, the City and SMCRA are entitled to the protections of sovereign immunity, and shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the statutory maximum, or any claim or judgment or portions thereof, which, when totaled with all other claims or judgment payable by the City or SMCRA arising out of the same incident or occurrence, exceed the statutory maximum from any and all personal injury or property damage claims, liabilities, losses or causes of action which may arise as a result of the negligence of the SMCRA or City.

XIII. Inspector General Review and Ethics Training.

A. The County shall have the right to retain, at its sole cost, the services of an independent private sector inspector general whenever the County deems it appropriate to do so, in accordance with Miami-Dade County Administrative Order No. 3-20. Upon written notice from the County, the SMCRA shall make available to the independent private sector inspector general retained by the County all requested records and documentation for inspection and reproduction. Additionally, the SMCRA shall submit to the County's Inspector General's review in accordance with Section 2-1076 of the Code. The County's Inspector General shall be empowered to review the SMCRA's past, present and proposed contracts, transactions, accounts, records, agreements and programs and audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to, project design, specifications, proposal submittals, activities of the SMCRA, its officers, agents and employees, lobbyists, staff and elected officials to ensure compliance with contract specifications and to detect any fraud and/or

corruption.

B. The SMCRA agrees to comply with Miami-Dade County's Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code). Additionally, upon their appointment or reappointment, all Board members, all of the SMCRA's advisory board members, and the persons who staff the Board or the SMCRA's advisory boards shall be required to complete ethics training to be conducted by the Miami-Dade Commission on Ethics and Public Trust, and comply with any other ethicstraining requirements in accordance with section 163.367 of the Act.

C. The City shall have the right to retain, at its sole cost, the services of an independent private sector inspector general whenever the City deems it appropriate to do so (the "City's Inspector General"). Upon written notice from the City, the SMCRA shall make available to the City's Inspector General all requested records and documentation for inspection and reproduction. The City's Inspector General shall be empowered to review the SMCRA's past, present and proposed contracts, transactions, accounts, records, agreements and programs and audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to, project design, specifications, proposal submittals, activities of the SMCRA, its officers, agents and employees, lobbyists, staff and elected officials to ensure compliance with contract specifications and to detect any fraud and/or corruption.

XIV. Miscellaneous.

A. Third Party Beneficiaries. None of the parties intend to directly or substantially benefit any third party by this Agreement. Therefore, the parties agree that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement.

B. Construction of Agreement. All parties have substantially contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other. The parties hereto acknowledge that they have thoroughly read this Agreement, including all exhibits and attachments hereto, and have sought and received whatever competent advice and counsel was necessary for them to form a full and complete understanding of all rights and obligations herein.

C. Jurisdiction. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Miami-Dade County, Florida.

D. Severance. Should any clause or provision of this Agreement be determined to be illegal, invalid, or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a legal, valid, and enforceable provision that is as similar as possible in terms to the illegal invalid or unenforceable provision, which is agreed to by all parties.

E. Waiver. No consent or waiver by a party to, or of, any breach, or default, by the other party in the performance by such other party of its obligations under this Agreement will be deemed or construed to be a consent or waiver to, or of, any other breach or default in the performance by such other party of the same or any other obligations of such other party hereunder. No action or

inaction shall be construed as a consent or waiver and all consents and waivers must be in writing signed by the party against whom enforcement of the consent or waiver is sought. Failure by a party to complain of any act, or inaction, of the other party or to declare the other party in default, irrespective of how long such failure continues, will not constitute a waiver by such party of it rights hereunder. The giving of consent by a party in any one instance will not limit or waive the necessity to obtain such party's consent in any future instance.

F. Amendment. This Agreement may be amended only by the written agreement signed by the SMCRA, the City, and the County.

G. Assignment. This Agreement, or any part thereof, is not assignable by the SMCRA without the express written consent of the County.

H. The recitals in this Agreement are incorporated in the Agreement.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto caused this Agreement to be executed in their names by their duly authorized officers and the corporate seals to be affixed hereto, all as of the day and year first above written.

MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida

By:_____
Name:_____
Title: _____

ATTEST:

By: _____
County Clerk

Approved for form and legal sufficiency:

By:_____
County Attorney

CITY OF SOUTH MIAMI, a municipal corporation of the State of Florida

By:_____

Javier Fernandez
Mayor

ATTEST:

By: _____
City Clerk

Approved for form and legal sufficiency:

By:_____
City Attorney

CITY OF SOUTH MIAMI REDEVELOPMENT AGENCY, a public body corporate and politic

By: _____
Name: _____
Chairperson