

CARLOS A. GIMENEZ

MAYOR  
MIAMI-DADE COUNTY

August 20, 2014

Mr. Burt C. Von Hoff  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street; MSC 160  
Tallahassee, Florida 32399

Re: Enterprise Zone Development Agency No. 1301 and 1301-A Boundary Modification  
Application

Dear Mr. Von Hoff:

As the Enterprise Zone Coordinator and governing body for EZDA No. 1301 and 1301-A, pursuant to FS 290.0055, Miami-Dade County submits this application package for an administrative boundary modification to its Enterprise Zone (EZ) 1301 and 1301-A.

On July 2, 2013, the Miami-Dade County Board of County Commission (Board) through Resolution R-580-13, authorized the release of a Request for Applications (RFA) to solicit proposals for an administrative boundary change to the Miami-Dade County Enterprise Zone. The RFA process consisted of two rounds. Initially the RFA was made available July 15, 2013 with applications due August 12, 2013. The RFA was made available again on March 3, 2014, with applications due March 31, 2014.

In accordance with F.S. 290.005(6)(c), the minimum ninety day notifications were printed in the Miami Herald announcing that a resolution for a change in the EZ boundary would be considered by the Board. The notices stated that if adopted, this change to the boundary of the EZ would result in the loss of EZ eligibility for areas affected by the change. The boundary modification public hearing was postponed from the original date of November 5, 2013; however, staff ensured interested parties were duly noticed. The public hearing was re-advertised and rescheduled for July 1, 2014. Unfortunately, the public hearing was postponed again. All interested parties were duly noticed, and the rescheduled public hearing date of July 15, 2014 was advertised on the Miami-Dade County website. The boundary modification public hearing was held July 15, 2014 in Commission Chambers.

For your review, please find the attached application package which contains the following:

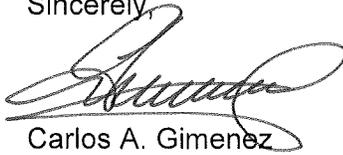
- Resolution authorizing a RFA process soliciting proposals from businesses interested in being included in the EZ.

- Resolution passed and adopted by the Miami-Dade County Board of County Commission stating the reasons for boundary change and nomination of the proposed areas of inclusion and removal from Miami-Dade County EZ 1301 and 1301-A.
- Summaries for the businesses and areas to be included in the EZ.
- Copies of published ads pertaining to the boundary modification.
- Maps showing the boundaries of the nominated areas and the areas to be removed from the EZ.
- Verification that the proposed nominated areas satisfy the requirements contained within F.S. 290.0055, subsections (3), (4), and (5).
- Minutes of the Enterprise Zone Advisory Council (EZAC) with their input regarding the boundary change.

Please note, pertaining to the South Florida Logistics Center project, the calculation of the poverty rate for Census Tract 42.06 Block Group 1 is listed, however a considerable portion of Census Tract 42.06 Block Group 1 is currently located in the EZ. A small partial portion of the Block Group abutting the EZ is being added to the EZ.

If you have any questions or require additional information, please feel free to Dr. Robert Cruz at 305-375-1879.

Sincerely,



Carlos A. Gimenez  
Mayor

#### Attachments

- c: Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commission  
Jack Osterholt, Deputy Mayor/Director, RER  
Josh Gelfman, Deputy Director, RER  
Enterprise Zone Advisory Council  
Dr. Robert Cruz, Chief Economist, RER  
Lori Weldon, Enterprise Zone Administrator, RER

# Application for Enterprise Zone Boundary Modification

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Miami-Dade County, FL

Regulatory and Economic Resources Department,  
Economic Development Division

Robert D. Cruz PhD, Chief Economist  
Robert Hesler, Senior Economic Analyst  
Lori Weldon, Enterprise Zone Administrator

Submitted to:  
Florida Department of Economic Opportunity

August 8, 2014

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# MIAMI-DADE COUNTY PROPOSED ENTERPRISE ZONE BOUNDARY MODIFICATION

## Background

The Miami-Dade Board of County Commission (the Board) approved a Request for Application (RFA) process for an Administrative Boundary Change to the EZ on July 2, 2013, and the successful applicants serve as the basis of the County's application to the State. The RFA was made available July 15, 2013 with applications due August 12, 2013, and an additional period for sumitting applications was opened March 3, 2014, with applications due March 31, 2014. The Regulatory and Economic Resources Department of the County (RER) held three pre-submission workshops on July 23, 2013, July 24, 2013, and March 19, 2014 to clarify and answer questions from interested parties that anticipated responding to the RFA. Public notice of the RFA was made through advertisements in the Miami Herald local section and posted on the RER website during the respective RFA submission periods.<sup>1</sup> RER received requests for inclusion in the EZ from two private developers, the City of Miami-Beach and the County seeks to include county owned land that the County believes represents an opportunity for private sector development through a public-private partnership.

An Evaluation/Selection Committee comprised of County staff from various County departments was convened to review the applications.<sup>2</sup> The committee included staff with professional experience in economic development and post-secondary degrees in economics, real estate development, community development and land use planning and zoning. Applications were evaluated and ranked according to the following criteria: 1) projects with financial capacity to complete development, 2) the number of new jobs that would be created, 3) proposed value of the capital investment to the area, and 4) projected economic development value. The scores were based on a maximum total of 100 and the concurrent rankings of the proposals were as follows:

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

The Committee recommended including the logistics center and convention center projects in the EZ by unanimous vote and majority vote. Recognizing the potential economic development value of the location and likelihood of private commercial development, the Evaluation/Selection Committee recommended the Landmark property for inclusion in the

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<sup>1</sup> Copies of the public notices are included in Appendix 1.

<sup>2</sup> The ranking form is included in the Appendix 2.

EZ by unanimous vote. The Committee recommended the Panorama project by majority vote.

On October 31, 2013, the Miami-Dade Enterprise Zone Advisory Council (EZAC) endorsed the recommendations of the Evaluation/Selection Committee from their August 28, 2013. The EZAC concurred with the inclusion of the Miami Beach Convention Center parcel, South Florida Logistics Center, and the Landmark Property in the EZ and approved proceeding to the BCC for Board action. At the May 1, 2014 meeting of the EZAC, the Council did not endorse the Evaluation/Selection Committee's recommendation from April 17, 2014 to include the Panorama parcels in the EZ.<sup>3</sup> A motion was offered and seconded by the EZAC to recommend denial of the application submitted by Panorama. The motion passed with three members in favor, one member opposing, and one member abstaining.

The Miami-Dade Board of County Commissioners approved the submission of this application for a modification of the boundaries of Miami-Dade's Enterprise Zone by a Board resolution on July 29, 2014.<sup>4</sup>

Miami-Dade County requests the inclusion of 725 acres of land that comprise the following proposed developments for addition to the Miami-Dade County Enterprise Zones 1301 and 1301A<sup>5</sup>:

**TABLE 1. Projects Recommended for Inclusion in County's Enterprise Zone**

Development Project Name	Project Description/ General Location
South Florida Logistics Center	Development of an industrial park adjacent to the northwest corner of MIA.
Panorama Tower at 1101 Brickell Ave.	Development of a mixed use project (office, retail and residential) adjacent to 1101 Brickell Ave office building.
Miami Beach Convention Center	Renovation and expansion of the Miami Beach Convention Center in the general area of 1700 and 1800 Meridian Avenue.
Miami-Dade County Landmark Site	Underutilized property with recommended change in land use to business and office designation that allows motion picture studios and other uses.

Miami-Dade County proposes the removal of 725 acres of land from the current Enterprise Zone by deleting 405 acres of rights of way for existing expressways that are within the boundaries of the EZ, 275 acres from public school property within the EZ that are unlikely to be redeveloped for residential or commercial uses, and 45 acres of County owned property that are expected to remain as institutional uses in the foreseeable future.<sup>6</sup>

<sup>3</sup> See minutes of the EZAC meetings of October 31, 2013 and May 1, 2014 in Appendix 3.

<sup>4</sup> See the copy of the July 29, 2014 Board resolutions in Appendix 4.

<sup>5</sup> See Exhibit 1 for the folio numbers of parcels recommended for inclusion in the EZ, along with poverty rates and population estimates for the census tract block groups where the parcels are located.

<sup>6</sup> See Exhibit 2. None of the block groups currently in the EZ are affected by the proposed deletions to the EZ.

## **Brief Summary of Development Projects**

**South Florida Logistics Services** (SFLS) is developing a 1.6 million square feet (SF) South Florida Logistics Center (SFLC) adjacent to the northwest corner of Miami International Airport (MIA). The 170 acre master planned logistics center will require a total investment of \$98 million. SFLS opened Building I of the logistics center on October 16, 2013. Buildings II and IV are under construction and expected to be completed before the end of 2014. The construction of Building V is scheduled to start in 2014, and Buildings III and VI are scheduled to be completed before the end of 2016. The private sector investment is projected at \$98 million at full build out. The SFLC project will add to the County's commercial tax base and generate additional revenues to the County. The project is expected to create a minimum 1,150 direct jobs by the 5<sup>th</sup> year from the start of development, indirectly creating an additional 1,070 jobs, and contributing a total of 2,220 jobs to the local economy in 2017.<sup>7</sup>

The **Panorama Tower** at 1101 Brickell Avenue project is an 84 story high-rise, mixed use development project with residential, commercial and retail spaces and anticipated to be completed in the latter part of 2016. Building permit plans are currently under review. Preliminary plans indicate 82,581 SF of retail space, 36,873 SF of office space, 128 lodging units and 821 residential units. The construction of this project is expected to create 1,400 jobs (directly and indirectly), and support an average of 384 total jobs during the five years after operations begin, as well as significant increases in the tax base of the City of Miami and Miami-Dade County.

The Miami Beach City Commission officially started the process of selecting a master developer for the renovation of the **Miami Beach Convention Center** on February 12, 2014. The start date of the renovation and expansion of the Miami Beach Convention Center is to be determined. Miami-Dade County is submitting the Miami Beach Convention Center for consideration in the EZ Boundary Modification as an economic development inducement for Miami-Dade County. Renovation of the Miami Beach Convention Center will generate new or enhanced local, state, and federal tax revenue. The estimated cost of the convention center's renovation is estimated at \$648 million, and if a 755 room hotel is including in the development, the development cost increases to \$834 million.<sup>8</sup> The construction phase of the project is projected to create an annual average of 2,350 jobs over the 4-year development period, and 2,440 jobs over a 5-year development period if a new hotel is built on the site. The operations of a renovated and enhanced convention

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<sup>7</sup> The economic impacts are estimated using the South Florida Multi-regional REMI model.

<sup>8</sup> The construction estimates and economic impacts were prepared by The Washington Economics Group, Inc. and Convention, Sports and Leisure International and provided by the applicant.

center are expected to create jobs at skill levels that are available within the working age population in Miami-Dade County's Enterprise Zone.

The County is proactively including the county owned parcels commonly known as the **Landmark** site to establish incentives for future development of the property. The County is transmitting a CDMP amendment to the State of Florida proposing a land use change from Institutional to Business and Office. The proposed land use change would allow the development of television and cinema production facilities, and support the development of a digital media industry cluster in Miami-Dade. The County has received private sector interest in developing the Landmark site as a digital media complex, and is considering moving forward with negotiations with a private partner. The complex would include movie and televisions studios, back lots, incubator space for start-up digital media companies, and educational partnerships with local colleges and universities. A preliminary assessment of the potential economic impact suggests that this development could represent as much as \$240 million capital investment in buildings and equipment, and yield as many as 2,500 direct employment positions from recurring operations, and as many as 4,100 jobs when indirect and induced jobs are also considered.<sup>9</sup>

### **Summary Analysis of Eligibility of Proposed Additions to the EZ**

#### ***Pervasive Poverty and High Unemployment***

Staff from the Economic Development Division of the Regulatory and Economic Resources Department (RER) analyzed the latest available census data of the areas recommended to be added to the EZ and determined that each additional area is in compliance with "pervasive poverty" requirement of FS 290.0058. Half of the census block groups that include the four areas to be added to the EZ have poverty rates exceeding 30%.<sup>10</sup> (See Table 2 below.) An assessment of pervasive poverty by specific property folio numbers is provided in Exhibit 1.

The average unemployment rate in Miami-Dade's EZ is 14.5%, which is above the statewide unemployment rate of 11.5% according the Census Bureau's *American Community Survey 2012 1-year Estimates*.

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<sup>9</sup> The County does not have a contract with a developer for the Landmark property, and alternative development opportunities may be considered.

<sup>10</sup> The parcels to be added to the EZ for the Miami Beach Convention Center project are located within a census tract and block group (42.06/1) that is already represented in the Enterprise Zone.

**TABLE 2. Pervasive Poverty and Unemployment Rates**

Project Name	Acres	2010 Census Tract & Block Group	Poverty Rates*	Unemployment Rate*	Population in Block Group*
South Florida Logistics Center	442.3	CT 9805/BG 1	20%	N/A	0
Panorama Project	3.1	CT 67.11 BG 1	20.5%	N/A	929
		CT 67.13 BG 2	34.8%	N/A	1,279
Miami Beach Convention Center	57.1	CT 42.06/BG 1**	20.2%	N/A	361
Landmark Property	228.7	CT 100.15/BG 2	36.8%	N/A	3,202
<b>Entire EZ (after proposed boundary modification)</b>	<b>N/A</b>	<b>N/A</b>	<b>31.6%</b>	<b>14.5%</b>	<b>591,171</b>

"NA" not applicable.

\* Data source: *American Community Survey, 2012 5-Year Estimates.*

\*\* CT 42.06/BG1 is already in the Enterprise Zone.

***Other Indicators of Economic Distress***

High crime rates and the prevalence of vacant and abandoned property are additional indicators of economic and neighborhood distress. Crime statistics from the Miami-Dade, City of Miami and City of Miami Beach police departments by police grids indicate crime rates exceeding the crime rate for the County as a whole. (See Table 3 below.)

Crime statistics are difficult to assess because of the myriad factors that determine rates of arrests and reported incidents. Recognizing the limited information provided by crime rates, Table 5 provides the 2013 crime rates in the police grids(s) that contain the parcels recommended for inclusion in the EZ. The crime data are those reported in police grids that cover the geographic boundaries of the relevant block groups. There were 10 reported crimes in the police grids that cover the South Florida Logistics parcels. A total of 28 crimes were reported in police grids that cover the Panorama parcel. The Landmark parcels experienced 150 reported crimes in 2013. The police grid that covers the Miami Beach Convention Center parcels show 862 reported crimes.

As one might expect, the highest crime rate appears in the Miami Beach Convention Center area, given to the high attendance at regular events held at the facility. The Landmark site also has a comparatively high crime rate that tends to be correlated with high poverty rates, and in the case of Landmark the poverty rate for the block group is near 37%.

**Table 3. Crime Statistics for Areas Recommended for Inclusion in the Miami-Dade Enterprise Zone.**

	Police Grids				Miami-Dade County
	SFLC	Panorama	MBCC	Landmark	
	MDPD 0851; 1010; 1569; 1152	City of Miami PD R262	Miami Beach PD, Central City (9)	MDPD 0033; 0036	
<b>Violent, Property and Other Crimes</b>	10	28	862	150	127,034
<b>Population</b>	0	1,337	3,683	1,186	2,582,375
<b>Crimes Per 100,000 Residents</b>	NA	2,094	23,405	12,648	4,919

Note: Population estimates are based on the block group(s) containing parcel(s) recommended for inclusion in EZ.  
 Data Sources: City of Miami Police Dept., City of Miami Beach Police Dept., Miami-Dade Police Dept., and Florida Department of Law Enforcement.

Vacant and abandoned housing units and commercial space in the census tracts associated with the parcels recommended for addition the County’s Enterprise Zone suggest varying degrees of distress in the neighborhoods containing the parcels.<sup>11</sup> The countywide average rate of vacant and abandoned residential units is 3.5%, with approximately 85% of the vacant units being unoccupied for 6 months or longer. Two of the four parcels (Panorama and Miami Beach Convention Center) recommended for inclusion in the EZ, are located in census tracts that have a rate of residential vacancy markedly greater than the countywide average. (See Table 3.) The rate of vacancy among commercial or abandoned business properties at the county level is 9.5% with the long term vacancy rate at 8.6%. Census tract 67.11 (Panorama), has a vacancy rate of nearly 23% (nearly 2.5 times the countywide rate).

**Table 4. Vacant and Abandoned Properties in Census Tracts Containing Parcels Recommended for Inclusion in the Enterprise Zone: 2013 Averages**

Building Types	Miami-Dade	Census Tract				
		42.06	67.11	67.13	100.15	9805
Residences	1,078,167	1,527	1,713	1,853	1,298	0
Vacant	38,243	99	29	98	12	NA
<i>Vacant as % of Units</i>	3.5%	6.5%	1.7%	5.3%	0.9%	NA
<i>Long Term Vacancy %</i>	3.0%	5.1%	1.5%	5.2%	0.6%	NA
Businesses	152,129	491	554	221	6	1,867
Vacant	14,471	39	127	16	0	148
<i>Vacant as % of Units</i>	9.5%	7.9%	22.8%	7.4%	0.0%	7.9%
<i>Long Term Vacancy %</i>	8.6%	5.9%	21.3%	7.2%	0.0%	6.5%

**Data Source:** HUD Aggregated USPS Administrative Data, 2013 - 2014, and Economic Development Division, Miami-Dade County.

**Notes:** 1) Tract 9805 is Miami International Airport, and contains no residential units. 2) Long term vacancy is defined as vacant for six months or longer at the time of the survey.

<sup>11</sup> The data source for vacant and abandoned properties is U.S. Department of Urban Development. Data on vacant residences and businesses was not available at a smaller geographic area.

**EXHIBIT 1: ENTERPRISE ZONE BOUNDARY MODIFICATION – PARCELS TO BE INCLUDED IN THE EZ**

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

**EXHIBIT 2A. ENTERPRISE ZONE BOUNDARY MODIFICATION – PARCELS TO BE REMOVED FROM ENTERPRISE ZONE: MDC PUBLIC SCHOOL PROPERTY**

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

Property	Folio	Address	Census Tract	Block Group	Parcel Size (Acres)
01-3122-043-0040	01-3122-049-0150	01-3122-043-0080	01-3122-042-0140	01-3122-049-0030	
01-3122-043-0070	01-3122-049-0160	01-3122-049-0090	01-3122-049-0100	01-3122-000-0910	

**EXHIBIT 2B. ENTERPRISE ZONE BOUNDARY MODIFICATION – PARCELS TO BE REMOVED FROM ENTERPRISE ZONE: COUNTY OWNED PROPERTIES**

Property	Folio	Address	Census Tract	Block Group	Parcel Size (Acres)
County Owned Parcels	16-7930-001-0060	N/A	114.01	3*	5.90
	16-7930-001-0040		114.01	3*	6.00
	30-5032-061-0020		83.09	2*	5.50
	04-3118-000-0010		16.05	1*	5.80
	34-2103-029-0010		99.03	1*	6.20
	34-2108-007-0020		100.06	2*	8.60
	01-3136-064-0020		31	2*	7.10

*\*Partial Block Group*

**EXHIBIT 2C. ENTERPRISE ZONE BOUNDARY MODIFICATION –  
PARCELS TO BE REMOVED FROM EZ: RIGHTS OF WAY**

Property	Folio	Address	Census Tract	Block Group	Parcel Size (Acres)
Expressways	N/A	N/A	2.04	1*	405
			3.07	1 and 2*	
			4.05	4*	
			4.08	6*	
			4.10	4*	
			4.11	2*	
			4.14	3*	
			10.02	3*	
			10.04	2*	
			10.05	1*	
			11.02	4*	
			14.01	1*, 3* and 4*	
			16.02	3*	
			17.01	2*	
			17.02	1*	
			17.03	3* and 4*	
			18.02	1*	
			18.03	2* and 3*	
			19.01	2* and 6*	
			19.04	1* and 2*	
			20.01	1*	
			20.03	3*	
			22.01	3*	
			22.02	1 and 3*	
			23	1*	
			24.03	1*	
			24.04	3*	
			25.02	1*	
			26	1* and 2*	
			28	1*	
29	2*				
30.01	1* and 3*				
31	1* and 3*				
34	1 and 2*				
37.02	3*				
51.03	4*				

Property	Folio	Address	Census Tract	Block Group	Parcel Size (Acres)
			51.04	5*	
			102.07	3	
			106.06	2*	
			106.06	1*	
			9805	3*	
				Expressway Acres	405
				School Acres	275
				County Owned Acres	45
				<b>Total Acres</b>	<b>725</b>

*\*Partial Block Group*









Department of Regulatory & Economic Resources  
Economic Analysis & Policy

# Exhibit 4A: Miami-Dade Enterprise Zone & Panorama Property



## LEGEND

Property Proposed  
for Addition

Enterprise Zone

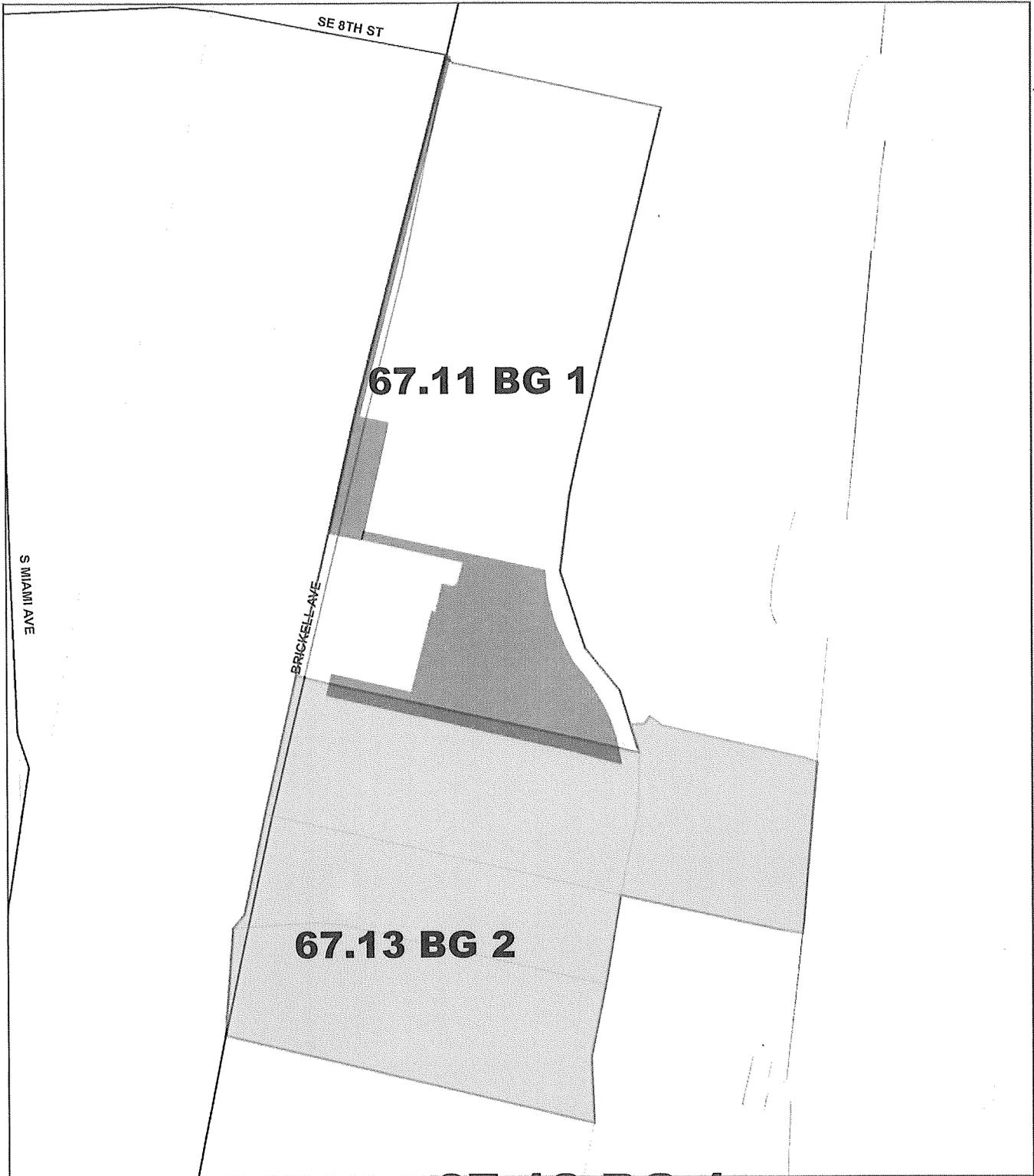


0 125 250 500  
Feet



Department of Regulatory & Economic Resources  
Economic Analysis & Policy

# Exhibit 4B: Miami-Dade Census Tract Block Groups - Poverty Rates - Panorama Property



### LEGEND

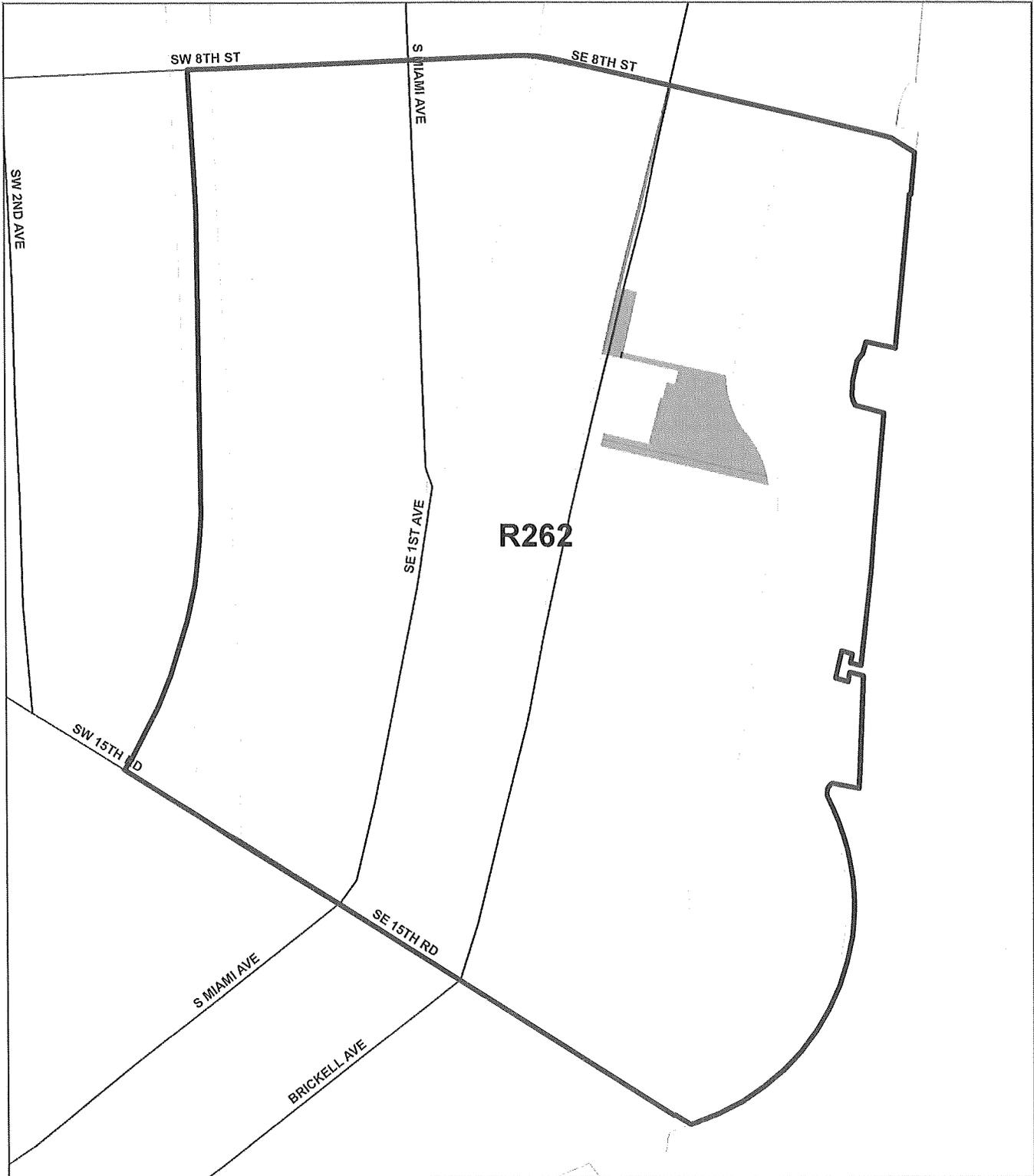
<b>Property Proposed for Addition</b>
20% <= Poverty Rate < 30%
Poverty Rate >= 30%





Department of Regulatory & Economic Resources  
Economic Analysis & Policy

# Exhibit 4C: City of Miami Police Grids - Panorama Property

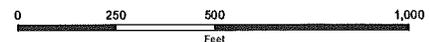


### LEGEND

Property Proposed  
for Addition

City of Miami Police Grids

R262 Police Grid Number





Department of Regulatory & Economic Resources  
Economic Analysis & Policy

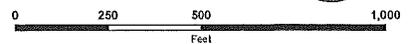
# Exhibit 5A: Miami-Dade Enterprise Zone & Miami Beach Convention Ctr Property



**LEGEND**

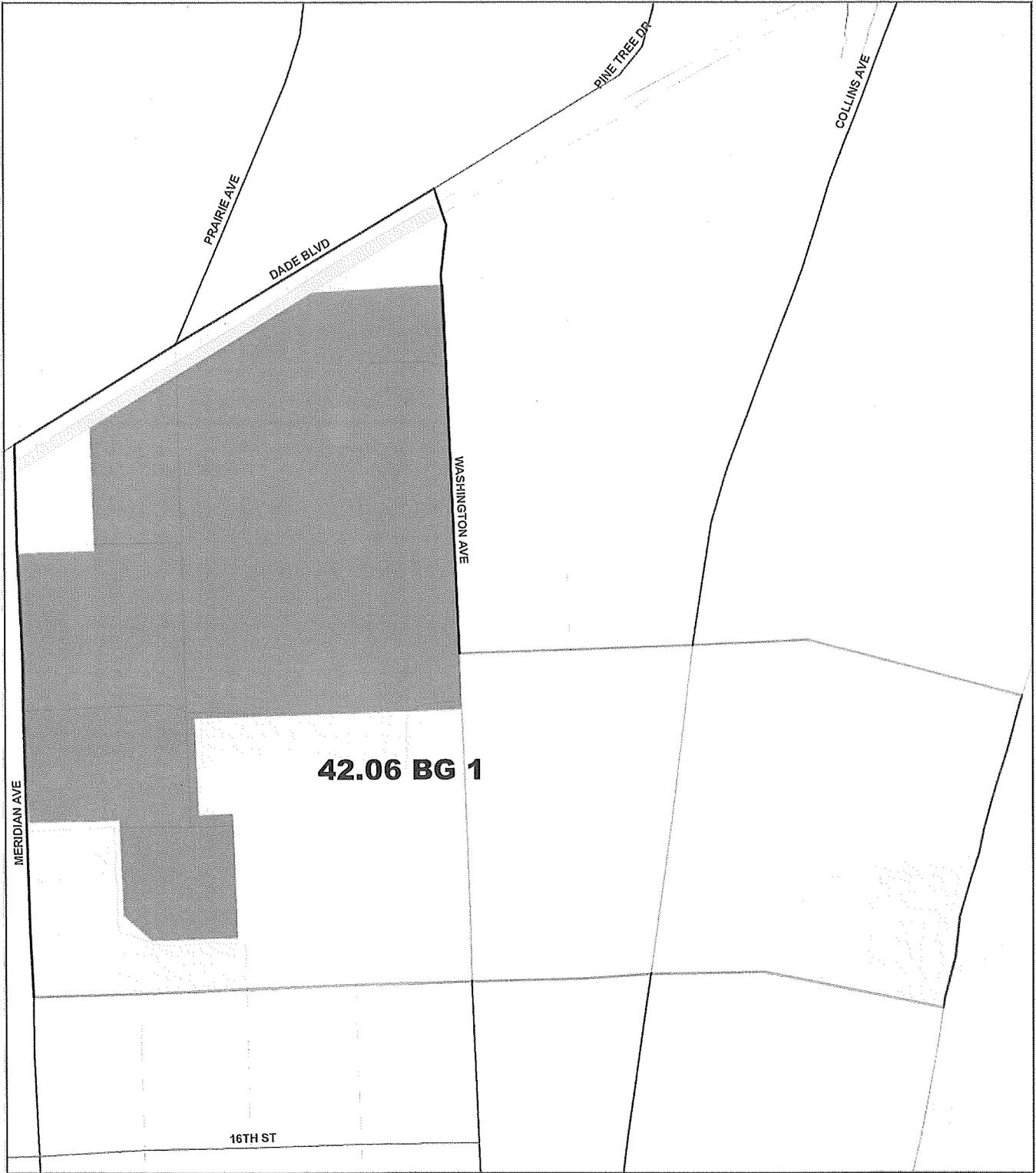
**Property Proposed  
for Addition**

**Miami-Dade Enterprise Zone**

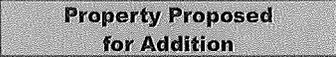


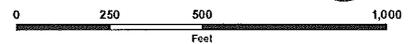


# Exhibit 5B: Miami-Dade Census Tract Block Groups - Poverty Rates - Miami Beach Convention Ctr Property



**LEGEND**

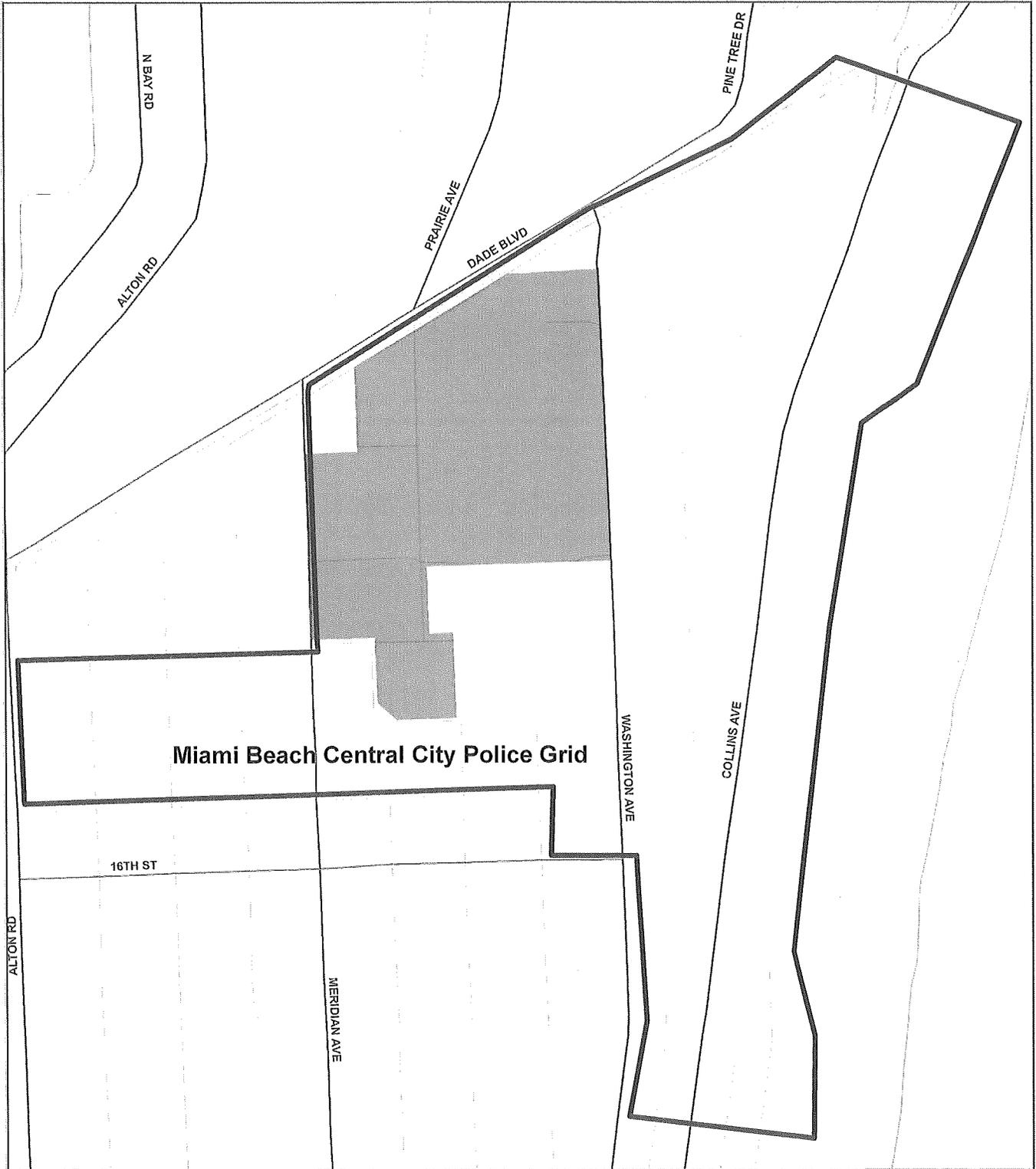
-  Property Proposed for Addition
-  20% <= Poverty Rate < 30%
-  Poverty Rate >= 30%





# Exhibit 5C: Miami Beach Police Grid & Miami Beach Convention Ctr Property

Department of Regulatory & Economic Resources  
Economic Analysis & Policy

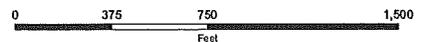


**Miami Beach Central City Police Grid**

**LEGEND**

**Property Proposed  
for Addition**

**Miami Beach Police Grid**





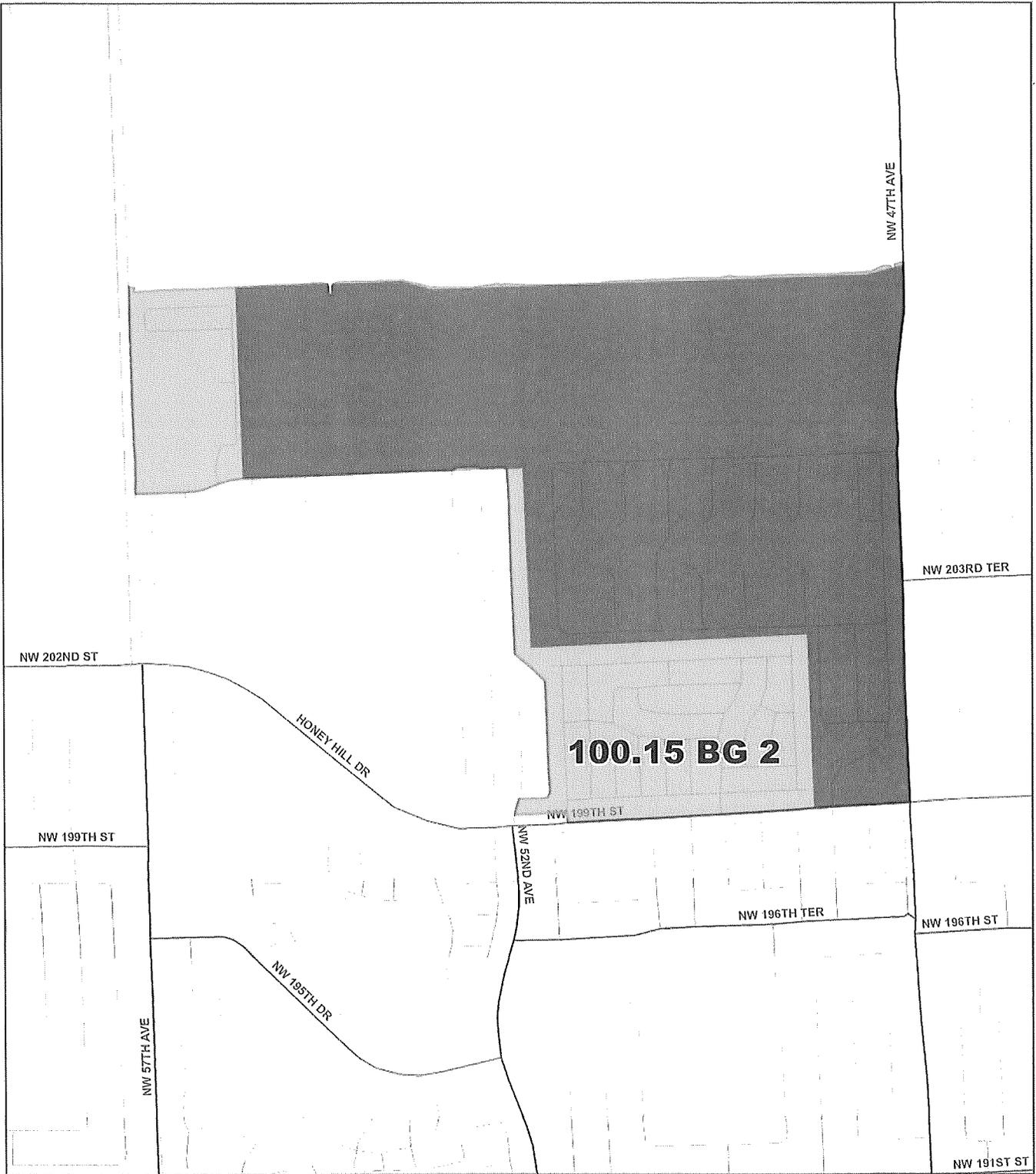
**LEGEND**

- Property Proposed for Addition
- Miami-Dade Enterprise Zone



# Exhibit 6B: Miami-Dade Census Tract Block Groups - Poverty Rates

## Landmark Property



**LEGEND**

Property Proposed  
for Addition

20% <= Poverty Rate < 30%

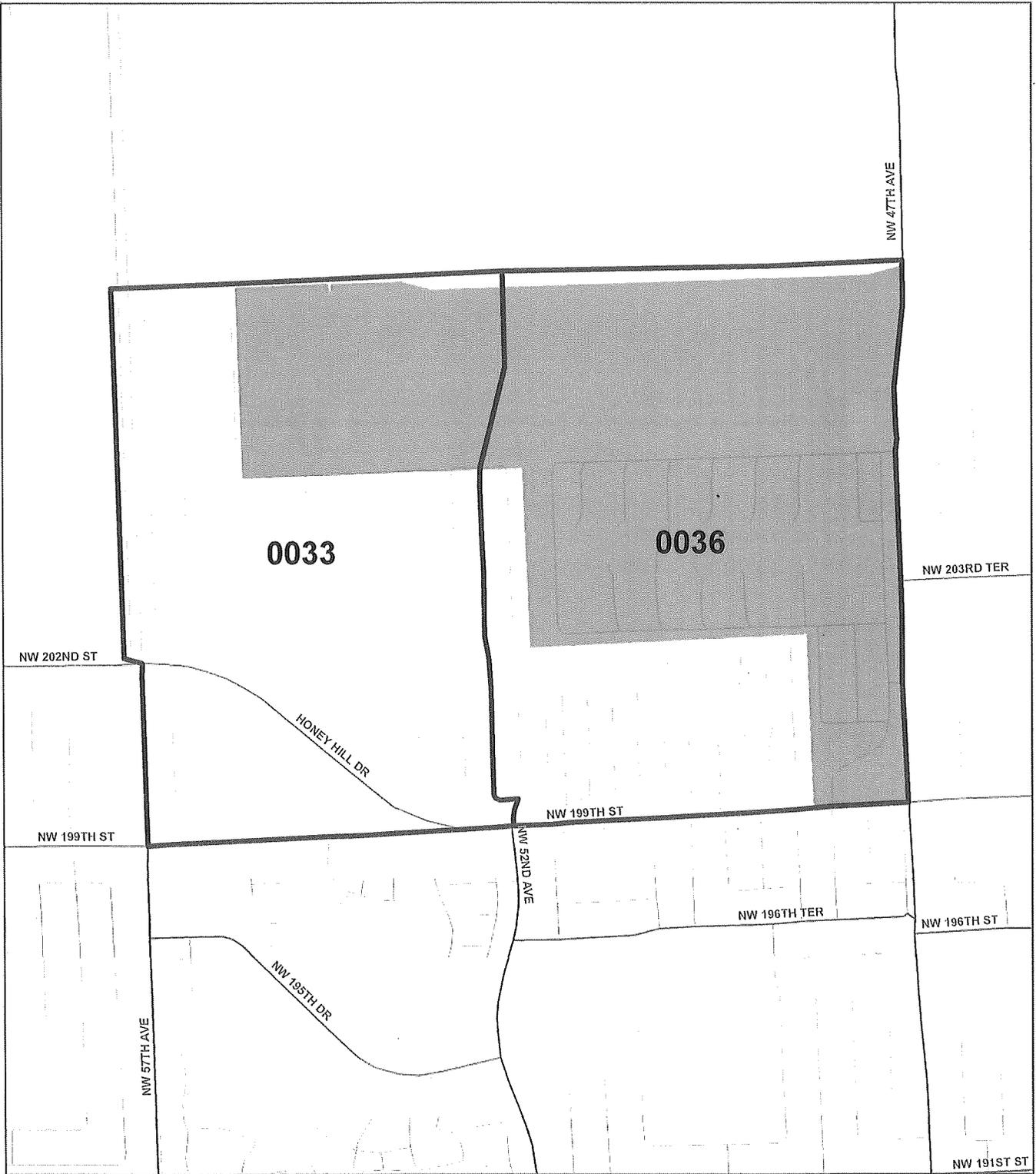
Poverty Rate >= 30%





# Exhibit 6C: Miami-Dade Police Grids - Landmark Property

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



### LEGEND

Property Proposed  
for Addition

Miami-Dade Police Grids

0033 Police Grid Name/Number





# Exhibit 7B: Expressway Segments Proposed for Deletion - Section 2

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



### Legend

-  Expressways for Deletion
-  Existing Enterprise Zone

# Exhibit 7C: Expressway Segments Proposed for Deletion - Section 3

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



# Exhibit 7D: Expressway Segments Proposed for Deletion - Section 4

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



### Legend

-  Expressways for Deletion
-  Existing Enterprise Zone



# Exhibit 7E: Expressway Segments Proposed for Deletion - Section 5

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



# Exhibit 7F: Expressway Segments Proposed for Deletion - Section 6

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



# Exhibit 7G: Expressway Segments Proposed for Deletion - Section 7

Department of Regulatory & Economic Resources  
Economic Analysis & Policy



# Exhibit 7H: Expressway Segments Proposed for Deletion - Section 8

Department of Regulatory & Economic Resources  
Economic Analysis & Policy





# Exhibit 7J: Expressway Segments Proposed for Deletion - Section 10

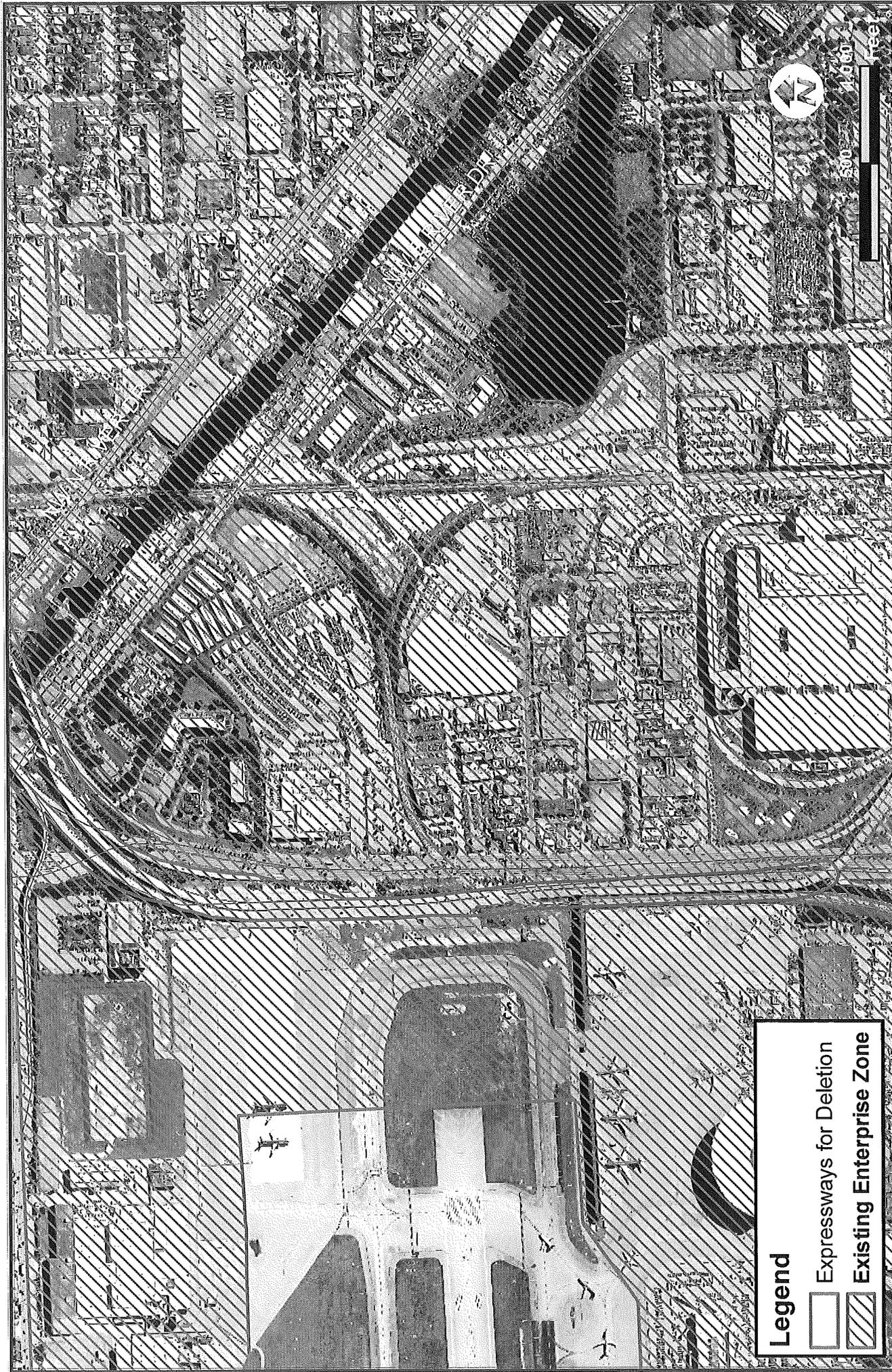


# Exhibit 7K: Expressway Segments Proposed for Deletion - Section 11





# Exhibit 7M: Expressway Segments Proposed for Deletion - Section 13



# Exhibit 7N: Expressway Segments Proposed for Deletion - Section 14



# Exhibit 70: Expressway Segments Proposed for Deletion - Section 15



# Exhibit 7P: Expressway Segments Proposed for Deletion - Section 16





## MIAMI-DADE COUNTY ENTERPRISE ZONE BOUNDARY MODIFICATION

The Miami-Dade County Department of Regulatory and Economic Resources' Economic Analysis and Policy Unit (RER) is announcing an application period to request a boundary modification to the Miami-Dade County Enterprise Zone (EZ) area. EZ maps are available at: [http://www.miamidade.gov/oeit/enterprise\\_zones.asp](http://www.miamidade.gov/oeit/enterprise_zones.asp).

The EZ is a geographical area measuring 53.1 square miles of three (3) non-contiguous sections designated under the Florida Enterprise Zone Act to receive State and County business incentives to promote development and job creation in distressed areas; <http://www.myfloridahouse.gov/Sections/Bills/billsdetail.aspx?BillId=17576>. Proposed EZ boundary modifications eligible for consideration must meet the eligibility criteria of Florida Statue 290.0058; <http://www.flsenate.gov/Laws/Statutes/2012/Chapter290/All#1>.

The application package and instructions will be available July 15, 2013 until August 11, 2013 on line at [http://www.miamidade.gov/oeit/business\\_incentives.asp](http://www.miamidade.gov/oeit/business_incentives.asp).

Completed applications must be delivered to the Clerk of the Board of County Commissioners at the Stephen P. Clark Government Center, 111 NW 1 Street, 17th Floor, Miami, FL 33128 no later than August 12, 2013 at 2:00 pm. No late applications will be accepted.

Applicants are encouraged to attend one of the following meetings to learn about the application process and the requirements:

**Tuesday, July 23, 2013 – 3:00 pm to 4:30 pm**

RER Business Affairs Division, Stephen P Clark Government Center, 111 NW 1st Street, 19th Floor

**Wednesday, July 24, 2013 – 3:00 pm to 4:30 pm**

South Dade Government Center, 10710 SW 211 Street, 1st Floor Conference Room

\*\*\*\*\*INCOMPLETE OR LATE APPLICATIONS WILL NOT BE CONSIDERED\*\*\*\*\*

*Miami-Dade County provides equal access opportunity in employment, contracting and grant funding and does not discriminate on the basis of disability in its programs and services. For material in alternate format, a sign language interpreter, or other accommodations, please call (305) 375-3623 at least five days in advance.*

For legal ads online, go to <http://legalads.miamidade.gov>

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**Notice of Finding of No Significant Impact  
 And  
 Notice of Intent to Request Release of Funds**

August 1, 2013  
 City of Miami  
 Department of Community Development  
 444 SW 2<sup>nd</sup> Avenue, 2<sup>nd</sup> Floor  
 Miami, Florida 33130  
 (305) 416-2080

The following notice satisfies two separate but related procedural requirements of the U.S. Department of Housing and Urban Development for activities to be undertaken by the City of Miami, Florida.

**Request for Release of Funds**

On or about August 17, 2013, the City of Miami will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release HOME Investment Partnerships (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended, for the Edison Terraces project located at 665 and 675 NW 56 Street in the Model City neighborhood of the City of Miami, Miami-Dade County, Florida. This project will provide federal funds for the rehabilitation of two (2) 5-story rental building housing complex consisting of one hundred twenty (120) units. Estimated funding in the amount of \$1,000,000 will be allocated to this project.

**Finding of No Significant Impact**

The City of Miami has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional information for this project is contained in the Environmental Review Record (ERR), which is on file at the City of Miami Department of Community & Economic Development, 444 SW 2<sup>nd</sup> Avenue, 2<sup>nd</sup> Floor, Miami, Florida, and may be examined or copied weekdays from 8:00 A.M. to 5:00 P.M.

**Public Comments**

Any individual, group, or agency disagreeing with this determination or wishing to comment on this project may submit written comments to the City of Miami Department of Community & Economic Development, 444 SW 2<sup>nd</sup> Avenue, 2<sup>nd</sup> Floor, Miami, Florida, 33130. All comments received by August 16, 2013 will be considered by the City of Miami prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

**Release of Funds**

The City of Miami certifies to HUD that Mr. Johnny Martinez, in his capacity as City Manager, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Taccocy Economic Development Corporation on behalf of Edison Terraces project to use Program funds.

**Objections to Release of Funds**

HUD will accept objections to its release of funds and the City of Miami's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Miami; (b) the City of Miami has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the HUD grant administration office at the U.S. Department of Housing and Urban Development Environmental Team, Florida State Office, 909 S.E. 1<sup>st</sup> Avenue, Room 500, Miami, Florida 33130, Attn: Environmental Division. Potential objectors should contact HUD to verify the actual last day of the objection period.

Johnny Martínez, City Manager  
 Certifying Officer  
 (AD NO. 14778)



**Public Notice**

**MIAMI-DADE COUNTY  
 ENTERPRISE ZONE 1301 and 1301A  
 BOUNDARY REDESIGNATION NOTICE**

A resolution will be considered for a change in the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the November 5, 2013 regular meeting of the Board of County Commissioners in Commission Chambers, 111 NW 1st Street, 2nd Floor, at 9:30 am. If adopted the change in the boundaries of the Enterprise Zone will result in the loss of Enterprise Zone eligibility for areas affected by the boundary change. If you have questions regarding the boundary redesignation, please contact Lori Weidon at (305) 375-3623.

For legal ads online, go to <http://legals.miamidade.gov>

it Monroe County officials said state law left em powerless to have e target range removed. In a Feb. 27 letter, Ryan ged the governor to con- lt with leaders in the mate and House "to lve the public safety nger as quickly as possi- e" throughout the state. Ryan said he is also turn- g to state senators and presentatives for help.

matter how close to a school, park or neighbor."

Ryan said he's worried about homeowners setting up target practice areas in their own backyards.

Plantation resident Frank Arcari is of the same mind.

"If I put a range in my backyard, I'd probably be shooting into someone else's yard," he said. "I'm dead against it."

my husband. I grappled with whether to fess up to him, and ultimately came to the conclusion that it was vital to our marriage that I could unload my burden on my best friend, to help uncoik the guilt and distress that I was keeping inside (and that was affecting my marriage). I knew that if I didn't share this "arm-chair affair;" then the

fantasies are inherently powerful.

So I told my best friend, my husband; and he handled it beautifully. He neither took it too personally nor panicked, but proved a worthy sounding board. He took it as a good sign that I wanted to unload, and by the end of our discussion, I was already feeling lighter, more free, and, um, more than a bit sheepish. It was humiliating to admit my deepest darkest feelings, and his steadfast understanding was exactly what I needed to see the fantasy for what it was — a cry for more intimacy in our own marriage.

Incidentally, it helped that we had made a pact before we got married that we would seek out marriage counseling if either of us ever felt the need. In retrospect, that was so wise. It's as if our honeymoon-stage selves made a plan to carry our future "post-honeymoon" selves through the thickets of marriage.

The whole incident ultimately fortified our marital trust, rather than destroyed it.

— 15 Years Married and Counting

Email Carolyn at tellme @washpost.com.

Service now open Sunday 10am-3pm.

**SOUTH MOTORS**  **HONDA**  
(866) 475-7566 | SouthHonda.com

MIAMI-DADE COUNTY

## Request for Application

### REQUEST FOR APPLICATION (RFA) MIAMI-DADE COUNTY ENTERPRISE ZONE BOUNDARY MODIFICATION

The Miami-Dade County Department of Regulatory and Economic Resources' Economic Analysis and Policy Unit (RER) is announcing an application period to request a boundary modification to the Miami-Dade County Enterprise Zone (EZ) area. EZ maps are available at: <http://www.miamidade.gov/business/enterprise-zones.asp>.

The EZ is a geographical area measuring 53.1 square miles of three (3) non-contiguous sections designated under the Florida Enterprise Zone Act to receive State and County business incentives to promote development and job creation in distressed areas; <http://www.myfloridahouse.gov/Sections/bills/billsdetail.aspx?BillId=17576>. Proposed EZ boundary modifications eligible for consideration must meet the eligibility criteria of Florida Statute 290.0058; <http://www.flsenate.gov/Laws/Statutes/2012/Chapter290/All#1>.

The application package and instructions will be available March 3, 2014 until March 31, 2014 online at <http://www.miamidade.gov/business/boundary-modification.asp>.

Completed applications must be delivered to the Clerk of the Board of County Commissioners at the Stephen P. Clark Government Center, 111 NW 1 Street, 17th Floor, Miami, FL 33128 no later than March 31, 2014 at 2:00 pm. No late applications will be accepted.

Applicants are encouraged to attend the following meeting to learn about the application process and the requirements:

Wednesday, March 19, 2014 • 3:00 pm to 4:30 pm  
RER Business Affairs Division  
Stephen P Clark Government Center  
111 NW 1st Street, 19th Floor

\*\*\*\*\*INCOMPLETE OR LATE APPLICATIONS WILL NOT BE CONSIDERED\*\*\*\*\*

Miami-Dade County provides equal access opportunity in employment, contracting and grant funding and does not discriminate on the basis of disability in its programs and services. For material in alternate format, a sign language interpreter, or other accommodations, please call (305) 375-3623 at least five days in advance.

For legal ads online, go to <http://legalads.miamidade.gov>

U.S. COAST GUARD

Cuban migrant allowed to stay

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

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

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

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

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

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

Dwarto was found disoriented and drifting Thursday

2009 THANKSGIVING MASSACRE

Court: Killer's par

BY BRETT CLARKSON  
Sun Sentinel

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

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

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

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

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

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

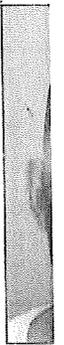
An attorney for the Jupiter couple whose 6-year-old daughter Makayla was killed said she and her clients were "very disappointed" by Wednesday's decision.

Julie H. Littky-Rubin, the West Palm Beach attorney who represents Muriel and Jimmy Sitton, said it wasn't fair to the Sittons that they said. And he tried to take her car keys, getting into her passenger seat and trying to force her from the car.

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

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

A BSO spokeswoman



PALM SURP Merit right not c said. panel ward ties L clear recon forming "h the lev Butin: "Cl reactic totalit es," should the ni sure." The

MIAMI-DADE COUNTY

Public Notice

MIAMI-DADE COUNTY

ENTERPRISE ZONE 1301 and 1301A BOUNDARY REDESIGNATION NOTICE

A resolution will be considered for a change in the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the July 1, 2014 regular meeting of the Board of County Commissioners in Commission Chambers, 111 NW 1st Street, 2nd Floor, at 9:30 am. If adopted the change in the boundaries of the Enterprise Zone will result in the loss of Enterprise Zone eligibility for areas affected by the boundary change. If you have questions regarding the boundary redesignation, please contact Lori Weldon at (305) 375-3623.

For legal ads online, go to <http://legalads.miamidade.gov>

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

## Miami-Dade County Enterprise Zone 1301 and 1301A Boundary Redesignation Notice Meeting Tuesday, July 15

A resolution will be considered for a change in the boundaries of the Miami-Dade County Enterprise Zone 1301 and/or 1301A at the July 15, 2014 regular meeting of the Board of County Commissioners in Commission Chambers, 111 NW 1st Street, 2nd Floor, at 9:30 am.

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

 SHARE |

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## APPENDIX 2

### Boundary Modification Technical Review

#### RFA 03-2014 SCORING SHEET

REVIEWER \_\_\_\_\_

DATE \_\_\_\_\_

PROPOSER'S NAME \_\_\_\_\_

CRITERIA	RATING
<p><b>Proposed Value of Capital Improvement Area (25 Points)</b></p> <ul style="list-style-type: none"> <li>✓ Project Classification (commercial, retail, industrial, mixed use, manufacturing, office) <b>(5pts)</b> <i>(Title- 5pts, Long term lease (50 year minimum)- 3pts, Option- 1pt)</i></li> <li>✓ Square footage of development <b>(Max 10pts)</b> <i>(10-25Ksq ft-1pt; 26 -50Ksq ft-3pts; 51-100Ksq ft-5pts; 101-250Ksq ft-7pts; 250K+ - 10pts)</i></li> <li>✓ Amount of investment and projected tax revenue to all local jurisdictions <b>(Max 10pts)</b> <i>(\$250-500K -1pt; \$500K-1M -2pts; 1.1M-2M -3pts; 2.1M-5M -5pts; 5.1M+ -10pts)</i></li> </ul>	
<p><b>Project Feasibility (30 Points)</b></p> <ul style="list-style-type: none"> <li>✓ Documented site control <b>(Max 6pts)</b> <i>(Title-6pts)(50 year+ lease -4pts)(Option-2pts)</i></li> <li>✓ Documented complete financing for project (10pts)</li> <li>✓ Conceptual plans and/or renderings have been completed and approved by all appropriate local agencies <b>(5pts)</b></li> <li>✓ Contractor/Developer experience <b>(Max 7pts)</b> <i>(Less than 3 years -0pt; 3-5 years - 3pt; 5+ years - 7pts)</i></li> <li>✓ Municipality/Elected Official(s)/ Business Community Letters of Support <b>(2pts)</b></li> </ul>	
<p><b>Proposed Economic Development Value (20 Points)</b></p> <ul style="list-style-type: none"> <li>✓ Proposed project will be completed in 24 months or less after inclusion into the Enterprise Zone <b>(4 pts)</b></li> <li>✓ Feasibility/market analysis for the proposed activity <b>(5pts)</b></li> <li>✓ If the facility will be leasing space, executed leases for of the leasable space ( Max 5pts) <i>(20% capacity -1pt, 30% capacity-2pts, 40% capacity-3pts, 50% capacity-4pts, 51%+-5pts)</i></li> <li>✓ Timeline for job creation <b>(5pts max)</b> <i>(18-24 months- 1pt; 17-12 months- 2pts; 11-6 months - 3pts; 6 months or less - 5pts)</i></li> <li>✓ Number of jobs requiring only a High School diploma or GED <b>(1pt)</b></li> </ul>	
<p><b>New Jobs to be Created (25 Points)</b></p> <ul style="list-style-type: none"> <li>✓ Number of new jobs to be created<b>(10 max)</b> <i>(1-5 Jobs - 1pt; 6-10 Jobs- 3pts; 11-15 Jobs- 5pts; 16-20 Jobs- 7pts; 20+ Jobs- 10pts)</i></li> <li>✓ Types of jobs to be created <b>(Max 5pts)</b> <i>(Minimum wage - 1pt; Living wage- 2pts; Paraprofessional wage -3pts; Professional wage-5pts)</i></li> <li>✓ Job descriptions and pay range including <b>(2pts)</b></li> <li>✓ Job Retention <b>(Max 8pts)</b> <i>(1-2 years - 1pt; 3-5 years- 3pts; 5+ years - 8pts)</i></li> </ul>	
<p><b>TOTAL</b></p>	

# APPENDIX 3

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

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

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

### **Enterprise Zone Boundary Modification**

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

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

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

### **Bylaws**

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

### **Election of Officers**

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

### **New Business / Discussion**

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

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

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

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

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

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

**Enterprise Zone Program Update**

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

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

**Enterprise Zone Boundary Modification**

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

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

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

No: Rosa de la Camera

Abstained: Roger Bernstein

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

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

MEMORANDUM

Agenda Item No. 8(M)(4)

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

**DATE:** July 2, 2013

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

**SUBJECT:** Resolution authorizing a Request  
for Application (RFA) soliciting  
proposals for an administrative  
boundary change to the  
Enterprise Zone of Miami-Dade  
County

Resolution No. R-580-13

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The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Chairwoman Rebeca Sosa.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

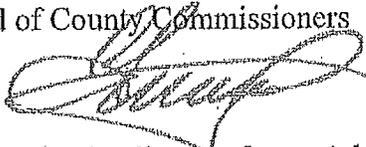
RAC/smm

# Memorandum



**Date:** July 2, 2013

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

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Approval of a Request for Application for an Administrative Boundary  
Change to the Miami-Dade County Enterprise Zone

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## Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the advertisement of a Request for Application (RFA) process (substantially in the form attached) to solicit proposals for an administrative boundary change to the Miami-Dade County Enterprise Zone Program (EZ). The Department of Regulatory and Economic Resources (RER) is recommending an RFA process to assess all proposals and determine which projects or areas should be included in a boundary change request to the State of Florida (State). Any prospective boundary changes will come before the Board for approval before submission to the State for final approval.

## Scope

The proposed modification is expected to have a countywide impact as applications can be submitted for any area of the County, provided the application meets the eligibility requirements of Florida Statute (FS) 290.0058.

## Fiscal Impact/Funding Source

The attached resolution does not create a fiscal impact to the County. Businesses located within the EZ may qualify for various State and County incentives that promote investment in economically distressed areas. Any fiscal impact associated with inclusion of new areas in the EZ will be provided to the Board when staff presents its recommendation for final consideration of the administrative boundary change.

A nonrefundable application fee will be charged for each application. The application fee for businesses seeking ten (10) acres or less is \$500. The fee for applications seeking more than 10 acres is \$500 plus \$25 for each acre, or partial acre exceeding 10 acres. The fee will be charged to all applicants and is due with each application submission. The fee will be used to cover RER's costs associated with the RFA process, analyzing the proposed areas to be included and the proposed areas to be removed from the EZ.

## Track Record/Monitor

The County has participated in the Enterprise Zone Program for 25 years, which provides tax credits and refunds to eligible businesses. RER is the local Enterprise Zone Coordinator, managing the program for the County. Dr. Robert Cruz, Chief Economist, will manage the activities authorized by this resolution. In Fiscal Year 2011-12, EZ businesses received

\$2,898,655 in state funded incentives and created 702 jobs. (See chart) The Florida Department of Economic Opportunity administers the program for the State.

FY 2011-12 EZ Application Value Assessment (By Quarter)							
Application Type	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	Total	State Incentive Amt	Average Amt/App
Building Material & Electricity Tax	8	1	0	4	13	\$1,474,634	\$113,433
Business Equipment	57	57	60	36	210	\$610,700	\$2,908
Jobs Credit-Sales Tax	32	53	47	43	175	\$412,826	\$2,359
Jobs Credit-Corporate Income	2	15	11	2	30	\$305,571*	\$10,184
Electricity Sales Tax	1	1	0	0	2	\$94,924	\$47,462
					430	\$2,898,655*	\$6,741

\*The 2011-12 State EZ Annual Report released by DEO shows incentives in the amount of \$2,593,084 as the State does not credit individual Counties with the Corporate Tax Credits reported. The Corporate Tax Credit amount for the Miami-Dade County EZ is \$305,571, which was added for the total State Incentive amount of \$2,898,655.

**Background**

The Enterprise Zone is a joint State and County business assistance program that provides incentives to: 1) stimulate economic growth in distressed areas; 2) stimulate economic development through private investment; and 3) create jobs within the EZ boundaries. The Enterprise Zone Program has been an integral part of the County's economic development strategy since 1994. Miami-Dade County's EZ measures 53.1 square miles, and is designated under the Florida Enterprise Zone Act to receive State and County business incentives (see attached map).

On November 15, 2005, through Resolution No. R-1305-05, the County reauthorized its Enterprise Zone Program for another ten years. The State approved the County's application, pursuant to the Florida Enterprise Zone Act of 2005, with the effective date of January 1, 2006. The Florida Enterprise Zone Act of 2005 governs how each municipality within the state reauthorizes their respective program. Additionally, the legislation also gave municipalities the ability to administratively amend their EZ boundaries.

Under the current program, and pursuant to FS 290.0055, the governing body of the jurisdiction which authorized the application for an Enterprise Zone may apply to the State for a boundary modification once every three years. Staff is recommending that the Board authorize this RFA process to assess proposals that promote private investment, economic development, and job creation in economically distressed areas. Businesses located in the areas added to the EZ would be eligible for state and local incentives. Boundary changes cannot increase the overall size of the County's Enterprise Zone. Any administrative modifications to include new areas in the EZ require deleting areas of the equivalent size that are not likely to be developed or redeveloped currently within the EZ boundaries. RER will analyze the census data of the area(s) to be added to confirm compliance with FS 290.0058. For an area to be included in the EZ, it must have a poverty rate of no less than 20% and 50% of the census block groups within the EZ must have a poverty rate of 30% or higher.

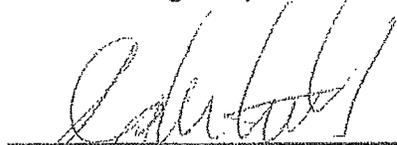
Throughout the process, RER will work with participating municipalities in determining which areas are eligible for addition and which areas are deemed non-developable or otherwise ineligible and may be removed from the EZ. The estimated timeline for the selection of projects is as follows:

<u>Date(s)</u>	<u>Action</u>
June 2013	RFA before Committee for approval prior to Board approval
July 2, 2013	RFA before Board of County Commissioners for approval to advertise.
July 12, 2013	RFA is publicly advertised
July 15, 2013	RFA is available to public.
July 23, 2013	Application pre-submittal workshop (North)
July 24, 2013	Application pre-submittal workshop (South)
August 1, 2013	Last day to submit RFA questions
August 1, 2013	State required 90-day notification/advertisement of proposed EZ boundary modification
August 12, 2013	Applications due to Clerk of the Board by 2:00 pm
August 14-22, 2013	Selection committee reviews proposals; RER review of eligible areas
August 23, 2013	Selection committee meets
October 2013	Committee action and Public Hearing
November 5, 2013	Board of County Commission action

*\*Note – Project timeline subject to change based on legislative actions by Committee and/or Board of County Commission*

### Ranking Criteria

All proposals must describe the proposed development in detail and describe how the project will benefit the Enterprise Zone Program and its residents. The proposal should also describe how EZ incentives will benefit the project. All applications will be evaluated and ranked according to the following criteria: 1) projects with financial capacity to complete development; 2) the number of new jobs that will be created; 3) proposed value of the capital investment to the area; and 4) projected economic development value. The goal of the boundary modification is to promote job creation and economic development in distressed areas quickly. The successful applicant(s) will have their project site included in the EZ if it meets the eligibility criteria.



Jack Osterholt, Deputy Mayor

Attachments



# MEMORANDUM

(Revised)

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

**DATE:** July 2, 2013

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

**SUBJECT:** Agenda Item No. 8(M)(4)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

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

Agenda Item No. 8(M) (4)  
7-2-13

RESOLUTION NO. R-580-13

RESOLUTION AUTHORIZING A REQUEST FOR APPLICATION (RFA) SOLICITING PROPOSALS FOR AN ADMINISTRATIVE BOUNDARY CHANGE TO THE ENTERPRISE ZONE OF MIAMI-DADE COUNTY

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes the issuance of a Request for Application (RFA) in substantially the form attached hereto to solicit proposals for an administrative boundary change to the Miami-Dade County Enterprise Zone.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	<b>aye</b>
	Lynda Bell, Vice Chair	<b>aye</b>
Bruno A. Barreiro	<b>absent</b>	Estéban L. Bovo, Jr. <b>absent</b>
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson <b>aye</b>
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan <b>absent</b>
Jean Monestime	<b>aye</b>	Dennis C. Moss <b>aye</b>
Sen. Javier D. Souto	<b>aye</b>	Xavier L. Suarez <b>absent</b>
Juan C. Zapata	<b>aye</b>	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of July, 2013. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK



By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "S.D. Williams", is written over a horizontal line.

Shannon D. Summerset-Williams

MEMORANDUM

Agenda Item No. 5(I)

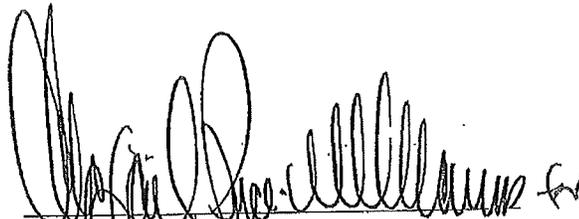
**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 15, 2014

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

**SUBJECT:** Resolution requesting an  
administrative boundary change  
to the Miami-Dade County  
Enterprise Zone and authorizing  
the Mayor to submit an  
application for an Administrative  
Boundary Modification of the  
Enterprise Zone to the State of  
Florida Department of Economic  
Opportunity  
Resolution No. R-652-14

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



R. A. Cuevas, Jr.  
County Attorney

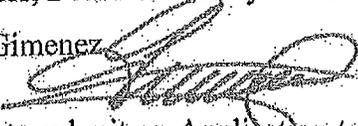
RAC/cp

# Memorandum



**Date:** July 15, 2014

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

**From:** Carlos A. Gimenez  
Mayor 

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

**Recommendation**

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing the filing of an application with the State of Florida for an Administrative Boundary Change to the Miami-Dade County Enterprise Zone (EZ). The Administrative Boundary Change is recommended as a result of applications received through a Request for Application (RFA) process authorized by the Board on July 2, 2013 through Resolution R-580-13. The projects associated with the parcels recommended for inclusion in the Enterprise Zone are: Miami Beach Convention Center; South Florida Logistics Center; Miami-Dade County Landmark Site; and Panorama Tower.

**Scope**

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

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

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

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

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

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

**Fiscal Impact/Funding Source**

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

**Track Record/Monitor**

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

**Background**

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

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

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

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

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

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

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

N/A = not applicable

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

The four areas recommended for inclusion in the EZ represent 724.7 acres. Attachment 1 provides the folio, street address, census tract and block group number, and the size of each parcel recommended for inclusion in and removal from the EZ. The areas to be removed consists of areas within expressway lanes that are currently in the EZ (405 acres), Miami-Dade County Public Schools in residential areas that are unlikely to be developed for commercial purposes (275 acres), and undevelopable vacant County parcels (45 acres), for a total of 725 acres.

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

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

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

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

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

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

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

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

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

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

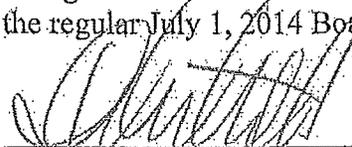
The Evaluation/Selection Committee, recognizing the potential economic development value of the location, recommended the inclusion of the Landmark property in the EZ by unanimous vote at the August 28, 2013 meeting.

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

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

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

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

  
\_\_\_\_\_  
Jack Osterholt, Deputy Mayor

Attachments



# MEMORANDUM

(Revised)

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

**DATE:** July 15, 2014

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

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

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

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

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

RESOLUTION NO. R-652-14

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

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

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

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

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

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

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

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

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

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

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

Section 1. The Mayor or the Mayor's designee is authorized to apply to the Florida Department of Economic Opportunity requesting a boundary modification of the Miami-Dade County Enterprise Zone-as set forth in Attachment 1-consistent with the Enterprise Zone Program authorized by House Bill 1725.

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

The foregoing resolution was offered by Commissioner **Audrey Edmonson** who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman	aye	
	Lynda Bell, Vice Chair	aye	
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr.	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	absent	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	aye
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 15<sup>th</sup> day of July, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK



By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Shannon D. Summerset-Williams