

Agenda Item No. 5(b)(4)
1-20-81

RESOLUTION NO. R-39-81

RESOLUTION DECLARING THE DOWNTOWN OF THE CITY
OF MIAMI TO BE A SLUM AND/OR BLIGHTED AREA

WHEREAS, Dade County and the City of Miami wish to plan a community redevelopment project for a community redevelopment area that would expand the Central Miami Urban Renewal area to include an area of downtown generally bounded on the west and south by the FEC railroad, on the east by Biscayne Boulevard and on the north by Northeast 17 Street and the Miami Cemetery, and whose specific boundaries are included in Exhibit "A" attached hereto; and

WHEREAS, the Community Redevelopment Act of 1969, as amended, requires in Chapter 163.360 that "a community redevelopment area shall not be planned or initiated unless the governing body has, by resolution, determined such area to be a slum area, or a blighted area, or a combination thereof, and designated such area as appropriate for a community redevelopment project"; and

WHEREAS, there has been presented to this Board evidence that the above proposed area contains sufficient slum or blighted conditions that would warrant the preparation of a community redevelopment plan for the area,

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

Section 1. That this Board finds and determines that sufficient blight exists, distributed throughout the area, that would justify the preparation of a community redevelopment plan designated to attack and cure the specific ills that are hereby found to exist.

Section 2. That this Board determines that the area described above is a slum and/or blighted area within the meaning of the Community Redevelopment Act of 1969, as amended, and is appropriate for a community redevelopment project.

Section 3. That this Board authorizes Dade County and the City of Miami to prepare an amendment to the Central Miami Renewal Plan to include the area described above.

Section 4. That this Board declares that any community redevelopment plan brought to it for approval must include a financial analysis which will describe in detail the impact which the creation of any redevelopment trust fund and the appropriation of the tax increments from the community redevelopment area will have on the City's and County's ad valorem tax collections that would normally be available for general governmental purposes.

The foregoing resolution was offered by Commissioner Ruth Shack, who moved its adoption. The motion was seconded by Commissioner Clara Oesterle and upon being put to a vote, the vote was as follows:

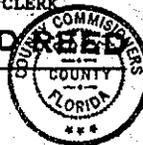
| | |
|-----------------------|--------|
| Barbara M. Carey | Absent |
| Clara Oesterle | Aye |
| William G. Oliver | Aye |
| Beverly B. Phillips | Aye |
| James F. Redford, Jr. | Aye |
| Harvey Ruvin | Absent |
| Barry D. Schreiber | Absent |
| Ruth Shack | Aye |
| Stephen P. Clark | Aye |

The Mayor thereupon declared the resolution duly passed and adopted this 20th day of January, 1981.

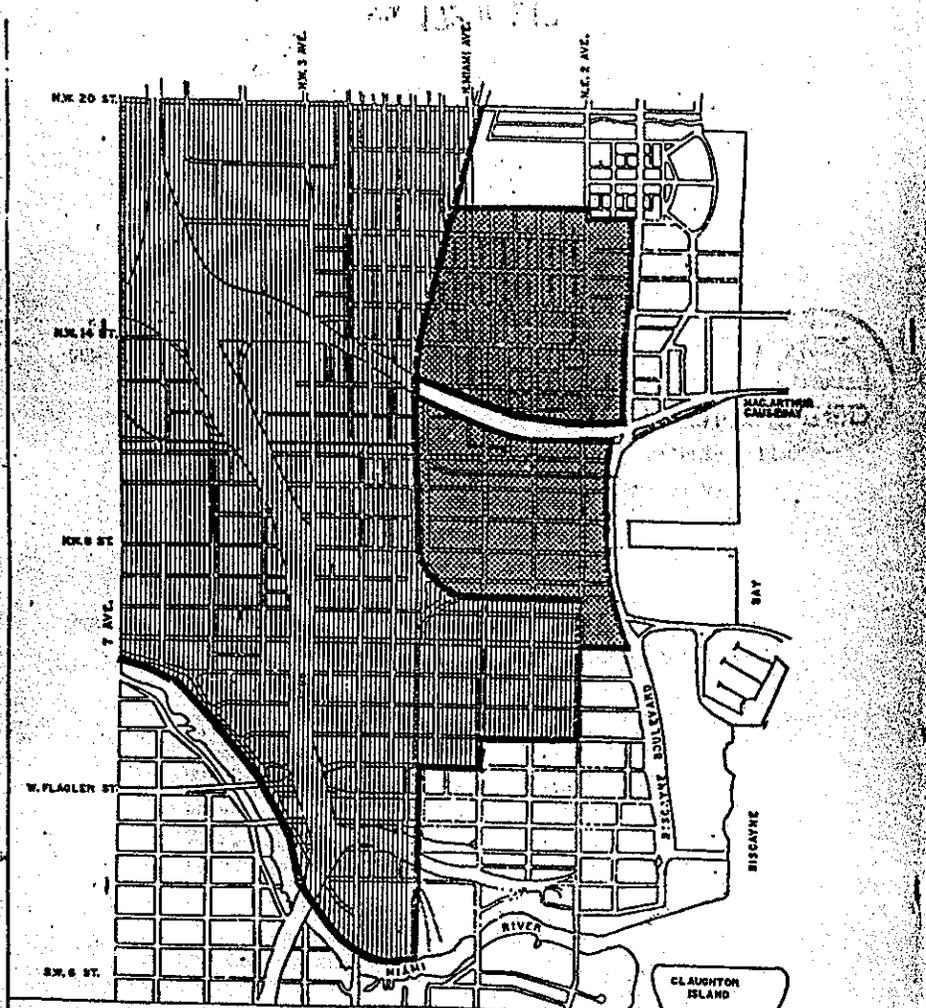
DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

By: **RAYMOND REED**
Deputy Clerk.



Approved by County Attorney as
to form and legal sufficiency. *[Signature]*



DOWNTOWN/OVERTOWN COMMUNITY REDEVELOPMENT AREA

-  CENTRAL MIAMI URBAN RENEWAL AREA
-  RECOMMENDED EXPANSION

URBAN RENENAL PLAN CENTRAL MIAMI

DOWNTOWN OVERTOWN COMMUNITY REDEVELOPMENT AMENDMENT

Also:

Including the area indicated below:

POINT OF BEGINNING, the intersection with the South right-of-way line of N.W. 18 Street extended and West right-of-way line of the FEC Railroad; thence proceed southwesterly along the west right-of-way line of the FEC Railroad to a point of intersection with the north right-of-way line of N.W. 14 Street; thence south along the west right-of-way line of the FEC Railroad to a point of intersection with the north right-of-way line of N.W. 8 Street; thence east for a distance of approximately 100 feet to the east right-of-way line of the FEC Railroad; thence southeasterly along the east right-of-way line of the FEC Railroad to a point of intersection with the centerline of North Miami Avenue; thence east along the north right-of-way line of the FEC Railroad to a point of intersection with the east right-of-way line of N.E. 2 Avenue; thence proceed south along the east right-of-way line of N.E. 2 Avenue to a point of intersection with the south right-of-way line of N.E. 5 Street; thence proceed east along the south right-of-way line of N.E. 5 Street to a point of intersection with the east right-of-way line of Biscayne Boulevard; thence proceed northerly along the east right-of-way line of Biscayne Boulevard to a point of intersection with the north right-of-way line of N.E. 17 Terrace; thence proceed west along the north right-of-way line of N.E. 17 Terrace to a point of intersection with the east right-of-way line of N.E. 2 Avenue; thence proceed north along the east right-of-way line of N.W. 2 Avenue for approximately 210 feet to a point of intersection with the south right-of-way line of N.W. 18 Street extended; thence proceed west along the south right-of-way line of N.W. 18 Street extended to the POINT-OF-BEGINNING.

MEMORANDUM

Agenda Item No. 5(b)4

107.07-17A

TO Honorable Mayor and Members
Board of County Commissioners

DATE January 20, 1981

FROM M. [Signature]
County Page

SUBJECT Downtown/Overtown Area

RECOMMENDATION:

It is recommended that a portion of Downtown Miami be designated as a slum and/or blighted area in order that this area can be added to the existing Central Miami Urban Renewal Area through the amendment process.

DISCUSSION:

In 1969 the Board of County Commissioners approved by Resolution #R-1179-69 the Central Miami Renewal Plan. This area is generally bounded by Northwest 29 Street on the North, by the FEC Railroad on the East with an extension to Northeast 2nd Avenue including the New World Center Campus, on the West by Expressway I-95, and on the South by the Miami River.

The Overtown area of the Central Miami Urban Renewal Area contains perhaps the worst concentration of slum and blight in all of Dade County. Several amendments since 1969 have been approved by this Board authorizing modifications to the original plan.

Since planning is an evolutionary process, it would be desirable to expand the boundaries of this Renewal Plan to include:

- 1) The Park West area generally bounded on the west and south by the FEC tracks, on the east by Biscayne Boulevard, and on the north by I-395.
- 2) The area north of Park West bounded on the south by I-395, on the east by Biscayne Boulevard, on the north by N.W. 17th Street in part and the City of Miami Cemetery in part, and on the west by the FEC tracks.

Several activities have already taken place that indicate major changes will occur in this area. The most significant was the planning process for a new-town in-town known as Park West, which was undertaken jointly by the Downtown Development Authority and the City of Miami. The consulting firm of Wallace, Roberts and Todd was hired to study the Park West Area and determined that it is both feasible and desirable to undertake this activity.

Honorable Mayor and Members
Board of County Commissioners

In order to determine the extent of blighting conditions in the area proposed to be added to the existing renewal area, DCHUD and the City of Miami Planning Department jointly undertook a building by building structural condition analysis of the area described above. Information from the Park West area was provided by the consultants.

The results indicate that:

- 1) In Park West, "75% of the structures have some structural deficiencies; and "15% of the structures have major deficiencies". When such factors as economic conditions, site influences and other blighting influences are added, it can be concluded that based on existing conditions, Park West could qualify as a redevelopment area.
- 2) 32% of the structures in the area north of Park West are slum, deteriorated, or deteriorating. In addition, factors such as inadequate street layouts, unsanitary and unsafe conditions, faulty lot layouts, and incompatible land uses and relationships contribute to the blighting conditions existing in the area.

The City requested a declaration of slum and blight for two other locations, namely the areas east of Biscayne Boulevard and north of I-395 (The Omni Complex) and the Downtown area south and east of the existing Central Miami Urban Renewal Area. Based on survey data these portions of Downtown do not, in the County's judgement, contain sufficient blight.

It should be noted that the City of Miami recommended that the expanded area include the FEC property located east of Biscayne Boulevard and north of Bicentennial Park. However, the HUD Advisory Board recommends that the FEC property not be included within the Central Miami Urban Renewal Area. The Board made this recommendation in light of the current controversy concerning the use of the FEC property.

The Miami City Commission has approved this amendment in concept on June 20, 1980, Resolution No. 80-452 and has also on previous occasions approved the concept plans for Park West and the Overtown Community.

Honorable Mayor and Members
Board of County Commissioners

The declaration of the additional area as slum and/or blighted will permit the City and the County to prepare a comprehensive renewal plan for the entire area, and develop a tax increment plan to help finance the renewal plan. The ultimate adoption of a redevelopment plan and the establishment of the required redevelopment trust fund will enable tax increment financing to be used to carry out activities identified in the approved plan.

If you approve this resolution today, you are not approving a redevelopment plan or the use of tax increment financing. The City and the County will prepare a specific redevelopment plan, outlining activities to be undertaken and any proposed use of tax increment financing. This plan would require your approval before it could be implemented and tax increment fund committed for the plan. Any tax increment proposal must recognize the importance of the CBD to the overall financial needs of both the County and the City.

The HUD Advisory Board approved this proposal at its December 17, 1980 meeting.

Attachment