

# MEMORANDUM

Agenda Item No. 8(G)(3)

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

**DATE:** May 5, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving the amended Fiscal Year 2024-25 and 2025-26 budgets for the North Beach Community Redevelopment Agency and the North Beach Community Redevelopment Area, totaling \$4,981,000.00 and \$6,035,000.00, respectively

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The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Commissioner Micky Steinberg.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/uw

MDC001

**Date:** May 5, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** North Beach Community Redevelopment Agency's Amended FY 2024-25 Budget and FY 2025-26 Budget

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## **Executive Summary**

This item transmits to the Board of County Commissioners (Board) for approval the Amended FY 2024-25 Budget and FY 2025-26 Budget for the North Beach Community Redevelopment Agency (Agency). Pursuant to Section 163.387, Florida Statutes, the Board is the governing body of all community redevelopment agencies (CRAs) in Miami-Dade County and all annual CRA budgets and budget amendments are submitted to the Board for approval. A summary of the Agency's budget is provided in this memorandum as Attachments A thru J. The Agency and its counsel have determined that all expenditures associated with its budgets are allowable under the Agency's Redevelopment Plan, the Interlocal Cooperation Agreement (Interlocal) with the County, and Chapter 163, Part III, Florida Statutes. The Agency's final amended FY 2024-25 budget was approved by the Agency on November 20, 2025, through Resolution No. 039-2025 (Attachment E) and by the City through Resolution No. 2025-33953 (Attachment F). Additionally, The Agency's amended FY 2025-26 budget was approved by the Agency and the City through Resolutions No. 040-2025 (Attachment I) and Resolution No. 2025-33955 (Attachment J), respectively.

## **Recommendation**

It is recommended the Board approve the Agency's amended FY 2024-25 budget in the amount of \$4,981,000 and the amended FY 2025-26 budget in the total amount of \$6,035,000 for the redevelopment area.

## **Scope**

The area lies within County Commission District 4, represented by Commissioner Micky Steinberg.

## **Fiscal Impact/Funding Source**

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in section 163.387, Florida Statutes. The County will continue to make annual payments to the Agency and the redevelopment area based on each respective year's growth of ad valorem revenues over the base year through 2051, when the Agency and the redevelopment area will sunset.

## **Amended FY 2024-25 Budget**

On July 1, 2025, the Board approved the Agency's Fiscal Year 2024-25 budget and first budget amendment, as part of Resolution No. R-660-25. Subsequently, the Agency and the City approved the second, third and fourth amendments to the FY 2024-25 budget. The second amendment was approved on May 21, 2025, through Resolution No. 029-2025 (Attachment A) and Resolution No. 2025-33684 (Attachment B). The amendment realigned \$1.5 million of appropriated CRA operating budget to the CRA capital budget. The third amendment was approved on September 3, 2025, through Resolution No. 037-2025 (Attachment C) and Resolution No. 2025-33888 (Attachment D). The third amendment realigned \$100,000 of appropriated CRA operating budget to the CRA capital budget.

The fourth amendment was approved on November 20, 2025, through Resolution No. 039-2025 (Attachment E) and Resolution No. 2025-33953 (Attachment F). The fourth amendment includes the prior year carryover revenue in the amount of \$2,954,000. The carryover is comprised of \$2,808,000 of unspent appropriations and \$146,000 in additional interest income, which are set aside for projects and programs that were budgeted in FY 2024-25 that have not been completed and carried forward and appropriated in the respective FY 2025-26 redevelopment area budget.

### **Fiscal Year 2025-26 Budget**

On September 30, 2025, the Agency's FY 2025-26 budget of \$3,081,000 was approved by the Agency through Resolution No. 038-2025 (Attachment G), and by the City through Resolution No. 2025-33949 (Attachment H). The budget included \$1,322,000 in County TIF, \$1,693,000 in City TIF and \$66,000 in projected interest.

However, the adopted budget did not include end of FY 2024-25 projected expenditures and carryover revenue information. Therefore, on November 20, 2025, the Agency and the City approved the first amendment to the FY 2025-26 budget for appropriate carryover funds totaling \$2,954,000 through Resolution No. 040-2025 (Attachment I) and Resolution No. 2025-33955 (Attachment J), respectively.

The Agency's FY 2025-26 amended budget totaling \$6,035,000 includes \$1,322,000 in County TIF, \$1,693,000 in City TIF, \$66,000 in projected interest and \$2,954,000 in fund balance/prior year surplus.

Administrative expenditures for the Agency's operations total \$118,000 and represent two percent of total budgeted expenditures which include a satellite office within the redevelopment area (\$5,000); administrative-related costs for personnel (\$18,000); supplies, inspector general, training, and travel (\$19,000); external audit services (\$33,000); and the City Administrative Charge (\$43,000), which is based on a cost allocation study. Administrative expenses exclude the 1.5 percent County Administrative Charge (\$20,000).

Operating expenditures total \$3,724,000 and are broken down as follows:

- \$2,230,000 for workforce and affordable housing, which exceeds the 10 percent of the combined tax increment revenue amount for the year as required by the Interlocal (\$302,000);
- \$654,000 for enhanced levels of staffing and services throughout the redevelopment area, including:
  - community policing (\$290,000)
  - code compliance initiatives (\$182,000)
  - community cleanliness and beautification (\$182,000);
- \$301,000 for a Commercial Façade and Residential Property Improvement Program to improve aesthetics and promote business attraction and retention and to promote the maintenance of affordable housing stock and promote resiliency;
- \$297,000 for small business development, including a strategic plan to focus short-term efforts and initiatives; and
- \$242,000 for Arts & Culture related tourism, branding, and marketing.

The Agency's budget also includes a contingency of \$2,173,000 for future projects.

### **Delegation of Authority**

This item does not delegate any authority to the County Mayor or County Mayor's designee.

**Track Record/Monitor**

This item does not provide for contracting with any specific entity. It approves the Agency's and the redevelopment area's amended FY 2024-25 budget, and the FY 2025-26 budget and budget amendments, totaling \$4,981,000 and \$6,035,000, respectively as detailed in Exhibits 1 and 2 to the resolution.

**Background**

On July 8, 2020, the Board adopted Resolution No. R-619-20, which, among other things, (i) established the boundaries of the redevelopment area and declared the redevelopment area to be slum or blighted within the meaning of Part III of Chapter 163, Florida Statutes ("Act") and (ii) delegated to the City the power to create the Agency, pursuant to the Act. On July 20, 2021, the Board adopted Resolution No. R-696-21 which, among other things, approved the Plan and the Interlocal among the County, the City and Agency; and Ordinance No. 21-70 created the trust fund for the redevelopment area. The Interlocal requires that upon approval by the Agency and the City Commission, the Agency submit an annual budget to the County for approval.

Attachments



Carladenise Edwards  
Chief Administrative Officer

**RESOLUTION NO. 029-2025****A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 25, 2024, through Resolution No. 2024-33298; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on November 20, 2024, through Resolution No. 2024-33397; and

**WHEREAS**, at the April 23, 2025 meeting, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopted Resolution No. 028-2025, approving the recommendation of the North Beach CRA Advisory Committee to allocate funding in an amount not to exceed \$1.5 million for the design, development, and construction of the Biscayne Beach Elementary Schoolyard Project that is within the boundaries of the North Beach Community Redevelopment Area, which was also adopted by the Mayor and City Commission of the City of Miami Beach on April 23, 2025, through Resolution No. 2025-33641; and

**WHEREAS**, as a result, this proposed budget amendment is to realign \$1.5 million of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Biscayne Beach Elementary Schoolyard Project in the FY 2025 North Beach Community Redevelopment Area capital budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**, that following a duly noticed public hearing on May 21, 2025, the Chairperson and Board of Directors of the North Beach Community Redevelopment

Agency hereby adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED** and **ADOPTED** this 21 day of May, 2025.

**ATTEST:**



\_\_\_\_\_  
Rafael E. Granado, Secretary

MAY 27 2025

  
\_\_\_\_\_  
Steven Meiner, Chairperson

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
\_\_\_\_\_  
Redevelopment Agency      Date  
General Counsel              5/27/2025

**RESOLUTION NO. 2025-33684****A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on November 20, 2024, through Resolution No. 2024-33397, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024; and

**WHEREAS**, at the April 23, 2025 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2025-33641, approving the recommendation of the North Beach CRA Advisory Committee to allocate funding in an amount not to exceed \$1.5 million for the design, development, and construction of the Biscayne Beach Elementary Schoolyard Project that is within the boundaries of the North Beach Community Redevelopment Area, which was also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on April 23, 2025, through Resolution No. 028-2025; and

**WHEREAS**, as a result, this proposed budget amendment is to realign \$1.5 million of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Biscayne Beach Elementary Schoolyard Project in the FY 2025 North Beach Community Redevelopment Area capital budget; and

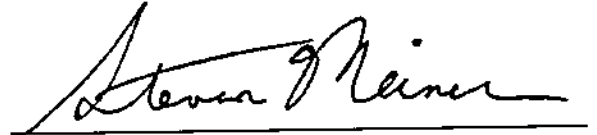
**WHEREAS**, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.


**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that following a duly

noticed public hearing on May 21, 2025, the Mayor and City Commission hereby adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED** and **ADOPTED** this 21 day of May, 2025.

**ATTEST:**

  
Steven Meiner, Mayor

  
MAY 27 2025  
Rafael E. Granado, City Clerk



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney

5/27/2025  
Date

## Exhibit "A"

**City of Miami Beach  
North Beach Community Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
Tax Increment - City	\$ 1,396,000		\$ 1,396,000
Tax Increment - County	\$ 1,090,000		\$ 1,090,000
Interest Income	\$ 20,000		\$ 20,000
Fund Balance/Prior Year Surplus	\$ 2,475,000	\$ (1,500,000)	\$ 975,000
<b>TOTAL REVENUES</b>	<b>\$ 4,981,000</b>	<b>\$ (1,500,000)</b>	<b>\$ 3,481,000</b>
<b>Admin/Operating Expenditures</b>			
CMB Administration	\$ 112,000		\$ 112,000
County Admin Fee	\$ 17,000		\$ 17,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 129,000</b>	<b>\$ -</b>	<b>\$ 129,000</b>
<b>Project Expenditures</b>			
Small Business Development	\$ 97,000		\$ 97,000
Beautification	\$ 342,000		\$ 342,000
Arts & Culture	\$ 175,000		\$ 175,000
Enhanced Services			
Community Policing	\$ 239,000		\$ 239,000
Code Compliance	\$ 130,000		\$ 130,000
Community Cleanliness	\$ 66,000		\$ 66,000
<b>Total Project Expenditures</b>	<b>\$ 1,049,000</b>	<b>\$ -</b>	<b>\$ 1,049,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
Set-aside for Affordable & Workforce Housing	\$ 1,867,000		\$ 1,867,000
Set-aside for Future Projects	\$ 1,936,000	\$ (1,500,000)	\$ 436,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 3,803,000</b>	<b>\$ (1,500,000)</b>	<b>\$ 2,303,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 4,981,000</b>	<b>\$ (1,500,000)</b>	<b>\$ 3,481,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: May 21, 2025 10:05 a.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE SECOND AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

### RECOMMENDATION

The Administration recommends that the City Commission adopt the attached Resolution.

### BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024.

The First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on November 20, 2024, through Resolution No. 2024-33397, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024.

### ANALYSIS

#### **NORTH BEACH CRA ANALYSIS**

##### **North Beach CRA Revenues**

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City and County Tax Increment funds.

##### **North Beach CRA Expenditures**

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

## **NORTH BEACH CRA OPERATING BUDGET AMENDMENT**

Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

At the April 23, 2025 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2025-33641, approving the recommendation of the North Beach CRA Advisory Committee to allocate funding in an amount not to exceed \$1.5 million for the design, development, and construction of the Biscayne Beach Elementary Schoolyard Project, which is within the boundaries of the North Beach Community Redevelopment Area. The funding for this project was also approved by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on April 23, 2025, through Resolution No. 028-2025.

As a result, this proposed budget amendment is to realign \$1.5 million of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Biscayne Beach Elementary Schoolyard Project in the FY 2025 North Beach Community Redevelopment Area capital budget. Additional details regarding this project are included in the companion FY 2025 North Beach Community Redevelopment Area capital budget amendment agenda items.

## **FISCAL IMPACT STATEMENT**

See detailed information above.

## **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

## **FINANCIAL INFORMATION**

See detailed information above.

## **CONCLUSION**

The Administration recommends that the Mayor and City Commission adopt the Second Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as described herein and further detailed in the attached Exhibit "A."

EC/JDG/TOS/RA

## **Applicable Area**

North Beach

MDC011

1886 of 2719

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Management and Budget

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

10:05 a.m. PH, Joint, Adopt 2nd Amendment to NBCRA Operating Budget for FY 2025. OMB

## EXHIBIT A

**City of Miami Beach  
North Beach Community Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	2nd Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
Tax Increment - City	\$ 1,396,000		\$ 1,396,000
Tax Increment - County	\$ 1,090,000		\$ 1,090,000
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Fund Balance/Prior Year Surplus	\$ 2,475,000	\$ (1,500,000)	\$ 975,000
<b>TOTAL REVENUES</b>	<b>\$ 4,981,000</b>	<b>\$ (1,500,000)</b>	<b>\$ 3,481,000</b>
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<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 4,981,000</b>	<b>\$ (1,500,000)</b>	<b>\$ 3,481,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## RESOLUTION NO. 037-2025

**A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 25, 2024, through Resolution No. 2024-33298; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on November 20, 2024, through Resolution No. 2024-33397; and

**WHEREAS**, the Second Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on May 21, 2025, through Resolution No. 029-2025, and also adopted by the Mayor and City Commission of the City of Miami Beach on May 21, 2025, through Resolution No. 2025-33684; and

**WHEREAS**, at the July 23, 2025 meeting, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency adopted Resolution No. 034-2025, accepting the recommendation of the North Beach Community Redevelopment Agency Advisory Committee to allocate funding in an amount not to exceed \$100,000 for the design and installation of a permanent shade system at the Normandy Fountain Plaza that is within the boundaries of the North Beach Community Redevelopment Area to promote consistent year-round activation, which was also adopted by the Mayor and City Commission of the City of Miami Beach on July 23, 2025, through Resolution No. 2025-33840; and

**WHEREAS**, as a result, this proposed budget amendment is to realign \$100,000 of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Normandy Fountain Shade Sails project in the FY 2025 North Beach Community Redevelopment Area capital budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**, that following a duly noticed public hearing on September 3, 2025, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the Third Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED** and **ADOPTED** this 3 day of September, 2025.

**ATTEST:**



SEP 10 2025

\_\_\_\_\_  
Rafael E. Granado, Secretary



\_\_\_\_\_  
Steven Meiner, Chairperson



**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**



\_\_\_\_\_  
Redevelopment Agency  
General Counsel

8/14/2025

Date

**RESOLUTION NO. 2025-33888****A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on November 20, 2024, through Resolution No. 2024-33397, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024; and

**WHEREAS**, the Second Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on May 21, 2025, through Resolution No. 2025-33684, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on May 21, 2025, through Resolution No. 029-2025; and

**WHEREAS**, at the July 23, 2025 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2025-33840, accepting the recommendation of the North Beach Community Redevelopment Agency Advisory Committee to allocate funding in an amount not to exceed \$100,000 for the design and installation of a permanent shade system at the Normandy Fountain Plaza that is within the boundaries of the North Beach Community Redevelopment Area to promote consistent year-round activation, which was also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on July 23, 2025, through Resolution No. 034-2025; and

**WHEREAS**, as a result, this proposed budget amendment is to realign \$100,000 of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Normandy Fountain Shade Sails project in the FY 2025 North Beach Community Redevelopment Area capital budget; and

**WHEREAS**, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that following a duly noticed public hearing on September 3, 2025, the Mayor and City Commission hereby adopt the Third Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED** and **ADOPTED** this 3 day of September, 2025.

**ATTEST:**



\_\_\_\_\_  
Rafael E. Granado, City Clerk

SEP 08 2025



\_\_\_\_\_  
Steven Meiner, Mayor



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

8/13/2025  
\_\_\_\_\_  
Date

## Exhibit "A"

**City of Miami Beach  
North Beach Community Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
Tax Increment - City	\$ 1,396,000		\$ 1,396,000
Tax Increment - County	\$ 1,090,000		\$ 1,090,000
Interest Income	\$ 20,000		\$ 20,000
Fund Balance/Prior Year Surplus	\$ 975,000	\$ (100,000)	\$ 875,000
<b>TOTAL REVENUES</b>	<b>\$ 3,481,000</b>	<b>\$ (100,000)</b>	<b>\$ 3,381,000</b>
<b>Admin/Operating Expenditures</b>			
CMB Administration	\$ 112,000		\$ 112,000
County Admin Fee	\$ 17,000		\$ 17,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 129,000</b>	<b>\$ -</b>	<b>\$ 129,000</b>
<b>Project Expenditures</b>			
Small Business Development	\$ 97,000		\$ 97,000
Beautification	\$ 342,000		\$ 342,000
Arts & Culture	\$ 175,000		\$ 175,000
Enhanced Services			
Community Policing	\$ 239,000		\$ 239,000
Code Compliance	\$ 130,000		\$ 130,000
Community Cleanliness	\$ 66,000		\$ 66,000
<b>Total Project Expenditures</b>	<b>\$ 1,049,000</b>	<b>\$ -</b>	<b>\$ 1,049,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
Set-aside for Affordable & Workforce Housing	\$ 1,867,000		\$ 1,867,000
Set-aside for Future Projects	\$ 436,000	\$ (100,000)	\$ 336,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 2,303,000</b>	<b>\$ (100,000)</b>	<b>\$ 2,203,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,481,000</b>	<b>\$ (100,000)</b>	<b>\$ 3,381,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: September 3, 2025 10:05 a.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

### RECOMMENDATION

The Administration recommends that the City Commission adopt the attached Resolution.

### BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024.

The First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on November 20, 2024, through Resolution No. 2024-33397, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024.

The Second Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on May 21, 2025, through Resolution No. 2025-33684, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on May 21, 2025, through Resolution No. 029-2025.

### ANALYSIS

#### **North Beach CRA Revenues**

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City and County Tax Increment funds.

## **North Beach CRA Expenditures**

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

## **NORTH BEACH CRA OPERATING BUDGET AMENDMENT**

Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

At the July 23, 2025 City Commission meeting, the Mayor and City Commission adopted Resolution No. 2025-33840, accepting the recommendation of the North Beach Community Redevelopment Agency Advisory Committee to allocate funding in an amount not to exceed \$100,000 for the design and installation of a permanent shade system at the Normandy Fountain Plaza that is within the boundaries of the North Beach Community Redevelopment Area to promote consistent year-round activation. The allocation of funding for this project was also approved by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on July 23, 2025, through Resolution No. 034-2025.

As a result, this proposed budget amendment is to realign \$100,000 of existing funding that is currently appropriated in the FY 2025 North Beach Community Redevelopment Area operating budget for future projects to the Normandy Fountain Shade Sails project in the FY 2025 North Beach Community Redevelopment Area capital budget. Additional details regarding this project are included in the companion FY 2025 North Beach Community Redevelopment Area capital budget amendment agenda items.

## **FISCAL IMPACT STATEMENT**

See information provided above.

## **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

**If applicable, the Business Impact Estimate (BIE) was published on:**

**See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>**

## **FINANCIAL INFORMATION**

See information provided above.

## **CONCLUSION**

The Administration recommends that the Mayor and City Commission adopt the Third Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as described herein and further detailed in the attached Exhibit "A."

EC/JDG/TOS/RA

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Management and Budget

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

10:05 a.m. Joint, PH, Adopt 3rd Amendment to NBCRA Operating Budget for FY 2025. OMB

**Previous Action (For City Clerk Use Only)**

## EXHIBIT A

City of Miami Beach  
 North Beach Community Redevelopment Area  
 Operating Budget

	FY 2025 Amended Budget	3rd Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
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Tax Increment - County	\$ 1,090,000		\$ 1,090,000
Interest Income	\$ 20,000		\$ 20,000
Fund Balance/Prior Year Surplus	\$ 975,000	\$ (100,000)	\$ 875,000
<b>TOTAL REVENUES</b>	<b>\$ 3,481,000</b>	<b>\$ (100,000)</b>	<b>\$ 3,381,000</b>
<b>Admin/Operating Expenditures</b>			
CMB Administration	\$ 112,000		\$ 112,000
County Admin Fee	\$ 17,000		\$ 17,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 129,000</b>	<b>\$ -</b>	<b>\$ 129,000</b>
<b>Project Expenditures</b>			
Small Business Development	\$ 97,000		\$ 97,000
Beautification	\$ 342,000		\$ 342,000
Arts & Culture	\$ 175,000		\$ 175,000
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Community Policing	\$ 239,000		\$ 239,000
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<b>Reserves, Debt Service and Other Obligations</b>			
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Set-aside for Future Projects	\$ 436,000	\$ (100,000)	\$ 336,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 2,303,000</b>	<b>\$ (100,000)</b>	<b>\$ 2,203,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,481,000</b>	<b>\$ (100,000)</b>	<b>\$ 3,381,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**RESOLUTION NO. 039-2025****A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FOURTH AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 25, 2024, through Resolution No. 2024-33298; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024, and also adopted by the Mayor and City Commission of the City of Miami Beach on November 20, 2024, through Resolution No. 2024-33397; and

**WHEREAS**, the Second Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on May 21, 2025, through Resolution No. 029-2025, and also adopted by the Mayor and City Commission of the City of Miami Beach on May 21, 2025, through Resolution No. 2025-33684; and

**WHEREAS**, the Third Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 3, 2025, through Resolution No. 037-2025, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 3, 2025, through Resolution No. 2025-33888; and

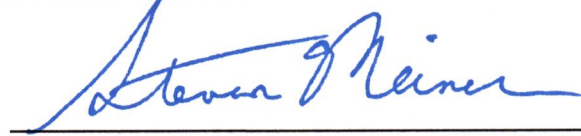
**WHEREAS**, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

**WHEREAS**, based on the preliminary FY 2025 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended by the Administration that the total surplus of \$2,954,000, which is comprised of \$2,808,000 of unspent

appropriations in the FY 2025 North Beach Community Redevelopment Area operating budget and \$146,000 in additional interest income that was accrued in FY 2025, be set aside for projects and programs that were budgeted in FY 2025 that have not been completed and carried forward and appropriated in the respective FY 2026 North Beach Community Redevelopment Area operating budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**, that following a duly noticed public hearing on November 20, 2025, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the Fourth Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED and ADOPTED** this 20 day of November, 2025.



Steven Meiner, Chairperson

**ATTEST:**



NOV 21 2025

Rafael E. Granado, Secretary



**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
Redevelopment Agency  
General Counsel

11/10/2025  
Date

**RESOLUTION NO. 2025-33953**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FOURTH AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.**

**WHEREAS**, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

**WHEREAS**, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024; and

**WHEREAS**, the First Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on November 20, 2024, through Resolution No. 2024-33397, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on November 20, 2024, through Resolution No. 023-2024; and

**WHEREAS**, the Second Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on May 21, 2025, through Resolution No. 2025-33684, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on May 21, 2025, through Resolution No. 029-2025; and

**WHEREAS**, the Third Amendment to the operating budget for the North Beach Community Redevelopment Area for FY 2025 was adopted by the Mayor and City Commission on September 3, 2025, through Resolution No. 2025-33888, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 3, 2025, through Resolution No. 037-2025; and

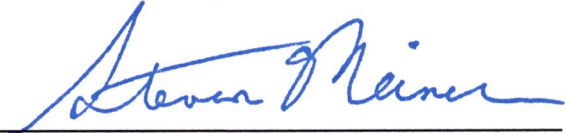
**WHEREAS**, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

**WHEREAS**, based on the preliminary FY 2025 year-end analysis for the North Beach Community Redevelopment Area operating budget, which includes the proposed realignment of funding budgeted between various projects and programs, it is recommended by the Administration that the total surplus of \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations in the FY 2025 North Beach Community Redevelopment Area operating budget and \$146,000 in additional interest income that was accrued in FY 2025, be set aside for projects and programs that were budgeted in FY 2025 that have not been completed and carried forward and appropriated in the respective FY 2026 North Beach Community Redevelopment Area operating budget; and

**WHEREAS**, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that following a duly noticed public hearing on November 20, 2025, the Mayor and City Commission hereby adopt the Fourth Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as set forth in the attached Exhibit "A."

**PASSED and ADOPTED** this 20 day of November, 2025.


  
\_\_\_\_\_  
Steven Meiner, Mayor

**ATTEST:**

 **NOV 21 2025**  
\_\_\_\_\_  
Rafael E. Granado, City Clerk



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

11/10/2025  
\_\_\_\_\_  
Date

## Exhibit "A"

**City of Miami Beach  
North Beach Community Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	4th Budget Amendment	FY 2025 Revised Budget
<b>Revenues and Other Sources of Income</b>			
Tax Increment - City	\$ 1,396,000		\$ 1,396,000
Tax Increment - County	\$ 1,090,000		\$ 1,090,000
Interest Income	\$ 20,000		\$ 20,000
Fund Balance/Prior Year Surplus	\$ 875,000		\$ 875,000
<b>TOTAL REVENUES</b>	<b>\$ 3,381,000</b>	<b>\$ -</b>	<b>\$ 3,381,000</b>
<b>Admin/Operating Expenditures</b>			
CMB Administration	\$ 112,000	\$ (19,000)	\$ 93,000
County Admin Fee	\$ 17,000		\$ 17,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 129,000</b>	<b>\$ (19,000)</b>	<b>\$ 110,000</b>
<b>Project Expenditures</b>			
Small Business Development	\$ 97,000	\$ (95,000)	\$ 2,000
Beautification	\$ 342,000	\$ (320,000)	\$ 22,000
Arts & Culture	\$ 175,000	\$ (110,000)	\$ 65,000
Enhanced Services			
Community Policing	\$ 239,000	\$ (10,000)	\$ 229,000
Code Compliance	\$ 130,000	\$ (51,000)	\$ 79,000
Community Cleanliness	\$ 66,000	\$ -	\$ 66,000
<b>Total Project Expenditures</b>	<b>\$ 1,049,000</b>	<b>\$ (586,000)</b>	<b>\$ 463,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
Set-aside for Affordable & Workforce Housing	\$ 1,867,000		\$ 1,867,000
Set-aside for Future Projects	\$ 336,000	\$ 605,000	\$ 941,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 2,203,000</b>	<b>\$ 605,000</b>	<b>\$ 2,808,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,381,000</b>	<b>\$ -</b>	<b>\$ 3,381,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2025 5:02 p.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FOURTH AMENDMENT TO THE FISCAL YEAR 2025 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

### RECOMMENDATION

The Administration recommends that the City Commission adopt the attached Resolution.

### BACKGROUND/HISTORY

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2025 was adopted by the Mayor and City Commission on September 25, 2024, through Resolution No. 2024-33298, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 25, 2024, through Resolution No. 021-2024.

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## ANALYSIS

### **North Beach CRA Revenues**

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City of Miami Beach (City) and Miami-Dade County (County) Tax Increment funds.

### **North Beach CRA Expenditures**

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

## **NORTH BEACH CRA OPERATING BUDGET AMENDMENT**

The preliminary FY 2025 year-end analysis based on the proposed realignment of funding between the various projects and programs that are budgeted in the North Beach Community Redevelopment Area reflects that revenues for the North Beach Community Redevelopment Area total \$3,527,000 while expenditures total \$573,000, resulting in a preliminary surplus of \$2,954,000 for FY 2025.

NORTH BEACH CRA							
	FY 2025 Adopted Budget	FY 2025 Amended Budget	Preliminary Actuals as of 09/30/2025	% Actual of Amended Budget	FY 2025 Year End Projection	Over/(Under) Amended Budget	% Over/(Under) Amended Budget
<b>Revenues</b>							
Tax Increment Funds - City	1,396,000	1,396,000	1,396,436	100.0%	1,396,000	-	0.0%
Tax Increment Funds - County	1,090,000	1,090,000	1,090,237	100.0%	1,090,000	-	0.0%
Miscellaneous Revenues	20,000	20,000	165,863	829.3%	166,000	146,000	730.0%
Fund Balance/Retained Earnings/PY Surplus	-	875,000	-	0.0%	875,000	-	0.0%
<b>Total Revenues</b>	<b>2,506,000</b>	<b>3,381,000</b>	<b>2,652,536</b>	<b>78.5%</b>	<b>3,527,000</b>	<b>146,000</b>	<b>4.3%</b>
<b>Expenditures</b>							
Admin/Operating Expenditures	129,000	129,000	76,027	58.9%	78,000	(51,000)	-39.5%
Project Expenditures	1,049,000	1,049,000	493,324	47.0%	495,000	(554,000)	-52.8%
Reserves, Debt Service, and Other Obligations	1,328,000	2,203,000	-	0.0%	-	(2,203,000)	-100.0%
<b>Total Expenditures</b>	<b>2,506,000</b>	<b>3,381,000</b>	<b>569,351</b>	<b>16.8%</b>	<b>573,000</b>	<b>(2,808,000)</b>	<b>-83.1%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>-</b>	<b>-</b>	<b>2,083,186</b>		<b>2,954,000</b>	<b>2,954,000</b>	

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

The Administration is recommending that the preliminary FY 2025 surplus of \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations in the FY 2025 North Beach Community Redevelopment Area operating budget and \$146,000 in additional interest income that was accrued in FY 2025, be carried forward into MDC029 North Beach Community Redevelopment

Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were budgeted in FY 2025 that have not been completed and are still ongoing.

**FISCAL IMPACT STATEMENT**

See information provided above

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

See information provided above

**CONCLUSION**

The Administration recommends that the Mayor and City Commission adopt the Fourth Amendment to the North Beach Community Redevelopment Area operating budget for FY 2025 as described herein and further detailed in the attached Exhibit "A."

EC/JDG/TOS/RA

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Management and Budget

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

5:02 p.m. PH, Joint, Adopt 4th Amendment to NBCRA Operating Budget for FY 2025. OMB

**Previous Action (For City Clerk Use Only)**

# EXHIBIT A

**City of Miami Beach  
North Beach Community Redevelopment Area  
Operating Budget**

	FY 2025 Amended Budget	4th Budget Amendment	FY 2025 Revised Budget
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Small Business Development	\$ 97,000	\$ (95,000)	\$ 2,000
Beautification	\$ 342,000	\$ (320,000)	\$ 22,000
Arts & Culture	\$ 175,000	\$ (110,000)	\$ 65,000
Enhanced Services			
Community Policing	\$ 239,000	\$ (10,000)	\$ 229,000
Code Compliance	\$ 130,000	\$ (51,000)	\$ 79,000
Community Cleanliness	\$ 66,000	\$ -	\$ 66,000
<b>Total Project Expenditures</b>	<b>\$ 1,049,000</b>	<b>\$ (586,000)</b>	<b>\$ 463,000</b>
<b>Reserves, Debt Service and Other Obligations</b>			
Set-aside for Affordable & Workforce Housing	\$ 1,867,000		\$ 1,867,000
Set-aside for Future Projects	\$ 336,000	\$ 605,000	\$ 941,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 2,203,000</b>	<b>\$ 605,000</b>	<b>\$ 2,808,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,381,000</b>	<b>\$ -</b>	<b>\$ 3,381,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

038-2025

## RESOLUTION NO

**A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2026.**

**WHEREAS**, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

**WHEREAS**, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

**WHEREAS**, pursuant to Section 163.387, Florida Statutes, money in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

**WHEREAS**, enhanced City services expenditures for FY 2026 account for \$654,000, which include \$290,000 for community policing initiatives, \$182,000 for enhanced Code Compliance in the North Beach Community Redevelopment Area to continue to provide enhanced levels of staffing and services throughout the area, and \$182,000 to promote additional community cleanliness and beautification; and

**WHEREAS**, the budget also includes \$301,000 for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, as well as a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$297,000 for small business development, and \$242,000 for Arts & Culture related tourism, branding, and marketing; and

**WHEREAS**, administrative expenditures account for \$118,000, which include annual financial audit services, a contribution to the City for administrative expenditures based on a completed cost allocation study, and a satellite office within the North Beach Community Redevelopment Area, of which the lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis; and

**WHEREAS**, other expenditures include \$20,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2026 tax increment financing (TIF) payment; a \$363,000 set-aside for workforce and affordable housing that represents 12% of the combined TIF revenues for FY 2026 and exceeds the 10% minimum requirement; and a \$1.1 million set-aside for future projects, as amended at the second public hearing on September 30, 2025; and

**WHEREAS**, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the Executive Director of the North Beach Community Redevelopment Agency recommends approval of the final FY 2026 operating budget for the North Beach CRA, as amended at the second public hearing on September 30, 2025.

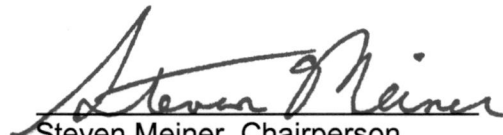
**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**, that the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt, as amended at the second public hearing on September 30, 2025, the final operating budget for the North Beach Community Redevelopment Area for FY 2026, as outlined below and further detailed in the attached Exhibit "A."

Community Policing	\$290,000
Code Compliance	182,000
Community Cleanliness	182,000
Commercial Façade/Residential Property Improvement Program	301,000
Small Business Development	297,000
Arts & Culture	242,000
Administrative expenditures	118,000
County Administration Fee	20,000
Set-aside for Workforce and Affordable Housing	363,000
Set-aside for Future Projects	1,086,000
<b>Total FY 2026 Budget</b>	<b>\$3,081,000</b>

**PASSED AND ADOPTED** this 30 day of SEPTEMBER, 2025.

**ATTEST:**

  
 OCT 02 2025  
 \_\_\_\_\_  
 Rafael E. Granado, Secretary

  
 Steven Meiner, Chairperson



**APPROVED AS TO  
 FORM & LANGUAGE  
 & FOR EXECUTION**

  
 \_\_\_\_\_  
 Redevelopment Agency  
 General Counsel

10/2/2025  
 \_\_\_\_\_  
 Date

2025-33949

## RESOLUTION NO. \_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2026.**

**WHEREAS**, on July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 and the City Commission also adopted Resolution No. 2021-31817 respectively approving the Interlocal Agreement by which Miami-Dade County delegated to the City certain redevelopment powers, including but not limited to the creation of the North Beach Community Redevelopment Area and implementation of the North Beach Community Redevelopment Plan; and

**WHEREAS**, pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year; and

**WHEREAS**, pursuant to Section 163.387, Florida Statutes, money in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute; and

**WHEREAS**, enhanced City services expenditures for FY 2026 account for \$654,000, which include \$290,000 for community policing initiatives, \$182,000 for enhanced Code Compliance in the North Beach Community Redevelopment Area to continue to provide enhanced levels of staffing and services throughout the area, and \$182,000 to promote additional community cleanliness and beautification; and

**WHEREAS**, the budget also includes \$301,000 for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, as well as a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$297,000 for small business development, and \$242,000 for Arts & Culture related tourism, branding, and marketing; and

**WHEREAS**, administrative expenditures account for \$118,000, which include annual financial audit services, a contribution to the City for administrative expenditures based on a completed cost allocation study, and a satellite office within the North Beach Community Redevelopment Area, of which the lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis; and

**WHEREAS**, other expenditures include \$20,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2026 tax increment financing (TIF) payment; a \$363,000 set-aside for workforce and affordable housing that represents 12% of the combined TIF revenues for FY 2026 and exceeds the 10% minimum requirement; and a \$1.1 million set-aside for future projects, as amended at the second public hearing on September 30, 2025; and

**WHEREAS**, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the Redevelopment Plan, Interlocal Agreement and Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the City Manager recommends approval of the final FY 2026 operating budget for the North Beach CRA, as amended at the second public hearing on September 30, 2025.

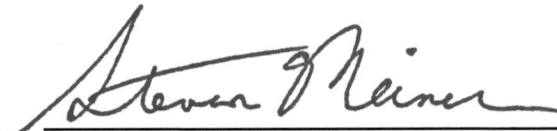
**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby adopt, as amended at the second public hearing on September 30, 2025, the final operating budget for the North Beach Community Redevelopment Area for FY 2026, as outlined below and further detailed in the attached Exhibit "A."

Community Policing	\$290,000
Code Compliance	182,000
Community Cleanliness	182,000
Commercial Façade/Residential Property Improvement Program	301,000
Small Business Development	297,000
Arts & Culture	242,000
Administrative expenditures	118,000
County Administration Fee	20,000
Set-aside for Workforce and Affordable Housing	363,000
Set-aside for Future Projects	1,086,000
<b>Total FY 2026 Budget</b>	<b>\$3,081,000</b>

**PASSED AND ADOPTED** this 30 day of SEPTEMBER, 2025.


**ATTEST:**

  
 OCT 02 2025  
 Rafael E. Granado, City Clerk

  
 Steven Meiner, Mayor



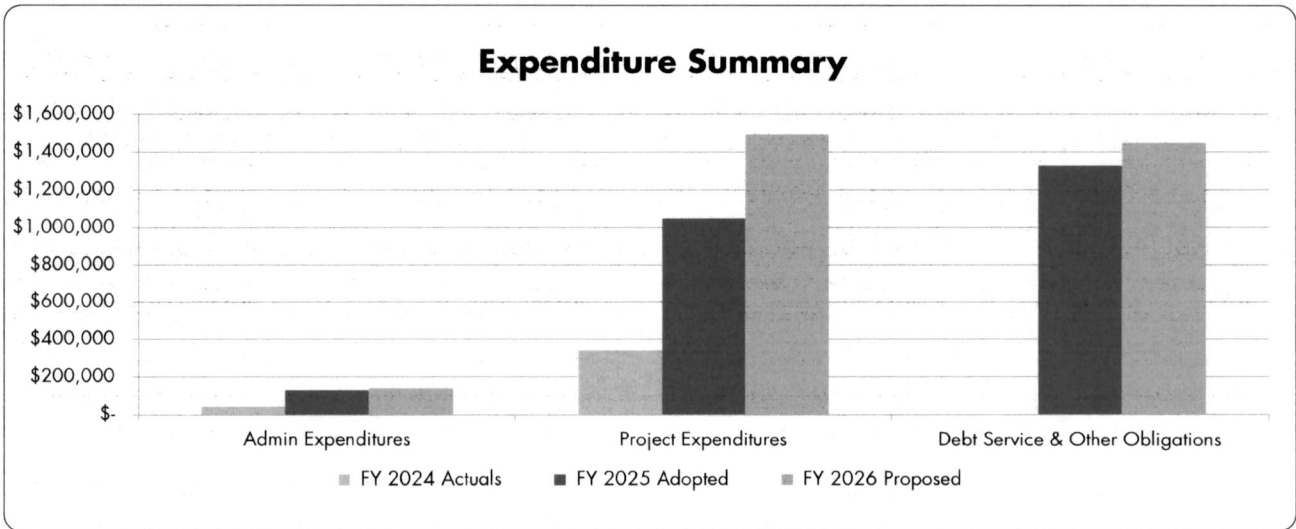
APPROVED AS TO  
 FORM & LANGUAGE  
 & FOR EXECUTION

  
 City Attorney

10/2/2025  
 Date

# Attachment A - FY 2026 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget				
Revenues and Other Sources of Income	FY 2023	FY 2024	FY 2025	FY 2026
	Actual	Actual	Adopted	Proposed
Tax Increment - City	\$ 576,726	\$ 1,082,837	\$ 1,396,000	\$ 1,693,000
Tax Increment - County	458,187	851,672	1,090,000	1,322,000
Interest Income	244	75,278	20,000	66,000
<b>TOTAL REVENUES</b>	<b>\$ 1,035,157</b>	<b>\$ 2,009,787</b>	<b>\$ 2,506,000</b>	<b>\$ 3,081,000</b>
<b>Admin/Operating Expenditures</b>				
CMB Administration	\$ 25,954	\$ 30,043	\$ 112,000	\$ 118,000
County Admin Fee	6,873	12,775	17,000	20,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 32,827</b>	<b>\$ 42,818</b>	<b>\$ 129,000</b>	<b>\$ 138,000</b>
<b>Project Expenditures</b>				
Small Business Development	\$ -	\$ 2,292	\$ 97,000	\$ 297,000
Beautification	-	29,300	342,000	301,000
Arts & Culture	-	6,630	175,000	242,000
Enhanced Services:				
Community Policing	100,000	180,268	239,000	290,000
Code Compliance	26,359	71,822	130,000	182,000
Community Cleanliness	13,184	52,543	66,000	182,000
<b>Total Project Expenditures</b>	<b>\$ 139,543</b>	<b>\$ 342,855</b>	<b>\$ 1,049,000</b>	<b>\$ 1,494,000</b>
<b>Reserves, Debt Service and Other Obligations</b>				
10% Set-aside for Affordable & Workforce Housing	\$ -	\$ -	\$ 251,000	\$ 363,000
Set-aside for Future Projects	-	-	1,077,000	1,086,000
<b>Total Reserves, Debt, &amp; Other Obligations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,328,000</b>	<b>\$ 1,449,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 172,370</b>	<b>\$ 385,673</b>	<b>\$ 2,506,000</b>	<b>\$ 3,081,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ 862,787</b>	<b>\$ 1,624,114</b>	<b>\$ -</b>	<b>\$ -</b>



# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: September 30, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA FOR FISCAL YEAR 2026. JOINT CITY COMMISSION AND NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

### RECOMMENDATION

The Administration recommends that the Mayor and City Commission of the City of Miami Beach adopt the attached Resolution, which adopts the final budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2026.

### BACKGROUND/HISTORY

On July 17, 2019, the City Commission adopted Resolution No. 2019-30892, accepting a preliminary report concerning a finding of necessity for the redevelopment of a certain area of North Beach, and requesting that Miami-Dade County delegate redevelopment powers to the City. On July 8, 2020, the Miami-Dade County Board of County Commissioners ("BCC") approved Resolution No. R-619-20, delegating authority to the City to create the North Beach Community Redevelopment Agency (North Beach CRA), including direction to draft the North Beach CRA Redevelopment Plan and negotiate an Interlocal Agreement among the City, North Beach CRA, and Miami-Dade County to govern the redevelopment process.

Pursuant to the county's delegation of authority, the City undertook a significant public engagement effort to prepare the Redevelopment Plan. Simultaneous with the City's preparation of the Redevelopment Plan, in order to delineate their respective areas of responsibility with respect to the redevelopment of the Redevelopment Area, the City, North Beach CRA and Miami-Dade County administration negotiated an interlocal cooperation agreement (the "Interlocal Agreement").

On February 10, 2021, by adopting Resolution No. 2021-31596, the Mayor and City Commission officially created the North Beach CRA pursuant to Section 163.357, Florida Statutes and declared the Mayor and City Commission to be the governing body of the North Beach CRA (the "North Beach CRA Board").

On May 12, 2021, pursuant to Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board adopted the Redevelopment Plan and transmitted the Plan to the City Commission for approval, as required by Section 163.360(5), Florida Statutes. Additionally, pursuant to Resolution No. 004-2021, the Chairperson and Board Members approved the Interlocal Agreement, authorized the Chairperson and Secretary to execute the Interlocal Agreement and further, authorized the transmittal of the executed Interlocal Agreement to the BCC for its consideration and approval.

Likewise, on May 12, 2021, pursuant to Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its

transmittal to Miami-Dade County. Contemporaneously, pursuant to Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute the Interlocal Agreement, and further, authorized the City Manager to transmit the executed Interlocal Agreement to the BCC for its consideration and approval.

On July 20, 2021, the BCC approved Ordinance No. 21-70 establishing the North Beach CRA Trust Fund and Resolution No. R-696-21 approving the Redevelopment Plan and the final, negotiated Interlocal Agreement, as amended. On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021 accepting the Interlocal Agreement. The City Commission also approved the Interlocal Agreement via Resolution No. 2021-31817.

Pursuant to Section 189.016(3), Florida Statutes, the governing body of special districts such as the North Beach CRA, must adopt a budget resolution each fiscal year. As noted in Section 163.387, Florida Statutes, money in the Trust Fund may be expended for undertakings of the North Beach CRA as described in the Redevelopment Plan pursuant to an annual budget adopted by the North Beach CRA Board) and only for the purposes specified by Statute. Additionally, the Interlocal Agreement stipulates that the City Commission approve the North Beach CRA annual budget prior to submittal to Miami-Dade County.

## **ANALYSIS**

### **NORTH BEACH REDEVELOPMENT AREA**

#### **Revenues**

Based on the 2025 Certified Taxable Values that were provided by the Miami-Dade County Property Appraiser on July 1, 2025, property values within the North Beach Community Redevelopment Area were approximately \$1.9 billion, which represents an increase of \$68.9 million, or 3.7%, over the 2024 Certified Taxable Values of approximately \$1.8 billion. For FY 2026, the City's portion of the tax increment revenue totals approximately \$1.7 million, and the County's portion of the tax increment revenue totals approximately \$1.4 million. The City has, however, received correspondence from Miami-Dade County advising of the finalization of the tax roll for the prior year, which in the case of 2023, reflects a decrease from the preliminary valuation for the same year and will result in a corresponding adjustment/reduction of tax increment revenues totaling a combined \$0.1 million for FY 2026.

#### **Expenditures**

Enhanced City services expenditures for FY 2026 account for \$654,000, which include \$290,000 for community policing initiatives, \$182,000 for enhanced Code Compliance to continue to provide enhanced levels of staffing and services throughout the North Beach Community Redevelopment Area, and \$182,000 to promote additional community cleanliness and beautification.

The budget also includes \$301,000 for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, as well as a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and promote resiliency, \$297,000 for small business development, and \$242,000 for Arts & Culture related tourism, branding, and marketing.

Administrative expenditures account for \$118,000, which include annual financial audit services, a contribution to the City for administrative expenditures based on a completed cost allocation study, and a satellite office within the North Beach Community Redevelopment Area, of which the lease and maintenance costs are shared with the City of Miami Beach Building Department on a prorated basis.

Other expenditures include \$20,000 for the County's administration fee, which is equivalent to 1.5% of the County's respective FY 2026 tax increment financing (TIF) payment; a \$363,000 set-aside for workforce and affordable housing that represents 12% of the combined TIF revenues

for FY 2026 and exceeds the 10% minimum requirement; and a \$1.1 million set-aside for future projects.

**FISCAL IMPACT STATEMENT**

See the information provided above.

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

See the information provided above.

**CONCLUSION**

The FY 2026 North Beach CRA budget is \$3.1 million.

To promote economic investment, growth, and revitalization within the North Beach Community Redevelopment Area and to address the existing and future obligations of the North Beach CRA, it is recommended that the Mayor and City Commission of the City of Miami Beach adopt the attached Resolution, which adopts the final budget for the North Beach Community Redevelopment Area for FY 2026.

Attachment A – FY 2026 North Beach CRA Operating Budget (Exhibit A)  
Attachment B – FY 2026 North Beach CRA Work Plan

EC/JDG/TOS/RA

**Applicable Area**

North Beach

**Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Management and Budget

**Sponsor(s)**

**Co-sponsor(s)**

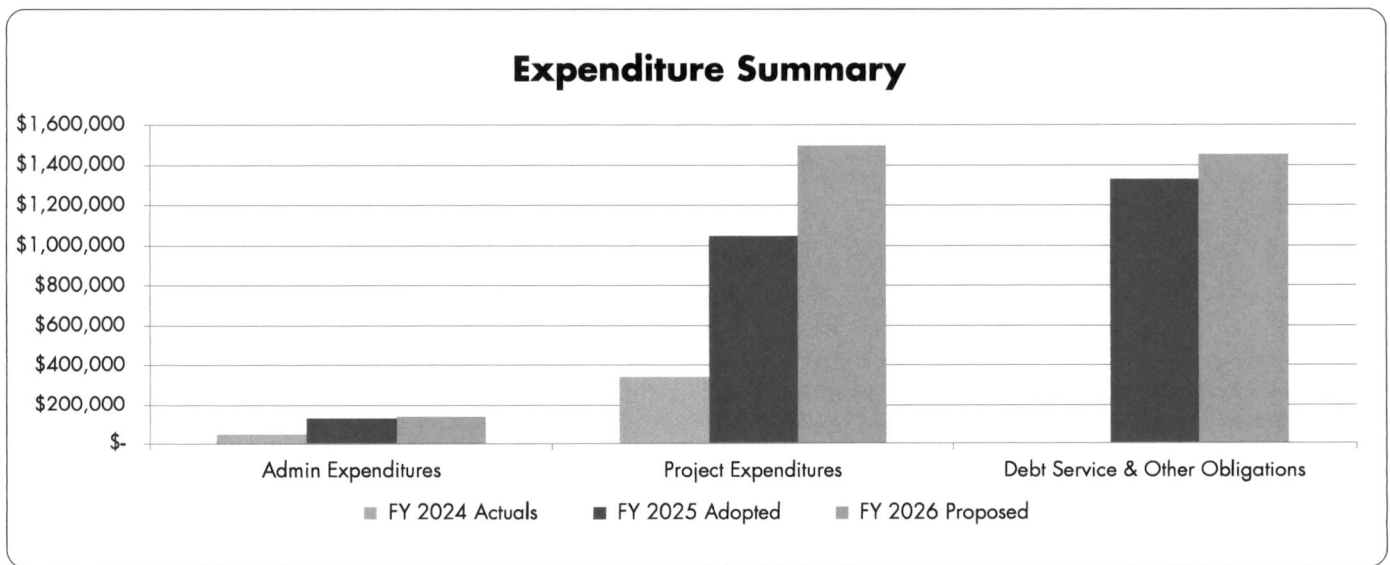
**Condensed Title**

Joint, Adopt Final North Beach CRA Operating Budgets for FY 2026

**Previous Action (For City Clerk Use Only)**

# Attachment A - FY 2026 North Beach CRA Operating Budget (Exhibit A)

North Beach Community Redevelopment Area Operating Budget				
	FY 2023	FY 2024	FY 2025	FY 2026
Revenues and Other Sources of Income	Actual	Actual	Adopted	Proposed
Tax Increment - City	\$ 576,726	\$ 1,082,837	\$ 1,396,000	\$ 1,697,000
Tax Increment - County	458,187	851,672	1,090,000	1,322,000
Interest Income	244	75,278	20,000	66,000
<b>TOTAL REVENUES</b>	<b>\$ 1,035,157</b>	<b>\$ 2,009,787</b>	<b>\$ 2,506,000</b>	<b>\$ 3,085,000</b>
<b>Admin/Operating Expenditures</b>				
CMB Administration	\$ 25,954	\$ 30,043	\$ 112,000	\$ 118,000
County Admin Fee	6,873	12,775	17,000	20,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 32,827</b>	<b>\$ 42,818</b>	<b>\$ 129,000</b>	<b>\$ 138,000</b>
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<b>Total Project Expenditures</b>	<b>\$ 139,543</b>	<b>\$ 342,855</b>	<b>\$ 1,049,000</b>	<b>\$ 1,494,000</b>
<b>Reserves, Debt Service and Other Obligations</b>				
10% Set-aside for Affordable & Workforce Housing	\$ -	\$ -	\$ 251,000	\$ 363,000
Set-aside for Future Projects	-	-	1,077,000	1,090,000
<b>Total Reserves, Debt, &amp; Other Obligations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,328,000</b>	<b>\$ 1,453,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 172,370</b>	<b>\$ 385,673</b>	<b>\$ 2,506,000</b>	<b>\$ 3,085,000</b>
<b>SURPLUS / (GAP)</b>	<b>\$ 862,787</b>	<b>\$ 1,624,114</b>	<b>\$ -</b>	<b>\$ -</b>



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



## **Fiscal Year 2026 Proposed Operating Budget and Work Plan**

North Beach Community Redevelopment Agency  
1755 Meridian Avenue  
Miami Beach, FL 33139

### **Board of Directors**

Steven Meiner, Chair, Mayor  
Kristen Rosen Gonzalez, Board member  
Laura Dominguez, Board member  
Alex J. Fernandez, Board member  
Tanya K. Bhatt, Board member  
Joseph Magazine, Board member  
David Suarez, Board member  
Micky Steinberg, Board member

### **Executive Staff**

Eric Carpenter, Executive Director  
Ricardo Dopico, General Counsel  
Rafael Granado, Secretary

### **North Beach CRA Advisory Committee**

Ronnie Issenberg, Chair  
Thomas Richerson, Vice Chair  
David Cohen  
Romina Orozco-Encio  
Manning Salazar  
Dylan Seaton  
Samuel Lafone

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

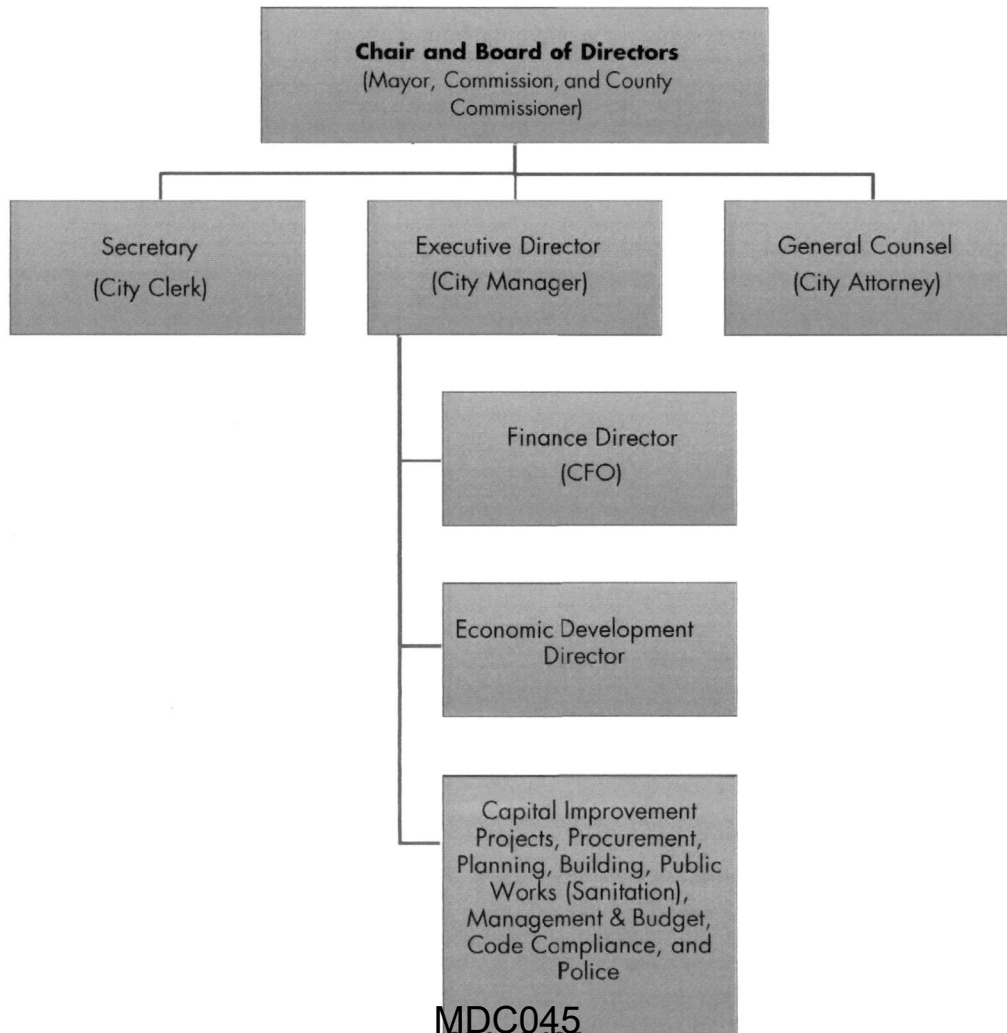
## NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY BOUNDARY MAP



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



## ORGANIZATIONAL CHART



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY



## BACKGROUND

The North Beach Community Redevelopment Agency (CRA) Operating Budget and Work Plan for FY 2026, which spans from October 1, 2025, to September 30, 2026, represents the fourth budget cycle for the North Beach CRA. We are excited to witness the fourth consecutive year of impressive growth within the Redevelopment Area since the 2021 base year. The combined tax increment revenue from the City of Miami Beach and Miami-Dade County totals approximately \$3.02 million, reflecting a 21.4% increase compared to the previous year. With taxable values reaching approximately \$1.91 billion in 2025, the Redevelopment Area has experienced a 3.7% increase in taxable values from the previous year and an almost 35% rise from \$1.42 billion in 2021 to \$1.91 billion in 2025. This remarkable growth underscores the immense potential of the area.

The executive team, in collaboration with the North Beach CRA Advisory Committee, has carefully planned for the future by outlining both short-term and long-term strategies, initiatives, and programs. These plans, rooted in the adopted Redevelopment Plan, aim to enhance the area and lay the groundwork for future economic investment. The proposed budget for Fiscal Year 2026 includes a prudent allocation of approximately 60% of tax increment financing revenue, similar to the previous year. This set-aside will continue to fund future projects, such as affordable and workforce housing, infrastructure improvements, and other key community initiatives.

## BACKGROUND CONT'D

The North Beach CRA District, and the North Beach community, stands at a crucial juncture with the completion of the Beachwalk and Rue Vendome Plaza renovation, ongoing planning for the Byron Carlyle Theater through the City's Arts and Culture General Obligation Bond, and the engaging of consultants to study the addition of workforce/affordable housing to the project. Additionally, the implementation of public improvements with the Ocean Terrace Park and Streetscape Improvement Project, the electrical infrastructure improvement in the Altos del Mar Park, and several approved private development projects in the North Beach Town Center zoning district. The area is primed for new economic investments, including the potential redevelopment of the Deauville Hotel site, the development of the 72<sup>nd</sup> Street Community Complex, and major resiliency projects. We are confident that the tax increment revenue will accelerate due to both direct and indirect economic development resulting from the North Beach CRA's programs and investments, such as the Commercial Façade Improvement Program, which enhances commercial corridors like the Normandy Fountain Business District and Collins Avenue, which encourages property owner investment and attracts new economic growth.

The budget includes necessary allocations for the continuation of the CRA's beautification programs, enhanced services such as community policing, code compliance, and sanitation, arts and culture-related branding, communications and marketing, small business development programs, administrative expenses, including fees required by Miami-Dade County, the development of a short-term strategic plan, and the operations of the North Beach CRA office within the Redevelopment Area.

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## BACKGROUND CONT'D

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The City of Miami Beach is widely recognized as a vibrant, dynamic destination both locally and nationally. Its warm climate, accessible beaches, and unique lifestyle amenities make it a premier tourism hotspot. The City's robust investments in the arts, aesthetics, recreation, public safety, and climate resilience, along with its high-quality residential and educational offerings, have established it as an ideal live-work-play environment.

By focusing on quality of life and pursuing strategic, sustainable development and preservation, the City continues to enhance its role as a key driver of the Miami-Dade County economy and brand. While there has been continued progress throughout Miami Beach, North Beach has lagged behind in terms of redevelopment, economic growth, and investment compared to other neighborhoods. Challenges such as significant commercial real estate vacancies, outdated housing stock, limited redevelopment, environmental concerns, and low household income continue to hinder progress in North Beach. Past initiatives like the North Beach Revitalization Plan, North Beach Master Plan (Plan NoBe), West Lots Plan, and other efforts have laid the foundation for future growth and investment in the area.

Key principles addressed in these planning efforts include climate resilience, environmental sustainability, transportation, economic development, affordable housing, historic preservation, and land development regulations. To support these goals, the City, its residents, the Mayor, and the City Commission have approved General Obligation Bond (G.O. Bond) funding for major improvement projects in North Beach. However, it became apparent that additional funding sources were necessary to create a long-lasting impact.

On July 17, 2019, the City Commission passed Resolution No. 2019-30892, which accepted a preliminary report identifying the need for redevelopment in a specific area of North Beach and requested that Miami-Dade County grant the City redevelopment powers. On July 8, 2020, the Miami-Dade County Board of County Commissioners (BCC) approved Resolution No. R-619-20, delegating authority to the City to form the North Beach Community Redevelopment Agency (North Beach CRA). This included the task of drafting the North Beach CRA Redevelopment Plan and negotiating an interlocal cooperation agreement between the City, North Beach CRA, and Miami-Dade County to guide the redevelopment process.

## BACKGROUND CONT'D

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In accordance with the County's delegated authority, the City launched an extensive public engagement process to develop the Redevelopment Plan. Throughout this process, the City, North Beach CRA, and County Administrations negotiated an interlocal cooperation agreement to define their respective responsibilities in the redevelopment of the designated area (the "Interlocal Agreement").

On February 10, 2021, through Resolution No. 2021-31596, the Mayor and City Commission formally established the North Beach CRA under Section 163.357 of the Florida Statutes, designating the Mayor and City Commission as the governing body of the North Beach CRA.

On May 12, 2021, in accordance with Resolution No. 003-2021, the Chairperson and Members of the North Beach CRA Board approved the Redevelopment Plan and forwarded it to the City Commission for approval, as mandated by Section 163.360(5) of the Florida Statutes. Additionally, by Resolution No. 004-2021, the Board approved the Interlocal Agreement, authorized the Chairperson and Secretary to sign the agreement, and directed the executed Interlocal Agreement to be sent to the Board of County Commissioners (BCC) for approval.

On the same day, May 12, 2021, under Resolution No. 2021-31709, the Mayor and City Commission approved the Redevelopment Plan for the North Beach CRA and authorized its submission to the County. Similarly, through Resolution No. 2021-31710, the Mayor and City Commission approved the Interlocal Agreement, authorized the Mayor and City Clerk to execute it, and directed the City Manager to send the signed agreement to the BCC for its approval.

On July 20, 2021, the BCC adopted Ordinance No. 21-70, establishing the North Beach CRA Trust Fund, and approved Resolution No. R-696-21, which approved both the Redevelopment Plan and the final negotiated Interlocal Agreement, as amended.

On July 28, 2021, the North Beach CRA Board adopted Resolution No. 005-2021, formally accepting the Interlocal Agreement. The City Commission also approved the agreement through Resolution No. 2021-31817. The North Beach CRA's governing documents and legislation are available on its website: <https://www.miamibeachfl.gov/northbeachcra>.

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## PURPOSE STATEMENT

The North Beach CRA Redevelopment Plan envisions a vibrant, resilient community with a Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents. The Redevelopment Plan's concepts and approaches cover a range of project types across several implementation dimensions such as scale, scope, cost, time duration, and potential impact outcomes. The Redevelopment Plan presents goals and strategies which may be implemented using funding from tax increment revenue derived from within the designated boundary over the 30-year life of the North Beach CRA.

## REDEVELOPMENT PLAN GOALS

1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents
2. Invest in Climate Resilience, Sustainability, and Infrastructure
3. Strengthen Cultural Arts, Branding & Marketing, and Communication
4. Protect and Enhance the Neighborhood Character
5. Improve the Quality of Life of Residents and Visitors
6. Leverage Resources for Community Redevelopment

## INTERLOCAL AGREEMENT

The adopted boundaries of the Redevelopment Area delineate the area within which tax revenue will be generated and captured during the 30-year life of the North Beach CRA for expenditure on investments and projects identified in the Redevelopment Plan. The Interlocal Agreement provides for material financial terms agreed upon by the City of Miami Beach, the North Beach CRA, and the County. The Agreement further contains the following provisions governing the use of TIF revenue:

- One member of the County Commission, or a County Commission designee, may be appointed to serve on the North Beach CRA's Board of Commissioners (in addition to the other members appointed to the North Beach CRA's Board of Commissioners (i.e., the County Commission). Said County Commissioner, or designee, shall be vested with the same rights, duties, and obligations as any other North Beach CRA Board member; and
- No more than twenty percent (20%) of the total tax increment funds deposited annually into the Trust Fund by the City and the County shall be used for total administrative expenses (including indirect and overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Redevelopment Plan); and
- The County shall charge, and the North Beach CRA shall pay to the County, no later than March 31st, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the North Beach CRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section; and



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## INTERLOCAL AGREEMENT CONT'D

- The City and the County hereby agree to contribute 60 percent (60%) of the tax increment funds derived from the Redevelopment Area on an annual basis; and
- The North Beach CRA budget for expenditures funded by tax increment revenues shall be capped, so that an amount equal to the TIF revenues paid into the Trust Fund by the County and the City attributable to 10 percent (10%) of the incremental value in the Area, shall remain un-expended, except for the purpose of funding projects associated with affordable and workforce housing; and
- In the year which the combined annual contribution into the Trust Fund by the County and the City reaches or exceeds \$1.0 million, this 10 percent (10%) shall only be used for the purpose of funding projects associated with affordable and workforce housing, including but not limited to, the construction, preservation, and rehabilitation of such housing; and
- The North Beach CRA shall not budget in any fiscal year more than ten percent (10%) of the value of the City and County tax increment payment for that year on capital maintenance activities or community policing, respectively; and
- Beginning FY 2050, the County, North Beach CRA, and the City will negotiate an interlocal agreement to account for the sunset of the North Beach CRA.

## ACCOMPLISHMENTS AND ACTIVITIES

1. Cultural Arts Marketing and Branding  
On November 2, 2024, the LOVEisLOVE Festival and Artistic Installation took place at Normandy Fountain, organized in collaboration with the Normandy Fountain Business Association. This vibrant community arts and cultural event showcased a variety of local and professional artists from disciplines such as music, dance, and visual arts, emphasizing cultural exchange and community involvement. The North Beach CRA supported the creation of a temporary public art installation at the Fountain, incorporating interactive features for community engagement. The event aligned with the North Beach CRA Redevelopment Plan, particularly in promoting cultural arts within the area by supporting cultural tourism and programming to strengthen cultural facilities (North Beach CRA Redevelopment Plan sections 9.3.1 and 9.3.3).

The North Beach Advisory Committee approved on it's July meeting the allocation of additional funds for the festival in the Fall 2025 with the goal of making the North Beach Fountain its

## ACCOMPLISHMENTS AND ACTIVITIES CONT'D

2. Biscayne Elementary Schoolyard Project  
The North Beach CRA board following the recommendation of the NBCRA Advisory Committee approved \$1,500,000 in funding for the Biscayne Elementary Schoolyard project, which will add a running track and promote the health and fitness of the community.
3. Altos del Mar Park Electrical Infrastructure Upgrade  
The North Beach CRA board following the recommendation of the NBCRA Advisory Committee funded the electrical infrastructure upgrade for the Altos del Mar Park, allowing for further activations without the need of auxiliary generators thus improving the experience of all participants.
4. Commercial Façade Improvement Program and Residential Property Improvement Program  
The North Beach CRA Board approved two new CRA beautification programs, a Commercial Façade Improvement Program and Residential Property Improvement Program, initially targeting properties in the vicinity of Normandy Fountain/Rue Vendome Plaza. The programs aim to enhance and improve the district's existing building stock by helping subsidize private property beautification, maintenance, and resiliency upgrades. These exterior improvements may include, but are not limited to, new windows, doors, lighting, and signage. The Commercial Façade Improvement Program assists commercial properties, and the Residential Property Improvement Program targets the district's multifamily housing stock.

Both programs are structured as a reimbursable matching grant incentive available to properties in the defined Program area. Following an application and approval process, program participants are eligible for reimbursement for up to 70% of costs for certain improvements, with a total cap of \$20,000 per approved application. The Residential Property Improvement Program aims to support the Redevelopment Plan objective of promoting workforce and affordable housing, as eligibility is restricted to participants with properties containing a majority of residential units leased to households earning up to 140% of area median income (AMI). For three (3) years following award, participants may not increase rents for the income-eligible units by more than 3% per year. Program promotion is achieved through in person canvassing and webinars. In FY 2025, there are 11 applicants currently in progress.

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## ACCOMPLISHMENTS AND ACTIVITIES CONT'D

On April 9, 2024, the North Beach CRA Advisory Committee recommended that the Board of Directors of the North Beach CRA consider expansion of the Commercial Façade Improvement Program beyond the Normandy Fountain area, to increase the scope of eligible program applicants to include commercial properties along Collins Avenue within the Redevelopment Area. On May 3, 2024, the North Beach CRA Board adopted CRA Resolution No. 016-2024, accepting the Advisory Committee's recommendation and expanding the geographic scope of the program to include Collins Avenue properties.

### 5. Enhanced Services: Community Policing, Sanitation and Code Compliance

North Beach CRA provides funding support to augment and enhance the levels of City services existing in the Redevelopment Area. Funding has been utilized for community policing services within the North Beach CRA district boundaries, including crime prevention initiatives, proactive policing, and response to calls for service. Community policing innovations are proven to be a useful tool in protecting neighborhoods and improving quality of life. As of the third quarter of FY 2025, Miami Beach Police Department (MBPD) officers proactively engaged with approximately 538 businesses, issued roughly 56 moving citations, made 20 felony arrests and 66 homeless referrals. The Miami Beach Code Compliance Department has provided enhanced services in the North Beach CRA district. Calls for service, patrols, and investigations addressing quality of life issues and building violations, including enhancement of physical appearance and cleanliness, have served to increase compliance throughout the district. Code Compliance staff have dedicated an additional personnel to the CRA area resulting in 576 violations as of the third quarter of FY 2025.

The Miami Beach Sanitation Division has diligently provided comprehensive litter control services in the North Beach CRA area, further extending their range of services. As part of their commitment to maintaining cleanliness and promoting a healthy environment, the Division has allocated an average of 100 additional hours per month specifically dedicated to this area. Through these efforts, the Sanitation Division ensures that litter is promptly collected, streets are regularly swept, and public spaces are kept free from debris. By providing this valuable service, the division contributes significantly to enhancing the aesthetic appeal and overall quality of life in the Redevelopment Area.



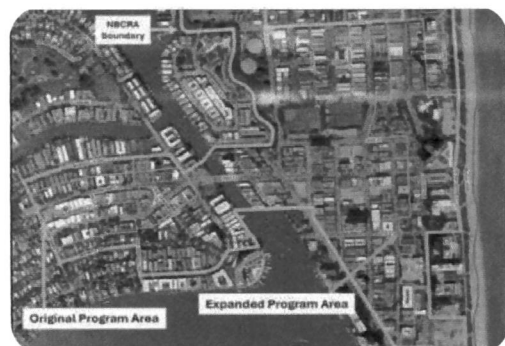
## ACCOMPLISHMENTS AND ACTIVITIES CONT'D

### 6. Affordable and Workforce Housing

While at least 10% of TIF revenue generated must be itemized to fund projects associated with affordable and workforce housing, the North Beach CRA has not yet expended these funds. Rather, the North Beach CRA has set these funds aside for the construction, preservation, and/or rehabilitation of such housing. Once an eligible project or program has been identified, the North Beach CRA will allocate these funds accordingly to comply with the goal of promoting affordable and workforce housing. Note that the Residential Property Improvement Program, described above, does focus on preserving affordable and workforce housing in addition to encouraging property enhancement and beautification.

## WORKPLAN

The North Beach CRA Redevelopment Plan's Goals and Implementation Strategies include initiatives derived from sources such as resident and stakeholder suggestions during the Redevelopment Plan development process, best practices, and concepts recommended in previous studies, reports, and master plans. Implementation strategies vary in cost, duration, impact, and complexity. There are several strategies that may require significant costs to effect visible change.



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

WORKPLAN CONT'D

PROGRAM AND INITIATIVES CONT'D

As the Redevelopment Plan and previous related plans are expansive in scope, a primary initiative for FY 2026 includes the development of a short-term (i.e., 3-5 year) strategic plan to outline the initial efforts of the North Beach CRA. The proposed immediate focus of the North Beach CRA during its initial years continues to concentrate on actions that can be implemented at little cost, since long-term implementation strategies are typically ongoing or are projects for which funding is not currently available. Immediate short-term strategies may include actions addressing, for example, code compliance or marketing and branding initiatives, which involve less expenditure but are visible and impactful, nonetheless.

PROGRAM AND INITIATIVES

The Fiscal Year 2026 operating budget recommendation prioritizes six categories of expenditures:

North Beach CRA				
Revenues	FY 2025 Adopted Budget	Percentage	FY 2026 Proposed Budget	Percentage
City of Miami Beach TIF Contribution	\$ 1,386,000	55.7%	1,697,000	55.0%
Miami-Dade County TIF Contribution	\$ 1,090,000	43.5%	1,322,000	42.9%
<b>Subtotal:</b>	<b>\$ 2,486,000</b>	<b>99.2%</b>	<b>\$ 3,019,000</b>	<b>97.9%</b>
Interest	\$ 20,000	0.8%	66,000	2.1%
<b>Total:</b>	<b>\$ 2,506,000</b>	<b>100.0%</b>	<b>\$ 3,085,000</b>	<b>100.0%</b>

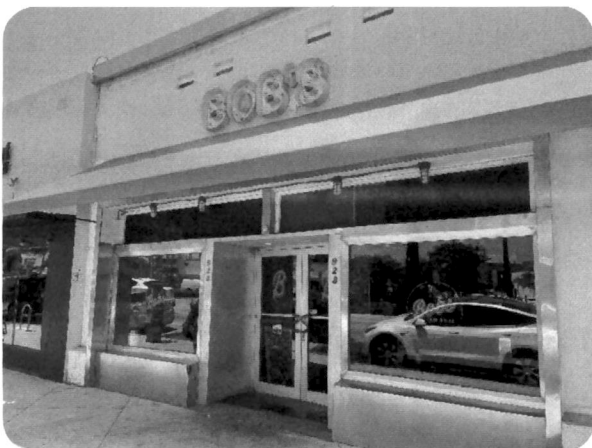
Expenditures	FY 2025 Adopted Budget	Percentage	FY 2026 Proposed Budget	Percentage
Beautification	\$ 342,000	13.8%	\$ 301,000	10.0%
Enhanced Services:				
Community Policing	\$ 238,000	9.6%	\$ 280,000	9.6%
Code Compliance	\$ 130,000	5.2%	\$ 182,000	6.0%
Community Cleanliness	\$ 66,000	2.7%	\$ 182,000	6.0%
Arts and Culture	\$ 175,000	7.0%	\$ 242,000	8.0%
Small Business Development	\$ 97,000	3.9%	\$ 297,000	9.8%
Administration	\$ 112,000	4.5%	\$ 118,000	3.9%
County Administrative Fee	\$ 17,000	0.7%	\$ 20,000	0.7%
Set-aside; Affordable and Workforce Housing	\$ 251,000	10.1%	\$ 363,000	12.0%
Set-aside; Future Projects - TIF Revenue	\$ 1,057,000	42.5%	\$ 1,024,000	33.9%
<b>Subtotal:</b>	<b>\$ 2,486,000</b>	<b>100.0%</b>	<b>\$ 3,019,000</b>	<b>100.0%</b>
Set-aside; Future Projects - Interest Income	\$ 20,000	N/A	\$ 66,000	N/A
<b>Total:</b>	<b>\$ 2,506,000</b>	<b>100.0%</b>	<b>\$ 3,085,000</b>	<b>100.0%</b>

1. Beautification

**a. Commercial Façade Improvement Program:** The North Beach CRA has developed a commercial façade improvement program (matching grant) available to businesses located within the Normandy Isles/Rue Vendome Plaza section of the Redevelopment Area. The purpose is to continue improving the visible appearance and street presence of properties while enhancing the functionality and sustainability of businesses within this main commercial area.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 6.2: Normandy Isles - The Normandy Fountain area, also known as Vendome Plaza, serves as the community and commercial center of Normandy Isle and could develop into a vibrant, pedestrian-oriented shopping district with a strategic combination of protection and enhancement.
- Section 8.3: Several initiatives, such as rehabilitation and beautification grants, will provide funding for businesses and property owners in the CRA to make interior and exterior improvements to their properties.
- Section 9.1.1: Business Attraction and Retention - Develop incentive programs to help existing or new property and business owners with aesthetics, repairs, rehabilitations, improvements, land acquisition, and resiliency modifications.
- Section 9.4.1: Normandy Isles - Fountain Area & Collins Avenue within the Redevelopment Area Support redevelopment of sites around the fountain to include retail, Class A office space, and residential.



MDC051  
340 of 425



North Beach  
Community Redevelopment Agency  
Redevelopment Plan  
May 2021



Approved by City of Miami Beach and North Beach CRA on May 12, 2021  
Revised for Miami-Dade County on July 28, 2021

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## PROGRAM AND INITIATIVES CONT'D

**b. Residential Property Improvement Program:** The North Beach CRA has developed a residential property improvement program, a matching grant available to residential property owners to promote the resiliency, beautification, and historic preservation of the community. The program provides for renovation and rehabilitation of multifamily residential properties to encourage sustainable features, housing affordability, and age-in-place opportunities for residents.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

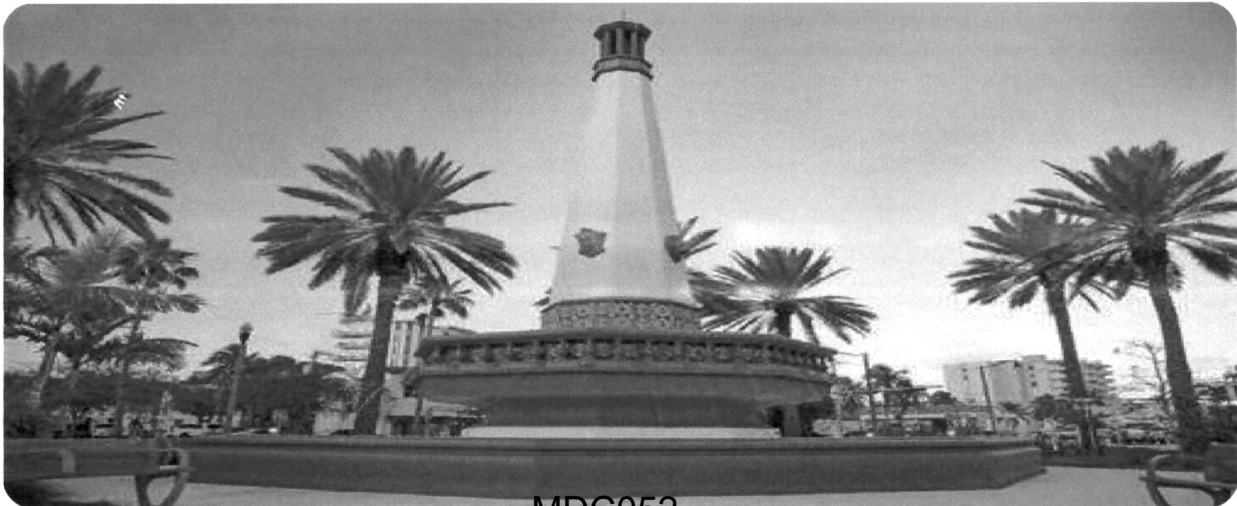
- Section 7.5.3: Building Adaptation - Resilient design can also be implemented through residential, commercial, and business façade improvement programs. The programs would aim to help the Redevelopment Area to address façades and building systems to properly anticipate and accommodate future extreme weather patterns and natural events. This incentive-based program could also encourage building owners to invest in green infrastructure.
- Section 9.1.2: Real Estate - Establish protective measures to safeguard housing for existing residents within the CRA consistent with federal requirements.
- Section 9.2.1: Resiliency and Sustainability — Develop a climate resiliency incentive program to assist residential and commercial property owners with applicable capital improvements.

## PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and create programs and incentives to promote age-in-place opportunities for existing and new housing stock.
- Section 9.4.1: North Shore – Partner with multifamily property owners to retain affordable and workforce housing offerings.

## 2. Enhanced Services

**a. Community Policing:** The North Beach CRA is vested with the power to provide funding to support the development and implementation of community policing innovations, subject to the budgetary limitation set forth in the Interlocal Agreement. Through additional shifts/overtime, the Miami Beach Police Department (MBPD) will augment and enhance the relationship between the Police and the community, by building trust among officers and residents to encourage the creation of effective crime watch groups. Community policing innovations involve policing techniques designed to reduce crime through increasing the perceived risks of engaging in criminal activity due to a more visible presence of police in the community. This goal of heightened visibility can be achieved through measures such as community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol. Community policing initiatives will include “Park and Walk” foot patrols that increase visibility in parks and commercial corridors and proactive police activities including quality of life patrol sweeps and drug and traffic enforcement.



MDC052

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## PROGRAM AND INITIATIVES CONT'D

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.2: Safety - Work with the Miami Beach Police Department (MBPD) or ambassador programs to create and implement innovative community policing strategies.

**b. Code Compliance:** The North Beach CRA, in cooperation with the MBPD, Miami Beach Fire Department, and Code Compliance Department, will work to create a safe, quality environment for residents and businesses. The CRA will fund two additional 10-hour Code Compliance officer shifts per week to provide opportunities for community engagement, education, outreach, and enforcement efforts.

Redevelopment Plan Goal 4: Protect and enhance the neighborhood character.

- Section 9.4: Work with the City to ensure property owners are meeting code compliance standards and implement remedies when necessary.
- Section 9.5.2: Safety — Work with the Miami Beach Code Compliance Department to highlight opportunities and address code-related concerns.

**c. Sanitation:** Maintaining clean streets across public and private spaces is key to the enhancement and improvement of a community. As the City plans for additional North Beach staffing for the Public Works Department - Sanitation Division, the North Beach CRA will provide support for waste processing fees associated with the removal of solid waste attributed to illegal dumping within the district.

Redevelopment Plan Goal 5: Improve the Quality of Life for Residents and Visitors

- Section 9.5.1: Community Spaces - Work with the City to ensure streets are maintained and cleaned regularly.

### 3. Arts and Culture

Through leveraging cultural anchors and assets belonging to the North Beach CRA, there is an opportunity to promote cultural tourism fueled by curiosity and interested in arts and culture. Art galleries, the Miami Beach Bandshell, Rue Vendome Plaza, and other public spaces attract tourists and improve quality of life of residents. The North Beach CRA has already achieved some success in its branding development through its creation of a logo. Further development of the brand strategy is needed to further propel the Redevelopment Area

## PROGRAM AND INITIATIVES CONT'D

Redevelopment Plan Goal 3: Strengthen Cultural Arts, Branding & Marketing, and Communication

- Section 9.3.1: Cultural Tourism - Leverage arts and culture as a key community development strategy and a core sector of comprehensive community planning and development; Encourage and support the recruitment of cultural partners and performing arts organizations; Invest and assist in cultivating, preserving, and enhancing the artist community; Explore opportunities to partner or collaborate with cultural organizations with emphasis on those based in Miami Beach; and Promote hotels, restaurants, and retailers with area cultural tours and food fairs or other similar programs.
- Section 9.3.2: Branding - Develop a logo, campaign strategy, and signage, including for outreach and relationship-building to multilingual stakeholders and residents.

### 4. Small Business Development

The North Beach CRA business community is both strengthened by and composed of the various small businesses and entrepreneurs operating within the commercial and residential districts. Small business development programs and services will enhance business success and provide resources to encourage business attraction, retention, and creation.

Redevelopment Plan Goal 1: Provide Economic Development Opportunities for Businesses, Property Owners, and Residents.

- Section 9.1.1: Business Attraction & Retention – Inventory existing businesses to identify complementary businesses for attraction to fill the retail gap identified in the market analysis; Engage with existing business owners to assess and support their small business needs such as marketing, rehabilitation, resiliency improvements, labor needs, and employment training; Work with City to allow temporary uses, pop-up activations, retail, and restaurants, whether in vacant shopfronts or on vacant lots; Implement a “Shop Local” program; and Host “banker/broker/ developer” events to highlight available land, retail, and office space.

## NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

### PROGRAM AND INITIATIVES CONT'D

#### 5. Administration

General: Administrative expenses for the North Beach CRA are limited by the Interlocal Agreement which stipulates that no more than 20% of TIF revenue may be used for such costs. The Interlocal Agreement also provides for an Administrative Fee to Miami-Dade County in the amount of 1.5% of its TIF contribution to the Trust Fund. Other administrative expenses include a contribution to the Miami Beach General Fund to cover general costs for internal services as determined by a cost allocation study. The North Beach CRA will also contribute to a portion of personnel costs for a City of Miami Beach Economic Development staff member and the Miami Beach Building Department's lease of commercial office space to allow for a physical presence within the district.

#### 6. Affordable and Workforce Housing

The Interlocal Agreement stipulates that the North Beach CRA must dedicate at least 10% of TIF revenue for affordable and workforce housing. The funding may be used for renovation, construction, or preservation efforts. The 10% set aside for FY 2026 will add to the foundation of funding for housing related projects and initiatives in future years. Although funding is not slated to be expended in FY 2026, planning efforts will focus on preservation and renovation of naturally occurring affordable housing units, development of new multifamily affordable and workforce housing inventory, and homeownership opportunities.

Redevelopment Plan Goal 4: Protect and Enhance the Neighborhood Character

- Section 9.1.2: Real Estate - Identify priority areas for redevelopment and associated property acquisition needs related to replacement housing, infill redevelopment, parks, greenspace, parking, and resiliency efforts.

### PROGRAM AND INITIATIVES CONT'D

- Section 9.4: Develop incentive programs to rehabilitate and preserve existing housing stock and/or develop new housing stock; Create infill housing programs to increase residential projects on existing residential sites; Support affordable homeownership opportunities through first-time homebuyer, down-payment, and utility assistance programs; Create programs and incentives to increase affordable and workforce housing, mixed-income projects, mixed-use projects; Create programs and incentives to mitigate the costs of historic preservation and rehabilitation; and Partner with the Miami Beach Housing Authority and the City's Housing and Community Services Department to protect existing residents and provide affordable housing and homeownership opportunities.

#### 7. Future Projects

The Redevelopment Plan contemplates projects of varying complexity and costs. As TIF revenue grows, the North Beach CRA will be better able to leverage resources to implement large-scale projects and programs including infrastructure, environmental, and parks and recreation projects. Additionally, the North Beach CRA will be able to utilize revenue to supplement grant funded projects and have the capacity to bond TIF revenue for even greater impact.



MDC054  
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Miami Beach Bandshell

## NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

### CRITICAL SUCCESS FACTORS

- Adoption of and adherence to the Redevelopment Plan and other economic development and revitalization strategy plans for various areas of the North Beach CRA district and the City as a whole
- Enhance networking and communication opportunities for the local community including, but not limited to, residents, property owners, business owners/operators, and visitors to gauge interest in various economic development initiatives, programs, and incentives
- Progress on planned public infrastructure and facility projects
- Progress on approved private development projects

### CRITICAL SUCCESS FACTORS CONT'D

- Development of partnerships and opportunities for collaboration with local, regional, and national partners
- Ability to secure external funding sources including grants
- Ability to network and interact with the business and development communities to encourage new and expanding private investment in the area
- Access to local/zip code level market information especially the real estate and job markets
- Improved website and data development to ensure a greater quantity and selection of detailed information and records are instantly available to the public, site selection consultants, and potential business owners



# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## FUTURE OUTLOOK

Economic development and growth opportunities are present throughout the Redevelopment Area. Early increases in property values, since the 2021 base year, indicate that the North Beach CRA is making progress toward addressing the challenging conditions that led to its creation, such as blight, deterioration, and economic stagnation. However, redevelopment efforts must strike a balance between bold actions and thoughtful planning. The Redevelopment Plan outlines strategic, local approaches that will raise community awareness of the CRA and bring visible change without the hefty financial burden typically associated with large capital projects. Along with the annual preparation of an Operating Budget and Work Plan, the North Beach CRA will create a five-year implementation strategy with funding projections to guide the redevelopment program and provide a clear vision for the future. New development projects, economic revitalization programs, and innovative financing for commercial and entrepreneurial ventures are vital to the path ahead.

## FUTURE OUTLOOK CONT'D

The implementation of short-term and immediate redevelopment strategies should be followed by substantial development improvements in key commercial areas. These areas are essential for accelerating revitalization and demonstrating progress by the North Beach CRA. They include Town Center, Normandy Isles/ Rue Vendome Plaza, North Shore, and the West Lots. For successful redevelopment in these areas, community engagement is crucial, and available resources must be leveraged efficiently. Using the Redevelopment Plan as a guide, the North Beach CRA will focus on preserving and enhancing the elements that residents value most, while introducing new features necessary to foster a vibrant community.



**72 Park Residences**

RESOLUTION NO 040-2025

A RESOLUTION OF THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2026 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2026 was adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 30, 2025, through Resolution No. 038-2025, and also adopted by the Mayor and City Commission of the City of Miami Beach on September 30, 2025, through Resolution No. 2025-33949; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2025 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations for projects that were budgeted in FY 2025 that have not yet been completed and are still ongoing and \$146,000 in additional interest income that was accrued in FY 2025, be carried forward and appropriated in the respective FY 2026 North Beach Community Redevelopment Area operating budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY, that following a duly noticed public hearing on November 20, 2025, the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2026 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 20 day of November, 2025.

Signature of Steven Meiner, Chairperson

ATTEST: Signature of Rafael E. Granado, Secretary

NOV 21 2025

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION



Signature of General Counsel and Date 11/10/2025

RESOLUTION NO 2025-33955

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2026 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA.

WHEREAS, in accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year; and

WHEREAS, the operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2026 was adopted by the Mayor and City Commission on September 30, 2025, through Resolution No. 2025-33949, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 30, 2025, through Resolution No. 038-2025; and

WHEREAS, pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan; and

WHEREAS, based on the preliminary FY 2025 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations for projects that were budgeted in FY 2025 that have not yet been completed and are still ongoing and \$146,000 in additional interest income that was accrued in FY 2025, be carried forward and appropriated in the respective FY 2026 North Beach Community Redevelopment Area operating budget; and

WHEREAS, pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that following a duly noticed public hearing on November 20, 2025 the Mayor and City Commission hereby adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2026 as set forth in the attached Exhibit "A."

PASSED and ADOPTED this 20 day of November, 2025.

ATTEST:

[Handwritten signature of Rafael E. Granado]

Rafael E. Granado, City Clerk

NOV 21 2025

[Handwritten signature of Steven Meiner]

Steven Meiner, Mayor

APPROVED AS TO FORM & LANGUAGE & FOR EXECUTION



MDC058

[Handwritten signature of City Attorney] City Attorney

11/13/2025 Date

## Exhibit "A"

City of Miami Beach  
 North Beach Community Redevelopment Area  
 Operating Budget

	FY 2026 Adopted Budget	Carryforward Encumbrances from FY 2025	Carryforward Appropriations from FY 2025	Other	FY 2026 Amended Budget
<b>Revenues and Other Sources of Income</b>					
Tax Increment - City	\$ 1,732,000				\$ 1,732,000
Proj Adjustment to City Increment	\$ (39,000)				\$ (39,000)
Tax Increment - County	\$ 1,353,000				\$ 1,353,000
Proj Adjustment to County Increment	\$ (31,000)				\$ (31,000)
Interest Income	\$ 66,000				\$ 66,000
Fund Balance/Prior Year Surplus	\$ -		\$ 2,808,000	\$ 146,000	\$ 2,954,000
<b>TOTAL REVENUES</b>	<b>\$ 3,081,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 6,035,000</b>
<b>Admin/Operating Expenditures</b>					
CMB Administration	\$ 118,000				\$ 118,000
County Admin Fee	\$ 20,000				\$ 20,000
<b>Total Admin/Operating Expenditures</b>	<b>\$ 138,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138,000</b>
<b>Project Expenditures</b>					
Small Business Development	\$ 297,000				\$ 297,000
Beautification	\$ 301,000				\$ 301,000
Arts & Culture	\$ 242,000				\$ 242,000
Enhanced Services					
Community Policing	\$ 290,000				\$ 290,000
Code Compliance	\$ 182,000				\$ 182,000
Community Cleanliness	\$ 182,000				\$ 182,000
<b>Total Project Expenditures</b>	<b>\$ 1,494,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,494,000</b>
<b>Reserves, Debt Service and Other Obligations</b>					
Set-aside for Affordable & Workforce Housing	\$ 363,000		\$ 1,867,000		\$ 2,230,000
Set-aside for Future Projects	\$ 1,086,000		\$ 941,000	\$ 146,000	\$ 2,173,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 1,449,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 4,403,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,081,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 6,035,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Eric Carpenter, City Manager  
DATE: November 20, 2025 5:04 p.m. Public Hearing  
TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE FIRST AMENDMENT TO THE FISCAL YEAR 2026 OPERATING BUDGET FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA. **JOINT CITY COMMISSION AND NBCRA**

### **RECOMMENDATION**

The Administration recommends that the City Commission adopt the attached Resolution.

### **BACKGROUND/HISTORY**

In accordance with Section 189.016, Florida Statutes, the governing body of the North Beach Community Redevelopment Agency, operating as a special district, is required to adopt a budget by resolution each fiscal year and may amend the budget at any time, but not later than within 60 days following the end of the fiscal year.

The operating budget for the North Beach Community Redevelopment Area for Fiscal Year (FY) 2026 was adopted by the Mayor and City Commission on September 30, 2025, through Resolution No. 2025-33949, and also adopted by the Chairperson and Board of Directors of the North Beach Community Redevelopment Agency on September 30, 2025, through Resolution No. 038-2025.

### **ANALYSIS**

#### **North Beach CRA Revenues**

Revenues for the North Beach Community Redevelopment Area are mainly comprised of City of Miami Beach (City) and Miami-Dade County (County) Tax Increment funds.

#### **North Beach CRA Expenditures**

Expenditures for the North Beach Community Redevelopment Area include project-related expenditures that are allocated for community policing initiatives, enhanced levels of Code Compliance staffing and services, and additional cleanliness and beautification.

Also included are expenditures for a Commercial Façade Improvement Program to improve area aesthetics and promote business attraction and retention, a Residential Property Improvement Program to promote the maintenance of naturally occurring affordable housing stock and resiliency, Arts and Culture related tourism and branding, and small business development.

Other expenditures include administrative expenditures, County and City administrative fees, a set-aside for workforce and affordable housing, and a set-aside for future projects.

**NORTH BEACH CRA OPERATING BUDGET AMENDMENT**

Pursuant to Section 163.387, Florida Statutes, on the last day of the fiscal year of the community redevelopment agency, any money which remains in the trust fund after the payment of expenses may be appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan. Pursuant to the Interlocal Agreement dated October 4, 2021, between the City of Miami Beach, Miami-Dade County, and the North Beach Community Redevelopment Agency, the City Commission must approve any amendment to the annual budget.

Based on the preliminary FY 2025 year-end analysis for the North Beach Community Redevelopment Area operating budget, it is recommended that \$2,954,000, which is comprised of \$2,808,000 of unspent appropriations in the FY 2025 North Beach Community Redevelopment Area operating budget and \$146,000 in additional interest income that was accrued in FY 2025, be carried forward and appropriated in the FY 2026 North Beach Community Redevelopment Area operating budget for projects within the North Beach Community Redevelopment Agency Redevelopment Plan that were originally budgeted in FY 2025 that have not been completed and are still ongoing.

**FISCAL IMPACT STATEMENT**

See information provided above

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

See information provided above

**CONCLUSION**

The Administration recommends that the Mayor and City Commission adopt the First Amendment to the North Beach Community Redevelopment Area operating budget for FY 2026 as described herein and further detailed in the attached Exhibit "A."

EC/JDG/TOS/RA

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Management and Budget

**Sponsor(s)**

**Co-sponsor(s)**

**Condensed Title**

5:04 p.m. PH, Adopt 1st Amendment to NBCRA Operating Budget for FY 2026. OMB

**Previous Action (For City Clerk Use Only)**

## EXHIBIT A

City of Miami Beach  
 North Beach Community Redevelopment Area  
 Operating Budget

	FY 2026 Adopted Budget	Carryforward Encumbrances from FY 2025	Carryforward Appropriations from FY 2025	Other	FY 2026 Amended Budget
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Tax Increment - City	\$ 1,732,000				\$ 1,732,000
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<b>TOTAL REVENUES</b>	<b>\$ 3,081,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 6,035,000</b>
<b>Admin/Operating Expenditures</b>					
CMB Administration	\$ 118,000				\$ 118,000
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<b>Total Admin/Operating Expenditures</b>	<b>\$ 138,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 138,000</b>
<b>Project Expenditures</b>					
Small Business Development	\$ 297,000				\$ 297,000
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Enhanced Services					
Community Policing	\$ 290,000				\$ 290,000
Code Compliance	\$ 182,000				\$ 182,000
Community Cleanliness	\$ 182,000				\$ 182,000
<b>Total Project Expenditures</b>	<b>\$ 1,494,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,494,000</b>
<b>Reserves, Debt Service and Other Obligations</b>					
Set-aside for Affordable & Workforce Housing	\$ 363,000		\$ 1,867,000		\$ 2,230,000
Set-aside for Future Projects	\$ 1,086,000		\$ 941,000	\$ 146,000	\$ 2,173,000
<b>Total Reserves, Debt Service &amp; Other Obligations</b>	<b>\$ 1,449,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 4,403,000</b>
<b>TOTAL EXPENDITURES AND OBLIGATIONS</b>	<b>\$ 3,081,000</b>	<b>\$ -</b>	<b>\$ 2,808,000</b>	<b>\$ 146,000</b>	<b>\$ 6,035,000</b>
<b>Revenues Less Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**MEMORANDUM**  
(Revised)

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

**DATE:** May 5, 2026

**FROM:**   
Cliff Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(G)(3)

Please note any items checked.

- \_\_\_\_\_ **“3-Day Rule” for committees applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Statement of social equity required**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- \_\_\_\_\_ **No committee review**
- \_\_\_\_\_ **Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) 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(G)(3)  
5-5-26

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

RESOLUTION APPROVING THE AMENDED FISCAL YEAR 2024-25 AND 2025-26 BUDGETS FOR THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE NORTH BEACH COMMUNITY REDEVELOPMENT AREA, TOTALING \$4,981,000.00 AND \$6,035,000.00, RESPECTIVELY

**WHEREAS**, the Interlocal Cooperation Agreement between Miami-Dade County, Florida (the “County”), the City of Miami Beach (the “City”), and the Miami Beach Redevelopment Agency (the “Agency”), as well as section 163.387, Florida Statutes, require the Agency to transmit its adopted annual budget and budget amendments to this Board for approval; and

**WHEREAS**, the Agency, the City, and their counsel have represented to the County for purposes of seeking this Board’s approval of the budget, that they have determined that all expenditures associated with the attached budget are allowable under the Agency’s Community Redevelopment Plan, the Interlocal Cooperation Agreement, and chapter 163, part III, Florida Statutes, and have adopted the budgets presented to this Board; and

**WHEREAS**, this Board desires to approve the Agency’s amended Fiscal Year 2024-25 and 2025-26 budgets for the North Beach Community Redevelopment Area, totaling \$4,981,000.00 and \$6,035,000.00, respectively, which are attached hereto as Exhibits 1 and 2 and incorporated herein by reference; and

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

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

**Section 1.** The matters contained in the foregoing recitals and the accompanying memorandum are incorporated in this resolution by reference.

**Section 2.** This Board approves the North Beach Community Redevelopment Agency's ("Agency") and the North Beach Community Redevelopment Area's ("redevelopment area") amended Fiscal Year 2024-2025 budget, totaling \$4,981,000.00, in substantially the form attached hereto as Exhibit 1 and incorporated herein by reference.

**Section 3.** This Board approves the Agency's and redevelopment area's amended Fiscal Year 2025-2026 budget, totaling \$6,035,000.00, in substantially the form attached hereto as Exhibit 2 and incorporated herein by reference.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 5<sup>th</sup> day of May, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Leigh C. Kobrinski  
Terrence A. Smith

**EXHIBIT 1**

**NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**  
**Second, Third and Fourth Amendment and End of Year Fiscal Year 2024-25**  
**(Fiscal Year 2024-25: October 1, 2024 through September 30, 2025)**

	FY 2024-25	FY 2024-25	FY 2024-25	FY 2024-25	FY 2024-25
	Adopted	1st Amended Budget	2nd Amended Budget	3rd Amended Budget	4th Amended Budget
	Budget	November 20, 2024	May 21, 2025	September 3, 2025	EOY - Nov 20, 2025
<b>REVENUES</b>					
City Tax Increment Revenue	1,396,000	1,396,000	1,396,000	1,396,000	1,396,000
County Tax Increment Revenue	1,090,000	1,090,000	1,090,000	1,090,000	1,090,000
Carryover from prior year (cash & equiv.)	-	2,475,000	2,475,000	2,475,000	2,475,000
Interest Earnings	20,000	20,000	20,000	20,000	20,000
Misc. Revenue	-				
<b>(A) REVENUE TOTAL</b>	<b>2,506,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures:</b>					
Employee Salary & Fringe					
Accounting & Audits					
Advertising & Notices					
Local Travel					
Supplies, Inspector General, Training & Travel					
CRA Satellite Office (Other Admin. Exp (attach list)	72,000	72,000	72,000	72,000	53,000
City Administrative Fee - Per 2024 Allocation Study	40,000	40,000	40,000	40,000	40,000
<b>Subtotal Administrative Expenses</b>	<b>112,000</b>	<b>112,000</b>	<b>112,000</b>	<b>112,000</b>	<b>93,000</b>
County Administrative Fee (1.5%)	17,000	17,000	17,000	17,000	17,000
<b>(B) Subtotal Administrative Expenses</b>	<b>129,000</b>	<b>129,000</b>	<b>129,000</b>	<b>129,000</b>	<b>110,000</b>
<b>Operating Expenditures:</b>					
Printing & Binding					
Arts & Culture Tourism (Marketing/Promotional Events/Positioning)	175,000	175,000	175,000	175,000	65,000
Out of Town Travel					
Conferences & Meetings					
Other Oper. Expenses (attach list)					
Legal Services/Court Costs					
Professional Services					
Community Policing / Code Enforcement - Public Safety Officers	369,000	369,000	369,000	369,000	308,000
Emergency Commercial Grants					
Emergency Rental Assistance					
Clean Team/Ambassadors					
<b>CAPITAL PROJECTS - Grants &amp; Other</b>					
<b>Sanitation / Cleanliness</b> (Clean Team/Ambassadors)	66,000	66,000	66,000	66,000	66,000
<b>Small Business Developments</b> (Commercial Incentives Program)	97,000	97,000	97,000	97,000	2,000
Beautification Façade Commercial & Residential Improvements	342,000	342,000	342,000	342,000	22,000
Residential Property Improvement					
Carryover Budgeted Grants					
Farmers Market					
Community Policing					
Art in Public Places					
Affordable & Workforce Housing 10% Set Aside	251,000	1,867,000	1,867,000	1,867,000	1,867,000
Carryover Budgeted Grants/Housing					
<b>CAPITAL PROJECTS - Infrastructure</b>					
Capital Maintenance					
Capital/Infrastructure Grants			1,500,000	1,600,000	1,600,000
Transfer to Reserves / Project Set Aside					
Carryover Funds for Budgeted Proj.					
<b>(C) Subtotal Oper. Expenses</b>	<b>1,300,000</b>	<b>2,916,000</b>	<b>4,416,000</b>	<b>4,516,000</b>	<b>3,930,000</b>
<b>(D) Reserve/Contingency</b>	<b>1,077,000</b>	<b>1,936,000</b>	<b>436,000</b>	<b>336,000</b>	<b>941,000</b>
<b>EXPENDITURE TOTAL (B+C+D)</b>	<b>2,506,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>
<b>YEAR END CARRY-OVER</b>	<b>-</b>		<b>-</b>	<b>-</b>	<b>-</b>

**EXHIBIT 2**

**NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**  
 Agency and Redevelopment Area Fiscal Year 2025-26 Adopted and 1st Amended Budget  
 (Fiscal Year 2025-26 begins October 1, 2025)

	FY 2024-25	FY 2024-25	FY 2024-25	FY 2024-25	FY 2024-25	FY 2025-26	FY 2025-26
	Adopted	1st Amended Budget	2nd Amended Budget	3rd Amended Budget	4th Amended Budget	Adopted	1st Amended Budget
	Budget	November 20, 2024	May 21, 2025	September 3, 2025	EOY - Nov 20, 2025	Budget	November 20, 2025
<b>REVENUES</b>							
City Tax Increment Revenue	1,396,000	1,396,000	1,396,000	1,396,000	1,396,000	1,693,000	1,693,000
County Tax Increment Revenue	1,090,000	1,090,000	1,090,000	1,090,000	1,090,000	1,322,000	1,322,000
Carryover from prior year (cash & equiv.)	-	2,475,000	2,475,000	2,475,000	2,475,000	-	2,954,000
Interest Earnings	20,000	20,000	20,000	20,000	20,000	66,000	66,000
Misc. Revenue	-					-	-
<b>(A) REVENUE TOTAL</b>	<b>2,506,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>3,081,000</b>	<b>6,035,000</b>
<b>EXPENDITURES</b>							
<b>Administrative Expenditures:</b>							
Employee Salary & Fringe						18,000	18,000
Accounting & Audits						33,000	33,000
Advertising & Notices							
Local Travel							
Supplies, Inspector General, Training & Travel						19,000	19,000
CRA Satellite Office (Other Admin. Exp (attach list)	72,000	72,000	72,000	72,000	53,000	5,000	5,000
City Administrative Fee - Per 2024 Allocation Study	40,000	40,000	40,000	40,000	40,000	43,000	43,000
<b>Subtotal Administrative Expenses</b>	<b>112,000</b>	<b>112,000</b>	<b>112,000</b>	<b>112,000</b>	<b>93,000</b>	<b>118,000</b>	<b>118,000</b>
County Administrative Fee (1.5%)	17,000	17,000	17,000	17,000	17,000	20,000	20,000
<b>(B) Subtotal Administrative Expenses</b>	<b>129,000</b>	<b>129,000</b>	<b>129,000</b>	<b>129,000</b>	<b>110,000</b>	<b>138,000</b>	<b>138,000</b>
<b>Operating Expenditures:</b>							
Printing & Binding							
Arts & Culture Tourism (Marketing/Promotional Events/Positioning	175,000	175,000	175,000	175,000	65,000	242,000	242,000
Out of Town Travel							
Conferences & Meetings							
Other Oper. Expenses (attach list)							
Legal Services/Court Costs							
Professional Services							
Community Policing / Code Enforcement - Public Safety Officers	369,000	369,000	369,000	369,000	308,000	290,000	290,000
Emergency Commercial Grants							
Emergency Rental Assistance							
Clean Team/Ambassadors						182,000	182,000
<b>CAPITAL PROJECTS - Grants &amp; Other</b>							
<b>Sanitation / Cleanliness</b> (Clean Team/Ambassadors)	66,000	66,000	66,000	66,000	66,000	182,000	182,000
<b>Small Business Developments</b> (Commercial Incentives Program)	97,000	97,000	97,000	97,000	2,000	297,000	297,000
Beautification Façade Commercial & Residential Improvements	342,000	342,000	342,000	342,000	22,000	301,000	301,000
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Carryover Budgeted Grants							
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Community Policing							
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Affordable & Workforce Housing 10% Set Aside	251,000	1,867,000	1,867,000	1,867,000	1,867,000	363,000	2,230,000
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Capital Maintenance							
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<b>(D) Reserve/Contingency</b>	<b>1,077,000</b>	<b>1,936,000</b>	<b>436,000</b>	<b>336,000</b>	<b>941,000</b>	<b>1,086,000</b>	<b>2,173,000</b>
<b>EXPENDITURE TOTAL (B+C+D)</b>	<b>2,506,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>4,981,000</b>	<b>3,081,000</b>	<b>6,035,000</b>
<b>YEAR END CARRY-OVER</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>