

MEMORANDUM

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Agenda Item No. 2(A)

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

DATE: October 15, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, after a public hearing, the South Miami Community Redevelopment Agency Redevelopment Area Plan 2025 in accordance with section 163.360, Florida Statutes; approving the terms of and authorizing the County Mayor to execute an Interlocal Cooperation Agreement by and among Miami-Dade County, the City of South Miami, Florida, and the South Miami Community Redevelopment Agency, and to exercise certain provisions contained therein; and delegating certain community redevelopment powers to the South Miami Community Redevelopment Agency as provided in the Interlocal Cooperation Agreement

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


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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.

RESOLUTION NO. _____

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT AREA PLAN 2025 IN ACCORDANCE WITH SECTION 163.360, FLORIDA STATUTES; APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT BY AND AMONG MIAMI-DADE COUNTY, THE CITY OF SOUTH MIAMI, FLORIDA, AND THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, AND TO EXERCISE CERTAIN PROVISIONS CONTAINED THEREIN; AND DELEGATING CERTAIN COMMUNITY REDEVELOPMENT POWERS TO THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AS PROVIDED IN THE INTERLOCAL COOPERATION AGREEMENT

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified at chapter 163, part III, Florida Statutes, as amended from time to time (the “Act”); and

WHEREAS, pursuant to section 163.355 of the Act, this Board, as the governing body of Miami-Dade County (the “County”), adopted Resolution No. R-146-26 on March 3, 2026, finding and declaring, after a public hearing, that a certain geographic area located within the City of South Miami, Florida (the “City”), generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north (the “Redevelopment Area”), constitutes a slum or blighted area within the meaning of section 163.340 of the Act; and

WHEREAS, Resolution No. R-146-26 further found that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City and the County; and

WHEREAS, pursuant to Resolution No. R-146-26, this Board found a need for a community redevelopment agency to function within the Redevelopment Area and delegated to the City the power to create the South Miami Community Redevelopment Agency (the “Agency”) pursuant to section 163.356 of the Act, initially for the purpose of submitting a proposed community redevelopment plan to the County for review and approval; and

WHEREAS, the City subsequently created the Agency in accordance with the Act; and

WHEREAS, the City and the Agency have prepared and recommended for approval a community redevelopment plan entitled the “South Miami Community Redevelopment Area Plan 2025” (the “Redevelopment Plan”), a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, pursuant to section 163.360(4) of the Act, the proposed Redevelopment Plan was submitted to the applicable local planning agency for review and recommendations regarding its conformity with the comprehensive plan; and

WHEREAS, on May 19, 2026, the Board of Commissioners of the Agency (“Agency Board”) adopted Resolution No. CRA 03-26-03 , a copy of which is attached hereto as Exhibit “B” and incorporated herein by reference, approving the Redevelopment Plan; and

WHEREAS, on June 9, 2026, the City Commission adopted Resolution No. 048-26-16462, a copy of which is attached hereto as Exhibit “C” and incorporated herein by reference, approving the Redevelopment Plan; and

WHEREAS, pursuant to section 163.360(5), the Agency has submitted the Redevelopment Plan, together with its written recommendations, to this Board for approval and to each taxing authority that levies ad valorem taxes on taxable real property contained within the Redevelopment Area; and

WHEREAS, this Board has reviewed the Redevelopment Plan and the recommendations concerning the Redevelopment Plan and has conducted a public hearing thereon following publication of notice as required by section 163.360(6) of the Act; and

WHEREAS, section 163.360(7), also provides that following such hearing, the governing body may approve the community redevelopment and the plan therefor if it finds, among other things, that a feasible method exists for the relocation of families who may be displaced by the redevelopment, that the plan conforms to the general plan of the county or municipality as a whole, that the plan gives due consideration to community policing innovations and adequate park and recreational areas and facilities, and that the plan affords maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for rehabilitation or redevelopment of the redevelopment area by private enterprise; and

WHEREAS, this Board has reviewed the Redevelopment Plan and finds that the Redevelopment Plan satisfies the applicable requirements of the Act and is consistent with the applicable comprehensive planning and redevelopment objectives of the County and the City; and

WHEREAS, this Board further finds that the Redevelopment Plan provides for a feasible method for the relocation of families who may be displaced from the Redevelopment Area, if any, in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; and

WHEREAS, this Board further finds that the Redevelopment Plan gives due consideration to the utilization of community policing innovations and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Redevelopment Area; and

WHEREAS, this Board further finds that the Redevelopment Plan affords maximum opportunity, consistent with the sound needs of the County and the City as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise; and

WHEREAS, this Board finds that approval of the Redevelopment Plan is in the best interests of the residents of the County and the City and will facilitate the coordinated redevelopment of the Redevelopment Area in accordance with the Act; and

WHEREAS, in accordance with Resolution No. R-499-16, the County, the City, and the Agency have negotiated an Interlocal Cooperation Agreement (the “Interlocal Agreement”), which delegates certain powers to the Agency, and governs the establishment, operation, administration, financing, powers, responsibilities, and activities of the Agency within the Redevelopment Area, a copy of which is attached hereto as Exhibit “D” and incorporated herein by reference; and

WHEREAS, the Interlocal Agreement is also intended to establish the respective rights and responsibilities of the County, the City, and the Agency and to provide for the exercise of specified community redevelopment powers by the Agency in accordance with the Act, the Redevelopment Plan, and the terms and conditions of the Interlocal Agreement; and

WHEREAS, to support the creation of a transit-oriented downtown, in accordance with the Redevelopment Plan and Interlocal Agreement, the Agency may enter into one or more redevelopment agreements, but only for accretive economic development projects that will result, when fully built out, in an increase in taxable value of a minimum of \$300,000,000.00 within the

Redevelopment Area, provided such project receives land development entitlements allowing for construction of the project prior to or within three years after the establishment of the Agency's Trust Fund by this Board and obtains a building permit for the first phase of such project within the first seven years after the establishment of the Agency's Trust Fund ("Transformation Projects"); and

WHEREAS, the Transformation Projects may only be located within the following tax folios (and any new/successor tax folio numbers issued for all or parts of the same property) as more fully described in the Interlocal Agreement; and

WHEREAS, the Interlocal Agreement restricts the use of tax increment revenues to only support the acquisition, construction and maintenance of public infrastructure/facilities, and the construction of a hotel and conference facility with a minimum of 25,000 square feet; and

WHEREAS, in accordance with the Redevelopment Plan and Interlocal Agreement, in the event there are any tax increment revenues remaining after funding of Transformation Projects, such revenue shall be allocated to certain priority projects as follows: (1) transit and mobility enhancements; (2) street and sidewalk enhancements; and (3) infrastructure; and

WHEREAS, this Board finds that the Interlocal Agreement complies with Resolution No. R-499-16, and approval of the terms of the Interlocal Agreement and authorization for the County Mayor or County Mayor's designee to execute the Interlocal Agreement will further the purposes of the Act and provide an appropriate framework for the implementation of the Redevelopment Plan; and

WHEREAS, this Board further finds that the execution and implementation of the Interlocal Agreement are necessary and appropriate to effectuate the purposes of the Redevelopment Plan and to establish appropriate County oversight of the Agency's activities and exercise of redevelopment powers; and

WHEREAS, although the County, City and Agency have negotiated the terms of the Interlocal Agreement, the City Commission and the Agency Board have not approved same; and

WHEREAS, accordingly, this Board desires to approve the Redevelopment Plan, and subject to approval by the City Commission and the Agency Board, approve the terms of and authorize the County Mayor or County Mayor's designee to execute the Interlocal Agreement on behalf of the County,

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 approved and incorporated in this resolution by reference.

Section 2. This Board, pursuant to section 163.360, Florida Statutes, hereby approves the "South Miami Community Redevelopment Area Plan 2025" ("Redevelopment Plan") attached hereto as Exhibit "A" and incorporated herein by reference, for the South Miami Community Redevelopment Area generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north.

Section 3. This Board hereby finds that the Redevelopment Plan satisfies the applicable requirements of section 163.360, Florida Statutes, including that:

- (a) a feasible method exists for the location of families who may be displaced from the Redevelopment Area, if any, in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (b) the Redevelopment Plan conforms to the general plan of the County and the City as a whole;

- (c) the Redevelopment Plan gives due consideration to the utilization of community policing innovations and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Redevelopment Area; and
- (d) the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the County and the City as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.

Section 4. Subject to approval by the City Commission of the City, and the Board of Commissioners of the Agency, this Board hereby approves the terms of the Interlocal Cooperation Agreement by and among Miami-Dade County, the City of South Miami, Florida, and the South Miami Community Redevelopment Agency (the “Interlocal Agreement”), in substantially the form attached hereto as Exhibit “D” and incorporated herein by reference, subject to approval as to form and legal sufficiency by the County Attorney’s Office. This Board further authorizes the County Mayor or County Mayor’s designee to take all actions necessary to implement the terms of the Interlocal Agreement on behalf of the County, including execution of the Interlocal Agreement after the foregoing approvals have been obtained by the City and the Agency, and to exercise all rights and provisions contained therein, including the termination provision, that are not expressly reserved to this Board; provided, however, that any such actions shall be consistent with this resolution, the Interlocal Agreement, the Redevelopment Plan, and applicable law. Notwithstanding the foregoing, if the City Commission or the Board of Commissioners of the Agency does not approve the Interlocal Agreement substantially in the form attached hereto as Exhibit “D,” this Board’s approval of the Interlocal Agreement shall be null and void, and the

County Mayor or County Mayor's designee shall have no authority to execute the Interlocal Agreement on behalf of the County.

Section 5. To the extent provided in the Interlocal Agreement and consistent with Part III of Chapter 163, Florida Statutes, this Board hereby delegates to the Agency the community redevelopment powers specifically enumerated in the Interlocal Agreement, including those powers necessary and appropriate to implement the Redevelopment Plan, subject to the terms, conditions, limitations, and requirements contained in the Interlocal Agreement and applicable law. Notwithstanding the foregoing, this Board reserves on to itself those certain powers set forth in section 163.358, Florida Statutes.

Section 6. Nothing in this resolution shall be construed as authorizing the Agency, the City, or any other entity to exercise any power or incur any obligation beyond the powers specifically delegated by the County, the terms of the Interlocal Agreement, the Redevelopment Plan, or otherwise authorized by chapter 163, part III, Florida Statutes.

Section 7. This Board hereby directs the County Mayor or County Mayor's designee to provide a copy of the executed Interlocal Agreement to the Clerk of the Board within 30 days after execution by all parties.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman

Kionne L. McGhee, Vice Chairman

Marleine Bastien

Sen. René García

Roberto J. Gonzalez

Danielle Cohen Higgins

Natalie Milian Orbis

Micky Steinberg

Juan Carlos Bermudez

Oliver G. Gilbert, III

Keon Hardemon

Vicki L. Lopez

Raquel A. Regalado

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of November, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

10.01.25

South Miami Community Redevelopment Area (CRA)

Community Redevelopment Plan 2025

South Miami, FL



Special thanks to

Mayor & City Commission

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

Administration

Genaro “Chip” Iglesias, City Manager
Samantha Fraga-Lopez, Deputy City Manager
Alfredo Riverol, Chief Financial Officer
Suramy Cabrera, Development Services Director
Anthony L. Recio, City Attorney
Lillian M. Arango, City Attorney

Consultant Team (BusinessFlare®)

Kevin Crowder, EDP, Founder, Economic Developer
Allison Justice, FRA-RP, Sr. Project Manager
Kametra Driver, FRA-RP, Sr. Redevelopment Associate
Camilo Lopez, FRA-RP, Urban Planner/ Analyst
Alicia Alleyne, FRA-RP, Redevelopment Coordinator

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The graphics and layout were provided by BusinessFlare® Design.

2025



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1. Executive Summary

Reestablishing the South Miami Community Redevelopment Area (CRA)

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

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

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

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

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

Statutory Framework and Local Intent – South Miami CRA

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

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

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

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

Catalytic Power of Tax Increment Financing (TIF)

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

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

The Redevelopment Plan Concept

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

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

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

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

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

How to Read This Document

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

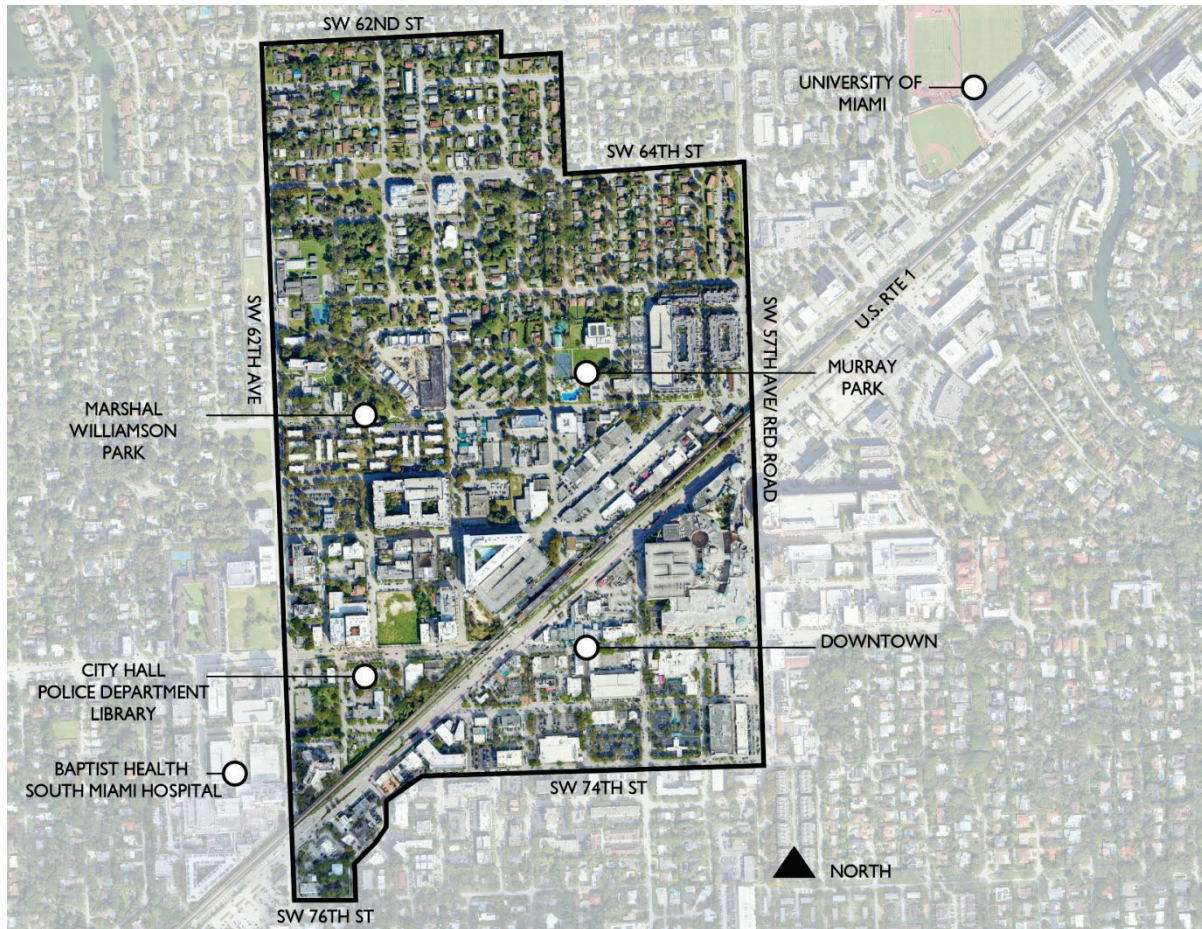
Organization of the Plan

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

How to Use This Plan

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

CRA Boundary Description and Map



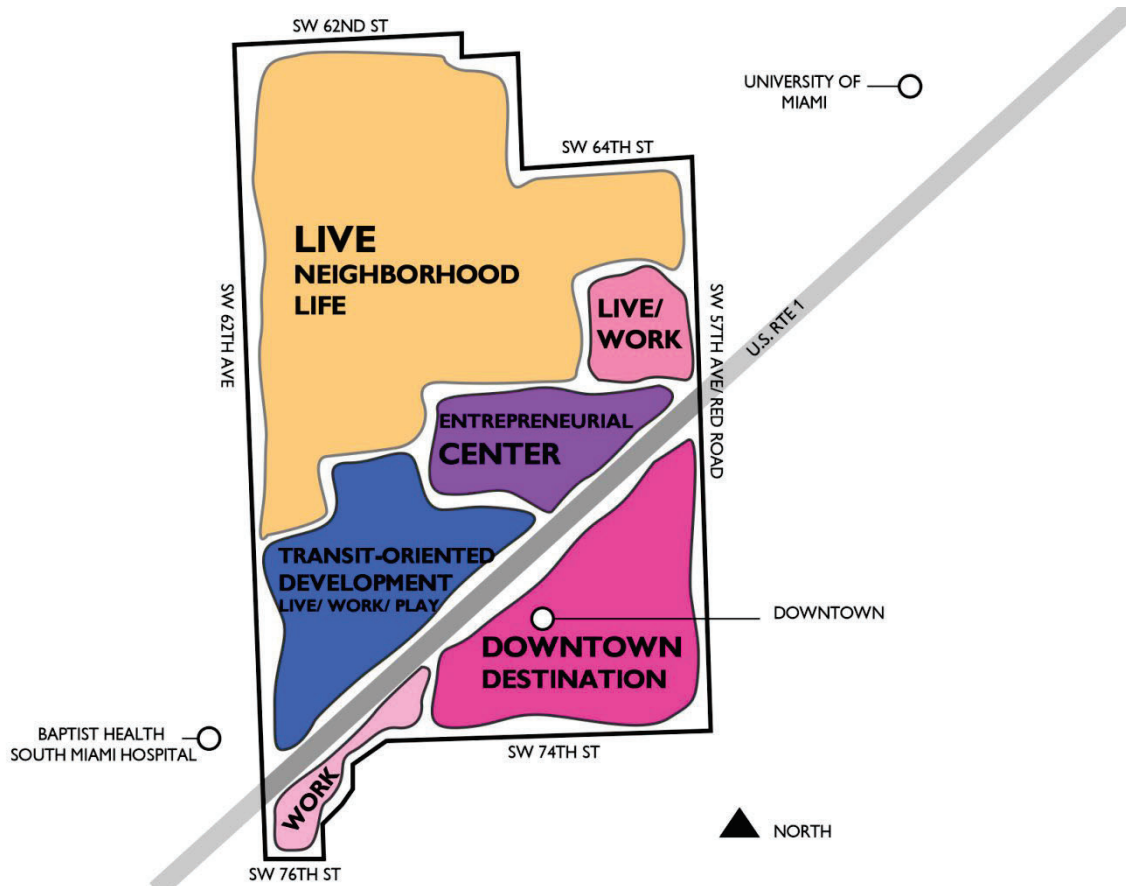
CRA Acreage : 238

General Description:

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

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

Redevelopment Concept Diagram



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

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

Findings of Existing Conditions

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

1. Physical and Infrastructure Challenges

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

2. Indicators of Blight and Need for Reinvestment

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

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

3. Redevelopment Momentum

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

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

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

5. Strategic Location and Transit Connectivity

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

6. Community Identity and Cultural Assets

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

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

2. Authority to Undertake Redevelopment

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

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

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

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

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

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

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

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

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

Chapter 163 Checklist

- 1) **Legal description and boundary justification:** A legal description of the South Miami CRA boundary (238 acres) is included in the Plan, along with justification for its establishment based on the 2025 Finding of Necessity.
- 2) **Diagram and general terms for open space, street layout, and land use:** Maps of the CRA are provided in the Existing Conditions section. The area remains subject to the City's Comprehensive Plan and zoning, which stipulate use, size, height, and density limits. Existing and proposed public parks, open space, and circulation patterns are outlined.
- 3) **Neighborhood impact element:** The Neighborhood Impact Statement is included in this Plan and evaluates the effects of redevelopment on housing, traffic circulation, environmental quality, community facilities, services, and schools.
- 4) **Identification of publicly funded capital projects:** Capital projects are identified in the Priority Projects and Redevelopment Initiatives sections, including roadway upgrades, drainage improvements, Sunset Drive streetscapes, Marshall Williamson Park upgrades, and transit station enhancements. Financial projections outline anticipated CRA revenues and expenditures for these projects.
- 5) **Safeguards for implementation:** The Redevelopment Initiatives & Program Administration sections enumerate programs and expenditures. Oversight will be provided by the CRA Board of Commissioners, which meets publicly to review projects, budgets, and performance.
- 6) **Controls and restrictions on land use:** Regulatory authority remains with the City of South Miami under its Comprehensive Plan and zoning ordinances. Any recommended changes to zoning, land development regulations, or design guidelines will be advanced by City Staff and adopted by the City Commission.

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

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

Conclusion

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

3. Background

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

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

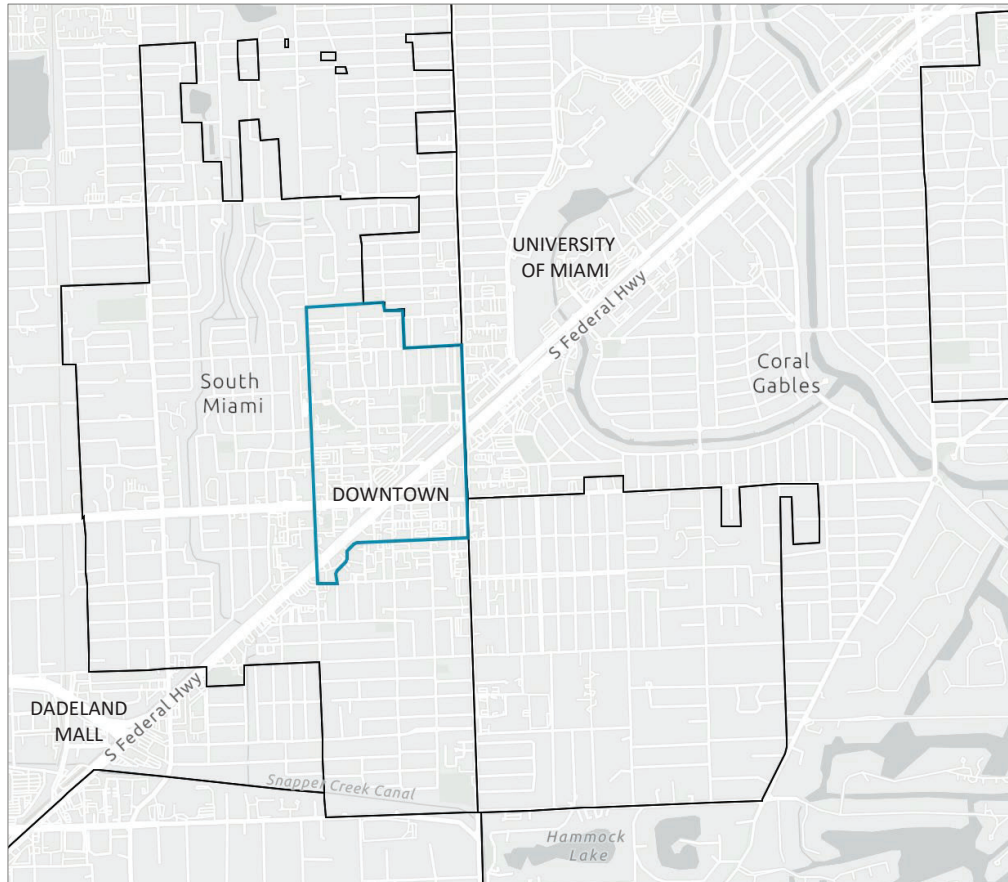
South Miami is a small, walkable city (12,073 residents), with a relatively high median income and educational attainment compared to Miami-Dade as a whole. Despite this strength, certain neighborhoods, particularly surrounding the downtown and CRA boundaries, face economic disparities, historic housing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

History and Identity

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



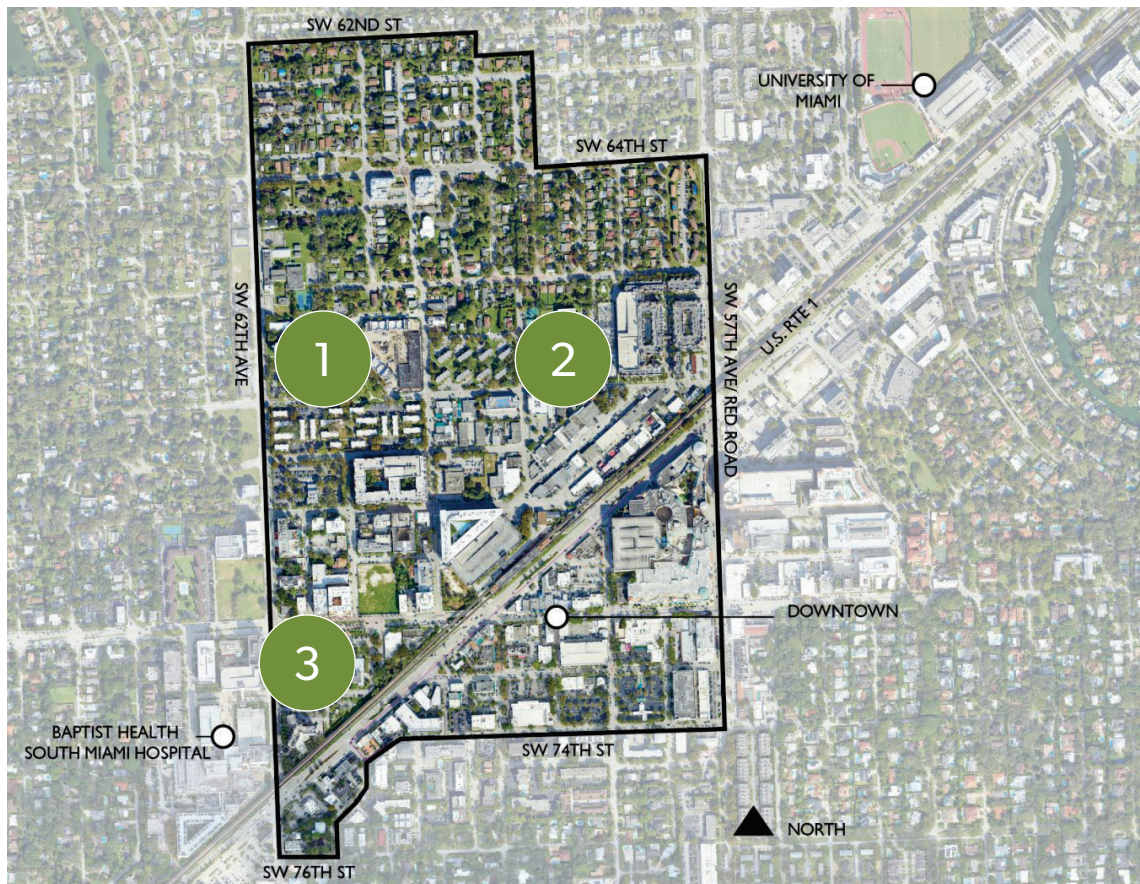
CRA Location



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

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

Parks and Open Spaces



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

1. Marshall Williamson Park

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

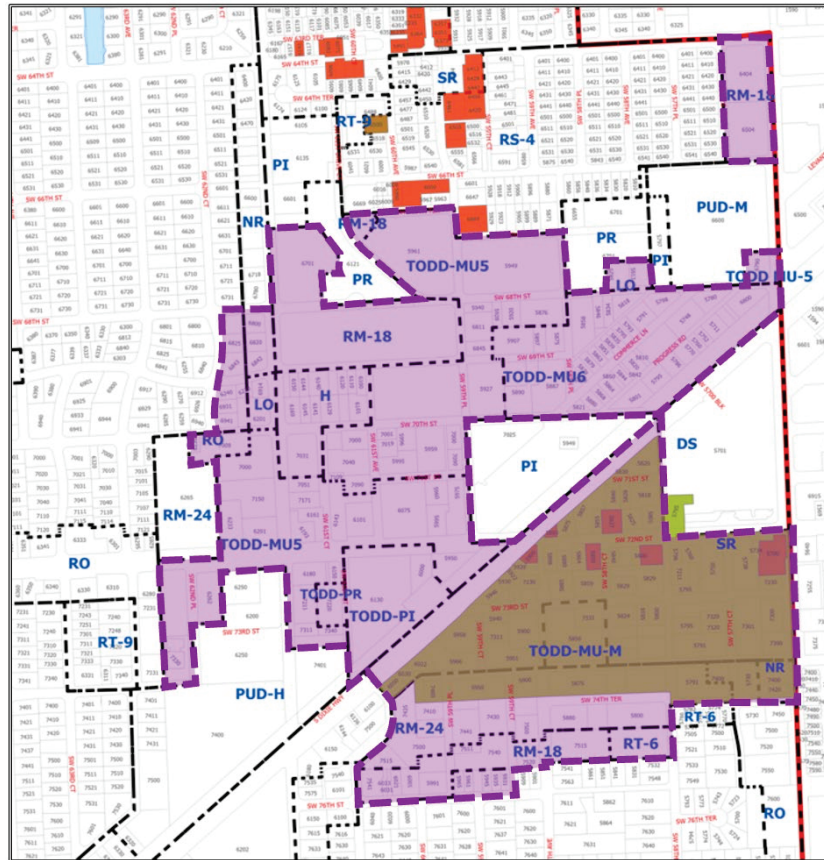
2. Murray Park Aquatic Center

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

3. Jean Willis Park

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

Zoning



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

Key zoning classifications include:

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

Zoning

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

The TSDD comprises three sub-districts:

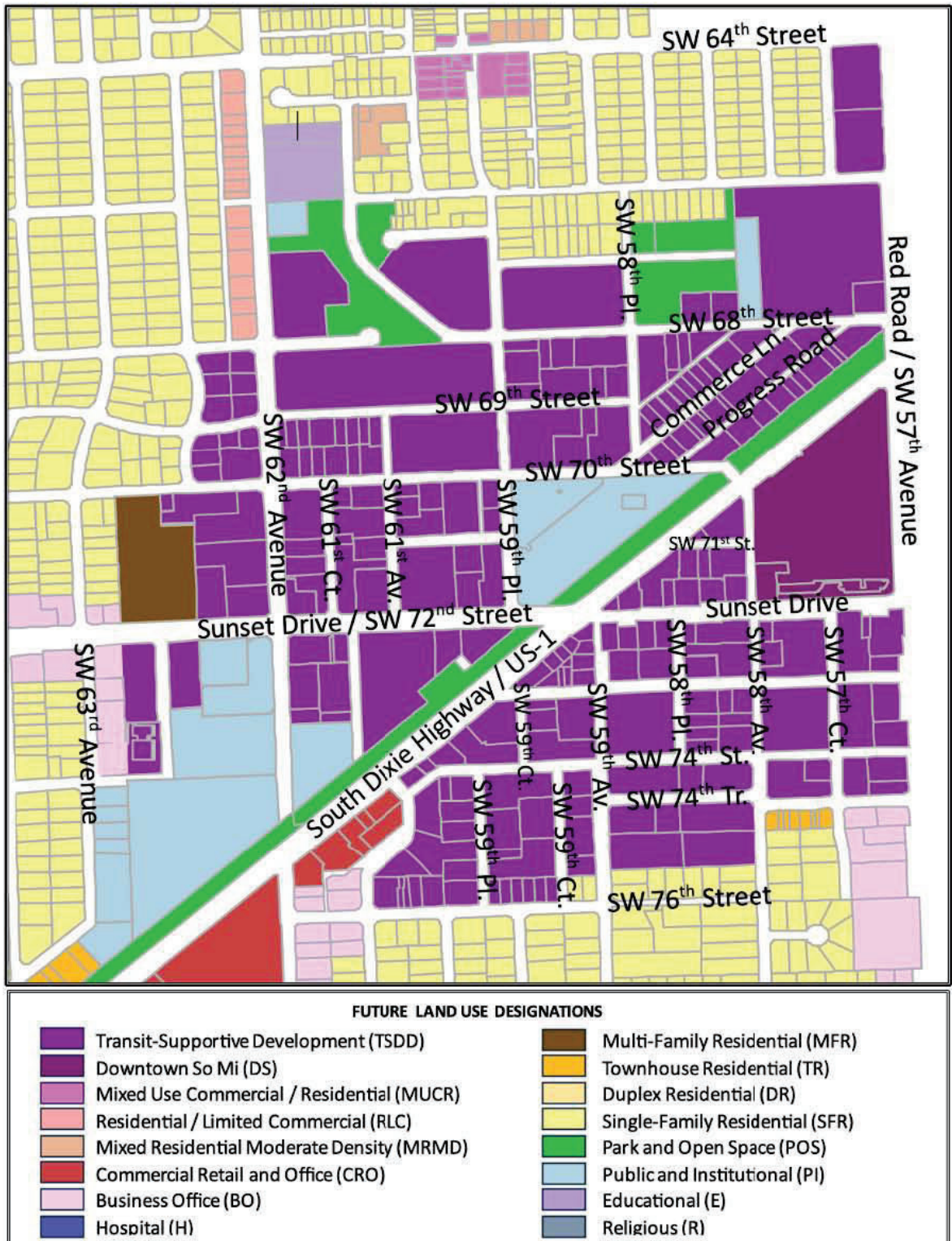
- **TODA (Transit-Oriented Development Area):** consists of the properties that are contiguous to or abutting the South Miami Metrorail Station, and properties that are within one thousand (1,000) feet of the Metrorail station. TODA properties are subject to TSDD regulations but may be eligible for additional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

Why it matters for Redevelopment

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

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

Future Land Use



Future Land Use

Why it Matters for Redevelopment

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

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

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

Socioeconomic Indicators

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

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

Housing Market Conditions

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

Workforce & Employment Profile

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

Real Estate & Development Context

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

Implications for the Proposed CRA

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

Market Conditions

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

Market Location Advantages

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

Current Economic Profile

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

Opportunities for Investment Through Infrastructure Investment

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

Why Now?

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

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

Real Estate and Market Trends

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

Sunset Place Redevelopment

Example of real estate redevelopment momentum

Number of Units: 1,500+

Retail Space: 150,000 – 200,00 sq. ft.

Public Space: Landscape Plazas, Paseos, and Redesigned Streetscapes

Hotel and Hospitality: Boutique Hotel Integrated

Office Space: Class A Office

Entertainment: Theater and Entertainment Venues



City Hall Redevelopment

Example of real estate redevelopment momentum

Number of Units: 670 +/-

Retail Space: 35,000 sq. ft.

Civic Space: New Municipal Office Space, Civic Plazas and Open Space

Design and Connectivity: TOD Connected to South Miami Metrorail Station

Public Facilities: Relocation and reimagining of Jean Willis Park to leverage adjacency to the Underline.



The Underline Extension

Example of transformative mobility project



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

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

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

4. Redevelopment Goals

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

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

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

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

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

Goal 1: Economic Development

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

Initiatives & Projects:

- Infrastructure investment to support catalytic development projects

Goal 2: Public Improvements and Infrastructure

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

Initiatives & Projects:

- Infrastructure Investment and Upgrades

Goal 3: Transportation and Connectivity

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

Initiatives & Projects:

- Transit-Oriented Development (TOD) Enhancements

Goal 4: Redevelopment Support

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

Initiatives & Projects:

- Public-Private Partnerships
- CRA Program Administration

5. Redevelopment Initiatives & Projects

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

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

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

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

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

Economic Development

Infrastructure Investment to Support Catalytic Developments



Initiative

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

Initiative Activities

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

Why this matters

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

Public Improvements and Infrastructure

Neighborhood Quality of Life



Initiative

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

Initiative Activities

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

Why this matters

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

Public Improvements and Infrastructure

Infrastructure & Streetscape Upgrades



Initiative

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

Initiative Activities

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

Why this matters

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

Public Improvements and Infrastructure

Parks and Open Space Enhancements



Initiative

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

Initiative Activities

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

Why this matters

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

Transportation, Connectivity, and Parking

Transit-Oriented Development (TOD) Enhancements



Initiative

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

Initiative Activities

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

Why this matters

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

Transportation, Connectivity, and Parking

People-First Streets



Initiative

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

Initiative Activities

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

Why this matters

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

Redevelopment Support

Downtown SoMi Community Development District (CDD)

Concept Image

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

Infrastructure & Improvements

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

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

Boundaries and Scope

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

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

City Endorsement

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

Alignment with the CRA Plan

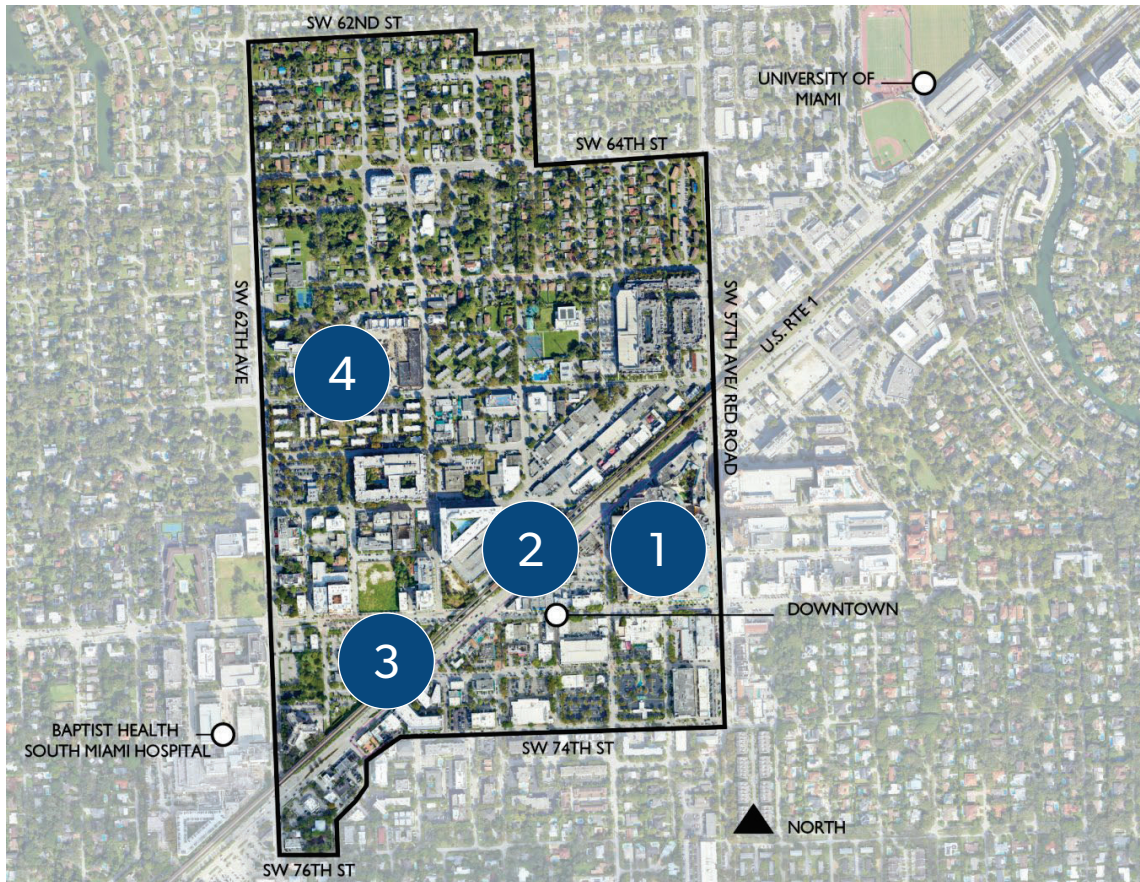
The CDD is a critical partner to the CRA, helping deliver major infrastructure and public realm improvements without burdening the City's general budget. It directly supports the CRA's Redevelopment Goals by:

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

Why This Matters

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

Priority Projects



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

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

Neighborhood Impact Statement

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

Traffic Circulation

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

These improvements may include:

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

Availability of Community Facilities and Services

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

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

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

Effect on Schools

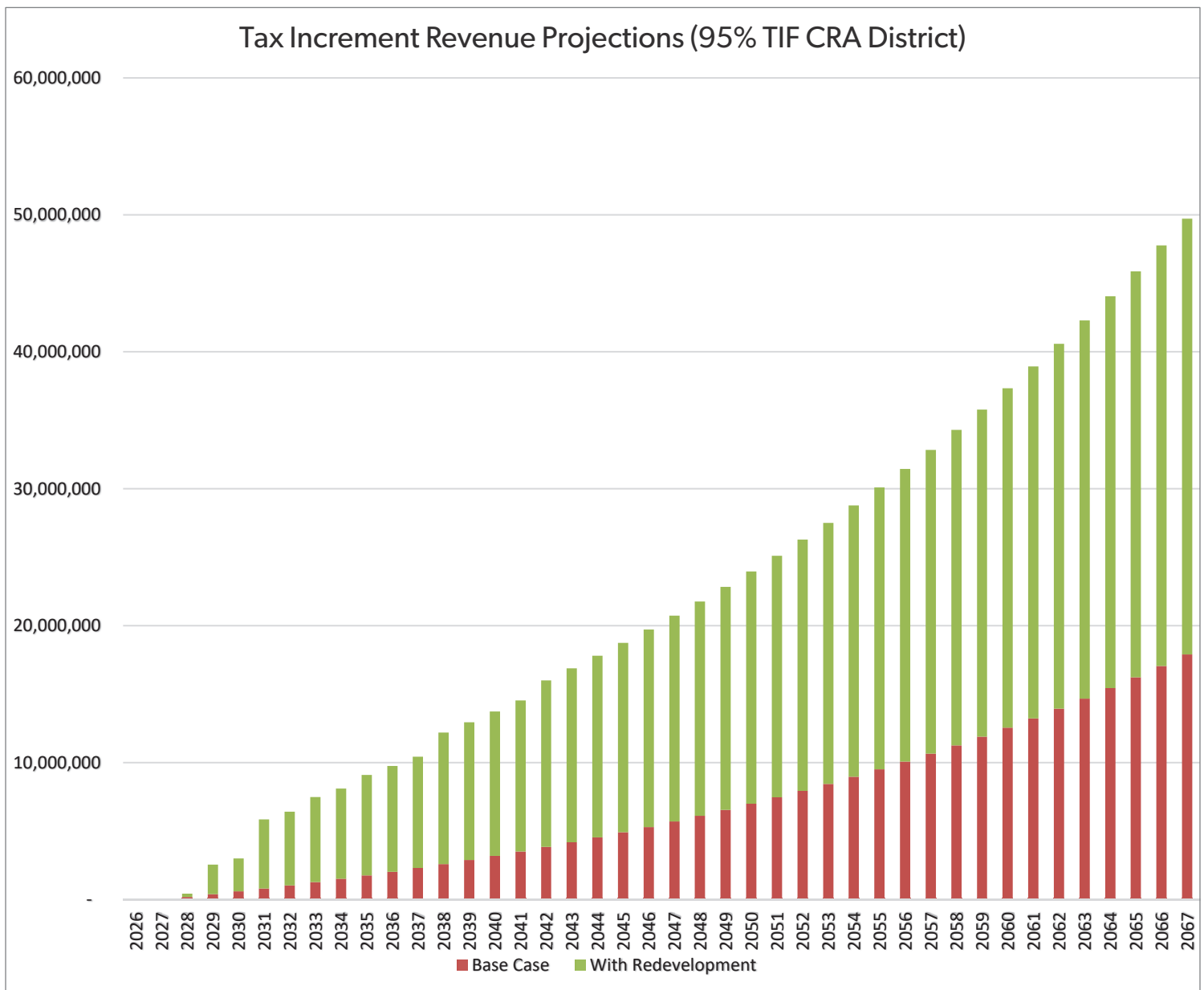
Coordination with Miami-Dade County Public Schools will continue as redevelopment progresses. Anticipated residential growth within the CRA, while notable in scale, represents a small fraction of overall countywide growth, and is not expected to place significant strain on local school capacity. All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

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

6. Financial Projections

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

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



Section 6

Financial Projections

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

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



Conclusion & Outlook

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

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

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

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

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

Thank You

We provide economic development solutions.

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

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

Our Services

BusinessFlare® provides a comprehensive suite of services, including:

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

Commitment to the Community

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

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

<https://businessflare.net/>





CITY OF SOUTH MIAMI

COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING AFTER ACTION SUMMARY

TUESDAY, MAY 19, 2026, 6:45 PM
CITY HALL/COMMISSION CHAMBERS
6130 SUNSET DRIVE
SOUTH MIAMI, FL 33143

J. RESOLUTIONS

CRA 02-26-02

1. A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPOINTING THE MAYOR OF THE CITY OF SOUTH MIAMI AS CHAIRPERSON, THE VICE MAYOR AS VICE CHAIRPERSON, AND THE CITY CLERK AS SECRETARY OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; ADOPTING THE RULES AND PROCEDURES OF THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI TO GOVERN THE CONDUCT OF MEETINGS OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

Moved by Board Member Calle, seconded by Board Member Bonich, **the motion to approve this item passed by a 4-0 vote:** Board Member Bonich: yea; Board Member Calle: yea; Board Member Rodriguez: yea; Chair Fernández: yea; **Vice Chair Corey: absent.**

CRA 03-26-03

2. A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING THE RECOMMENDATION OF THE CITY OF SOUTH MIAMI'S PLANNING BOARD AS TO THE CONFORMITY OF THE COMMUNITY REDEVELOPMENT PLAN WITH THE SOUTH MIAMI COMPREHENSIVE PLAN; RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTAL OF THE REDEVELOPMENT PLAN TO THE SOUTH MIAMI CITY COMMISSION FOR APPROVAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Moved by Board Member Calle, seconded by Board Member Bonich, **the motion to approve this item passed by a 4-0 vote:** Board Member Bonich: yea; Board Member Calle: yea; Board Member Rodriguez: yea; Chair Fernández: yea; **Vice Chair Corey: absent.**

PURSUANT TO FLORIDA STATUTE 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OR OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

PURSUANT TO RESOLUTION No. 246-10-13280, "ANY INVOCATION THAT MAY BE OFFERED BEFORE THE START OF REGULAR COMMISSION BUSINESS SHALL BE THE VOLUNTARY OFFERING OF A PRIVATE CITIZEN, FOR THE BENEFIT OF THE COMMISSION AND THE CITIZENS PRESENT. THE VIEWS OR BELIEFS EXPRESSED BY THE INVOCATION SPEAKER HAVE NOT BEEN PREVIOUSLY REVIEWED OR APPROVED BY THE COMMISSION, AND THE COMMISSION DOES NOT ENDORSE THE RELIGIOUS BELIEFS OR VIEWS OF THIS, OR ANY OTHER SPEAKER."



CITY OF SOUTH MIAMI

COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING AGENDA

TUESDAY, MAY 19, 2026, 6:45 PM
CITY HALL/COMMISSION CHAMBERS
6130 SUNSET DRIVE
SOUTH MIAMI, FL 33143

THE CITY OF SOUTH MIAMI HAS A SIGNIFICANT GOVERNMENTAL INTEREST IN CONDUCTING EFFICIENT AND ORDERLY COMMISSION MEETINGS. SPEAKERS PLEASE TAKE NOTICE THAT SECTION 2-2.1(K)(2) OF THE CODE OF ORDINANCES PROVIDES THAT "ANY PERSON WHO MAKES SLANDEROUS OR INTENTIONALLY RUDE, UNCIVIL OR OTHERWISE IMPERTINENT REMARKS, AND WHO REFUSES OR FAILS TO DESIST FROM MAKING SUCH REMARKS AFTER BEING INSTRUCTED TO DO SO, OR WHO SHALL BECOME BOISTEROUS IN THE COMMISSION CHAMBER AND WHO REFUSES OR FAILS TO DESIST FROM SUCH CONDUCT AFTER BEING INSTRUCTED TO DO SO MAY BE FORTHWITH REMOVED FROM THE PODIUM AND FROM CITY HALL FOR THE DURATION OF THAT MEETING AT THE DIRECTION OF THE PRESIDING OFFICER, UNLESS OVERRULED BY A MAJORITY VOTE OF THE COMMISSION. NO CLAPPING, APPLAUDING, HECKLING, OR VERBAL OUTBURSTS SHALL BE PERMITTED FOR ANY REASON, INCLUDING FOR THE PURPOSE OF SUPPORTING OR OPPOSING ANY MATTER, ANY SPEAKER OR A SPEAKER'S REMARKS. NO SIGNS OR PLACARDS SHALL BE ALLOWED TO BE DISPLAYED IN ANY MANNER OTHER THAN WHEN USED FROM THE PODIUM TO EXPRESS AN OPINION OR DISPLAY FACTS. SIGNS TO BE USED AT THE PODIUM MUST BE BROUGHT INTO THE COMMISSION CHAMBERS IN A MANNER SO AS NOT TO UNNECESSARILY DISPLAY THEIR CONTENT UNTIL THE SIGN IS BROUGHT TO THE PODIUM IMMEDIATELY BEFORE THE SIGN IS DISPLAYED FROM THE PODIUM IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. THE USE OF ACOUSTIC MOBILE COMMUNICATION DEVICE, SUCH AS PHONES, IN THE COMMISSION CHAMBER IS NOT PERMITTED WHILE THE COMMISSION IS IN SESSION. PHONE RINGERS AND OTHER DEVICES THAT EMIT SOUND MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS MUST EXIT THE CHAMBER TO ANSWER INCOMING CALLS. NO CAMERA FLASH OPTIONS SHALL BE USED BY THE PUBLIC DURING ANY PORTION OF THE MEETING EXCEPT DURING RECOGNITION AND AWARD CEREMONIES."

A. SILENCE OR TURN OFF ALL CELL PHONES

B. ADD-ON ITEM(S)

C. ROLL CALL

D. MOMENT OF SILENCE

E. PLEDGE OF ALLEGIANCE

F. APPROVAL OF MINUTES

F1. 04.21.26 CRA
[04.21.06 CRA.docx](#)

G. SMCRA DIRECTOR'S REPORT

H. GENERAL COUNSEL REPORT

I. PUBLIC COMMENTS

J. RESOLUTIONS

1. A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, APPOINTING THE MAYOR OF THE CITY OF SOUTH MIAMI AS CHAIRPERSON, THE VICE MAYOR AS VICE CHAIRPERSON, AND THE CITY CLERK AS SECRETARY OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; ADOPTING THE RULES AND PROCEDURES OF THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI TO GOVERN THE CONDUCT OF MEETINGS OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

[Memo CRA Governance](#)

[4DH8547-Resolution CRA Governance \(Clean\) CAv2.DOCX](#)

2. A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING THE RECOMMENDATION OF THE CITY OF SOUTH MIAMI'S PLANNING BOARD AS TO THE CONFORMITY OF THE COMMUNITY REDEVELOPMENT PLAN WITH THE SOUTH MIAMI COMPREHENSIVE PLAN; RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTAL OF THE REDEVELOPMENT PLAN TO THE SOUTH MIAMI CITY COMMISSION FOR APPROVAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

[Memo_PB_Approval_and_Transmittal_CRA_Plan_2026.docx](#)

[4DH8494-Resolution_CRA_Plan_CAv2.docx](#)

[Exhibit A-CRA Plan.pdf](#)

[CRARES~1.PDF](#)

K. BOARD COMMENTS

L. ADJOURNMENT

PURSUANT TO FLORIDA STATUTE 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD, AGENCY OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OR OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

PURSUANT TO RESOLUTION No. 246-10-13280, "ANY INVOCATION THAT MAY BE OFFERED BEFORE THE START OF REGULAR COMMISSION BUSINESS SHALL BE THE VOLUNTARY OFFERING OF A PRIVATE CITIZEN, FOR THE BENEFIT OF THE COMMISSION AND THE CITIZENS PRESENT. THE VIEWS OR BELIEFS EXPRESSED BY THE INVOCATION SPEAKER HAVE NOT BEEN PREVIOUSLY REVIEWED OR APPROVED BY THE COMMISSION, AND THE COMMISSION DOES NOT ENDORSE THE RELIGIOUS BELIEFS OR VIEWS OF THIS, OR ANY OTHER SPEAKER."

QUASI-JUDICIAL WARNING FOR CITY COMMISSION MEMBERS:

ANY AGENDA ITEM THAT HAS A QUASI-JUDICIAL WARNING IS CONSIDERED TO BE A QUASI-JUDICIAL MATTER. MEMBERS OF THE CITY COMMISSION MAY NOT HAVE ANY VERBAL COMMUNICATION WITH ANYONE, OTHER THAN AT THE MEETING SCHEDULED TO RESOLVE THE MATTER, UNTIL THE MATTER IS RESOLVED AT A PUBLIC MEETING AND THE MEETING IS ADJOURNED. YOU ARE PROHIBITED FROM MAKING ANY INDEPENDENT INVESTIGATION OF THIS MATTER OTHER THAN A SITE VISIT OR MAKING WRITTEN REQUESTS FOR INFORMATION FROM CITY EMPLOYEES AND RECEIVING WRITTEN RESPONSES FROM THEM IN THEIR OFFICIAL CAPACITY. ALL WRITTEN REQUESTS FOR INFORMATION AND RESPONSES THERETO MUST BE FILED WITH THE CLERK AND A COPY MUST ALSO BE SENT TO THE PLANNING AND ZONING DIRECTOR IF THE MATTER INVOLVES A LAND RELATED ISSUE. YOU MAY NOT HAVE ANY VERBAL COMMUNICATION WITH CITY EMPLOYEES REGARDING THIS MATTER. YOU MAY NOT ENTER ONTO SOMEONE'S PROPERTY WITHOUT THEIR PERMISSION. FURTHERMORE, YOU MAY NOT DISCUSS THE MATTER WITH THE PROPERTY OWNER OR ANYONE ELSE, INCLUDING NEIGHBORS. YOU MUST, IN WRITING, ADVISE THE CLERK OF THE DATE AND TIME OF YOUR SITE VISIT AND, IF THIS MATTER INVOLVES LAND USE, YOU MUST ALSO SEND A COPY TO THE PLANNING AND ZONING DIRECTOR. ALL INFORMATION THAT YOU OBTAIN ON THIS

MATTER, OTHER THAN YOUR PERSONAL OBSERVATIONS AT A SITE VISIT AND WRITTEN INFORMATION PROVIDED BY STAFF, MUST BE PRESENTED TO YOU AT THE DULY NOTICED PUBLIC MEETING DURING WHICH THE APPLICANT SHALL BE GIVEN AN OPPORTUNITY TO PRESENT THE APPLICATION AND ANY EVIDENCE IN SUPPORT OF THE APPLICATION. IF THERE IS A BREAK IN THE MEETING, YOU MAY NOT ALLOW OTHERS TO SPEAK TO YOU ABOUT THE MATTER OR ALLOW THEM TO PROVIDE YOU WITH ANY INFORMATION ABOUT THE MATTER. IF THE MATTER REQUIRES MORE THAN ONE HEARING, YOU MAY NOT DISCUSS THE MATTER WITH ANYONE, UNTIL THE MATTER IS RESOLVED BY A FINAL WRITTEN RESOLUTION OR, IF APPLICABLE, ORDINANCE, AND, EVEN THEN, NOT UNTIL THE MEETING IS ADJOURNED. IF YOU RECEIVE AN EMAIL OR ANY WRITTEN OR PRINTED INFORMATION ABOUT THE MATTER BEFORE THE ADJOURNMENT OF THE HEARING AT WHICH A FINAL DECISION IS MADE FROM ANYONE OTHER THAN CITY EMPLOYEES ACTING IN THEIR OFFICIAL CAPACITY, YOU MAY READ IT BUT YOU ARE NOT ALLOWED TO RESPOND TO IT AND YOU ARE REQUIRED TO IMMEDIATELY PROVIDE A COPY OF ANY WRITTEN COMMUNICATION OR DOCUMENT YOU RECEIVE CONCERNING THIS MATTER TO THE CITY CLERK, AND A COPY MUST ALSO BE SENT TO THE PLANNING AND ZONING DIRECTOR IF THE MATTER INVOLVES A LAND RELATED ISSUE. IN ADDITION, IF YOU RECEIVE ANY VERBAL, OR WRITTEN COMMUNICATION (OTHER THAN WHAT HAS ALREADY BEEN DELIVERED TO THE CLERK AND THE PLANNING AND ZONING DIRECTOR) YOU ARE REQUIRED TO DISCLOSE IT AT THE PUBLIC MEETING AND, IF IT WAS VERBAL, YOU ARE REQUIRED TO WRITE A MEMORANDUM THAT INCLUDES THE INFORMATION RECEIVED AND THE NAME AND ADDRESS OF THE PERSON PROVIDING THE INFORMATION, AS WELL AS THE DATE, TIME AND PLACE WHERE THE COMMUNICATION TOOK PLACE. THIS DOCUMENT MUST BE DELIVERED AS SOON THEREAFTER AS POSSIBLE TO THE CITY CLERK, AND IF APPLICABLE TO A LAND RELATED ISSUE, A COPY MUST ALSO BE DELIVERED TO THE PLANNING AND ZONING DIRECTOR.

WARNING REGARDING EX PARTE COMMUNICATIONS:

“EX PARTE COMMUNICATIONS” ARE WRITTEN OR VERBAL EXCHANGES BETWEEN AN ELECTED OR APPOINTED PUBLIC OFFICIAL, AND AN APPLICANT, HIS OR HER REPRESENTATIVES, OR A CITIZEN OR OTHER THIRD-PARTY OUTSIDE OF THE PUBLIC QUASI-JUDICIAL HEARING WHICH IS THE SUBJECT OF THE EXCHANGE. THE FLORIDA LEGISLATURE BY THE ADOPTION OF SECTION 286.0115(1), FLORIDA STATUTES, HAS AUTHORIZED THE ADOPTION OF LOCAL ORDINANCES ALLOWING EX PARTE COMMUNICATIONS IF CERTAIN PROCEDURES ARE FOLLOWED TO ENSURE THAT THE WRITTEN OR VERBAL EXCHANGE IS MADE PUBLIC, WHICH IS DESIGNED TO REMOVE ANY PRESUMPTION OF PREJUDICE THAT WOULD OTHERWISE RESULT IF THE EXCHANGE WERE KEPT PRIVATE AND NOT DISCLOSED. EX PARTE COMMUNICATIONS MUST BE PUBLICLY DISCLOSED PRIOR TO OR AT THE QUASI-JUDICIAL HEARING AT WHICH THE DECISION IS TO BE MADE. ALL DECISIONS MADE AT A QUASI-JUDICIAL HEARING MUST BE BASED ON COMPETENT SUBSTANTIAL EVIDENCE. VERBAL EX PARTE COMMUNICATIONS ARE HEARSAY, ARE NOT COMPETENT EVIDENCE, AND MAY NOT FORM THE SOLE BASIS FOR MAKING ANY QUASI-JUDICIAL DECISIONS, BUT THEY MAY BE USED TO SUPPORT OR EXPLAIN OTHER COMPETENT EVIDENCE.

PURSUANT TO ORDINANCE §2-2.1, CITY CODE, THE SOUTH MIAMI CITY COMMISSION HAS ADOPTED THESE PROCEDURES TO ALLOW THE USE OF EX-PARTE COMMUNICATIONS AS FOLLOWS:

1. THE ELECTED OR APPOINTED PUBLIC OFFICIAL SHALL DISCLOSE IN WRITING THE SUBJECT OF THE COMMUNICATION AND THE IDENTITY OF THE PERSON, GROUP, OR ENTITY WITH WHOM THE COMMUNICATION TOOK PLACE, AS SOON AS PRACTICABLE AFTER THE COMMUNICATION TAKES PLACE, WITH THE CITY CLERK AND MADE A PART OF THE RECORD AT THE HEARING BEFORE FINAL ACTION ON THE MATTER.
2. A LOCAL PUBLIC OFFICIAL MAY READ A WRITTEN COMMUNICATION FROM ANY PERSON. ANY WRITTEN COMMUNICATION THAT RELATES TO QUASI-JUDICIAL ACTION PENDING BEFORE A LOCAL PUBLIC OFFICIAL, SHALL NOT BE PRESUMED PREJUDICIAL TO THE ACTION, PROVIDED SUCH WRITTEN COMMUNICATION IS DISCLOSED AND MADE A PART OF THE RECORD BEFORE FINAL ACTION ON THE MATTER.
3. PUBLIC OFFICIAL MAY CONDUCT INVESTIGATIONS, MAKE SITE VISITS AND RECEIVE EXPERT OPINIONS REGARDING QUASI-JUDICIAL ACTION PENDING OR IMPENDING BEFORE HIM OR HER PROVIDED THAT SUCH ACTIVITIES AND THE EXISTENCE OF SUCH INVESTIGATIONS, SITE VISITS OR EXPERT OPINIONS IS MADE A PART OF THE RECORD BEFORE FINAL ACTION IS TAKEN ON THE MATTER.
4. DISCLOSURE MADE PURSUANT TO PARAGRAPHS 1, 2 AND 3 ABOVE MUST BE MADE BEFORE OR DURING THE PUBLIC MEETING AT WHICH A VOTE IS TAKEN ON SUCH MATTERS SO THAT PERSONS WHO HAVE OPINIONS CONTRARY TO THOSE EXPRESSED IN THE EX PARTE COMMUNICATION ARE GIVEN A REASONABLE OPPORTUNITY TO REFUTE OR RESPOND TO THE COMMUNICATION.

IT IS POSSIBLE THAT IF THE STATUTE OR ORDINANCE DISCUSSED ABOVE, OR A QUASI-JUDICIAL ACTION PENDING BEFORE THE COMMISSION OR BOARD ARE CHALLENGED, THAT A COURT MIGHT FIND THAT NEITHER THE LEGISLATURE NOR THE CITY COMMISSION HAD AUTHORITY TO ENACT THESE PROCEDURES CONCERNING EX PARTE COMMUNICATIONS, WHICH COULD RESULT IN THE ACTION TAKEN BEING REVERSED. YOU THUS PROCEED AT YOUR OWN RISK IN ENGAGING IN SUCH COMMUNICATIONS, AND THEY ARE NOT ENCOURAGED. THEY ARE, HOWEVER, THE POLICY OF THE LEGISLATURE AND CITY COMMISSION, AND UNTIL DETERMINED OTHERWISE BY THE LEGISLATURE OR THE COURTS, ARE LEGALLY PERMITTED BUT NOT WITHOUT POSSIBLE ADVERSE LEGAL CONSEQUENCES TO THE DETRIMENT OF THE CITY AND OTHER PARTIES.

COMMUNITY REDEVELOPMENT AGENCY (CRA) Agenda Item Report

Meeting Date: May 19, 2026
Submitted By: Nkenga Payne
Submitted Department: City Clerk
Item Type: Minutes
Agenda Section: APPROVAL OF MINUTES

Subject:
04.21.26 CRA

Suggested Action:

Attachments:
[04.21.06 CRA.docx](#)



**CITY OF SOUTH MIAMI
OFFICE OF THE CITY MANAGER
INTER-OFFICE MEMORANDUM**

TO: Chairperson and Members of the South Miami Community Redevelopment Agency

FROM: Genaro "Chip" Iglesias, Executive Director 

DATE: May 19, 2026

SUBJECT: Resolution Accepting Planning Board Recommendation and Recommending Approval of the Community Redevelopment Plan

RECOMMENDATION:

Approval of the resolution will allow the CRA Plan to proceed to the City Commission for consideration and subsequent transmittal to Miami-Dade County as required by law.

BACKGROUND:

The attached resolution formally accepts the recommendation of the City of South Miami Planning Board regarding the conformity of the proposed Community Redevelopment Plan ("CRA Plan") with the City's Comprehensive Plan and recommends approval of the CRA Plan for further consideration by the City Commission.

On adoption of Ordinance No. 09-26-2552, the City confirmed the finding of necessity previously adopted by the Miami-Dade County Board of County Commissioners pursuant to Section 163.355, Florida Statutes, determining that slum and blight conditions exist within the designated redevelopment area generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north. The ordinance also created the South Miami Community Redevelopment Agency pursuant to Section 163.356, Florida Statutes.

Pursuant to the County Delegation Resolution, the Agency was delegated the authority to approve and submit a community redevelopment plan prepared on behalf of the City to Miami-Dade County for review in accordance with Section 163.360, Florida Statutes.

The City retained BusinessFlare Economic Development Solutions to conduct the required statutory analysis of existing conditions within the redevelopment area and to prepare the proposed CRA Plan. The CRA Plan establishes redevelopment goals, objectives, and projects



**CITY OF SOUTH MIAMI
OFFICE OF THE CITY MANAGER
INTER-OFFICE MEMORANDUM**

intended to address existing slum and blight conditions and promote economic revitalization within the redevelopment area.

Consistent with Section 163.360(4), Florida Statutes, the proposed CRA Plan was submitted to the City's Planning Board, as the local planning agency, for review and recommendation regarding consistency with the City's Comprehensive Plan. On May 12, 2026, the Planning Board unanimously adopted the Planning Board Resolution, finding that the CRA Plan conforms to and is consistent with the Comprehensive Plan and recommending approval of the Plan.

The attached resolution accomplishes the following:

1. Accepts the Planning Board's finding and recommendation regarding consistency of the CRA Plan with the Comprehensive Plan.
2. Recommends approval of the CRA Plan attached as Exhibit "A."
3. Authorizes transmittal of the CRA Plan to the City Commission for further action pursuant to Section 163.360(6), Florida Statutes.
4. Authorizes the Executive Director and General Counsel to take all actions necessary to implement the resolution.

ATTACHMENTS:

- Proposed Resolution
- Exhibit A – CRA Development Plan
- CRA Resolution 01-2026-01

RESOLUTION NO. CRA 03-26-03

A RESOLUTION OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, ACCEPTING THE RECOMMENDATION OF THE CITY OF SOUTH MIAMI'S PLANNING BOARD AS TO THE CONFORMITY OF THE COMMUNITY REDEVELOPMENT PLAN WITH THE SOUTH MIAMI COMPREHENSIVE PLAN; RECOMMENDING APPROVAL OF THE REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTAL OF THE REDEVELOPMENT PLAN TO THE SOUTH MIAMI CITY COMMISSION FOR APPROVAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission of the City of South Miami (the "City") adopted Ordinance No. 09-26-2552 (the "CRA Ordinance"), confirming the finding of necessity adopted by the Board of County Commissioners of Miami-Dade County (the "BCC") pursuant to Section 163.355, Florida Statutes, as set forth in Resolution No. R-146-26 (the "County Delegation Resolution"), that a slum or blighted area exists within the City, generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north (the "Redevelopment Area"); and

WHEREAS, the CRA Ordinance further confirmed the need for a community redevelopment agency and created the South Miami Community Redevelopment Agency (the "Agency") pursuant to Section 163.356, Florida Statutes, and designated the governing body as the members of the Agency (the "Agency Board") in accordance with Section 163.357, Florida Statutes; and

WHEREAS, the County Delegation Resolution delegated to the Agency the authority to approve and submit a community redevelopment plan prepared on behalf of the City to Miami-Dade County for review, including to the County's Planning Advisory Board, as required by Section 163.360, Florida Statutes; and

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

WHEREAS, the Consultant prepared a proposed Community Redevelopment Plan for the Redevelopment Area attached hereto as Exhibit "A" ((the "CRA Plan")), setting forth redevelopment goals, objectives, and projects in accordance with Section 163.360(2), Florida Statutes; and

WHEREAS, pursuant to Section 163.360(4), Florida Statutes, prior to consideration of the CRA Plan by the Agency, the proposed CRA Plan was submitted to the Planning Board of the City

of South Miami, serving as the local planning agency, for review and recommendation as to its conformity with the City of South Miami Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, on May 12, 2026, the Planning Board unanimously approved PB Resolution 2026-01, finding that the proposed CRA Plan conforms to and is consistent with the City's Comprehensive Plan, and recommended approval of the Plan; and

WHEREAS, the Agency Board desires to accept the finding and recommendation of the Planning Board regarding conformity of the CRA Plan with the City's Comprehensive Plan; and

WHEREAS, the Agency Board further desires to recommend approval of the CRA Plan and transmit the Plan to the City Commission for further action pursuant to Section 163.360(6), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

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

Section 2. Accepting Finding and Recommendation of Planning Board. The Agency Board hereby accepts the finding and recommendation of the Planning Board as to the conformity of the CRA Plan with the City's Comprehensive Plan.

Section 3. Recommending Approval. The Agency Board recommends approval of the CRA Plan, attached hereto as Exhibit :A:.

Section 4. Transmittal of Plan. The CRA Plan shall be transmitted to the City Commission for further action pursuant to Section 163.360(6), Florida Statutes.

Section 5. Implementation. The Executive Director and General Counsel are authorized to take any and all actions necessary to implement the purposes of this Resolution

Section 6. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:



SECRETARY FOR CC / secretary

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

APPROVED:



CHAIRPERSON

AGENCY BOARD VOTE:
Chair Javier Fernández:
Vice Chair Brian Corey:

4-0
Yea
Absent



WEISS SEROTA HELFMAN COLE
& BIERMAN, P.L.
GENERAL COUNSEL

Board Member Lisa Bonich:	Yea
Board Member Steve Calle:	Yea
Board Member Danny Rodriguez:	Yea

RESOLUTION NO. 048-26-16462

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, APPROVING AND ADOPTING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN, AFTER MAKING THE FINDINGS REQUIRED BY SECTION 163.360(7), FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission of the City of South Miami (the "City") adopted Ordinance No. 09-26-2552 (the "CRA Ordinance"), confirming the finding of necessity adopted by the Board of County Commissioners of Miami-Dade County (the "BCC") pursuant to Section 163.355, Florida Statutes, as set forth in Resolution No. R-146-26 (the "County Delegation Resolution"), that a slum or blighted area exists within the City, generally bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north (the "Redevelopment Area"); and

WHEREAS, the CRA Ordinance further confirmed the need for a community redevelopment agency and created the South Miami Community Redevelopment Agency (the "Agency") pursuant to Section 163.356, Florida Statutes, and designated the governing body as the members of the Agency (the "Agency Board") in accordance with Section 163.357, Florida Statutes; and

WHEREAS, the County Delegation Resolution delegated to the Agency the authority to approve and submit a community redevelopment plan prepared on behalf of the City to Miami-Dade County for review, including to the County's Planning Advisory Board, as required by Section 163.360, Florida Statutes; and

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

WHEREAS, the Consultant prepared a proposed Community Redevelopment Plan for the Redevelopment Area attached hereto as Exhibit "A" (the "CRA Plan"), setting forth redevelopment goals, objectives, and projects in accordance with Section 163.360(2), Florida Statutes; and

WHEREAS, pursuant to Section 163.360(4), Florida Statutes, prior to consideration of the CRA Plan by the Agency, the proposed CRA Plan was submitted to the Planning Board of the City of South Miami, serving as the local planning agency, for review and recommendation as to its conformity with the City of South Miami Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, on May 12, 2026, the Planning Board unanimously approved PB Resolution 2026-01, finding that the proposed CRA Plan conforms to and is consistent with the City's Comprehensive Plan, and recommended approval of the Plan; and

WHEREAS, on May 19, 2026, the Agency Board adopted Resolution No. CRA 03-26-03 accepting the finding and recommendation of the Planning Board regarding conformity of the CRA Plan with the City's Comprehensive Plan, recommending approval of the CRA Plan, and transmitting the CRA Plan to the City Commission as required by Section 163.360(5), Florida Statutes; and

WHEREAS, the City Clerk has published notice of the public hearing of the City Commission to consider approval of the CRA Plan, as required by Section 163.360(6)(a), Florida Statutes; and

WHEREAS, notice was also provided to each taxing authority in accordance with Section 163.346, Florida Statutes; and

WHEREAS, following a duly noticed public hearing and upon consideration of the CRA Plan, the City Commission finds that the requirements of Section 163.360(7), Florida Statutes, have been satisfied, and that the CRA Plan should be approved and adopted; and

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

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

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

Section 2. **Findings.** After holding the duly noticed public hearing required by 163.360(6)(a), Florida Statutes, the City Commission hereby finds that:

- (a) A feasible method exists for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (b) The CRA Plan conforms to the general plan of the City as a whole;
- (c) The CRA Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

- (d) The CRA Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise; and
- (e) The CRA Plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

Section 3. Approval. Based upon the findings above, the City Commission hereby approves the CRA Plan in the form attached hereto as Exhibit "A."

Section 4. Transmittal. That the City Commission hereby directs the City Clerk to transmit a copy of this Resolution to the Miami-Dade Board of County Commissioners, the County Clerk, the County Attorney's Office, and appropriate County staff, together with any supporting documentation deemed necessary or expedient by the City Manager.

Section 5. Implementation. The City Manager is authorized to take any and all actions necessary to implement the purposes of this Resolution.

Section 6. Corrections. Conforming language or technical scrivener-type corrections may be made by the City Attorney for any conforming amendments to be incorporated into the final resolution for signature.

Section 7. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 9th day of June, 2026.

ATTEST:



CITY CLERK

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



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

APPROVED:



MAYOR

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

EXHIBIT “D”

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

This **INTERLOCAL COOPERATION AGREEMENT** (the “Interlocal Agreement”), made this ____ day of _____, 2026, by and among (i) Miami-Dade County, Florida, a political subdivision of the State of Florida (the “County”), (ii) the City of South Miami, a municipal corporation under the laws of the State of Florida (the “City”), and (iii) the South Miami Community Redevelopment Agency, a public body corporate created pursuant to Section 163.357, Florida Statutes (hereinafter, referred to as the “SMCRA”); and

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

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

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

WHEREAS, on October 21, 2025, the City Commission of South Miami (the “City Commission”) adopted Resolution No. 091-25-16383, accepting the Finding of Necessity for the Proposed South Miami Community Redevelopment Area (the “FON Report”) for the area bounded by SW 57th Avenue to the east, SW 76th Street to the south, SW 62nd Avenue to the west, and SW 62nd Street to the north, as more particularly depicted in the FON Report (the “Redevelopment Area”); requesting the County to find and declare that the conditions in the Redevelopment Area meet the criteria described in Sections 163.340(7) and/or (8), F.S., as set forth in Section 163.355, F.S., and delegate redevelopment powers under Part III of Chapter 163, F.S., to the City to establish the SMCRA; and

WHEREAS, on October 21, 2025, the City Commission adopted Resolution No. 091-25-16383, approving in concept the SMCRA Redevelopment Plan (the “Plan”) and this Interlocal Agreement, and transmitting the Plan and Interlocal Agreement to the County Commission for its approval; and

WHEREAS, on March 3, 2026, the Miami-Dade County Board of County Commissioners (the “County Commission”), adopted Resolution No. R-146-26, accepting the Finding of Necessity, declaring the Redevelopment Area as slum or blighted, as defined in section 163.340 (7) and/or (8) of the Act, and delegating the power to create the SMCRA to the City for the purpose of adopting a redevelopment plan; and

WHEREAS, on April 7, 2026, the City Commission adopted Ordinance No. 09-26-2552,

which created the SMCRA; and

WHEREAS, after considering the recommendation of the City’s Planning Board which reviewed the Plan on May 12, 2026 and unanimously recommended approval as memorialized in PB Resolution 2026-01, the SMCRA Board (the “Agency Board”) recommended approval of the Plan pursuant to Section 163.360(4) of the Act, through SMCRA Resolution No. ____ on May 19, 2026; and

WHEREAS, on June 9, 2026, the City Commission adopted Resolution No. [____], approving the Plan as required by Section 163.360(5) of the Act, and transmitting the Plan to the County Commission; and

WHEREAS, the Board further adopted Resolution No. [____], on [____], 2026, approving this Interlocal Agreement; and

WHEREAS, the Commission further adopted Resolution No. [____], on [____], 2026, approving this Interlocal Agreement; and

WHEREAS, the County Commission, in accordance with the Act, wishes to delegate certain powers conferred upon the County Commission by the Act to the City and the SMCRA to implement the Plan for the Redevelopment Area, as described in the Plan; and

WHEREAS, the County, the City, and the SMCRA desire to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area, as described in the Plan; and

WHEREAS, accordingly, on _____, 20____, the County Commission adopted Resolution No. _____, which approved this Interlocal Agreement; and

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

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

I. The foregoing recitals are hereby adopted and incorporated herein by reference.

II. Delegation of Powers.

A. With the exception of the community redevelopment powers that continue to vest in the County Commission pursuant to section 163.358 of the Act, the County Commission hereby delegates to the SMCRA the right and sole responsibility to exercise the following specifically delegated powers pursuant to the Act:

1. The power to make and execute contracts and other instruments necessary or convenient to the exercise of its powers pursuant to the Act.
2. The power to disseminate slum clearance and community redevelopment

information.

3. The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:
 - a. Acquisition of a slum area or a blighted area or portion thereof;
 - b. Demolition and removal of buildings and improvements;
 - c. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;
 - d. Disposition of any property acquired in the Redevelopment Area at its fair value for uses in accordance with the Plan;
 - e. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
 - f. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the Redevelopment Area, which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
 - g. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the Redevelopment Area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
 - h. Acquisition without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway, or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;
 - i. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of the Redevelopment Area when it is determined necessary by the SMCRA to accomplish the Plan; and
 - j. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

4. The power to provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment plan; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment plan and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate;
5. The power to enter into any building or property in the Redevelopment Area in order to make inspections, surveys, appraisals, soundings or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;
6. The power to acquire by purchase, lease, option, gift, grant, bequest, devise or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon;
7. The power to hold, improve, clear or prepare for redevelopment any such property;
8. The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property;
9. The power to insure or provide for the insurance of any real or personal property or operations of the SMCRA against any risks or hazards, including the power to pay premiums on any such insurance;
10. The power to enter into any contracts necessary to effectuate the purposes of the Act;
11. The power to solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by the SMCRA and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the SMCRA;
12. The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385, Florida Statutes, at redemption price established therein or to purchase such bonds at less than the redemption price, all such bonds so redeemed or purchased to be canceled;
13. Subject to prior approval of the County Commission, which approval or disapproval shall be in the sole and absolute discretion of the County Commission, the power to borrow money and to apply for and accept advances, loans, grants, contributions, and

any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of the Act and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the SMCRA deems reasonable and appropriate which are not inconsistent with the purposes of the Act. It is the expressed intent of the SMCRA not to issue bonds or use any other form of indebtedness until such time as required by a development when bonding or indebtedness is required to complete the project;

14. The power to make or have made all surveys and plans necessary to the carrying out of the purposes of the Act; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
 - a. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements; and
 - b. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities;
15. The power to develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income;
16. The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes;
17. The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government;
18. The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act; to zone or rezone any part of the City or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by the Act;
19. The power to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City; and
20. The power to develop and implement community policing innovations.

B. Notwithstanding the foregoing powers delegated herein, the following powers may not be paid for or financed by increment revenues:

1. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
2. Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects, if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within three years of the approval of the Plan by the County Commission pursuant to a previously approved public capital improvement or project schedule or plan of the County Commission, as the governing body, or the City, unless and until such projects or improvements have been removed from such schedule or plan of the County or the City and three years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the SMCRA Trust Fund.
3. General government operating expenses unrelated to the planning and carrying out of the Plan.

III. Miami-Dade County or Other Taxing Authority Representation

Pursuant to section 163.357(1)(d), Florida Statutes, one member of the County Commission or their designee may be appointed to serve on the Agency Board and said County Commissioner or designee shall be vested with the same rights, duties and obligations as any other SMCRA commissioner. Said membership on the Agency Board shall be considered an additional duty of office as prescribed by section 163.357(1)(d) of the Florida Statutes. Such appointment by the County Commission shall be immediate and will become part of the Agency Board without further action from the SMCRA required.

IV. Implementation of the Plan.

- A. The redevelopment powers set forth in Section II above may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as approved by the County Commission, together with any supplements or amendments to the Plan, provided that any amendments and supplements to the Plan must also be approved by the County Commission. Notwithstanding anything in the Plan to the contrary, it is agreed that the Plan as approved by the County Commission pursuant to Resolution R-____ is approved and effective through [____], 2056 (the “Sunset Date”) and all redevelopment financed by tax increment revenue pursuant thereto must be completed prior to the Sunset Date; provided, however, that contributions to the SMCRA Trust Fund to pay for bond obligations or other indebtedness secured by tax increment revenues shall terminate in the manner set forth in Section V.
- B. No more than twenty percent (20%) of the tax increment fund deposited annually into the Trust Fund shall be used for total administrative expenses allowable under Section

163.387(6)(c), Florida Statutes (including indirect and overhead expenses which may not exceed six percent (6%) of such contemplated to be spent under the Plan). All expense items chargeable to the twenty percent (20%) administrative cap shall be shown as individual line items in the annual budget prepared by the SMCRA and submitted to the County Commission with sufficient detail on individual salaries, etc. The County shall charge, and the SMCRA shall pay to the County, no later than March 31, an annual administrative fee ("County Administrative Fee"). This County Administrative Fee shall be 1.5% of the County's payment to the SMCRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section.

- C. Following the fifth (5th) anniversary of the establishment of the Trust Fund, no more than and one-half percent (1.5%) (the "Percentage Cap") of the total tax increment revenues deposited annually into the SMCRA Trust Fund by the City and the County ("Aggregate SMCRA TIF Funds") shall be used for administrative expenses allowable under section 163.387(6)(c) of the Act. For the first five years of the SMCRA Trust Fund, the total administrative expenses shall be limited to the greater of One Hundred Thousand Dollars (\$100,000.00) or the Percentage Cap of the Aggregate SMCRA TIF Funds. Administrative expenses include all compensation, including benefits, paid to or for the SMCRA's Executive Director and SMCRA's employees. All expense items chargeable to the administrative expense cap shall be shown as individual line items in the annual budget prepared by the SMCRA and submitted to the County Commission with sufficient detail on individual salaries, etc. The Percentage Cap shall be calculated based on the Aggregate SMCRA TIF Funds for that particular year and shall not include any carryover or other funding or revenue sources for this calculation.
- D. Any tax increment revenues remaining after funding of Transformation Projects, shall be allocated to Priority Projects (as defined in Section IX) as follows:
 - 1. *Transit and Mobility Enhancements*: twenty-five percent (25%) (estimated at \$23,000,000 based on an estimate of the present value of the increase in tax increment revenues between the base case scenario and the redevelopment scenario, as set forth in the Plan)
 - 2. *Street and Sidewalk Enhancements*: forty-five percent (45%) (estimated at \$41,400,000 based on an estimate of the present value of the increase in tax increment revenues between the base case scenario and the redevelopment scenario, as set forth in the Plan)
 - 3. *Infrastructure*: thirty percent (30%) (estimated at \$27,600,000 based on an estimate of the present value of the increase in tax increment revenues between the base case scenario and the redevelopment scenario, as set forth in the Plan)

V. Trust Fund Contribution.

- A. Tax Increment Contribution. The City and the County hereby agree to contribute ninety-five percent (95%) of the tax increment revenues derived from the Redevelopment Area on an annual basis to the SMCRA Trust Fund as prescribed in Ordinance No. _____ creating the South Miami Community Redevelopment Trust Fund (Trust

Fund).

- B. SMCRA Refund to County. The SMCRA agrees to grant the County based on the County's contribution to the Trust Fund an amount equal to forty-five percent (45%) of the County's contribution in that year with the exception of two Transformation Projects within the SMCRA as further defined below. The tax increment revenues for each Transformation Project will no longer be refunded to the taxing authorities commencing in the tax year that the first improvement in connection with a Transformation Project is recognized on the County's tax roll after a redevelopment agreement has been approved by the SMCRA for such Transformation Project.
- C. SMCRA Refund to City. The SMCRA agrees to grant the City based on the City's contribution to the Trust Fund an amount equal to forty-five percent (45%) of the City's contribution in that year with the exception of two Transformation Projects within the SMCRA as further defined below. The tax increment revenues for a Transformation Project will no longer be refunded to the taxing authorities commencing in the tax year that the first improvement in connection with a Transformation Project is recognized on the City's tax roll after a redevelopment agreement has been approved by the SMCRA for such Transformation Project.
- D. Transformation Projects. To support the creation of a transit-oriented downtown, the SMCRA may enter into one or more redevelopment agreements, but only for accretive economic development projects that will result, when fully built out, in an increase in taxable value of a minimum of \$300 million within the Redevelopment Area, provided such project receives land development entitlements allowing for construction of the project prior to or within three (3) years after the establishment of the SMCRA Trust Fund and obtains a building permit for the first phase of such project within the first seven (7) years after the establishment of the SMCRA Trust Fund ("Transformation Projects"). The Transformation Projects may only be located within the following tax folios (and any new/successor tax folio numbers issued for all or parts of the same property):
1. 09-4036-022-0060;
 2. 09-4036-022-0080;
 3. 09-4036-022-0430;
 4. 09-4036-022-0290;
 5. 09-4036-022-0330;
 6. 09-4036-022-0300;
 7. 09-4036-022-0310;
 8. 09-4036-022-0320;
 9. 09-4025-031-0060;
 10. 09-4025-031-0170; and
 11. 09-4025-031-0065.
- E. Limitation on Use of Funds for Transformation Projects. The redevelopment agreement shall limit the use of the tax increment revenues to support (either directly or through the issuance of bonds to reimburse or pay for) the following:
1. The acquisition, construction and maintenance of Public Infrastructure/Facilities,

and

2. The construction of a hotel and conference facility with a minimum of 25,000 square feet (“Hotel/Conference Facility”).

The term “Public Infrastructure/Facilities” shall mean (i) streets, (ii) sidewalks, (iii) lighting, (iv) stormwater management systems, (v) water distribution systems and chilled water facilities, (vi) waste water management systems, (vii) electrical distribution systems, (viii) parking garages, and (ix) parks, plazas, landscaping, and open space improvements, each of (i) – (ix) owned by a governmental entity or otherwise available for use by the general public (either without charge or on the basis of generally applicable and uniformly applied rates).

SMCRA shall be permitted to annually budget for expenditure from the Trust Fund to support the funding of a Transformation Project, commencing in the tax year that the first improvement in connection with a Transformation Project is recognized on the City’s tax roll after a redevelopment agreement has been approved by the SMCRA for such Transformation Project.

- F. Bond Maturity. Any bonds or other obligations issued to finance the undertaking of the SMCRA shall mature on or before the end of the 30th fiscal year in which the Trust Fund is created by the County Commission; provided, however, that any bond, note, or other form of indebtedness pledging tax increment revenues to the repayment thereof shall mature no later than the end of the 30th fiscal year after the fiscal year in which tax increment revenues are first deposited into the redevelopment trust fund or the fiscal year in which the plan is subsequently amended. The County’s obligation to fund the SMCRA Trust Fund shall continue until such bonds or other indebtedness have been paid.

VI. City/County Coordination.

- A. The County Mayor or County Mayor’s designee shall designate a Redevelopment Area Coordinator (the “Redevelopment Area Coordinator”). The Redevelopment Area Coordinator shall serve as the County’s liaison to the SMCRA for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan. Additionally, the SMCRA shall provide prior notice for all Agency Board meetings to the Redevelopment Area Coordinator and shall deliver copies of all Agency Board meeting agendas and agenda items to the Redevelopment Area Coordinator no later than 5 days prior to each Agency Board meeting. Additionally, on a yearly basis the SMCRA shall transmit to the County a copy of the SMCRA’s annual report and certified financial statements.
- B. The SMCRA shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing which has received the prior approval of the City Commission and the County Commission, acquisition, disposition and relocation activities, coordination and implementation of the design and construction of public improvements necessary to

support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The SMCRA shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

- C. All proposals related to amendments to the Plan and proposals for indebtedness, loans or bond financing pledging tax increment funds directly by the SMCRA shall be subject to review and approval first by the City Commission and thereafter by the County Commission. No such amended plan or indebtedness, loan or bond financing shall be considered approved until the Agency Board, the City Commission and the County Commission have taken official legislative action in accordance with the Act approving the plan or indebtedness. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing directly by the SMCRA to the County for review and recommendation. The County Mayor or County Mayor's designee shall submit said recommendation to the County Commission for its consideration and final approval. The Redevelopment Area Coordinator shall review all proposals prior to review by the County Administration and the County Commission.
- D. With respect to Transformation Projects, the SMCRA may enter into one or more redevelopment agreements with the owner(s) thereof and/or a community development district created pursuant to Chapter 190, Florida Statutes, to memorialize development incentives based on the trust fund contributions established by Section V, which agreement may, among other matters, permit for the assignment/pledge of such incentives in support of a bond issuance or other forms of indebtedness to pay for the acquisition, construction, and maintenance of the Public Infrastructure/Facilities and Hotel/Conference Facility; provided, however, any such redevelopment agreement assigning or pledging development incentives in support of bond issuance or other forms of indebtedness shall not exceed the term of the Trust Fund without County Commission approval. Prior to consideration by the County Commission of any request to extend such assignment, pledge, encumbrance, or other commitment beyond the term of the Trust Fund, the City Commission shall first approve the applicable redevelopment agreement or amendment thereto. For avoidance of doubt, the County Commission shall not be required to approve any indebtedness, loan, bond financing, or other financing obligation incurred by the owner or owners of a Transformation Project, provided that such indebtedness, loan, bond financing, or other financing obligation is not incurred by the SMCRA, and is therefore not subject to County Commission approval pursuant to Section 163.385, Florida Statutes, as may be amended from time to time. Nothing herein shall be construed to require County Commission approval of financing undertaken solely by a private owner that does not involve an obligation of, or a pledge or assignment by, the SMCRA. Notwithstanding the foregoing, the term of any indebtedness, loan, bond financing, or other financing obligation of a community development district created pursuant to Chapter 190, Florida Statutes, incurred in connection with a Transformation Project may extend beyond the term of the Trust Fund; provided, however, that (i) no assignment, pledge, encumbrance, or other commitment of any development incentives payable from the Trust Fund shall extend beyond the term of the Trust Fund, and (ii) no such indebtedness, loan, bond financing, or other financing obligation shall create or be construed to create any obligation, liability, guaranty, pledge, assignment, or commitment of the County beyond the term of the Trust Fund.

- E. The SMCRA budget shall be submitted by the SMCRA and the City to the County within 10 days after the adoption of such budget and SMCRA and the City shall submit amendments of its annual budget to the County within 10 days after the adoption date of the amended budget in accordance with section 163.387(6) of the Act. Such budgets shall be submitted in a standardized budget format as approved by the County Mayor or County Mayor's designee. In accordance with County Commission Resolution No. R-401-26 each budget and amendment budget shall include the following: (i) a detailed-line item operating and capital budget, including but not limited to (a) personnel and administrative costs; operating expenditures; professional services; debt service; capital projects; programmatic expenditures; and reserves, (ii) a summary of projected revenues, including TIF, carryover balances, grants and other funding sources, (iii) a project level breakdown of all proposed capital and programmatic expenditures including project descriptions, estimated total project costs, prior-year expenditures, current-year funding, and projected completion dates; (iv) identification of administrative expenditures as a percentage of total budget; (v) a comparison of the proposed budget to the prior fiscal year's adopted budget and actual expenditures; (vi) a multi-year forecast of revenues and expenditures, covering at least three fiscal years, where practicable; (vii) schedule outlining all outstanding debt to include issuance date, project description, original debt balance, current balance, and annual payments; and (viii) any additional supporting documentation required by the County Mayor or County Mayor's designee to facilitate fiscal and programmatic review. Additionally, the budget shall include a section outlining the accomplishments of the prior fiscal year. The annual budget for the SMCRA shall be subject to review and approval by the County Commission. The annual budget shall be submitted to the County no later than October 15th of each fiscal year. With the exception of the debt service payment on current bond obligations financed by tax increment revenues (only, with respect to bonds issued directly by the SMCRA, if such obligations have been approved by the City Commission and County Commission), no funds on deposit in the fund may be expended by the SMCRA based on the new budget until the annual budget and any amendment thereto has been approved by the County Commission. However, as long as the SMCRA's annual budget which has been adopted and approved in compliance with the terms of this Interlocal Agreement is submitted to the County no later than October 15th, the SMCRA may continue to make expenditures provided they do not exceed the fund appropriation in the previous year's budget. However, if expected revenue decreases from the previous fiscal year, the prior year's budget appropriation shall be reduced accordingly for the purpose of limiting expenditures until the new annual budget is approved by the County. At the request of the County, the SMCRA shall submit additional progress reports on the Plan and Redevelopment Area activities. The annual budget must be accompanied by official legislation from the SMCRA and the City approving the budget and including a statement that all SMCRA expenses are in accordance with the approved Plan and State law. The City and the SMCRA shall transmit such legislation to the County.
- F. Should the Agency Board, the City Commission and the County Commission approve and/or adopt any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the SMCRA pursuant to this Agreement shall be exercisable with respect to such amendments and modifications.

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

VII. Land Disposition.

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

VIII. Project Financing.

- A. The City, either directly or through the SMCRA, shall establish and maintain the Trust Fund, as required by applicable law.
- B. The City, either directly or through the SMCRA, shall develop and promulgate rules, regulations and criteria whereby the Trust Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the SMCRA may expeditiously and without undue delay, utilize such funds in accordance with the County Commission approved budget for the SMCRA.
- C. The SMCRA, only if approved by the City Commission and the County Commission, may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area; however, the City Commission's and the County Commission's approval as to amount, duration, and purpose of such bonds, notes, or other indebtedness, and advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note, or other form of indebtedness and advances pledging or obligating tax increment revenues. Notwithstanding any provision of this Interlocal Agreement, the duration of such bonds, notes, or other indebtedness and advances pledging or obligating tax increment revenues which may be approved by the City Commission and the County Commission, shall not extend past the bond maturity date set forth in Section V.F.
- D. The County's and the City's obligation to annually appropriate to the Fund shall continue until all properly approved loans, advances, and indebtedness, if any, and interest thereon, if any, of the SMCRA incurred as a result of redevelopment activities in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's and the City's obligation to the Fund exceed the amount of that year's tax increment revenues as determined pursuant to Ordinance No. [_____]. On the last day of the last fiscal year of the SMCRA, any money which remains in the Fund after payment of expenses pursuant to section 163.387(6) of the Act, for such year shall be: (1) returned to each taxing authority which

paid the increment in the proportion that the amount of the payment of such taxing authority bears to the total amount paid into the Fund by all taxing authorities within the Redevelopment Area for the year; (2) used to reduce the amount of any indebtedness to which increment revenues are pledged; (3) deposited into an escrow account for the purpose of later reducing any indebtedness to which increment revenues are pledged; or (4) appropriated to a specific redevelopment project listed herein pursuant to the Plan. The funds appropriated for such project may not be changed unless the project is amended, redesigned, or delayed, in which case the funds must be re-appropriated pursuant to the next annual budget adopted by the Agency Board, subject to approval by the City Commission and the County Commission.

IX. Priority Projects.

The County, the City and the SMCRA acknowledge and agree that, subject to compliance with all applicable laws, including Part III, Chapter 163, Florida Statutes, the list of projects below (“Priority Projects”) may be funded by the SMCRA utilizing tax increment revenues:

- B. *Transit and Mobility Enhancements*: Funding of improvements and enhancements to support the South Miami Metrorail Station, including the creation of pedestrian connections across roadways, re-orienting the Metrorail Station to connect with the community and The Underline, climatizing the Metrorail platform, and other transit and mobility enhancements to support transit oriented development. Recurring support for maintenance and programming of City portions of The Underline within the Redevelopment Area.
- C. *Street and Sidewalk Enhancements*: Funding of enhancements to the street and sidewalk network within the South Miami CRA Boundary, including improvements to both County and State controlled rights-of-way.
- D. *Infrastructure*: Funding of improvements to the water, sewer, and utilities infrastructure necessary to support future transit-oriented development within the Redevelopment Area.

Nothing in this Agreement is intended to prohibit the County and the City from exercising their sovereign powers as prescribed by law.

X. Procurement.

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

XI. Grant Requirements.

Recovery of Grant Funds. The SMCRA shall include in their contracts or grant agreements, including redevelopment agreements, a “clawback” provision that will require the SMCRA or the City to “claw back” or rescind and recover funding from any entity or contractor to which it provides funding which does not substantially comply with the provisions of its agreement. The clawback provision shall provide that the SMCRA shall demand repayment

of such funds in writing, including recovery of penalties or liquidated damages, to the extent allowed by law, as well as attorney's fees and interest, and authorizing the collection of such funds, or legal action, to the fullest extent allowable by law, if feasible.

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

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

XIII. Project Management, Administration, and Coordination.

The City/and or the SMCRA shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City/and or the SMCRA shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City/and or the SMCRA, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The City/and or the SMCRA shall also deliver additional interim reports to the County upon request.

1. The Redevelopment Area Coordinator shall receive from the City/and or the SMCRA advance notice of all public meetings and materials related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.
2. During construction, the County shall have the right to attend all such public meetings and inspect the projects being developed at all reasonable times subject to reasonable restrictions imposed by the contractor.
3. The City/and or the SMCRA shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the duration of the planning, design and construction of such redevelopment projects. The City/and or the SMCRA shall be required to have an outside independent audit on an annual basis to monitor and investigate compliance with the terms of this Agreement. The right of the auditor to investigate, monitor, inspect, copy, review, verify and check operations and records of the SMCRA shall include, but not be limited to, all of its employees, consultants, agents or authorized contractors and subcontractors, as well as all administrative and operational facilities used by the SMCRA and the County in connection with all matters arising under this Agreement. Records include, but are not limited to, construction, financial, correspondence, instructions, memoranda, bids and contract documents, as well as all other records pertaining to the planning, development and construction of projects pursuant to this Agreement. Any rights that the County has under this provision shall not be the basis for any liability to accrue to the County from the SMCRA or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

XIV. Indemnification.

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

XV. Inspector General Review and Ethics Training.

- A. The County shall have the right to retain, at its sole cost, the services of an independent private sector inspector general whenever the County deems it appropriate to do so, in accordance with Miami-Dade County Administrative Order No. 3-20. Upon written notice from the County, the SMCRA shall make available to the independent private sector inspector general retained by the County all requested records and documentation for inspection and reproduction. Additionally, the SMCRA shall submit to the County's Inspector General's review in accordance with Section 2-1076 of the Code. The County's Inspector General shall be empowered to review the SMCRA's past, present and proposed contracts, transactions, accounts, records, agreements and programs and audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to, project design, specifications, proposal submittals, activities of the SMCRA, its officers, agents and employees, lobbyists, staff and elected officials to ensure compliance with contract specifications and to detect any fraud and/or corruption.
- B. The SMCRA agrees to comply with Miami-Dade County's Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code). Additionally, upon their appointment or reappointment, all Agency Board members, all of the SMCRA's advisory board members, and the persons who staff the Agency Board or the SMCRA's advisory boards shall be required to complete ethics training to be conducted by the Miami-Dade Commission on Ethics and Public Trust, and comply with any other ethics training requirements in accordance with section 163.367 of the Act.

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

XVI. Community Benefits.

The SMCRA agrees that all agreements with entities or contractors receiving grants of \$1,000,000.00 or more from the SMCRA for new or rehabilitated commercial and residential developments entered into after the Effective Date within the Redevelopment Area shall, to the extent allowed by applicable law, include the following provisions

Require hiring from the labor workforce for such project from residents of the Redevelopment Area that are unemployed or under employed, to extent feasible and allowed by law.

XVII. Contract Requirements.

The SMCRA agrees to include in all community benefit agreements with entities or contractor receiving grants of \$500,000.00 or more executed after the Effective Date to require such entities or contractors to comply with the following Miami-Dade County ordinances contained in the Code, as same may be amended, as if expressly applicable to such entities:

1. Small Business Enterprises (Section 2-8.1.1.1.1 of the Code)
2. Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code)

XVIII. Safeguards for Resident Displacement.

In the event the SMCRA funds a redevelopment project authorized by the 2026 Redevelopment Plan that may displace persons (including individuals, families, business concerns, nonprofit organizations and others) located in the Redevelopment Area, the SMCRA shall prepare plans for and assist in the relocation of such persons, including making any relocation payments under the Act and applicable laws and regulations. Further, the SMCRA shall make or provide for at least a “one-for-one” replacement of each affordable housing unit demolished pursuant to a redevelopment project to ensure that such demolished unit is replaced by a new comparable, affordable housing unit, provided, however, this requirement shall not apply to substandard affordable housing that has been declared unsafe by a governmental entity and subsequently demolished. The SMCRA shall ensure that individuals and families who are displaced from affordable housing units have a right of first refusal to return to comparably priced affordable housing units located within

the Redevelopment Area.

XIX. Termination.

This Agreement may be terminated as follows:

A. Termination by Mutual Agreement.

This Agreement may be terminated at any time upon the mutual written consent of the County, City, and the SMCRA as authorized by their respective governing bodies.

B. Termination for Cause.

In the event any party materially breaches any provision of this Agreement, the non-breaching party or parties shall provide written notice specifying the nature of the breach. The breaching party shall have thirty (30) days from receipt of such notice to cure the breach, or such longer period as may be reasonably necessary provided the breaching party has commenced and is diligently pursuing cure. If the breach is not timely cured, the non-breaching party or parties may terminate this Agreement upon written notice as directed by Resolution of the County Commission.

C. Termination Due to Dissolution or Expiration of SMCRA.

1. This Agreement shall automatically terminate upon the lawful dissolution, sunset, or expiration of the SMCRA, unless otherwise agreed in writing by the parties. No later than one hundred eighty (180) days prior to the anticipated dissolution or expiration date of the SMCRA, the SMCRA shall prepare and submit to the County and the City a written transition plan addressing the orderly wind-down of the SMCRA operations and obligations under this Agreement. The transition plan shall include, as applicable:
 - a. The status of all outstanding projects, contracts, grants, and financial obligations;
 - b. A proposed schedule for completion, transfer, assignment, or termination of existing obligations;
 - c. Identification of any encumbered or unencumbered funds and proposed disposition thereof;
 - d. Transfer and retention of public records in accordance with Florida law;
 - e. Disposition and ownership of real or personal property acquired pursuant to this Agreement;
 - f. Identification of any continuing maintenance, operational, or reporting obligations; and
 - g. Recommendations regarding the assumption of responsibilities, if any, by the County or the City following dissolution or expiration of the SMCRA.

2. The parties agree to cooperate in good faith to facilitate an orderly transition and minimize disruption to ongoing public projects, services, and contractual obligations. The SMCRA shall provide reasonable access to records, personnel, and information necessary to implement the transition plan.
3. Unless otherwise agreed by the parties in writing, termination of this Agreement shall not relieve any party of responsibility for obligations incurred prior to the effective date of termination, including payment obligations, audit requirements, reporting obligations, or completion of approved projects already underway.
4. Within ninety (90) days after dissolution or expiration of the SMCRA, the SMCRA, or its successor entity if applicable, shall provide the County and the City with a final accounting of all revenues, expenditures, assets, liabilities, and contractual obligations relating to this Agreement.
5. Any provisions of this Agreement which by their nature are intended to survive termination, including but not limited to indemnification, audit rights, public records retention, and financial reconciliation obligations, shall survive the termination of this Agreement.

D. Effect of Termination.

Upon termination of this Agreement each party shall remain responsible for obligations accrued prior to the effective date of termination. Any funds, property, records, or assets subject to disposition under applicable law or this Agreement shall be distributed or returned in accordance with applicable Florida law and the terms of this Agreement. Termination shall not affect any rights, remedies, or liabilities that accrued prior to termination.

E. Notice of Termination.

Any notice of termination under this Section shall be provided in writing in accordance with the notice provisions of this Agreement.

XX. Miscellaneous.

- A. Third Party Beneficiaries. None of the parties intend to directly or substantially benefit any third party by this Agreement. Therefore, the parties agree that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement.
- B. Construction of Agreement. All parties have substantially contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other. The parties hereto acknowledge that they have thoroughly read this Agreement, including all exhibits and attachments hereto, and have sought and received whatever competent advice and counsel was necessary for them to form a full and complete understanding of all rights and obligations herein.

- C. Jurisdiction. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Miami-Dade County, Florida.
- D. Severance. Should any clause or provision of this Agreement be determined to be illegal, invalid, or unenforceable under any present or future law by final judgment of a court of competent jurisdiction, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid, or unenforceable, there will be added in lieu thereof a legal, valid, and enforceable provision that is as similar as possible in terms to the illegal invalid or unenforceable provision, which is agreed to by all parties.
- E. Waiver. No consent or waiver by a party to, or of, any breach, or default, by the other party in the performance by such other party of its obligations under this Agreement will be deemed or construed to be a consent or waiver to, or of, any other breach or default in the performance by such other party of the same or any other obligations of such other party hereunder. No action or inaction shall be construed as a consent or waiver and all consents and waivers must be in writing signed by the party against whom enforcement of the consent or waiver is sought. Failure by a party to complain of any act, or inaction, of the other party or to declare the other party in default, irrespective of how long such failure continues, will not constitute a waiver by such party of its rights hereunder. The giving of consent by a party in any one instance will not limit or waive the necessity to obtain such party's consent in any future instance.
- F. Amendment. This Agreement may be amended only by the written agreement signed by the SMCRA, the City, and the County.
- G. Assignment. This Agreement, or any part thereof, is not assignable by the SMCRA without the express written consent of the County and the City.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

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

By: _____
Name: _____
Title: _____

ATTEST:

JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

By: _____
(Deputy Clerk's Signature)
Print Name: _____
Date: _____

Approved for form and legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

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

By: _____
Javier Fernandez
Mayor

ATTEST:

By: _____
City Clerk

Approved for form and legal sufficiency:

By: _____
City Attorney

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

By: _____
Name: _____
Chairperson