MEMORANDUM

Agenda Item No. 5(K)

TO: Honorable Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams County Attorney

SUBJECT: Resolution accepting assessment of need study; declaring, in accordance with section 163.335, Florida Statutes, a certain geographic area located in the City of Florida City, Florida, described generally as bounded on the north by SW 336th Street (A.V. Davis Parkway), on the west by SW 187th Avenue, on the south by NW 2nd Street, on the east by the South Dade Transitway, to be a slum or blighted area; declaring the rebuilding, rehabilitation, conservation and redevelopment of the area to be in the interest of the public health, safety, morals and welfare of residents of Miami-Dade County, Florida, the City of Florida City, including those residents living within the proposed expansion area; approving, after a public hearing, an amendment to the Florida City Redevelopment District Community Redevelopment Plan in accordance with section 163.361, Florida Statutes; approving the extension of the life of the Florida City Community Redevelopment Agency and the Florida City Community Redevelopment Area until a certain date; and approving of and authorizing the County Mayor to execute the Restated Interlocal Cooperation Agreement by and among Miami-Dade County, the City of Florida City and the Florida City Community Redevelopment Agency, and to exercise all provisions contained therein not reserved by the Board

Resolution No. R-936-20

The accompanying resolution was prepared by the Office of Management and Budget Department and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

Abigail Price-Williams
County Attorney

APW/lmp

Memorandum

Date: October 6, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Accepting Assessment of Need Study and Making Certain Findings Related to the Florida City Community Redevelopment Area Expansion for the North Central Area, and Approving Amendment to the Redevelopment Plan, Extension of the Agency and Area's Life, and Restated Interlocal Cooperation Agreement

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Recommendation

It is recommended that the Board of County Commissioners (Board) consider the attached resolution which, if approved, would do the following:

1. Accept the City of Florida City (City) Community Redevelopment Agency's (Agency) Assessment of Need for the Agency's Time Extension (assessment);

2. Make certain findings related to the expansion of the Florida City Community Redevelopment Area, which such area of the City is described generally as bounded on the North by SW 336th Street (A.V. Davis Parkway), on the West by SW 187th Avenue, on the South by NW 2nd Street and on the East by the South Dade Transitway, which is specifically described in the Florida City Community Redevelopment Agency Finding of Necessity for Redevelopment North Central Expansion Area (study) and is referred to as the "North Central Community Redevelopment Agency Expansion Area" (North Central Expansion Area);

3. Approve the Agency's amended redevelopment plan (amended plan) pursuant to chapter 163, part III, Florida Statutes;

4. Extend the life of the Agency and the redevelopment area until June 1, 2055; and

5. Approve the terms of and authorize the County Mayor or the County Mayor's designee to execute the Restated Interlocal Cooperation Agreement Related to the City's Community Redevelopment Agency, by and among the County, the City and the Agency (restated interlocal agreement), and to exercise termination provisions contained therein.

Should the Board extend the life of the Agency, the Board must also adopt the ordinance to extend the life of the Florida City Community Redevelopment Trust Fund (trust fund) for the current redevelopment area in order for the County and City to continue depositing the funds necessary to accomplish the projects and activities set forth in the plan. This is being presented as a separate item for the Board's consideration and approval.

Scope

The North Central Expansion Area, which consists of approximately 190 acres with 497 parcels, and the current redevelopment area lie in County Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact / Funding Source

The Agency's revenue is generated through the incremental growth of ad valorem revenues beyond an established base year, tax increment financing (TIF), as more fully described in section 163.387, Florida Statutes. As provided in the study, should these boundaries become part of the current redevelopment area, which is generally bounded on the north by 2nd Street and Lucy Street, on the south by SW 1st Street and the City municipal limits, on the east by State Road 821 and City municipal limits and on the west by Redland Road (the "redevelopment area"), the countywide and City TIF revenues will be deposited into the existing trust fund established by the Board, and will be used to fund projects and activities in the entire redevelopment area, including the North Central Expansion Area, that will aide in the eradication of the slum and blighted conditions that currently exist in such areas.

The TIF generated in the North Central Expansion Area beyond the base year would be deposited into the trust fund. The estimated revenue to be derived from the North Central Expansion Area through the current expiration of the Agency and Area's life on June 6, 2025 is estimated at $20,262 from the County and $31,189 from the City for total revenue of $51,451. These estimates are based on the County's five-year growth rates and do not include or assume new construction projects. The extension of the Agency and the redevelopment area from FY 2024-25 through FY 2054-55 would produce approximately $67.2 million in County TIF and $103.4 million in City TIF as further detailed in the table below.

	County TIF	City TIF	Total TIF	SMART Rebate	County Rebate	Net County Contribution
Nominal	67,186,497	103,449,556	170,636,053	16,796,624	16,796,624	33,593,249
Net Present Value	28,174,913	43,381,964	71,556,877	7,043,728	7,043,728	14,087,456

Additionally, the proposed amended interlocal agreement requires a refund of 25 percent of the County's TIF payment to fund the SMART Plan's South Dade Corridor and a 25 percent refund for the County's general fund.

Track Record / Monitor

The terms of the amended interlocal agreement governing the Agency will be monitored by the Office of Management and Budget.

Background

On March 2, 1993, the Board adopted Resolution No. R-288-93 recognizing the City as an area devastated by Hurricane Andrew and approved the undertaking of community redevelopment. On May 16, 1995, the Board adopted a finding of necessity declaring a certain geographical area in the City as slum and blight and finding the need for the creation of a community redevelopment agency. On June 6, 1995, the Board approved the establishment of the Agency when it adopted the Agency's plan pursuant to Resolution No. R-795-95 and the funding of the plan when it enacted Ordinance No. 95-108, which established the Agency's trust fund for the current redevelopment area. On April 16, 1996, the Board adopted Resolution No. R-367-96, which approved the terms and conditions of the interlocal agreement, including the redevelopment powers granted to the Agency. Subsequently, the plan and the interlocal agreement were amended on July 8, 1997 to allow for the acquisition of properties (Ordinance No. 97-132) and on September 23, 2003 to allow for community policing

programs (Resolution No. R-1010-03). On June 2, 2009, the Board adopted Resolution Nos. R-645-09 and R-983-09, respectively, which approved an expansion to the Agency's boundaries, a revised plan, and an amendment to the interlocal agreement to grant the Agency the necessary power to implement the new plan.

Finding of Necessity

On September 11, 2018, the City adopted Resolution No. 18-48 (Attachment A), approving the study and forwarding it to the Board for consideration. On September 12, 2018, the City submitted the study to the County. The North Central Expansion Area is located entirely in the City and consists of 190 acres. The existing redevelopment area consists of 740 acres. Should the North Central Expansion Area be approved, the Agency will consist of 930 acres, which represents approximately 28 percent of the total City area.

The findings to be made by the Board are supported by the study, which is attached to the resolution as exhibit "B." The study concludes that the North Central Expansion Area qualifies for one of the three criteria for slum and nine of the 15 criteria for blight as noted below.

Slum Criteria	
(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces	Does not meet Criteria
(b) High density of population	Meets Criteria
(c) The existence of conditions that endanger life or property by fire or other causes	Does not meet Criteria
Blight Criteria	
Deteriorated Structures	Meets Criteria
(a) Predominance of defective or inadequate street layout	Does not meet Criteria
(b) Assessed values of real property has failed to show any appreciable increase	Does not meet Criteria
(c) Faulty lot layout	Meets Criteria
(d) Unsanitary or unsafe conditions	Meets Criteria
(e) Deterioration of site or other improvements	Meets Criteria
(f) Inadequate and outdated building density patterns	Meets Criteria
(g) Falling lease rates per square foot of office, commercial, or industrial space	Does not meet Criteria
(h) Tax or special assessment delinquency exceeding the fair value of the land	Does not meet Criteria
(i) Residential and commercial vacancy rates higher in the area than in City	Meets Criteria
(j) Incidence of crime in the area higher	Meets Criteria
(k) Fire and emergency medical service calls to the area proportionately higher	Does not meet Criteria

(l) A greater number of violations of the Florida Building Code	Meets Criteria
(m) Diversity of ownership or defective/unusual conditions of title	Meets Criteria
(n) Governmentally owned property with adverse environmental conditions	Does not meet Criteria
(o) Substantial number of properties damaged by sinkholes	Does not meet Criteria

The Tax Increment Financing and Coordinating Committee reviewed the study on June 6, 2019, and recommended its approval by the Board.

Redevelopment Plan

The amended plan which is attached to the resolution as exhibit "C", is dated June 19, 2019, was updated by Iler Planning and approved by the Agency and City on June 25, 2019 through Resolution Nos. 19-04 and 19-35, both of which of are attached to this memorandum as Attachments B and C. The original plan focused on the post disaster environment of Hurricane Andrew. The amended plan addresses important policies such as affordable and workforce housing, specific goals with objectives that include policies the Agency will utilize to address the conditions in the area. The amended plan identifies redevelopment projects in the targeted areas including Palm Drive Packing Plant site, Camper site redevelopment, "Snake Pit" redevelopment, Northwest Neighborhood redevelopment and Central Neighborhood redevelopment. The amended plan further identifies programs that the Agency can undertake such as façade programs, signage assistance programs, small business capital program, commercial building grant program and several other programs to assist neighborhoods and residents. The amended plan also identifies public improvements to infrastructure, streetscape improvements, parks and recreation and stormwater management. Community policing along with maintenance of the redevelopment area is also identified.

Amended and Restated Interlocal Cooperation Agreement

The Agency is further requesting that the Board extend the life of the Agency and the redevelopment area. Therefore, County staff has negotiated the amended interlocal agreement attached to the resolution as exhibit "D." The amended interlocal agreement was approved by the Agency and City on June 23, 2020, through Resolution Nos. 20-02 (Attachment D) and 20-34 (Attachment E), respectively. The amended interlocal agreement complies with the requirements of Resolution Nos. R-1382-09, R-871-11, R-599-15 and R-499-16 which established guidelines for community redevelopment agencies and the interlocal agreements between such agencies and the County. Some of the terms set forth in the amended interlocal agreement are as follows:

- Grants the Agency certain redevelopment powers;
- Caps administrative expenses at 20 percent;
- Requires prior approval by the Board for amendments to the plan;
- Requires approval by the Board for indebtedness, including bond financing and prioritizes the reduction of debt as quickly as possible;
- Allows for one or more members of the Board or a designee to be appointed to serve on the Agency's board of commissioners;
- Requires that annual budgets and progress reports be submitted to the County. With the exception of the debt service payments on current bond obligations financed by TIF revenues, no funds on

deposit in the trust fund may be expended by the Agency until the annual budget has been approved by the Board;

- Allows for a refund of 25 percent of the County's contribution to the Agency for the South Corridor;
- Allows for a refund of 25 percent of the County's contribution for the general fund;
- Requires community benefits for grants $200,000 or over, and contract requirements for grants $500,000 or more;
- Establishes clawback provisions for grants;
- Provides for reasonable opportunity to be heard;
- Requires safeguards for residents from displacement;
- Provides for Inspector General reviews and ethics training, and
- Requires an annual independent audit by a certified public accountant.

It should be noted that in 2019, the Florida Legislature amended the Community Redevelopment Act (Act) to require that a community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county that created the community redevelopment agency, such as the Board, approves such community redevelopment agency's continued existence by a majority vote of the members of the governing body. The Act further provides that if the governing does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature. Finally, the Act provides that a community redevelopment agency operating on or after September 30, 2039, may not extend the maturity date of any outstanding bonds. The Agency has no outstanding bonds.

As with all redevelopment agencies in the County, the Board will retain the power to issue debt and adopt a redevelopment plan.

Jennifer Moon
Deputy Mayor

CITY OF FLORIDA CITY
RESOLUTION NUMBER 18-48

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, DECLARING THAT THE NORTH CENTRAL EXPANSION AREA GENERALLY LOCATED NORTH OF NW 2ND STREET, EAST OF SW 187TH AVENUE, SOUTH OF SW 336TH STREET AND WEST OF THE MIAMI-DADE COUNTY BUSWAY MEETS THE CRITERIA DESCRIBED IN FLORIDA STATUTE 163.340 (7) AND (8) FOR SLUM AND BLIGHT CONDITIONS AND FOR SHORTAGE OF AFFORDABLE HOUSING; REQUESTING THAT MIAMI-DADE COUNTY REVIEW THE SUPPORTING DATA AND ANALYSIS, CONCUR IN THE CITY'S FINDING AND APPROVE THE ADDITION OF THE NORTH CENTRAL EXPANSION AREA TO THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, section 163.335 and 163.340, Florida Statutes, titled the Community Redevelopment Act of 1969, require that governing bodies make an area assessment and generate a "finding of necessity," as defined by the Act in order to exercise its community redevelopment authority; and

WHEREAS, the City of Florida City, Florida has retained Iler Planning Inc. to prepare a report concerning a "Finding of Necessity" with respect to community redevelopment; and

WHEREAS, Iler Planning Inc. has prepared a "Finding of Necessity" report for expansion of the Florida City Community Redevelopment Area, dated July 6, 2018; and

WHEREAS, the Mayor and City Commission has considered expert testimony by Iler Planning Inc. concerning the existence of additional slum and blighted areas within the City in accord with the "Finding of Necessity" report; and

WHEREAS, the Mayor and City Commission find that one or more additional slum or blighted areas, as defined in Section 163.340 Florida Statutes, exists within the City's boundaries; and

WHEREAS, the Mayor and City Commission find that rebuilding, rehabilitation, conservation and. redevelopment of the additional slum and blighted areas is necessary and in the interest of the public health, safety, and welfare of the residents of the City of Florida City pursuant to the provisions of Chapter 163; and

WHEREAS, the Mayor and City Commission find the additional slum and blighted areas are appropriate for redevelopment, and find the need to expand the

Community Redevelopment Area in the City of Florida City.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA:

Section 1. That the Mayor and City Commission of the City of Florida City accept the "Finding of Necessity" report for the expansion of the Community Redevelopment Area in the City of Florida City, dated July 6, 2018 and it is attached as "Exhibit I," conditioned upon any necessary finding by Miami-Dade County that the addition to the Florida City Redevelopment Area is a blighted area within the meaning of Chapter 163, Florida Statutes, and further conditioned upon the eventual delegation of authority by Miami-Dade County to the Mayor and City Commission of the City of Florida City.

Section 2. That, as evidenced by the expert testimony of Iler Planning Inc., additional blighted or slum areas, as defined in Section 163.340, Florida Statutes, exist and are specifically delineated in the report attached as Exhibit 1, with the areas described in the report referred to as the "Florida City Redevelopment Area."

Section 3. That the rebuilding, rehabilitation, conservation and redevelopment of the addition to the Florida City Community Redevelopment Area as provided in Chapter 163, Florida Statutes is necessary and in the interest of the public health, safety, and welfare of the residents of the City of Florida City,

Section 4. That the addition to Florida City Community Redevelopment Area is found and declared to be a slum or blighted area as defined in Section 163.340, Florida Statutes.

Section 5. That the Executive Director of the Community Redevelopment Agency is authorized to present a plan for redevelopment to the City Commission for adoption in accordance with Chapter 163, Florida Statutes.

Section 6. That the Miami-Dade County Commission is requested to delegate all statutory powers under Chapter 163, Florida Statutes to the City for expanding the Community Redevelopment Area in the City.

Section 7. That the Executive Director of the Community Redevelopment Agency is hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 8: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Mayor and Commission of the City of Florida City on this 11th day of September*******, 2018.

OTIS T. WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered By: Mayor

Motion to adopt by Comm. Berry **seconded by** Comm. Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace	Yes
Vice Mayor R. S. Shiver	Yes
Commissioner Eugene D. Berry	Yes
Commissioner Avis Brown	Yes
Commissioner Sharon Butler	Yes

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 14th day of Sept. A.D. 20 18
By:

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER - 19-04

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (THE "CRA") OF THE CITY OF FLORIDA CITY, APPROVING AN AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created by the City of Florida City under Chapter 163, Florida Statutes, has effectively implemented the Community Redevelopment Plan adopted in 1995 and amended in 2009; and

WHEREAS, the Community Redevelopment Area has continued to experience substantial growth in property tax value; and

WHEREAS, the CRA has determined that there are other areas of the City that are facing continuing issues with slum and blight and that during the most recent period of economic growth in housing values, these areas saw little redevelopment; and

WHEREAS, the CRA believes that market forces alone will not drive the changes that are needed in these deteriorated areas; and

WHEREAS, the CRA desires to expand it boundaries to include these additional areas and invest increment revenue to spur economic growth in these areas; and

WHEREAS, the City Commission approved the Finding of Necessity on September 11, 2018 and transmitted it to the County for review and approval; and

WHEREAS, the CRA has reviewed and approved the amended Community Redevelopment Plan and found that the updated plan conforms with the Community Redevelopment Act of 1969 as amended, and Chapter 163 Part III, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF FLORIDA CITY, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. Recommendation to the City Commission: That the boundaries of the Community Redevelopment Area be expanded based on the Finding of Necessity and the Community Redevelopment Plan be amended as proposed;

Section 3. Transmission of Plan: That the Community Redevelopment Plan be transmitted to the Florida City Commission for its approval at a public hearing.

Section 4. Concurrence of Miami-Dade County: That following the adoption by the City Commission the Community Redevelopment Plan be dispatched to Miami-Dade County.

Section 5. Implementation. That the Chairman and Executive Director of the CRA are hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution.

Section 6. Effective Date. That this Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 25th day of JUNE*******, 2019.

OTIS T. WALLACE, CHAIRMAN

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

CRA RESOLUTION NO: 19-04

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Chairman

Motion to adopt by Director Berry seconded by Vice Chairman Shiver

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Yes
Vice Chairman R. S. Shiver	Yes
Board Member Eugene D. Berry	Yes
Board Member Sharon Butler	Yes
Board Member Avis Brown	Yes
Board Member Bobbi McCray	Yes
Board member Silvia Sanchez	Absent

CITY OF FLORIDA CITY
RESOLUTION NUMBER - 19-35

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; IDENTIFYING THE ADDITION TO THE COMMUNITY REDEVELOPMENT AREA AS CONTAINED IN EXHIBIT 1, ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN THAT IS ATTACHED AS EXHIBIT 2; PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, AND PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes; to delegate powers to municipalities within their boundaries; and

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created by the City of Florida City under Chapter 163, Florida Statutes, has effectively implemented the Community Redevelopment Plan adopted in 1995 and amended in 2009; and

WHEREAS, the Community Redevelopment Area has continued to experience substantial growth in property tax value; and

WHEREAS, the CRA has determined that there are other areas of the City that are facing continuing issues with slum and blight and that during the most recent period of economic growth in housing values, these areas saw little redevelopment; and

WHEREAS, the CRA believes that market forces alone will not drive the changes that are needed in these deteriorated areas; and

WHEREAS, the CRA desires to expand its boundaries to include the additional area and invest increment revenue to spur economic growth and better living conditions in these areas; and

WHEREAS, the CRA has reviewed and approved the amended Community Redevelopment Plan and found that the amended plan conforms with the Community Redevelopment Act of 1969 as amended, and Chapter 163 Part III, Florida Statutes and the City concurs with this finding; and

WHEREAS, pursuant to the requirements of Section 163.360, Florida Statutes, the Florida City Community Redevelopment Plan was transmitted by the CRA to the Mayor and City Commission of the City of Florida City; and

WHEREAS, pursuant to Section 163.346, Florida Statutes, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the Community Redevelopment Area; and

WHEREAS, the Mayor and City Commission of the City of Florida City have determined that it is in the public interest to expand the Community Redevelopment Area as shown on Exhibit 1 and to adopt the amended Florida City Community Redevelopment Plan, attached as Exhibit 2.

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

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. The Mayor and City Commission accept the delivery of the Florida City Community Redevelopment Plan from the CRA.

Section 3. The Mayor and City Commission find that:

1. Redevelopment of the proposed expansion area of the Community Redevelopment Area is in the public interest of the residents of the City of Florida City and Miami-Dade County. This expansion is necessary to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.

2. The Community Redevelopment Plan is consistent with, and conforms to, the City of Florida City Comprehensive Plan.

3. It is the CRA's goal and intent to increase the affordable housing stock in the Community Redevelopment Area, and not to reduce the current housing stock, or replace existing affordable housing with non-residential uses.

4. The Community Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City of Florida City and the Miami-Dade County as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise.

5. The expansion of the boundaries of the Community Redevelopment Area as shown on Exhibit 1, based on the Finding of Necessity, complies with the requirements of Section 163.355, Florida Statutes.

6. That the Finding of Necessity was adopted by the City Commission on September 11, 2018.

7. The Florida City Community Redevelopment Plan complies with the requirements of Chapter 163 Part III, Florida Statutes and furthers the purposes of the Community

Redevelopment Act, and that the Community Redevelopment Plan attached as Exhibit 2 be amended as proposed.

8. That the Community Redevelopment Plan be transmitted to Miami-Dade County Board of County Commissioners for their concurrence;

Section 4. That the Mayor and the Executive Director of the CRA are hereby authorized to take any and all action that is necessary to implement the purposes of this Resolution. The Mayor and Executive Director are directed to deliver the Community Redevelopment Plan to the County Commission and to other responsible county officials and to diligently seek approval of the Community Redevelopment Plan by the County Commission. The Mayor and the Executive Director are also directed to take all appropriate actions to implement the Community Redevelopment Plan, and any amendments to the Community Redevelopment Plan including, without limitation, entering into negotiating for an amendment to the interlocal agreement between the City of Florida City and Miami-Dade County, Florida, relating to tax increment financing and implementing the Community Redevelopment Plan.

Section 5. This resolution shall take effect immediately upon adoption. The Florida City Community Redevelopment Plan shall be in full force and effect upon approval by the Board of County Commissioners of Miami-Dade County.

PASSED AND ADOPTED THIS 25th day of JUNE*******, 2019.

OTIS T. WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

OFFERED BY: MAYOR

Motion to adopt by Comm. Berry seconded by Comm. Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace Yes

Vice Mayor R. S. Shiver	Yes
Commissioner Eugene D. Berry	Yes
Commissioner Sharon Butler	Yes
Commissioner Avis Brown	Yes

CITY OF FLORIDA CITY
COMMUNITY REDEVELOPMENT AGENCY
RESOLUTION NUMBER 20-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FLORIDA CITY AND MIAMI-DADE COUNTY FOR THE EXPANSION OF THE COMMUNITY REDEVELOPMENT AGENCY AREA BOUNDARY AND EXTENSION OF THE LIFE OF THE AGENCY TO YEAR 2055; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes; to delegate powers to municipalities within their boundaries; and

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created by the City of Florida City under Chapter 163, Florida Statutes, has effectively implemented the Community Redevelopment Plan adopted in 1995 and amended in 2009; and

WHEREAS, pursuant to the requirements of Section 163.360, Florida Statutes, the CRA submitted an update to its Redevelopment Plan in 2019 to Miami-Dade County for review which proposed to add the "North Central Neighborhood" to the CRA boundary and extend the life of the Agency from 2025 to 2055 in order to complete many high priority projects; and

WHEREAS, as a result of the 2019 CRA Plan Update, the County has prepared a "Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency" (attached as Exhibit "A") for consideration by the Florida City CRA and the City of Florida City;

WHEREAS, the Board of Directors of the Florida City Community Redevelopment Agency have determined that the proposed Restated Interlocal Cooperation Agreement is in the public interest of the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. The "Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency" contained in Exhibit "A" is hereby accepted by the CRA Board and recommended for approval to the City Commission of Florida City.

CRA RESOLUTION NO: 20-02

Section 3. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd day of June, 2020.

OTIS T. WALLACE, CHAIRMAN

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, AGENCY ATTORNEY

Offered by: Chairman

Motion to adopt by Director Berry seconded by Director Gold

FINAL VOTE AT ADOPTION

Chairman Otis T. Wallace	Y
Vice Chair Sharon Butler	Y
Board Member Eugene D. Berry	Y
Board Member R.S. Shiver	Y
Board MemberJames Gold	Y
Board Member Bobbi Jean McCray	Absent
Board Member Silvia Sanchez	Absent

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Jennifer A. Evelyn
City Clerk
Of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 23rd day of June AD 20
By:

CRA RESOLUTION NO: 20-02

EXHIBIT "A"

Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency

(June, 2020)

CITY OF FLORIDA CITY
RESOLUTION NUMBER 20-34

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF FLORIDA CITY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AN INTERLOCAL AGREEMENT WITH MIAMI-DADE COUNTY FOR THE EXPANSION OF THE COMMUNITY REDEVELOPMENT AGENCY AREA BOUNDARY AND EXTENSION TO THE LIFE OF THE AGENCY TO YEAR 2055; PROVIDING FOR SUBMITTAL OF THE EXECUTED INTERLOCAL AGREEMENT TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes; to delegate powers to municipalities within their boundaries; and

WHEREAS, the Community Redevelopment Agency of the City of Florida City (the "CRA"), duly created by the City of Florida City under Chapter 163, Florida Statutes, has effectively implemented the Community Redevelopment Plan adopted in 1995 and amended in 2009; and

WHEREAS, pursuant to the requirements of Section 163.360, Florida Statutes, the CRA submitted an update to its Redevelopment Plan in 2019 to Miami-Dade County for review which proposed to add the "North Central Neighborhood" to the CRA boundary and extend the life of the Agency from 2025 to 2055 in order to complete many high priority projects; and

WHEREAS, as a result of the 2019 CRA Plan Update, the County has prepared a "Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency" (attached as Exhibit "A") for consideration by the Florida City CRA and the City of Florida City;

WHEREAS, the Mayor and City Commission of the City of Florida City have determined that the proposed Restated Interlocal Cooperation Agreement is in the public interest of the City.

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

Section 1. That each of the above-stated recitals are hereby adopted and confirmed.

Section 2. The "Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency" contained in Exhibit "A" is hereby approved.

RESOLUTION NO: 20-34

Section 3. The Mayor is given full authority to execute the Agreement on behalf of the City and to transmit the executed Agreement to Miami-Dade County.

Section 4. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd day of JUNE, 2020.

OTIS T. WALLACE, MAYOR

ATTEST:

JENNIFER A. EVELYN, CITY CLERK

Approved as to form and legal sufficiency:

REGINE MONESTIME, CITY ATTORNEY

Offered by: Mayor

Motion to adopt by Comm. Berry seconded by Vice Mayor Butler

FINAL VOTE AT ADOPTION

Mayor Otis T. Wallace Y
Vice Mayor Sharon Butler Y
Commissioner Eugene D. Berry Y
Commissioner R.S. Shiver Y
Commissioner James Gold Y

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I Jennifer A. Evelyn
City Clerk
of the City of Florida City, Florida do hereby certify that the above and foregoing is a true and correct copy of the original thereof on file in this office.
WITNESS, my hand and the seal of said City
this 25th day of June AD 20
By:

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson and Members, Board of County Commissioners

DATE: October 6, 2020

FROM: Abigail Price-Williams County Attorney

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

_____	**"3-Day Rule" for committees applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Statement of social equity required**
_____	**Ordinance creating a new board requires detailed County Mayor's report for public hearing**
_____	**No committee review**
_____	**Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve**
_____	**Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
10-6-20

RESOLUTION NO. R-936-20

RESOLUTION ACCEPTING ASSESSMENT OF NEED STUDY; DECLARING, IN ACCORDANCE WITH SECTION 163.335, FLORIDA STATUTES, A CERTAIN GEOGRAPHIC AREA LOCATED IN THE CITY OF FLORIDA CITY, FLORIDA, DESCRIBED GENERALLY AS BOUNDED ON THE NORTH BY SW 336TH STREET (A.V. DAVIS PARKWAY), ON THE WEST BY SW 187TH AVENUE, ON THE SOUTH BY NW 2ND STREET, ON THE EAST BY THE SOUTH DADE TRANSITWAY, TO BE A SLUM OR BLIGHTED AREA; DECLARING THE REBUILDING, REHABILITATION, CONSERVATION AND REDEVELOPMENT OF THE AREA TO BE IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF RESIDENTS OF MIAMI-DADE COUNTY, FLORIDA, THE CITY OF FLORIDA CITY, INCLUDING THOSE RESIDENTS LIVING WITHIN THE PROPOSED EXPANSION AREA; APPROVING, AFTER A PUBLIC HEARING, AN AMENDMENT TO THE FLORIDA CITY REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 163.361, FLORIDA STATUTES; APPROVING THE EXTENSION OF THE LIFE OF THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY AND THE FLORIDA CITY COMMUNITY REDEVELOPMENT AREA UNTIL A CERTAIN DATE; AND APPROVING OF AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE RESTATED INTERLOCAL COOPERATION AGREEMENT BY AND AMONG MIAMI-DADE COUNTY, THE CITY OF FLORIDA CITY AND THE FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN NOT RESERVED BY THE BOARD

WHEREAS, on May 16, 1995, the Board adopted Resolution No. R-700-95, which declared a certain geographic area known as the Florida City Community Redevelopment Area, which is generally bounded on the north by NW 2nd Street and Lucy Street, on the south by SW

1st Street and the City municipal limits, on the east by State Road 821 and City municipal limits, and on the west by Redland Road (the "redevelopment area"); and

WHEREAS, on September 11, 2018, the City of Florida City (the "City") adopted Resolution No. R-18-48 approving the "North Central CRA Proposed Expansion North Central Area Finding of Necessity" (the "study"), which is attached hereto as exhibit "A" and incorporated herein by reference, and authorized the submission of the study to the County; and

WHEREAS, the study finds that an area within the City generally bounded on the North by SW 336th Street (A.V. Davis Parkway), on the West by SW 187th Avenue, on the South by NW 2nd Street, and on the East by the South Dade Transitway ("North Central Expansion Area"), to be slum or blighted as these terms are defined in section 163.340(7) and (8), Florida Statutes; and

WHEREAS, on September 12, 2018, the City and the Florida City Community Redevelopment Agency (the "Agency") submitted the study to the County; and

WHEREAS, the Agency and the City have requested that the County, review and approve the study and make certain findings in accordance with the Community Redevelopment Act 1969, which is presently codified in chapter 163, part III, Florida Statutes (the "Act"); and

WHEREAS, the Agency and the City also wish to extend the life of the Agency and the redevelopment area, inclusive of the North Central Expansion Area, until June 1, 2055, which would give the Agency additional time to complete its redevelopment activities to address the slum and blighted conditions that continue to persist in the Redevelopment Area and to advance the Agency's goal of creating much needed affordable housing as required by the Act and the Florida City Community Redevelopment Plan (the "plan"), which as approved by this Board; and

WHEREAS, as required by Resolution No. R-611-15 and in furtherance of seeking this extension, the Agency is required to prepare an assessment of need study before this Board will consider extending the life of the Agency and the redevelopment area until June 1, 2055, and amending the plan and the Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency, by and among the County, the City and the Agency (interlocal agreement") to accomplish same; and

WHEREAS, the Agency has submitted the City of Florida City Community Redevelopment Agency's Assessment of Need for Agency Time Extension ("assessment"), which is attached hereto as exhibit "A" and incorporated herein by reference; and

WHEREAS, additionally, on May 27, 2020, the Agency and City adopted Resolution Nos. 19-04 and 19-35, respectively, which such resolutions approved an amendment to the plan; and

WHEREAS, the proposed amended plan is attached hereto as exhibit "C" and incorporated herein by reference; and

WHEREAS, on June 23, 2020, the Agency and the City also adopted Resolution Nos. 20-02 and 20-34, respectively, approving the interlocal agreement, which is attached hereto as exhibit "D" and incorporated herein by reference; and

WHEREAS, this Board finds that it is the best interest of the County and the residents of Miami-Dade County to accept the assessments, make certain findings related to the North Central Expansion Area, approve the amendment to the plan, approve an extension of the life of the Agency and the redevelopment area, inclusive of the North Central Expansion Area, until June 1, 2055, and authorize the execution of the interlocal agreement; and

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

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

Section 1. The foregoing recitations are incorporated in the body of this resolution by reference.

Section 2. This Board accepts the City of Florida City Community Redevelopment Agency's Assessment of Need for Agency Time Extension, attached hereto as exhibit "A" and incorporated herein by reference.

Section 3. Pursuant to section 163.355, Florida Statutes, this Board finds and declares, after a public hearing that based on findings of set forth in the North Central CRA Proposed Expansion North Central Area Finding of Necessity (the "study"), which is attached hereto as exhibit "B" and incorporated herein by reference, a blighted or slum area as defined by section 163.340 (7) and (8), respectively, exists in an area of the City described generally as bounded on the North by SW 336th Street (A.V. Davis Parkway), on the West by SW 187th Avenue, on the South by NW 2nd Street, and on the East by the South Dade Transitway, which is specifically described in the study and is referred to as the "North Central Community Redevelopment Agency Expansion Area" (" North Central Expansion Area").

Section 4. This Board also finds that (a) one or more slum or blighted conditions exist in the North Central Expansion Area in which there is a shortage of affordable housing for residents of low or moderate income, including the elderly; (b) the rehabilitation, conservation, or redevelopment, or a combination thereof, of the North Central Expansion Area, including the development of affordable housing for residents of low or moderate income, including the elderly, is necessary in the interest of the public health, safety, morals, and welfare of the residents of Miami-Dade County and the City of Florida City, including those residents living within the North

Central Expansion Area; and (c) the North Central Expansion Area is appropriate for redevelopment.

Section 5. In accordance with section 163.361, Florida Statutes, this Board approves, after a public hearing, the amendment to the Florida City Community Redevelopment Area Community Redevelopment Plan, in substantially the form attached hereto as exhibit "C" and incorporated herein by reference. This Board further approves the extension of the life of the Agency and the area until June 1, 2055.

Section 6. This Board approves the terms of and authorizes the County Mayor or the County Mayor's designee to execute the Restated Interlocal Cooperation Agreement Related to the City of Florida City Community Redevelopment Agency, by and among the County, the City and the Agency, in substantially form attached hereto as exhibit "D" and incorporated herein by reference. This Board further authorizes the County Mayor or the County Mayor's designee to exercise all provisions contained therein not reserved by this Board.

Section 7. If any one or more provisions of this resolution should be contrary to law or invalid or ineffective for any reason, such provision shall be deemed severable from, and shall not affect the validity of, the remaining provisions of this resolution.

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

Audrey M. Edmonson, Chairwoman	**aye**		
Rebeca Sosa, Vice Chairwoman	**aye**		
Esteban L. Bovo, Jr.	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**absent**	Sally A. Heyman	**aye**
Eileen Higgins	**aye**	Barbara J. Jordan	**aye**
Joe A. Martinez	**nay**	Jean Monestime	**aye**
Dennis C. Moss	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. 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

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman

CITY OF FLORIDA CITY
GATEWAY TO THE FLORIDA KEYS AND THE EVERGLADES

City of Florida City
Community Redevelopment Agency

Assessment of Need for Agency Time Extension

March 9, 2020

ILER PLANNING

TABLE OF CONTENTS

EXECUTIVE SUMMARY 4

I. BACKGROUND 6

II. CRITERIA: 8

A. State Requirements: 8

B. Miami-Dade County Requirements for Extension of the CRA 9

III. METHODOLOGY 12

IV. COMMUNITY REDEVELOPMENT AREA GENERAL CHARACTERISTICS 13

A. Overall Composition 13

B. Existing Uses 13

C. Land Use / Zoning 14

V. ASSESSMENT OF EXISTING CONDITIONS 18

A. Socio-Economic Conditions 18
1. Race 19
2. Education 19
3. Poverty 20
4. Income Level 21
5. Tenure 21
6. Affordable Housing 22
7. Overcrowding 22
8. Housing Tenure 23
9. Housing Cost Burden 25
10. Vacancy 26

B. Site and Structure Deterioration 27
1. Code Violations 28
2. Faulty Lot Lay-Out 28
3. Diversity of Ownership 28
4. Public Safety 29
5. Environmental Conditions 29
6. Images of Conditions 32

VI. TAX INCREMENT FINANCING COLLECTIONS AND PROJECTIONS 34

A. Projecting TIF Revenues: How TIF Works 34

B. Tax Increment Projections 35

VII. MAJOR PROJECTS AND PROGRAMS 36

A. Past Programs and Projects 36

B. Constraint and Opportunities 37
1. Northwest and North Central Neighborhood Sub-Areas 37
2. Main Street Florida City Sub-Area 38
3. Community Commercial Center Sub-Area 38
4. Tourist Corridor Sub-Area 38

C. Proposed Projects and Programs 39
1. Business Assistance 39
2. Neighborhood Reinvestment 41
3. Land Acquisition 42
4. Public Improvements 43
5. Community Safety and Appearance 44
6. Opportunity Zone 46

D. Implementation 46

VIII. SUMMARY OF CRA TIME EXTENSION CRITERIA 47

IX. CONCLUSION 52

List of Figures

Figure 1. Regional Location 6
Figure 2. Major Roadways 7
Figure 3. Future Land Use 15
Figure 4. Zoning 17
Figure 5. Snapshot Comparison of Major Indicators 18
Figure 6. Vacant Land 27
Figure 7. Petroleum Contamination Monitoring (PCTS) Discharges 30
Figure 8. Compliance and Enforcement Tracking for Hazardous Facilities 30
Figure 9. Florida DEP Cleanup Sites 31
Figure 10. Storage Tank Contamination Monitoring 31
Figure 11. Tax Increment Financing Formula 34
Figure 12. CR Agency Sub-Areas 37

List of Tables

Table 1. Area Composition 13
Table 2. Existing Uses in the CR Area 14
Table 3. CRA Future Land Use 15
Table 4. CRA Zoning 16
Table 5. Florida City Racial Mix 19
Table 6. Racial Mix in Miami-Dade County 19
Table 7. Educational Attainment 20
Table 8. Residents Living Below Poverty Level 20
Table 9. Median Household Income 21
Table 10. Occupancy by Tenure - 2017 21
Table 11. Cumulative Deficit of Affordable Occupied Units in Florida City 22
Table 12. Persons per Household 23
Table 13. Substandard Housing 23
Table 14. Owner v. Renter - 2013 24
Table 15. Owner v. Renter - 2017 24
Table 16. Homeownership 1990 and 2013-2017 (5-year estimates) 25
Table 17. All Households Cost Burden 25
Table 18. Owner-Occupied Cost Burden 26
Table 19. Renter-Occupied Cost Burden 26
Table 20. Tax Increment City/County 2008 - 2020 35
Table 21. Tax Increment Projections 35

Executive Summary

Short on the heels of Hurricane Andrew's devastation, the Florida City Community Redevelopment Agency (CRA) was created in 1995 and dedicated to the rejuvenation of Florida City's central residential neighborhoods and commercial corridors. The original Community Redevelopment Plan ("CR Plan") was successful laying the groundwork to start the rejuvenation and redevelopment of the City's major commercial corridors. During those 1st years, it was anticipated that market forces would positively impact low income, deteriorated neighborhoods adjoining the CR Area, but this did not occur to the extent envisioned. Thus to extend the CRA's benefits, the Community Redevelopment Board (Agency), in 2008, commissioned a redevelopment study to determine if conditions of slum and blight existed in four (4) expansion areas in Florida City and to assess whether those conditions warrant the expansion of the existing Community Redevelopment Area (CR Area). These expansion areas, including the large Northwest Neighborhood, were approved by the County and would become the major focus of redevelopment over the next ten years.

The Agency is now in the process of updating the 2009 CR Plan, including extending the lifespan of the Agency. Amendments are done through the process outlined in state statutes. In addition to the state statute requirements for amending the CR Plan, Miami-Dade County has additional requirements for extending the lifespan of the Agency.

The Finding of Necessity is a summary assessment of the area and provides evidence of slum and blight, and the need for redevelopment. The CR Areas include residential neighborhoods, commercial, industrial, and state-owned environmental site on Palm Drive.

The purpose of a CRA is to bolster the economy and property values in a qualified area which has been selected based on its need for redevelopment and its ability to meet the State criteria. The primary benefits of a CR Area are:

1. A master planning approach and implementation strategy for the area.
2. Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development and property acquisition within the expanded area; and
3. Increased future tax increment funds for redevelopment projects.

The original CR Area was 490 acres in size and primarily commercial and industrial in character with residential land uses encompassing only 11% of the CR Area. By contrast, the future land use pattern of the expanded 2009 CR Area is primarily residential (82%), with 6% industrial, 6% conservation, 4% parks and recreation, 2% commercial and 1% institutional. The total net area of the properties included in the 2009 expansion was approximately 177 acres, bringing the current CRA area to a total of 703 acres in size.

Section 163.340 of the Florida Statutes defines a "blighted area" as an area in which there are a substantial number of deteriorated or deteriorating structures, and in which

conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property. Despite the tremendous effort to eliminate slum and blight in the original CRA area and the 2009 expansion areas, much more is needed. The following highlights issues that still remain to be eliminated:

Socio-Economic Distress

- High poverty rates;
- Low income;
- Low numbers of home ownership;
- Shortage of quality affordable housing;
- High crime rate;
- Excessive unemployment;
- High rental rates; and
- Overcrowding.

Deteriorating Site and Building Conditions

- High percentage vacant housing units;
- High percentage of vacant land;
- Unsafe and unkempt structures and sites; and
- Faulty lot lay out; and
- Diversity of ownership.

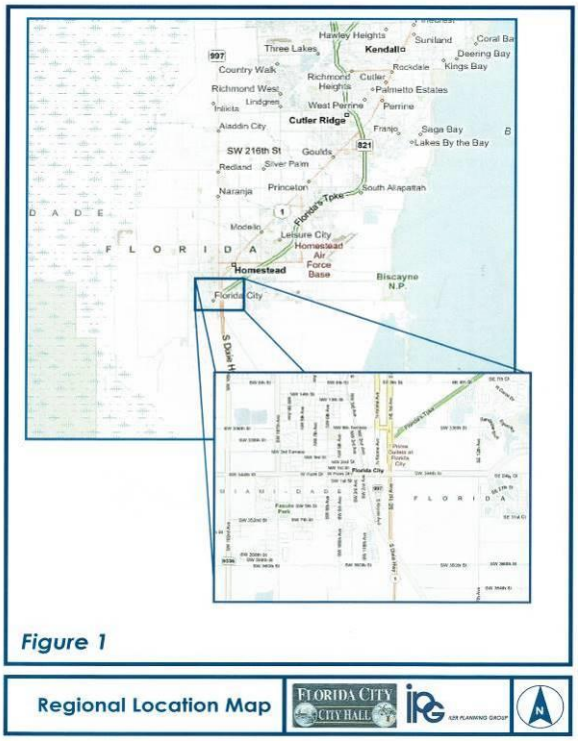
The current CRA Area (including the 2009 expansion) continues to meet the criteria set forth by Chapter 163, Florida Statutes (F.S.) for slum and blight.

The deteriorating site, building and socio-economic conditions detailed in this report also support the recommendation for extension of the lifespan of the Agency. With the requested additional time to implement planned redevelopment activities, the CRA will be able to successfully respond to the City's residential needs and conditions thereby stimulating workforce housing, mixed use, commercial and industrial applications. Additional time will enable the City to continue its planning program to spark reinvestment in target areas, develop healthier neighborhoods and bolster nearby businesses in the CR Area. If the City adopts these findings and Miami-Dade County concurs, the CR Plan will then be updated to include continuing and new redevelopment projects and an implementation schedule to revitalize the CR Area and enhance the overall economic vitality of Florida City.

I. Background

Florida City is located in southern Miami-Dade County (see Figure 1 Regional Location Figure) and is comprised of approximately 8.5 square miles in size. The City is bordered to the north by the City of Homestead and by unincorporated Miami-Dade County on its remaining sides. The nearest metropolitan area is the City of Miami, located approximately 30 miles to the northeast. The former Homestead Air Force Base is situated approximately five (5) miles northeast of the City. Florida City is the gateway to the unique Florida Keys, as well as to the Everglades and Biscayne National Parks.

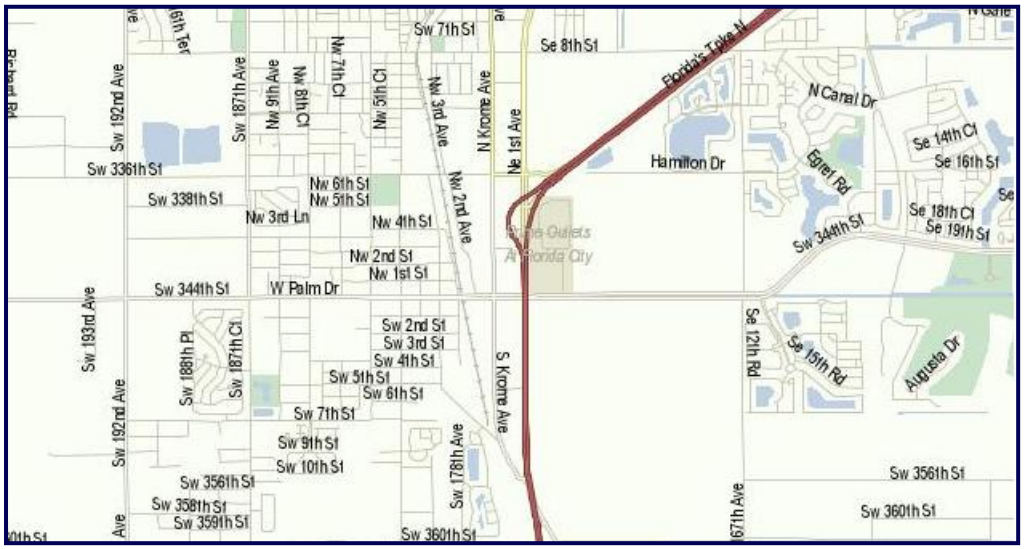
Figure 1. Regional Location



Three State principal arterials traverse the City: The Homestead Extension of the Florida Turnpike (HEFT), U.S. Highway 1 (Dixie Highway), and Krome Avenue (State Road 997). Redland Road and NW 6th Avenue provide important north-south access through the City. Lucy Street (SE 8th Street), Arthur Vining Davis Parkway (SW 336th Street), Palm Drive and SW 352nd Street provide east-west collector access for residential and commercial areas of the City. The Palm Drive and U.S. 1 intersection is considered the City's "gateway" as it provides access to both national parks and the Florida Keys (see Figure 2, below). In 2016, approximately 2.25 million people visited the Florida Keys. There was a slight dip in visitors in 2017 because of Hurricane Irma,

which made landfall in the Keys in September 2017, despite this, visitation to the Keys reached 5.1 million visitors in 2018. The majority (80%) arrived via U.S. Highway 1.

Figure 2. Major Roadways



Source: ILER PLANNING, 2008

Following the devastating impacts of Hurricane Andrew in 1992, the City's tax base dropped in 1993 to 60% of its pre-storm level. In the aftermath of the storm, the City designated a CRA and adopted a Finding of Necessity for a 490-acre Redevelopment Area. At the time the Agency was established, the CR Area was comprised of approximately 30% of the City. Over the years, the City annexed new areas and the original 490-acre CR Area, plus the 2009 expansion, is now approximately 27% of the City.

Since the CRA was established, the Agency has made significant infrastructure investments in the current CR Areas which has paid off well, as shown by the 660+% growth in the tax base. The Agency is now nearing the end of its initial life but still has a number of ongoing and planned projects which will improve the community and grow the tax base. Twenty-four years after the Agency was established, the circumstances under which the CRA were created are dramatically different. Florida City, no longer recovering from a post-disaster environment, continues to be strongly committed to strategically focus on CRA activities such as economic development, urban infill, neighborhood revitalization, planning and design, downtown development and job creation.

The purpose of this document is to provide an analysis of the current conditions of the CRA and determine whether conditions of slum and blight exist to sufficiently merit extending the lifespan of the Redevelopment Agency. The study areas include:

- Original CRA area
- 2009 expansion areas

By extending the CRA, the City can to continue to focus redevelopment in some of the City's poorest residential neighborhoods, while encouraging commercial enterprise. If the County agrees with this analysis, the CRA will prepare an updated master redevelopment plan (CR Plan) which will reinforce the vision and establish an implementation schedule for future improvements in the CR Area.

II. Criteria:

A. State Requirements:

Chapter 163, Florida Statutes (F.S.), allows municipalities to designate a Community Redevelopment Area (CRA) as a dependent special district where future County and City tax increment revenues can be used to fund infrastructure improvements and development, as well as new redevelopment initiatives. The first step to designate a CR Area or to incorporate new CR areas is to create a "finding of necessity for redevelopment." In accordance with State Statutes, the Finding of Necessity must prove the following in order to establish or expand a CR Area:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income; including the elderly, exist in such county or municipality; and
2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas, 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 public health, safety, morals or welfare of the residents of such county of municipality.

The Finding of Necessity determines whether the identified geographic areas meet the criteria of slum and blight set forth in Chapter 163, Part III, Florida Statutes. These criterion are summarized below:

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

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population and overcrowding; or
- The existence of conditions that endanger life or property.

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

- Defective or inadequate street layout, or other transportation facilities;
- No increases in the aggregate assessed values of real property for over the 5 years;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates;
- Tax or special assessment delinquency exceeding the fair value of the land;
- High vacancy rates;
- High incidences of crime;
- High number of fire and emergency medical service calls;
- Numerous Florida Building Code violations;
- Diversity of ownership or defective or unusual conditions of title; or
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.

In addition, Chapter 163, F.S. outlines the steps to modify a CR Plan, as well as extending the lifespan of the Agency. This is shown below:

163.361 Modification of community redevelopment plans.—

(1) If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

(2) The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

(3)(a) In addition to the requirements of s. 163.346, and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by s. 163.362(10), the agency shall report such proposed modification to each taxing authority in writing or by an oral presentation, or both, regarding such proposed modification.

The above criteria have been met for the existing CR Area (original area plus 2009 expansion). A requirements of Miami-Dade County, to extend the life of an Agency, is to show that slum and blight still exists within the existing CR Area, including the 2009 CR expansion area; and continues to meet the state statute for a slum and blighted area. The State criteria apply to the entire CR Area, not any one individual parcel.

B. Miami-Dade County Requirements for Extension of the CRA

Pursuant to Resolution No. R-611-15, adopted by the Board of County Commissioners (Board) at its June 30, 2015 meeting, County staff set forth the following criteria for the assessment of need study (Assessment), which will be submitted by any community redevelopment agency (Agency) requesting an extension to the life of the Agency and community redevelopment area (Area).

A. **Assessment of Need:** Any Agency requesting an extension shall provide the Board an Assessment that shall include the following information:

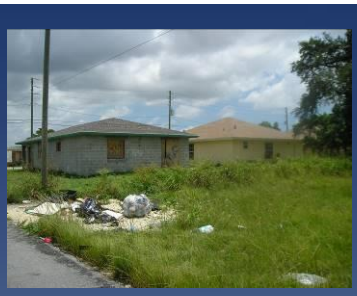
1. Reason for the Extension;
2. Current condition(s) of slum in the Area, as defined by Chapter 163.340 (7), with detailed statistical data or analysis;
3. Current condition(s) of blight in the Area, as defined by Chapter 163.340(8), with detailed statistical data;
4. Total revenues deposited into the trust fund since the inception of the Agency;
5. Types of programs funded for the Area;
6. Major projects funded by the Agency;
7. Major projects to be funded by the Agency;

B. **Additional Information.** Additionally, the Assessment should include the following information, if applicable, that will assist the Board in determining the feasibility of extending the Agency;

1. Demographic, household, and poverty rate analysis, including existing and projected demographics and important shifts;
2. A gap analysis that will examine the existing economic, financial, and regulatory conditions within the redevelopment area to determine barriers and other constraints to private redevelopment investments;
3. Redevelopment priorities with respect to gap analysis;
4. Possible solutions and redevelopment investment strategies;
5. Recommendations for an appropriate update to the goals and objectives of the Agency's community redevelopment plan;
6. Projections of available tax incremental revenues, potential financing options, and any other implications related to the extension of the life of the Agency and the community redevelopment area;
7. Recommendations for an appropriately phased 10 to 5-year capital improvement plan, including a financing plan utilizing tax increment revenue and/or the additional bonding capacity provided by an extension of the Agency and the community redevelopment area;
8. Recommendations identifying and prioritizing capital projects that facilitate redevelopment and may be recommended or desired beyond 10 to 15-year time period, and potential financing options;
9. Additional recommendations to facilitate appropriate redevelopment that may be determined as a result of the community engagement process described below;

C. **Community Engagement.** Prior to preparing the Assessment, the Agency should engage the community through multiple methods, including meetings, charrettes, interviews, public media, electronic messages, and social media.

The purpose of this study is to analyze the CR Area as a whole to determine if the area continues to meet the State standards for a slum and blighted area; and is supported by the information relating to Miami-Dade County's criteria for extending the life of the CRA.



III. Methodology

A number of information sources and analytical techniques were used in the determination of the need for redevelopment. Field surveys were conducted in December of 2019 to provide accurate assessments of physical conditions in and around the proposed redevelopment area. Field data gathered included visual surveys of the condition of existing infrastructure, vacant lots, debris piles, and building structures.

City and County records and staff analyses were used for background information on code enforcement trends, previous and current private development plans, property tax values, land ownership, crime, code enforcement violations, and other factors.

Various Florida City planning documents were reviewed in order to obtain information on previous findings and planning strategies. Planning documents reviewed include the City of Florida City Comprehensive Plan, the CRA Florida City Economic Action Team (FEAT) Redevelopment Plan, 2009 Redevelopment Plan and Finding of Necessity. Data from the U.S. Census 2010, including the American Community Data of the U.S. Census, were utilized in order to provide socio-economic data for the area including race, education, overcrowding, tenure, vacancy, income and poverty.

The current CR Area is part of several census tracts, including: Tract 113, Block Groups 4 & 5. The Census block groups do not precisely match the proposed CR Area. Therefore, block groups 4 & 5 include several parcels extending outside of the proposed northwest residential area and exclude a small number of parcels that are part of the northwest residential neighborhood. However, the block groups do match the northwest neighborhood closely enough to provide a valid illustration of the conditions in the area. The census Tract 114.02, Block Group 1, Block 1001 includes the area near the Busway. Since Census information is not always available at the block level, Census information for this area has been provided at the block group level.

IV. Community Redevelopment Area General Characteristics

A. Overall Composition

Currently, approximately 27% of the City is included within the CR Area. The CR Area is primarily low density residential in character, with small pockets of industrial, parks and recreation, and institutional and public facilities. The CR Area is comprised of approximately 803 parcels which are summarized and categorized according to the current land use in Table 1.

Table 1. Area Composition

Use	Acres	No. of Parcels	Average Lot Size (sq. ft.)	No. of Owners	Taxable Value
Government	7.5	1	435,600	1	$0
Industrial	5	2	83,417	2	$2,601,612
Institutional	10	1	333,315	1	$0
Multi Family	23	29	34,512	21	$12,558,419
Other	0	0	0	0	$0
Parking	0	0	0	0	$0
Religious	3	1	130,680	1	$0
School Board	10	1	429,810	1	$0
Single Family	108	371	7,500		$34,514,685
Townhouse	26	4	435,600	3	$576,665
Utility	1	1	57,586	1	$0
Vacant Government	0	0	0	0	$0
Vacant Land	16	184	16,437	117	$11,476,313

Source: Miami-Dade Property Appraiser (2007), Iler Planning, 2008

B. Existing Uses

Table 2 summarizes the existing uses in the CR Area. As demonstrated by Table 2, the CR Area is predominantly residential in character.

Table 2. Existing Uses in the CR Area

Use	Areas measured in acres	Percentage of the area
Single Family	70	26%
Duplex	12	4%
Townhouse	1	0%
Multi-Family	23	9%
Commercial	10	4%
Government	13	5%
Industrial	9	3%
Institutional	1	0%
Parking	6	2%
Religious	3	1%
School Board	1	0%
Utility	1	0%
Other	6	2%
Vacant Government	42	16%
Vacant Land	69	26%

Source: Miami-Dade County Property Appraiser (2007), Iler Planning, 2008

C. Land Use / Zoning

This sub-section provides an overview of the future land use categories and zoning districts within the CR Area. The land use will first be analyzed as it is the controlling factor in land development. Table 3 shows a breakdown of the future land use designations within the proposed CR Area. Figure 3 graphically depicts these designations.

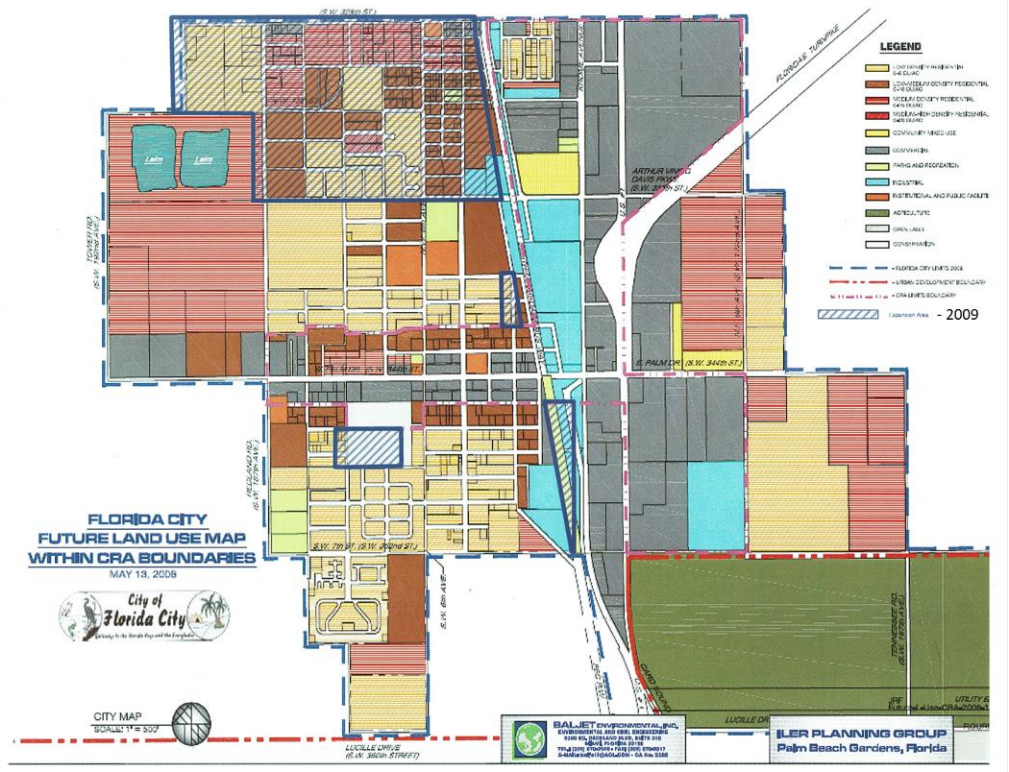
As indicated in Table 3, the majority (83%) of the properties within the CR Area have a residential future land use. Parks and Recreation, as well as Institutional and Public Facilities Future Land Use categories are tied for the second most common land use category in the CR Area, each consisting of approximately 5% and 10% respectively. A small portion of land use is devoted to Industrial (3%). Land Uses in the CR Areas are shown in Figure 3.

Table 3. CRA Future Land Use

Land Use Category	Total Acreage	Total %
Low Density Residential 0-6 DU/AC	93.84	13%
Low-Medium Density Residential 0-10 DU/AC	103.55	15%
Medium Density Residential 0-15 DU/AC	56.53	8%
Medium-High Density Residential 0-20 DU/AC	3.52	1%
Community Mixed Use	14.66	2%
Commercial	287.35	41%
Parks and Recreation	12.85	2%
Industrial	101.5	14%
Institutional and Public Facilities	5.37	1%
Conservation	24.36	3%
	703.53	**100%**

Source: Baljet Environmental, Inc., ILER PLANNING, 2008

Figure 3. Future Land Use



The distribution of zoning throughout the CR Area is depicted on Figure 4 and summarized in Table 4 below.

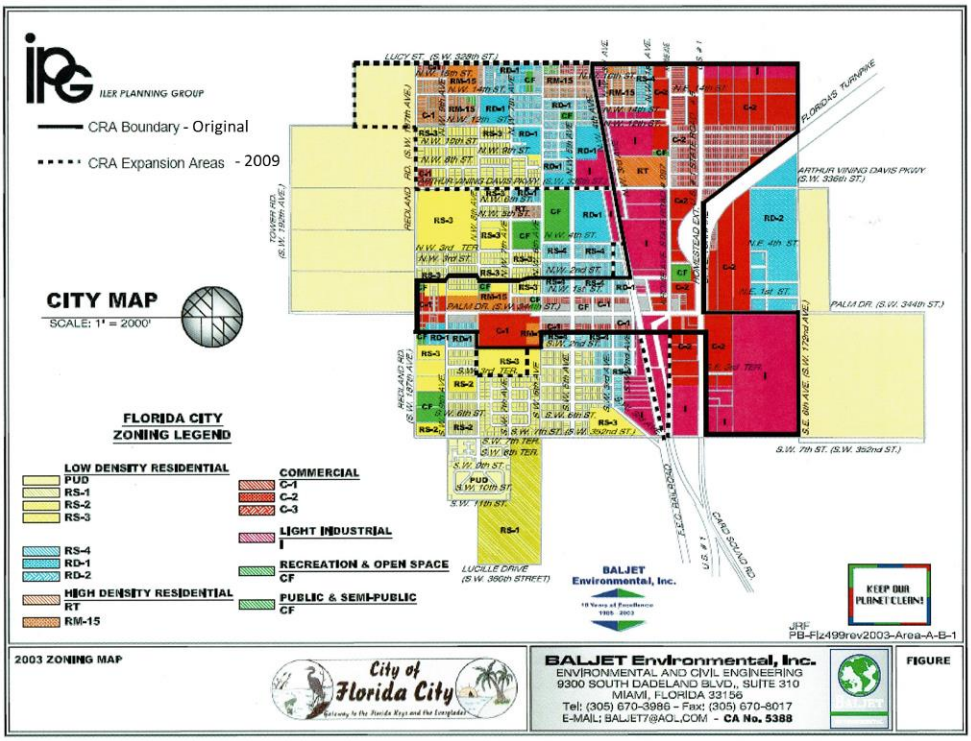
Similar to the future land use distribution, approximately 82% of the CR Area has a residential zoning designation. The residential zoning primarily consists of single-family zoning districts, followed by medium and high-density zoning districts. Industrially zoned properties combined comprise only 3% of the CR Area, while Community Facilities, including Recreation and Open Space and Public & Semi-Public, constitutes nearly 27% of zoning uses.

Table 4. CRA Zoning

Zoning Category	Total Acreage	Total %
Residential Single Family (RS-3)	77.37	11%
Residential Single Family (RS-4)	14.13	2%
Residential Duplex (RD-1)	73.79	10%
Res. Mobile Home/Recreation Vehicle (RT)	14.29	2%
Residential Multi-Family (RM-15)	62.9	9%
Neighborhood Commercial (C-1)	57.17	8%
General Commercial (C-2)	167.86	24%
Light Industrial (I)	185.43	26%
Community Facility District (CF)	13.57	2%
Estate Modified District (EU-M) (County Zoning)	37.02	5%
	703.53	100%

Source: Baljet Environmental, Inc., Iler Planning, 2008

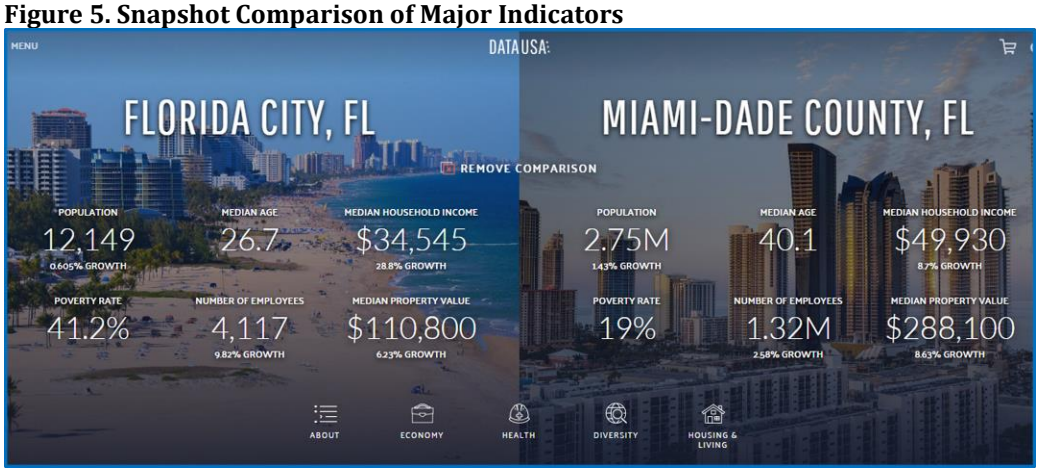
Figure 4. Zoning



V. Assessment of Existing Conditions

To meet the state definition of slum and blight and satisfy Miami-Dade County's analysis, a redevelopment area must meet two or more of the criteria established by the State Statutes. The previously approved CR Areas have already met state standards. This assessment will also demonstrate two or more factors of slum and blight continue to persist in the CR Area as defined by Florida Statutes.

Figure 5. Snapshot Comparison of Major Indicators



Source: DATA USA, 2019

A. Socio-Economic Conditions

Figure 5 provides a snapshot of comparable socio-economic conditions between Florida City and Miami-Dade County using 2010 - 2017 U.S. Census data

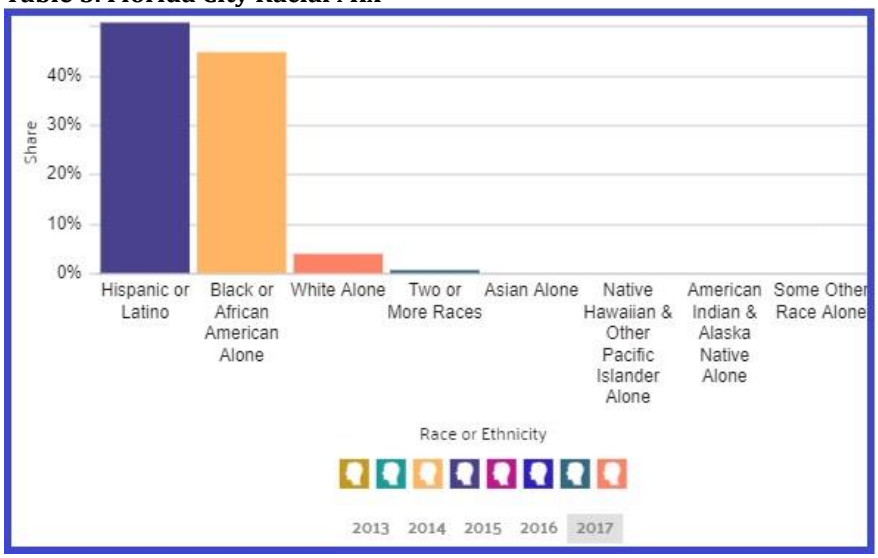
The CR Area is part of the Miami Dade Census Tract (CT) 113, Block Groups (BG) 4 and 5; CT 114.02, BG 1 and BG 1001; and CT 114.03, BG 1, 2, and 3. The block groups do not precisely match the CR Areas. Therefore, CT 113, BG 4 and 5 include several parcels extending outside of the proposed northwest residential area and exclude a small number of parcels that are part of the northwest residential neighborhood. However, the block groups do match the northwest area closely enough to provide a valid illustration of the conditions in the area.

Since Census information is not always available at the block level, Census information for these areas has been provided at the block group level.

1. Race

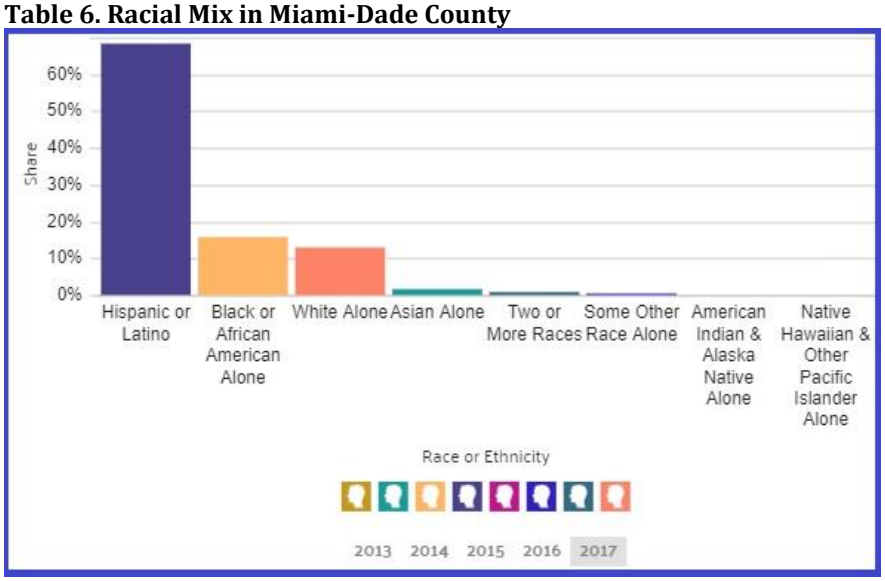
According to the 2017 estimates from the U.S. Census, the City is predominately comprised of Hispanic or Latino (51%), African Americans (46%), and White (4%). By comparison, Miami-Dade consist of Hispanic or Latino (69%), African Americans (16%), and White (13%) (see Tables 5 and 6).

Table 5. Florida City Racial Mix



Source: 2010 U.S. Census, DATAUSA, Iler Planning 2019

Table 6. Racial Mix in Miami-Dade County



Source: American Fact Finder, DATAUSA, Iler Planning, 2019

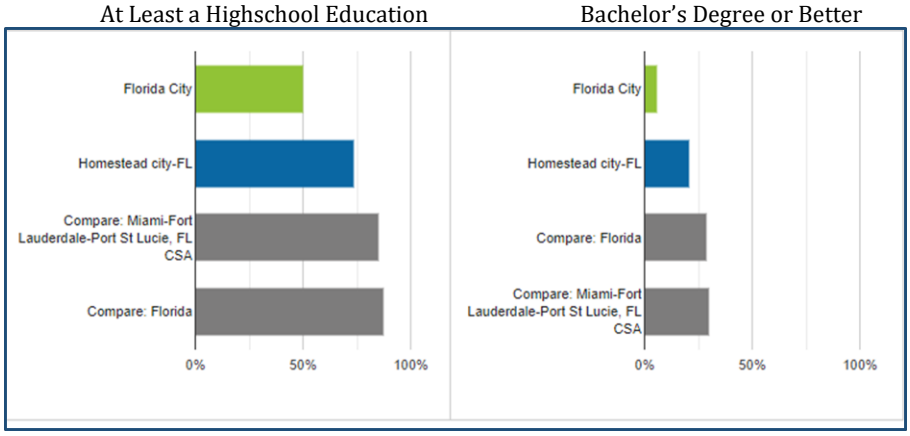
2. Education

A striking socio-economic characteristic is the educational attainment of Florida City's residents. Low educational attainment affects the type, quality and longevity of obtainable employment, and is therefore implicitly linked to high rates of poverty and unemployment. Since a primary focus of a CRA is to ensure affordable housing to the residents within the CR Area, the Agency, when possible, should coordinate

The poverty rate for Florida City is more than twice that of Miami-Dade County.

with other non-profits and agencies to provide education and job skills to the residents in the CR Area. With developed education and work skills in place, the Agency can address some of the underlying causes of slum and blight. Table 7 illustrates comparable differences between various jurisdictions.

Table 7. Educational Attainment



Source: 2010 U.S. Census, Iler Planning, 2019

Approximately 50% of adults (25 years in age or older) in the city do not have a high school diploma. As noted above, educational attainment directly impacts employability, which then impacts poverty levels. This is illustrated by Table 8, below.

3. Poverty

The residents in the CR Area are some of the poorest residents in the City and Miami-Dade County. Based on Table 8, 41% of the population in the CR Area are living below the poverty level. The economic distress in these neighborhoods is even more apparent when compared to the County and State level.

Table 8. Residents Living Below Poverty Level

	Florida	Miami-Dade County, Florida	Florida City
Poverty level 1999	13%	18%	38%
Poverty level 2012	15.6%	19%	46%
Poverty level 2017	15.5%	19%	41%

2017 U.S. Census, Iler Planning, 2019

Only 50% of Florida City residents have a high school education.

At the time the original CR Plan was adopted, the poverty rate for the City of Florida City was 36.8%, according to the 1990 U.S. Census. Census data a decade later showed a negative trend with a slightly higher percent of residents living in poverty (38%). Above all other factors, the poverty in the CR Area is the strongest indicator of slum and blight and the need for redevelopment.

4. Income Level

Median household income is directly tied to the factors noted in Sections 1 and 2, above. Table 9 illustrates the stark contrast between the City, County, and State of Florida.

Table 9. Median Household Income

	Florida	Miami-Dade County	Florida City
Median Household Income in 2000	$38,819	$35,966	$18,777
Median Household Income in 2010	$47,661	$43,605	$25,132
Median Household Income 2017	$50,883	$46,338	34,545

Source: U.S. Census, Iler Planning, 2019

Household income in Florida City is well below Miami-Dade County and the State

Economic distress in the CR Area is evident when comparing the median income to the nearby area. The median income in the CR Area continues to be well below the County median income and reinforces the need for additional work in the CR Area.

These economic figures are strong indicators of slum and blight. In 1990, the median household income for the City of Florida City was $20,567. A decade later, the Census showed that despite regional growth and a major hurricane, the median income of households in the CR Area was approximately the same or less than they were in 1990. The picture is a bit better, based on the 2010 Census. Fortunately, household income is rising; though still considerably less than Miami-Dade County, the City has seen 37% growth from 2010.

5. Tenure

Comparing the number of renters to homeowners can provide insight into the ability of the average person to acquire sufficient capital to purchase a home. This is illustrated in Table 10. The residential neighborhoods of the CR Area lack normal neighborhood housing investment.

Table 10. Occupancy by Tenure - 2017

	Florida	Miami-Dade County	Florida City
Owner-occupied Units	65%	52%	26%
Renter-occupied Units	35%	48%	74%

2010 U.S. Census, Iler Planning, 2019

The income levels of the residents in the CR Area make homeownership extremely difficult, contributing to the fact that 74% of the residents in the area are renting their home. With such high rates of renters, housing values that rise faster than wages could

put many residents at risk of displacement. In addition, the high rental rate may be disrupting neighborhood/community development due to the instability that occurs as a result of renters regularly coming into and leaving the neighborhood.

6. Affordable Housing

Florida City's Comprehensive Plan indicates that affordable housing is a major issue for the City. This is demonstrated by the substantial number of cost burdened households (households of moderate-income or less that spend more than 30% of their income for housing) as well as severely cost-burdened households (those households that spend more than 50% of their income for housing). Table 11, prepared by the Shimberg Center for Affordable Housing at the University of Florida, projects increasing numbers of cost-burdened and severely cost-burdened households in the City until 2020. The Shimberg Center estimates cost-burden households on a regular basis.

Table 11. Cumulative Deficit of Affordable Occupied Units in Florida City

Income Group	2005	2010	2015	2020
Extremely Low	263	334	401	477
Low	530	675	785	969
Moderate	186	244	293	342
Total	**979**	**1253**	**1479**	**1788**

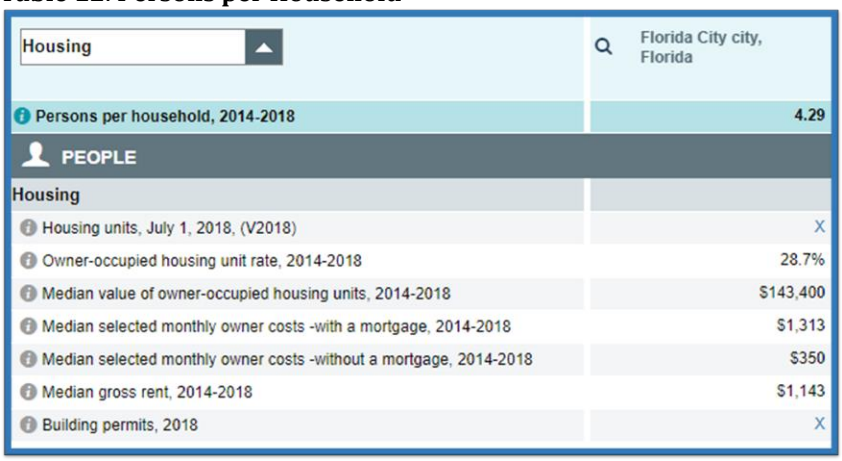
Source: Shimberg Affordable Housing Institute, University of Florida; Iler Planning, 2007, Iler Planning, 2008

The Shimberg Center's data shows that Florida City has deficit of affordable housing units. The cumulative deficit of affordable housing units for the City is projected to increase to 1,788 by 2020. While this statistic is not available at a neighborhood level, the residential neighborhoods included in the CR Area, generally house the City's most economically distressed residents. With the percentage of incomes in the CR Area that are under $10,000, it is reasonable to expect that the residents in these neighborhoods are greatly affected by the lack of affordable housing.

7. Overcrowding

Other housing statistics such as overcrowding are useful for demonstrating an area's depressed conditions. Table 12 below, shows that Florida City's housing had an average of 4.29 persons per household. This compares to 3.07 persons per household for Miami-Dade County and 2.65 persons per household for the State of Florida. The Department of Housing and Urban Development considers persons per room > 1 to be overcrowded.

Table 12. Persons per Household



Housing	Florida City city, Florida
Persons per household, 2014-2018	4.29
PEOPLE	
Housing	
Housing units, July 1, 2018, (V2018)	X
Owner-occupied housing unit rate, 2014-2018	28.7%
Median value of owner-occupied housing units, 2014-2018	$143,400
Median selected monthly owner costs -with a mortgage, 2014-2018	$1,313
Median selected monthly owner costs -without a mortgage, 2014-2018	$350
Median gross rent, 2014-2018	$1,143
Building permits, 2018	X

Source: 2010 U.S. Census, Iler Planning 2019

Table 13 shows that 154 units, or 5% of all units, either use no fuel (heating a/c) or lack complete facilities. During the 2013 – 2017 period, Florida City had 414, or 14.9% of housing units having one or more people per room, more than twice that of Miami-Dade County (6%) and more than twice that of the State (6%). This is a strong are indicator of slum and blight in the CR Area.

Table 13. Substandard Housing

Substandard Housing, 2013-2017 5-Year Estimate								
Geography	1.01 or More Persons per Room	Share of Occupied Units (%)	No Fuel Used	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Occupied Units (%)	Lacking Complete Facilities	Share of Occupied Units (%)
Florida City	414	14.9	59	2.1	95	3	-	-
Miami-Dade County	52,820	6.2	41,694	4.9	9,172	1.1	-	-
Florida	7,510,882	3	140,378	4.9	70,397	1	-	-

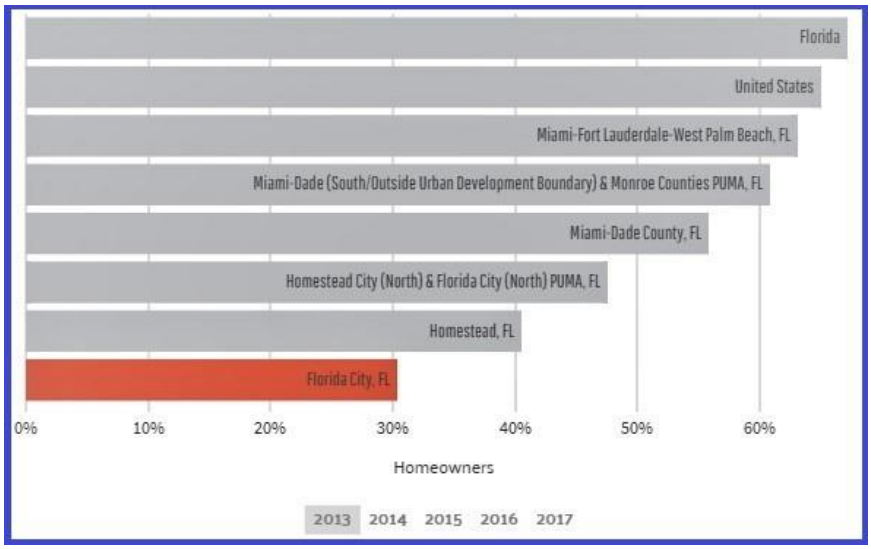
Source: 2010 U.S. Census, Iler Planning 2019

8. Housing Tenure

Housing tenure is a well established indicator of the general condition of neighborhoods. Higher amounts of home ownership create more economically stable neighborhoods because owners have a direct interest in keeping their properties in good condition. Conversely, a higher percentage of renters indicates the likelihood that property maintenance would be limited. The neighborhood becomes unstable as a result of the frequent movement in and out of the neighborhood by renters.

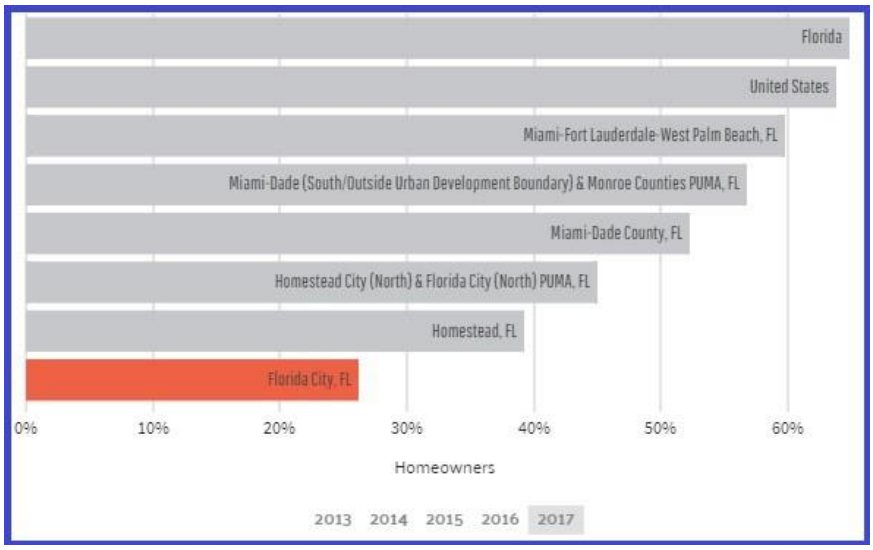
Table 14 (year 2013) and Table 15 (year 2017) show levels of homeownership for various units of government.

Table 14. Owner v. Renter - 2013



Source: 2010 U.S. Census, Iler Planning, 2019

Table 15. Owner v. Renter - 2017



Source: U.S. Census, DATAUSA, Iler Planning, 2019

As indicated by the tables, ownership actually dropped by approximately five percent (5%) between 2013 and 2017. As a comparison, Miami-Dade County's homeownership also dropped approximately two percent (2%) during the same period. Homeownership was highest in 1990, prior to Hurricane Andrew, at 45%, and has continued to decline. The effects of the hurricane had a tremendous effect on homeownership. This was compounded by the real estate crash of 2008, which created an even more precipitous drop than Hurricane Andrew (Table 16).

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Table 16. Homeownership 1990 and 2013-2017 (5-year estimates)

Homeownership Rate (%), 1990 through 2013-2017 5-Year Estimates				
Geography	1990	2000	2010	2013-2017 (5-Year Estimates)
Florida City	45	39	30	26

Source: Florida Housing Data Clearinghouse, Iler Planning, 2019

9. Housing Cost Burden

HUD defines cost-burdened families as those "who pay more than 30 percent of their income for housing" and "may have difficulty affording necessities such as food, clothing, transportation, and medical care." Severe rent burden is defined as paying more than 50 percent of one's income on rent.

The severe housing cost burden for both owners and renters exacerbates the ability of neighborhoods to create a stable, healthy environment. The Tables 17-19 describe the housing cost burden of Florida City residents. The cost burden is broken down by AMI, (area median income), on several levels. The tables illustrate that the cost burden is highest for the lower income residents and becomes lower towards the top of the income range, as would be expected.

A study by Freddie Mac in June 2019, shows that affordability issues continue to have profound impacts on homeowners and renters — with more than half of Americans making spending or housing changes to afford their monthly housing payment. For younger generations, the costs of childcare and student loans are key factors affecting housing decisions. Of particular concern is the number of renters and owners who indicated they had to move because of unaffordable housing.

Table 17. All Households Cost Burden

All Households, Cost Burden by Income, 2016 Estimate (Summary)				
	Housing Cost Burden			
Geography	Household Income	30% or less	30.1-50%	More than 50%
Florida City	30% AMI or less	203	137	1029
Florida City	30.1-50% AMI	142	713	288
Florida City	50.1-80% AMI	465	257	79
Florida City	80.1-120% AM	286		
Florida City	more than 120% AMI	303		

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2019

The percent of Florida City households with incomes below 80% of the AMI (area median income) paying more than 50% toward housing costs is nearly 50%, while the percentage across Miami-Dade County, for the same income levels is 29%. The effect of paying so much for housing costs directly burdens not only the household but the community as well. As noted above, households that are severely burdened will look for a cheaper place to live creating greater instability within the community. The results of greater instability can be found in the sections on Public Safety and Code Enforcement,

where high rates of both crime and code violations are a symptom of high housing costs for people of limited means.

Table 18. Owner-Occupied Cost Burden

Owner-Occupied Households, Cost Burden by Income, 2016 Estimate (Summary)				
Housing Cost Burden				
Geography	Household Income	30% or less	30.1-50%	More than 50%
Florida City	30% AMI or less	27	-	277
Florida City	30.1-50% AMI	105	183	7
Florida City	50.1-80% AMI	94	108	27
Florida City	80.1-120% AM	149	-	-
Florida City	more than 120% AMI	218	-	-

Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2019

Table 19. Renter-Occupied Cost Burden

Renter Households, Cost Burden by Income, 2016 Estimate (Summary)				
Housing Cost Burden				
Geography	Household Income	30% or less	30.1-50%	More than 50%
Florida City	30% AMI or less	176	137	752
Florida City	30.1-50% AMI	37	530	281
Florida City	50.1-80% AMI	371	149	52
Florida City	80.1-120% AM	137	-	-
Florida City	more than 120% AMI	85	-	-

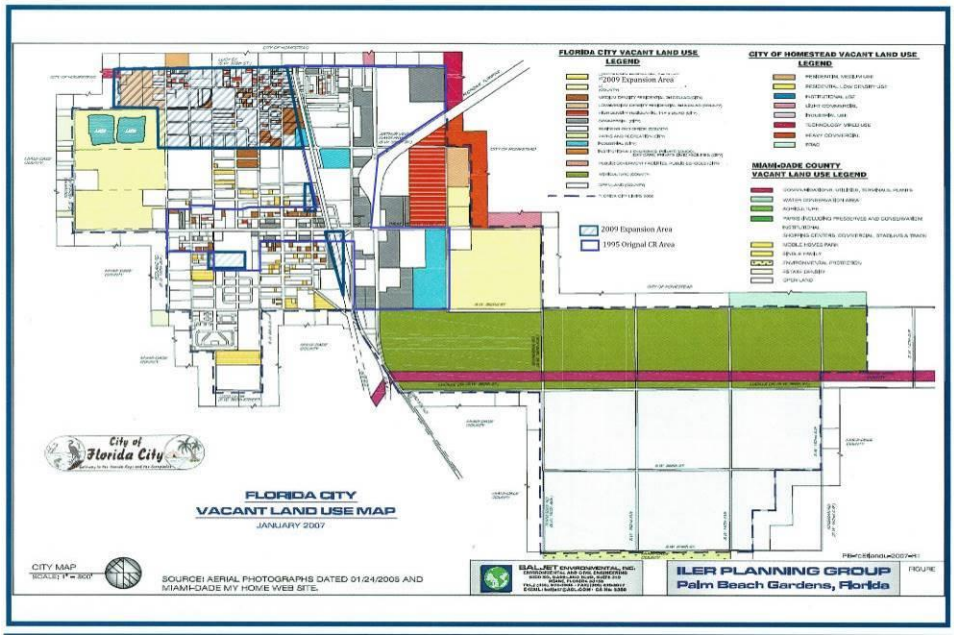
Source: Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, 2019

10. Vacancy

Vacant land attracts dumping, criminal activity, and commonly contains overgrowth, contamination, vermin, and toxic chemicals. The appearance of these conditions can both decrease property values and increase health risks. High vacancy rates and abandoned lots lie in the midst of most economically depressed neighborhoods and pose a barrier to the redevelopment of land. Decreasing the levels of vacancy will increase the tax base of the area and contribute to economic vitality and an increased quality of life for City residents. The CR Area has been highlighted on the Vacant Land map from the City's Comprehensive Plan and is included as Figure 6. While there are some large vacant areas that may be utilized for large developments, the majority of the vacancies in the CR Area are scattered lots throughout the area. There are approximately 16 acres of vacant scattered lots throughout the CR Area.

The 2010 U.S. Census data indicates that of the 1,034 housing units within the northwest neighborhood, 18% of those units are vacant. This rate of vacancy is much higher than that of the County and State, which have an 8.8% vacancy rate and a 13% vacancy rate respectively. The vacancy rate of the northwest neighborhood is also much higher than the City-wide vacancy rate of 11.6%.

Figure 6. Vacant Land



B. Site and Structure Deterioration

An analysis of the existing site and structural conditions has been conducted. The analysis is based on field inspections, 2010 U.S. Census Data, the Census Bureau's American Community Survey, Florida Housing Clearinghouse, Shimberg Center, DATA USA, and from the City's Code Enforcement and Police Departments.

During the years 2017 – 2019 there were 446 code violations written within the City, of these 327 were written for properties within the CR Area. The CR Area, therefor, accounted for 72% of all cases.

The Police Department provided crime statistics for the years 2006 – 2019. However, using comparable years as was the case for code enforcement (2017 – 2019), records indicate a total of 3,877 reported crimes within the CR Area.

The conditions present in the CR Area demonstrate deteriorating structures and sites, includes the high vacancy rate, faulty lot lay out, diversity of ownership, extensive code enforcement violations and high rates of crime, all of which are prerequisites for establishing a CRA. Photos of the deteriorating site conditions are graphically shown in Section V.B.6.

1. Code Violations

Code enforcement violations provide further evidence of the physical and visual deterioration of the area. Data from the City's Code Enforcement indicates that there have been 327 violations on properties in the CR Areas between January 2017 and December 2019. This represents 72% of all violations in the City.

The volume of Code Enforcement violations reflects the deteriorating physical condition of the area and contributed to the disinvestment in the area. In addition to the Code Enforcement violations, a visual survey of the area clearly points to an abundance of junk, trash and debris in the area. Photographs of conditions in various locations are found in Section V.B.6.

2. Faulty Lot Lay-Out

Properties with an RS-3 (Single Family) or RD-1 (Duplex) zoning category, make up the majority of the residential parcels in the CR Area. The Land Development Code requires a minimum lot size of 7,500 square feet in both the RS-3 and RD-1 zoning districts. Of the 489 occupied single-family homes and duplexes within the CR Area, the Property Appraiser's data reveals that only 156 (approximately 32%) of those homes are on lots that meet the minimum size required by the Land Development Code. Lots that do not meet the minimum lot size are considered non-conforming, thereby making the development of those lots very difficult.

Lot size is not as significant of an issue for the commercial lots, as the City's land development code only requires a minimum lot size of 5,000 square feet in the commercial zoning districts. While most of the commercial properties in the CR Area do meet the required lot size, it should be noted that a 5,000 square foot lot is an extremely small lot, making it difficult to develop a lot of that size and still meet the required site improvements such as landscaping and parking. Even if a property meets the required minimum lot size, a developer may have to combine multiple parcels to develop even a modern retail store. A 10,000 square foot property is a lot size that is more conducive to commercial development, in Florida City. Of the commercial lots in the CR Area, only 42% are greater than 10,000 square feet.

Small lot size is a factor contributing to the lack of development in the proposed CR Area. A component of the CR Plan may be to purchase or encourage private owners to purchase vacant lots adjacent to substandard lots, in order to create a lot that has sufficient room for development.

3. Diversity of Ownership

A high variation, or diversity, of property owners within an area, creates a barrier to development by increasing the difficulty for investors to assemble properties. Analysis of the information provided by the Miami-Dade Property Appraiser's Office reveals that out of the 803 parcels located in the CR Area, there are a total of 604 different owners. The average lot size within the area is approximately .25 acres. From this information, it is evident that the area is characterized by small lots owned by a wide array of owners. Diversity in ownership, coupled with small lot size, poses an impediment to

redevelopment and is a factor contributing to the lack of investment throughout the CR Area.

4. Public Safety

The City's Police Department provided crime information for the CRA. Between 2017 - 2019, a total of 3,877 crimes were reported within the CR Area. Of the crimes in the CR Area, the majority were either crimes of opportunity, such as burglary or theft; violent crimes such as battery and assault; or drug related activity. A focus of the redevelopment strategy for this area will be to ameliorate safety concerns by combating crime within the CR Area. With special consideration for the health, safety and welfare of the children residing in Florida City, continuing the efforts of the CR Agency will allow additional residents to benefit from the existing community policing programs that help to promote a safe, clean and inviting area for shoppers, residents and investors.

5. Environmental Conditions

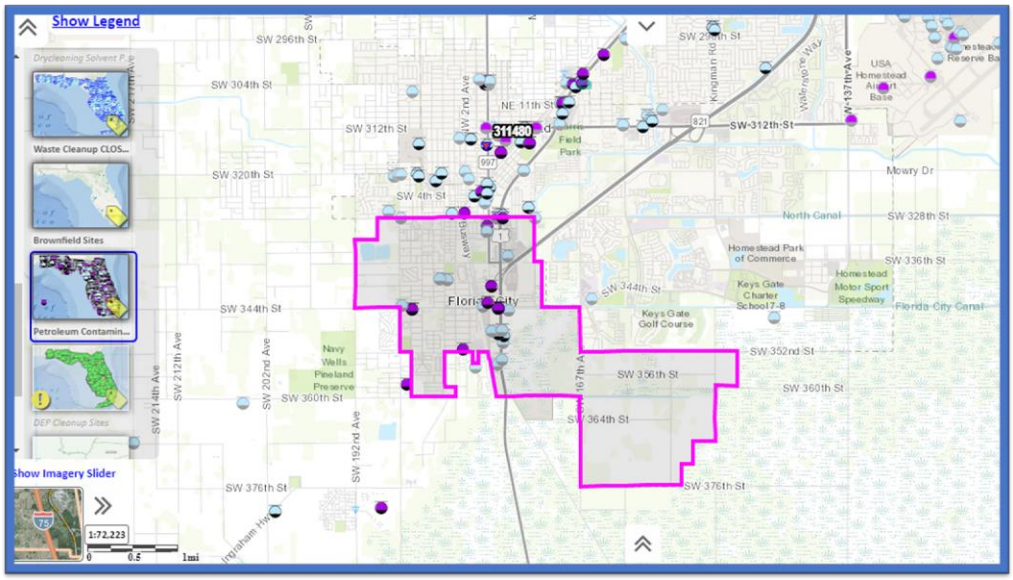
Another indicator of slum and blight is the presence or perception of contamination. A brownfield site is any real property where the expansion, redevelopment or reuse is complicated by actual or perceived environmental contamination. While these properties have an enormous potential for economic development, they may fail to attract the private market because of the perceived liability associated with brownfield sites and the potential cost involved in the cleanup. What makes brownfields important to recognize as part of a redevelopment program is that they are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence, potential presence or the perception of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off green spaces and working lands.

The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A 'brownfield area' means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Florida City is in the process of designating the CR Area a Brownfield site, and while the City currently does not have any designated brownfields within the city, there are several locations where the perception of contamination is evident. In addition, there are several locations throughout the city that are either being monitored by Florida DEP, or in the process of being cleaned-up.

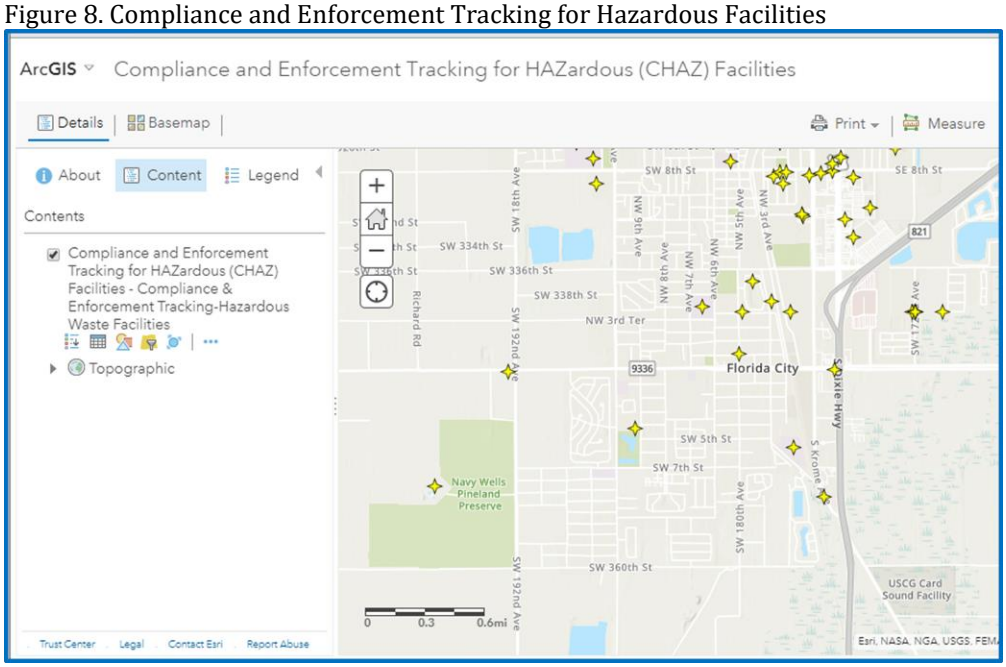
As Figures 7 – 10 show, various locations throughout the City and CR Area are either being monitored, cleaned, or tracked for existing or potential contamination. These conditions have a debilitating effect on redevelopment, either because of the cost of clean-up for current owners and potential buyers; or the perception of the cost of clean-up for potential buyers or developers.

Figure 7. Petroleum Contamination Monitoring (PCTS) Discharges



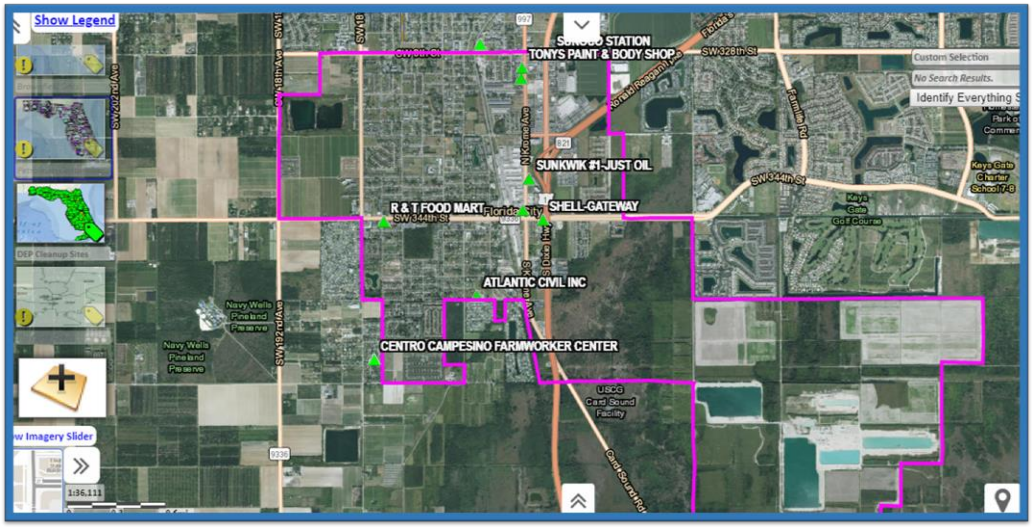
Source: Florida DEP, 2019

Figure 8. Compliance and Enforcement Tracking for Hazardous Facilities



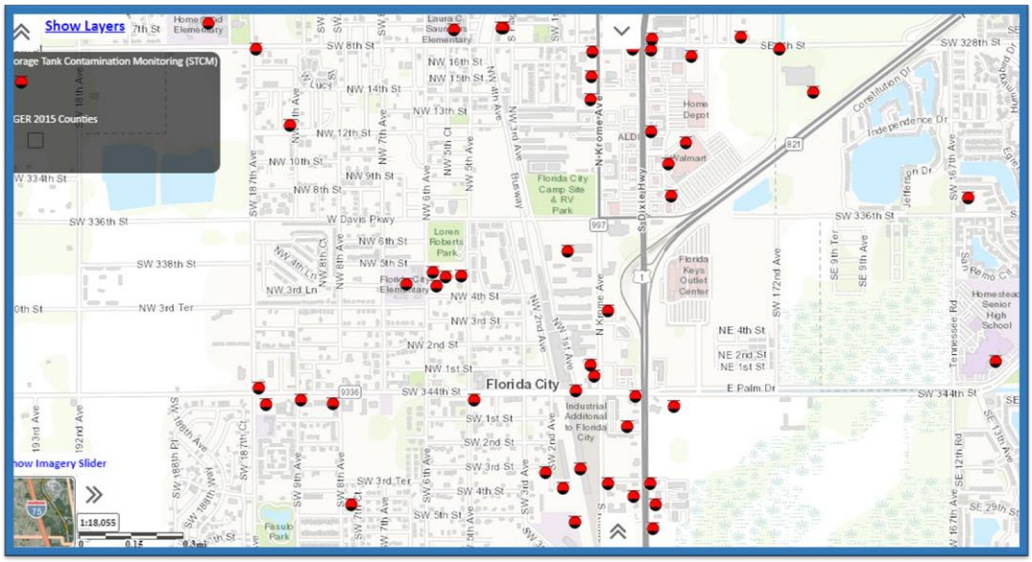
Source: Florida DEP, 2019

Figure 9. Florida DEP Cleanup Sites



Source: Florida DEP, 2019

Figure 10. Storage Tank Contamination Monitoring



Source: Florida DEP, 2019

6. Images of Conditions

The following images from throughout the CR Area chronicle the current conditions of slum and blight, including:

- Vacant land
- Deteriorating site or other improvements
- Conditions that endanger life or property
- Unsanitary or unsafe conditions

Source: Iler Planning, 2020

Source: Iler Planning, 2020

VI. Tax Increment Financing Collections and Projections

The CRA's primary revenue source is generated through Tax Increment Financing (TIF) as defined in Chapter 163.387 F.S. The TIF mechanism freezes the base year taxable value and ad valorem collected above the base year (95% of increase) is put into a trust fund, as required by Florida Statutes.

In Florida City, the base year was 1994 and for the expansion areas, approved 10 years ago, the base year is 2009. As improvements are made to the property in the redevelopment area, the taxable value of surrounding properties generally goes up, thus more tax increment and funding for new projects and programs. The City and County contribute to the trust fund each year, both at a determined percentage of the increase in taxable value.

A. Projecting TIF Revenues: How TIF Works

Annual TIF revenue contributions from both the City and County are determined using the formula established in Florida Statutes:

Figure 11. Tax Increment Financing Formula

TAX INCREMENT FINANCING FORMULA							
CURRENT YEAR TOTAL TAXABLE VALUE 2008	-	BASE YEAR TOTAL TAXABLE VALUE (1995)	X	COUNTY UMSA & CITY TAX (MILLAGE)	X	95%	ANNUAL CRA TIF REVENUE

Financial flexibility is critical and will allow the CRA to be opportunistic when a grant is unexpectedly received and/or proposals "walk through the door" that may not fit the policy and implementation elements of the CR Plan. Table 21 depicts collection of tax increments from inception 2008 to 2020.

Table 20. Tax Increment City/County 2008 - 2020

Fiscal Year *	City	County	Total
2008-2009	$ 1,867,097	$ 1,164,404	$ 3,031,501
2009-2010	$ 1,616,379	$ 1,049,095	$ 2,665,474
2010-2011	$ 1,335,543	$ 933,990	$ 2,269,533
2011-2012	$ 1,045,318	$ 647,286	$ 1,692,604
2012-2013	$ 1,093,526	$ 653,103	$ 1,746,629
2013-2014	$ 1,043,481	$ 647,598	$ 1,691,079
2014-2015	$ 969,326	$ 596,022	$ 1,565,348
2015-2016	$ 1,012,003	$ 662,824	$ 1,674,827
2016-2017	$ 1,142,072	$ 741,746	$ 1,883,818
2017-2018	$ 1,108,901	$ 720,188	$ 1,829,089
2018-2019	$ 1,222,832	$ 794,181	$ 2,017,013
2019-2020	$ 1,325,116	$ 860,612	$ 2,185,728
TOTAL	**$ 14,781,594**	**$ 9,471,049**	**$ 24,252,643**

Source: Miami-Dade County

B. Tax Increment Projections

The following Table 22 illustrates projections of tax increment collections through 2028. The table begins at the CR Agency base year (1994) taxable values and projects a 2% increase in years 2018 – 2028.

Table 21. Tax Increment Projections

Fiscal Year	Taxable Value*** (in $s)	Tax Base Increment (in $s)	City Millage	County Millage	Statutory Limit	City Increment (in $s)	County Increment (in $s)	Total TIF (in $s)
1994**	42,803,875							
2018**	235,095,370	192,291,495	.0071858	.0046669	0.95	1,312,680	794,181	2,106,861
2019	239,797,277	196,993,402	.0071858	.0046669	0.95	1,344,777	873,381	2,218,158
2020	244,593,223	201,789,348	.0071858	.0046669	0.95	1,377,517	894,644	2,272,161
2021	249,485,087	206,681,212	.0071858	.0046669	0.95	1,410,911	916,333	2,327,244
2022	254,474,789	211,670,914	.0071858	.0046669	0.95	1,444,974	938,455	2,383,429
2023	259,564,285	216,760,410	.0071858	.0046669	0.95	1,479,717	961,019	2,440,736
2024	264,755,570	221,951,695	.0071858	.0046669	0.95	1,515,155	984,035	2,499,190
2025	270,050,682	227,246,807	.0071858	.0046669	0.95	1,551,303	1,007,511	2,558,814
2026	275,451,695	232,647,820	.0071858	.0046669	0.95	1,588,173	1,031,457	2,619,630
2027	280,960,729	238,156,854	.0071858	.0046669	0.95	1,625,780	1,055,882	2,681,662
2028	286,579,944	243,776,069	.0071858	.0046669	0.95	1,664,140	1,080,795	2,744,935
Total Increment 2018-2028	----	----	----	----	----	16,315,127	10,534,693	26,849,820

* Base year.
** Actual figures. County increment includes adjustment based on 2016 recalculation.
*** Table assumes a 2% increase in taxable value per year through 2028.

VII. Major Projects and Programs

A. Past Programs and Projects

The Florida City Community Redevelopment Agency (CRA) was created in 1996 and completed its 23rd full year of operation in FY 2017-18. The CRA continued to facilitate a number of private development projects in the Community Redevelopment Area (CR Area) in the current year. The CRA also continued the on-going series of neighborhood streetscapes. The streets in and around the Coral Bay Manor Subdivision in the CR Area are 100% complete. Phase 1, Phase 2, and Phase 3 of the streetscapes in the Northwestern part of the CR Area began in FY 2010-11 are also complete. Except for two blocks near the Snake Pit, all of the streets in the 80-block area bordered by NW 6th Ave, Redland Road, Lucy Street, and Davis Parkway are completed. Construction is complete on the SW 1st Street Streetscape.

The CRA began streetscapes on NW 1st Street, and NW 2nd Street in FY 2017-18. Streetscapes will begin on the NW 7th to 9th Avenue corridors south of NW 2nd Street in 2018-19, and design has begun for four streetscape projects in the area encompassed by the Busway, Lucy Street, NW 6th Avenue, and Davis Parkway.

Projects and programs budgeted and/or completed for 2018-2019 FY.

Operating Expenditures total $4,393,403 including:

$2,224,000 for infrastructure improvements that include

o NW 1st Street Streetscape and NW 2nd Streetscapes project ($1,200,000)
o Lucy Street Parking Lot ($324,000)
o NW 8th & 9th Avenue Drainage Streetscape Projects ($300,000)
o NW 5th Avenue & 5th Court Streetscape Project ($400,000)

$850,000 for land and building acquisitions that include:

o Lucy Street Parcels Acquisition by Eminent Domain ($650,000)
o Property and vacant lot acquisition in the “Snake Pit” area and

Northwest Neighborhood ($150,000)
o Demolition of houses and tenant relocation ($50,000)

$300,000 for community policing to pay for three police officers that provide enhanced patrol services in the Area;

$714,000 for contractual services associated with infrastructure and building projects

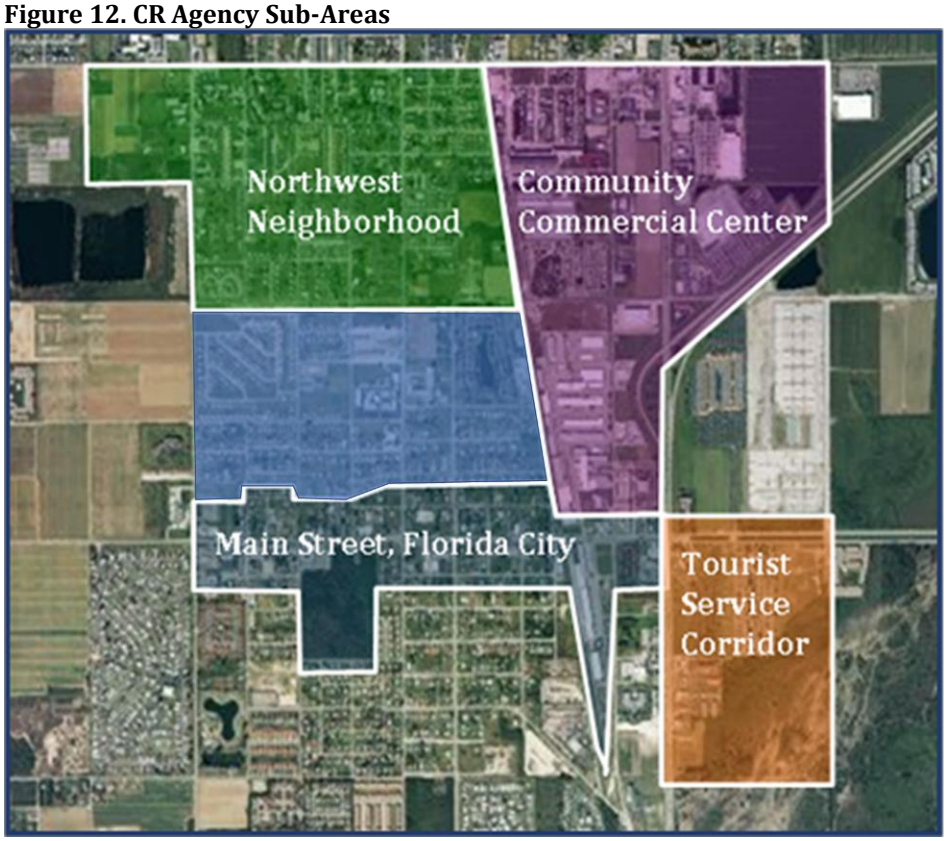
that include architectural, engineering, and survey professionals; realtor and appraisals services to assist in the acquisition of foreclosed and abandoned properties; and a grant writer to assist the Agency in obtaining grants;

$100,000 for housing assistance projects in partnership with Rebuilding Together on 20 owner occupied houses.

B. Constraint and Opportunities

Figure 12 illustrates the location of the CR Area sub-areas. Refer to this map in relation to opportunities and constraints in the following section.

Figure 12. CR Agency Sub-Areas



Source: Iler Planning, 2009, 2020

1. Northwest and North Central Neighborhood Sub-Areas

CONSTRAINTS

- Deteriorating and dilapidated structures
- Rampant poverty in the neighborhood
- Low income level
- Sub-standard size lots & diversity of ownership
- Lack of education and workforce skills

OPPORTUNITIES

- "Snake Pit" area redevelopment
- Redevelop "shotgun houses" NW 15th Street
- Lucy Street, east of NW 3rd Avenue
- Arthur Vining Davis Parkway (SW 336th Street)

2. Main Street Florida City Sub-Area

CONSTRAINTS

- Underutilized buildings Lack of restaurants
- Poor visual quality along portions of Palm Drive Mainstreet Illegal parking in the public right-of-way
- Small lots not conducive to modern retail standards
- 2-lane section of Palm Drive creates traffic congestion
- Excessive trash on vacant lots and road rights-of-way
- Intermittent sidewalks on Palm Drive west of 6th Avenue

OPPORTUNITIES

- City Hall
- Proximity to the busway, and bicycle and pedestrian routes
- High level of tourist traffic to and from Everglades National Park Inaccessible pineland environmental site on Palm Drive
- Façade renovation

3. Community Commercial Center Sub-Area

CONSTRAINTS

- Large Farmers' Market site is significantly underutilized Some buildings are dilapidated and/or in poor condition
- Lack of sidewalks on east Davis Parkway and Krome Avenue
- Illegal signage
- Excessive trash on vacant lots and road rights-of-way

OPPORTUNITIES

- Krome Avenue and U.S 1 provide regional and state-wide connections
- High traffic volumes
- Extensive vacant land on Krome Avenue
- High level of commercial development interest Façade renovation
- Redevelopment of the City's Camper site
- Krome Avenue is popular motorcycle travel route

4. Tourist Corridor Sub-Area

CONSTRAINTS

- Large parcels of vacant property
- Poor access to interior parcels

- Illegal signage
- Wetland areas in the interior may hinder development
- Excessive trash on vacant lots and road rights-of-way
- Excessive interest in development of gas/convenience stores and storage

OPPORTUNITIES

- Easy access to the nearby Florida Keys Outlet Center.
- Florida Turnpike brings very high tourist-oriented traffic
- High level of commercial development interest
- Close proximity to the Homestead Air Reserve Base and Motorsports Park
- U. S. 1 is only route to the Florida Keys

C. Proposed Projects and Programs

This CR Plan is designed to be flexible and provide a holistic program of financial and technical tools. Each program is intended to be part of a "toolbox of programs" that the CRA may utilize to meet the CRA's goal to develop the tax base, create jobs, and enhance the health and vitality of the neighborhoods and businesses. These programs are intended to encourage reinvestment, guide redevelopment activities and assist private sector development projects. The CR Plan is an evolving document and it is anticipated that both the programs and related elements will be updated every five years to ensure that the assistance the CRA is providing, continues to meet the redevelopment needs of the area.

1. Business Assistance

The CRA has a number of available incentives designed to foster business and developer investment. These programs are aimed at successful business expansion, relocation and start-up opportunities in the CR Area. The following planning tools will encourage business development and job creation in the CR · Area.

Commercial and Industrial Façade Program

The CRA adopted a Commercial and Industrial Building Façade Program in FY 2007-08 to assist building owners within the CR Area to upgrade the appearance of their buildings and serve as the building block for the ongoing revival of the commercial and industrial corridors. The Façade Program is a powerful tool to make building restoration financially feasible for property owners. Restored storefronts can improve the vitality of neighborhoods which in turn attracts investors, tenants and shoppers. The Program may be utilized by any property owner, however major commercial corridors such as Lucy Street, Krome Avenue and Palm Drive are high priorities. The goal of the program is to upgrade the CRA corridors by improving a number of buildings and investing money in a way that will create an inviting and exciting commercial and industrial district.

The first area addressed was the industrial area around NW 12 th Street and NW 3 rd Avenue. The owners of the industrial buildings in this area have been anxious to rework the appearance of their structures. Several new industrial buildings have been constructed in the City outside the CR Area in the past several years and the owners of the older buildings in the CR Area are at a competitive disadvantage. The building owners near NW 12th Street realized that they must improve the appearance of their buildings, or the best tenants will seek quarters elsewhere.

Combining the façade improvements with the streetscape improvements on NW 12th Street and NW 3rd Avenue has changed the face of the whole area. Of the sixteen industrial buildings in the industrial area, fourteen owners have upgraded the appearance of their buildings through the façade program in the past ten years. The façade rehabilitation project was originally budgeted for $30,000 in FY 2017-18. No industrial buildings were addressed with CRA funds in FY 2017-18.

Signage Assistance Program

Signage can significantly impact the perception of business corridors. As noted in the Existing Conditions section, signage throughout the various corridors of the CRA is uncoordinated, unattractive and difficult to read, thereby contributing to significant negative visual impact in the CRA. There is also a substantial amount of illegal signage. Well-designed signage is essential in defining the presence, quality and type of businesses. In order to reduce "sign clutter" and help defray the costs associated with creating clear, attractive and consistent signage, the CRA may provide small matching grants to business owners wishing to invest in new signage for businesses that front a public right-of-way. Priority funding will be given to businesses located along major corridors such as Palm Drive, Lucy Street, U.S. 1 and Krome Avenue. All signage must conform to the City's Sign Ordinance.

Small Business Capital

The City is already aware of a significant number of existing businesses and entrepreneurs that desire to pursue enterprises in the CR Area. These businesses will require capital resources in order to start-up and/or expand. These resources may not normally be available to small businesses through the traditional commercial lending institutions, and the CRA may therefore, act as a clearinghouse for potential clients needing business capital. The CRA may actively partner with agencies such as the Beacon Council, Vision Council, Miami Dade Office of Community and Economic Development (OCED), Homestead/Florida City Chamber of Commerce and the U.S. Small Business Administration. The CRA staff may help business to access available resources. The CRA may also assist businesses to market unique products and services that promote the area as a whole, in addition to specific businesses.

Commercial Building Improvement Grant Program

Many small businesses fail each year, and many outgrow their current location. Both of these situations create vacancies in commercial and retail buildings for other business to inhabit. The problem many of these potential tenants have is the inability to fund the remodeling cost of the space they would prefer to occupy. To assist in filling some of these vacant spaces and the business' desire to inhabit those spaces, the CRA developed this program in FY 2009-2010 to help potential tenants be able to afford to build out the shopping center and other commercial spaces and make them ready for occupancy. The CRA budgeted $30,000 for this activity in FY 2017-18. Under this program, the CRA will pay for up to 50% of the cost with a maximum expenditure of $10,000. The building owner is also required to contribute. The budget was amended to $10,000. During FY 2017-18, one business was able to take advantage of the program.

2. Neighborhood Reinvestment

Although the City's housing stock has been upgraded significantly in recent years, there are still areas in need of rehabilitation. Deteriorating housing conditions have been noted by the Building Department's analysis of the housing stock.

Additionally, Census data indicates that the Northwest and North Central Neighborhoods are dominated by a rental market and a large percentage of the housing is occupied by more than one person per room, a common indicator of overcrowding. Almost 50% of the population within this neighborhood is living below the poverty level. The CRA has a number of programs intended to address the immediate housing needs.

Neighborhood Infill

This program will target feasible infill housing projects to enhance affordable housing and homeownership in the CRA's neighborhoods. The CRA may identify vacant lots and units within the CR Area for this program and recruit local builders to construct new homes. The CRA may assist with the infill of neighborhoods by assembling properties that are too small for new construction. The combined non-conforming lots will create a buildable lot that has sufficient room for development. New housing is to be energy- efficient, affordable and compatible with the existing neighborhood. Many CRA residential areas are in close proximity to commercial and industrial areas, and adequate buffering and traffic control must be provided to protect the tranquility of the neighborhoods.

There are many lots within the Northwest and North Central Neighborhoods that have remained vacant since the structures on those lots were destroyed by Hurricane Andrew in 1992. The infill program will primarily focus on acquisition of property and construction of new homes in this critical area.

During FY 2017-18, the CRA sold eleven of its infill lots for affordable housing and the City sold two infill parcels all within the CR Area. The infill builders are going to build multi-family housing on each lot.

Housing Rehabilitation

The CRA has adopted the City's Housing Assistance Plan which allows public funds to be used towards the rehabilitation of privately-owned homes. The appearance and integrity of residential neighborhoods within the CR Area is critical to the program's success. Accordingly, the CRA may provide a combination of grants and loans to residential property owners for the rehabilitation of their homes. The CRA will annually fund a Housing Rehabilitation Program to continue to address substandard housing. Funds will also be used as a match for any housing rehabilitation grant funding secured from County, State and/or Federal funding sources. The Housing Rehabilitation Program may also pay for sewer hookups and laterals for qualifying low-income families.

In recent years, the CRA and City have partnered with Rebuilding Together Miami-Dade, Inc, a non-profit that is part of AmeriCorps. In 2016, the non-profit, with City and CRA financial assistance, rehabilitated 20 units owned by seniors, older veterans, and low-income families. It was a very successful project. The CRA/City and Rebuilding Together Miami-Dade are working together again in 2019. The non-

profit will secure commitments from vendors and merchants for donated materials and use local volunteers, including students, to do most of the non-licensed work (painting, landscaping, clean up, minor carpentry, etc.) This work would be done under the supervision of a licensed general contractor who works for Rebuild America. They use licensed professionals for such work as roofing, electrical, and plumbing. For the 2019 project, they anticipate that the value of donated material and labor will be between $250,000 and $300,000 and have requested a financial pledge of $100,000 to help pay for the things that they cannot get 100% donated. The CRA will fund repairs for those homes within the CR Area and the City funds for those outside the CR Area would come from the past repayment of HOME loans. The CRA budgeted $100,000 for this anticipated project.

Sewer Line Hookup

Over the past decade, the City has completed a sewer line replacement program in most of the oldest neighborhoods in the City. During this process, a number of homes were identified that were not connected to the wastewater collection system. Some of these homes are within the CR Area and, are occupied by low- and moderate-income residents. The CRA may undertake a program to assist in funding the connection of these low-income households to the wastewater treatment system and abandoning the on-site septic systems.

The CRA will continue coordinating with the City's consultant for a Revolving Loan application to the Florida Department of Environmental Protection. The loan will pay for repairs and upgrades to the sanitary sewer system required by Miami Dade County as part of its settlement with USDEP. Many of the repairs will be within the Community Redevelopment Area. The amount sought from FDEP is $7,585,189. The City has been approved for the engineering portion of the project as well as construction on several projects for which the City has already completed the engineering with its own funds.

Paint Up/Fix Up

A number of single-family and multi-family units are in poor physical condition. A Paint Up/Fix Up Program may be implemented to enable residents and property owners to secure small grants and loans to paint and repair the exteriors and grounds of residential buildings.

3. Land Acquisition

The CRA will consider acquisition of properties for the purpose of land assembly when it is perceived to be the best redevelopment option and an advantageous development opportunity. CRA funding may be used to acquire residential, commercial or industrial properties. Sites with high redevelopment potential could be considered for acquisition and preparation of Requests for Proposals (RFPs) to stimulate redevelopment interest. In addition, the CRA may acquire any real property when it is deemed necessary to eliminate unsanitary and/or unsafe conditions, or as otherwise needed to remove or to prevent the spread of blight.

There are several areas within the CR Area where revitalization may require acquisition and demolition of all structures. The CRA will develop a property acquisition strategy for these areas and with County approval, begin to acquire and demolish properties as needed. The CRA may also pay for related costs,

including but not limited to, site clearance, demolition and repairs.

4. Public Improvements

The CRA may continue to support development in the area by funding public improvements when necessary. The public improvement program will entail new construction and/or rehabilitation of deteriorated/dilapidated public infrastructure, facilities and related amenities, and beautification efforts. The CRA public improvement programs are detailed below:

Public Infrastructure Assistance Program

The CRA may continue to fund infrastructure upgrades when needed to assist new and expanding businesses within the CR Area. Previous CRA infrastructure improvements have driven the substantial growth of the commercial tax base and tax revenues generated that are available to fund additional projects, especially in the Expansion Areas. The CRA may continue to help fund infrastructure such as water, sewer and drainage for qualifying private development projects as they occur. In addition, identified public utility needs will also be addressed.

Streetscape Improvements

The CRA provides streetscape improvements to create welcoming and attractive commercial and residential corridors. These amenities could include, but are not limited to pavers, benches, shade trees, landscaping, bicycle racks, gazebos, lighting, signage, trash receptacles and other aesthetic improvements. The CRA has made a substantial number of streetscape improvements, especially in neighborhoods south of Lucy Street and east of Krome Avenue and will continue this program.

The CRA is currently involved with a streetscape project in the southwest section of the City. It is a continuation of the on-going streetscape projects throughout the CRA begun in 2010 and is the first to be done in the SW Neighborhood. The project bid out in January of 2016. The streetscape includes new street paving, sidewalks, curb and gutters, drainage, and landscaping. The project was finished in early 2018, and the cost for FY 2017-18 is projected to be $315,000. The City participated in the project with CITT funds in the amount of $729,645.

The CRA is also implementing streetscape improvements along NW 1 st and 2nd Streets. The project was bid out in September of 2017. The streetscape includes new street paving, sidewalks, curb and gutters, drainage, and landscaping on NW 1st and 2nd Streets between NW 3rd Avenue and NW 7th Avenue. The project will be finished in FY 2018-19, and the cost for FY 2018-19 is projected to be $574,000.

Planned streetscape projects include the following:

- Davis Parkway/NW 6th Avenue/Lucy Street/ NW 4th Avenue
- Davis Parkway from the Busway to NW 6th Avenue
- NW 3rd Avenue from NW 2nd Street to Davis Parkway
- NW 3rd Street from NW 2nd Avenue to Redland Road plus NW 2nd Avenue
- NW 4th Street from NW 2nd Avenue to NW 6th Avenue
- NW 5th Avenue from NW 2nd Street to Davis Parkway
- NW 6 th Avenue from NW 2nd Street to Davis Parkway
- NW 3rd Terrace from NW 6 th Avenue to Redland Road
- NW 7th Avenue from NW 2nd Street to Davis Parkway

- NW 8 th Avenue from NW 2nd Street to Davis Parkway
- NW 9 th Avenue from NW 2ND Street to NW 3rd Terrace
- NW 5th Street and NW 6th Street from NW 6th Avenue to NW 8th Avenue
- Walker's Cove
- Davis Parkway between the Busway and Redland Road

Parks and Recreation

Though there are few tracts of land in the northwest and north central neighborhoods that are large enough for creation of a major park, the CRA may endeavor to acquire and construct one or more pocket parks in the neighborhood. The parks may be active or passive, depending on community need. With consideration for the health, safety and welfare of those residing in the general vicinity, the parks will provide a valuable amenity to the neighborhood and improve the appearance of the area. Pocket parks may also be considered in the commercial areas where appropriate.

The CRA coordinated the submission of a $750,000 State of Florida Small Cities CDBG Neighborhood Revitalization grant application part of which will be used for improved parking for Loren Roberts Park. The application ranked high enough to be fundable and the contract has been completed. Though project will likely be bid out before the end of FY 2018-19, most of the grant funds will be expended in FY 2019-20.

The CRA has begun the process of developing a linear park on NW 3 rd Avenue. In FY 2016-17, the County donated a small sliver of the site to the City. The City now owns a little over half of the property and the CRA will acquire the remaining one parcel over the next several years. The CRA is asking the owner to donate the parcel. The CRA has been spreading excess fill from streetscape projects on the property and will continue to do so in the next several streetscape phases. This action will ultimately reduce the cost of development. Though this strip of land is narrow, it could contain a walking track around the perimeter and other amenities in the center. Planned parks projects include:

- Washington Park Rehabilitation
- Linear Park on NW 3 rd Avenue

Stormwater Management

The CRA is coordinating the City's Hazard Mitigation Grant application for a drainage project between NW 7th Avenue, Redland Road, NW 2nd Street, and Palm Drive. The application was for $899,000 and the CRA will be matching the grant with $300,000 in CRA funds. This will provide flood relief in one of the lowest areas of the Community Redevelopment Area.

5. Community Safety and Appearance

To combat negative perceptions and ameliorate any safety concerns, the CRA will engage in a number of programs aimed at enhancing the real and perceived image of the area. With special consideration for the health, safety and welfare of the children residing in the area, the CRA shall promote a safe, clean and inviting area for shoppers, residents and investors through investment in the following programs:

Community Policing

Public safety has been a chief concern among residents and business owners of the CR Area. The CRA's Community Policing Program was added as a 2002 amendment to the original CRA Master Redevelopment Plan and it has since proved invaluable. Adequate law enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the CR Area. The known presence of law enforcement is also important to attract new investment, development, businesses and residents. The CRA may continue to pay for the cost of utilizing community policing strategies designed to reduce crime within the CR Area. This is done by providing one full time officer dedicated solely to the CR Area. This program does not supplant existing or planned resources the City may have to carry out City-wide law enforcement. This program may need to be expanded in the future to accommodate the new CRA areas.

Code Enforcement

Adequate code enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the CR Area. Code enforcement is also important to attract new investment, development, businesses and residents.

Current code enforcement levels in the CRA are not adequate to address the CRA's problems. A Code Enforcement officer dedicated solely to the CRA is needed to improve the appearance and safety of the area and reinforce the perception of the area as a safe and clean location to live and conduct business. In addition, the CRA may pay for support vehicles and equipment.

The northwest and north central neighborhoods have a significant number of dilapidated houses and it is difficult for the existing code enforcement staff to concentrate on anything but the worst of the housing violations. An additional officer is able to concentrate on the dilapidated housing issues and bring the citation/compliance process to a quicker resolution. They would also cover the commercial and industrial areas of the CRA.

Trash Clean-Up

CRA funds monthly trash clean-ups throughout the entire CR Area. A special trash clean-up program is needed for the major commercial corridors including U.S. 1, Krome Avenue, Palm Drive, Lucy Street and Davis Parkway.

Landscape Maintenance

The CRA has been designing and installing streetscape projects in many areas of the redevelopment area especially the neighborhoods south of Lucy Street and west of North Krome Avenue. A number of streetscape projects are planned in other areas including the North Central expansion area. It is important for the CRA to continue to maintain the newly landscaped streets and those planned in the future. Landscaping along major corridors also needs to be trimmed and debris cleaned-up on a regular basis, as well as, dead trees replaced. Funding is allocated in the 10-Year Plan for this activity.

6. Opportunity Zone

The portions of the CRA lying west of Krome Avenue, including the Northwest and North Central Neighborhoods, are located in the middle of the Florida City Opportunity Zone established in 2018. The Zone encompasses U.S. Census Tracts 113 and 114.03. The purpose of the federal creating opportunity zones legislation is to attract equity capital to the Zone through various investment vehicles. The City and CRA are not a party to the investment process but can become a facilitator to help the process along by bringing projects and investors together. The most prevalent use of investment in Opportunity Zone projects is anticipated to be:

- Workforce Housing
- Small retail development
- Acquisition and rehabilitation of existing retail
- Acquisition and rehabilitation of deteriorated shopping centers
- Acquisition of vacant land and development commercial, services sector, and industrial facilities.

The CRA can financially help facilitate new investment into projects in the CR Area. CRA funds can also be used to incentivize projects within the Opportunity Zone. Because projects can vary so much in scope and size, most incentives will be individually negotiated based on what is needed to bring a specific project to fruition. The forms of assistance could include:

- Subsidizing land acquisition
- Creating job growth incentives
- Devising tax subsidy programs (time limited)
- Creating build-out programs for tenants
- Partial funding of impact fees (City portion)
- Funding construction of new public infrastructure or upgrade existing public infrastructure

D. Implementation

The CRA is currently comprised of a 7-member board, a full-time Executive Director, 3 part-time staff members, the Assistant Community Development Director, Secretary and Treasurer. This Plan presents programs and projects which will require a more aggressive management and implementation approach to the revitalization of the CR Area than has been taken in the past. It is anticipated that expanded management capacity will be needed in areas such as marketing, grant writing and business partnering, in order to carry out the objectives and policies of the CRA. The CRA will fund costs associated with current and expanded management and administration of the CRA, including but not limited to, salaries and benefits for staff, operating supplies, vehicles, software and equipment.

The CRA has on occasion a need for expert and temporary services. The CRA will fund these services as needed to facilitate implementation of the CR Plan including, but not limited to, urban planners, grant writers, grant administrators, financial advisors, redevelopment consultants, housing rehabilitation specialists, auditors, architects, surveyors, civil engineers and attorneys.

VIII. Summary of CRA Time Extension Criteria

Pursuant to Resolution No. R-611-15, adopted by the Board of County Commissioners (Board), County staff set forth the following criteria for the assessment of need study (Assessment), which will be submitted by any community redevelopment agency (Agency) requesting an extension to the life of the Agency and community redevelopment area (Area).

A. **Assessment of Need:** Any Agency requesting an extension shall provide the Board an Assessment that shall include the following information:

1. Reason for the Extension:

   The proposed Florida City Redevelopment Plan Amendment incorporates and consolidates the findings and recommendations of the extensive planning efforts undertaken since 2009 (the last amendment) and identifies specific Redevelopment Goals and Initiatives to continue to eliminate the conditions of slum and blight within Florida City. As part of the CR Plan amendment, the City is also requesting an extension of time for the CRA to continue its work on eliminating slum and blight.

2. Current condition(s) of slum in the Area, as defined by Chapter 163.340 (7), with detailed statistical data or analysis:

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

   - Inadequate provision for ventilation, light, air, sanitation, or open spaces;
   - High density of population and overcrowding; or
   - The existence of conditions that endanger life or property.

   After studying the conditions found with the CR Area, the data overwhelmingly points to conditions of slum. Poverty rates alone, at 41%, should serve as a lightning rod for continued redevelopment; while crime statistics makes it evident that conditions endanger life and property.

3. Current condition(s) of blight in the Area, as defined by Chapter 163.340(8), with detailed statistical data:

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

   - Defective or inadequate street layout, or other transportation facilities;
   - No increases in the aggregate assessed values of real property for over the 5 years;
   - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
   - Unsanitary or unsafe conditions;
   - Deterioration of site or other improvements;
   - Inadequate and outdated building density patterns;
   - Falling lease rates;
   - Tax or special assessment delinquency exceeding the fair value of the land;
   - High vacancy rates;
   - High incidences of crime;
   - High number of fire and emergency medical service calls;
   - Numerous Florida Building Code violations;
   - Diversity of ownership or defective or unusual conditions of title; or
   - Governmentally owned property with adverse environmental conditions caused by a public or private entity.

   The data gathered in support of findings of blight clearly support several of the needed causes of blight as defined by Florida Statutes. High incidence of crime, code enforcement actions, a large number of property owners of small lots, as well as unsanitary or unsafe conditions all lead to a determination of blight.

4. Total revenues deposited into the trust fund since the inception of the Agency:

   Since 2008, a total of $24,252,643 has been deposited into the CR Agency Trust Fund. This includes $14,781,594 from the City, and $9,471,049 from the County.

5. Types of programs funded for the Area:

   The CR Agency has been very aggressive in their approach to redevelopment. The Agency provides the following programs:

   - Commercial and Industrial Façade Program
   - Signage Assistance Program
   - Small Business Capital
   - Neighborhood Infill
   - Housing Rehabilitation

- Sewer Line Hookup
- Paint Up/Fix Up
- Land Acquisition
- Public Infrastructure Assistance Program
- Streetscape Improvements
- Parks and Recreation
- Stormwater Management
- Community Policing
- Code Enforcement
- Trash Clean-Up
- Landscape Maintenance
- Opportunity Zone

6. Major projects funded by the Agency:

   In 2016, the non-profit, with City and CRA financial assistance, rehabilitated 20 units owned by seniors, older veterans, and low-income families. It was a very successful project. The CRA/City and Rebuilding Together Miami-Dade are working together again in 2019.

   Business assistance for renovations has also been a goal of the CR Agency. The budget for business assistance was amended to $10,000. During FY 2017-18, one business was able to take advantage of the program.

7. Major projects to be funded by the Agency:

   $2,224,000 for infrastructure improvements that include

   - NW 1st Street Streetscape and NW 2nd Streetscapes project ($1,200,000)
   - Lucy Street Parking Lot ($324,000)
   - NW 8th & 9th Avenue Drainage Streetscape Projects ($300,000)
   - NW 5th Avenue & 5th Court Streetscape Project ($400,000)

   $850,000 for land and building acquisitions that include:

   - Lucy Street Parcels Acquisition by Eminent Domain ($650,000)
   - Property and vacant lot acquisition in the “Snake Pit” area and

   Northwest Neighborhood ($150,000)

   - Demolition of houses and tenant relocation ($50,000)

   $300,000 for community policing to pay for three police officers that provide enhanced patrol services in the Area

   $714,000 for contractual services associated with infrastructure and building projects that include architectural, engineering, and survey professionals; realtor and appraisals services to assist in the acquisition of foreclosed and abandoned properties; and a grant writer to assist the Agency in obtaining grants

$100,000 for housing assistance projects in partnership with Rebuilding Together on 20 owner occupied houses.

B. Additional Information. Additionally, the Assessment should include the following information, if applicable, that will assist the Board in determining the feasibility of extending the Agency:

1. Demographic, household, and poverty rate analysis, including existing and projected demographics and important shifts:

- Poverty is nearly 50%
- 1066 households with an area median income (AMI) of 30% or less spend more than 31% of their income on housing. Of this number, 1029 households spend 50% or more on housing.

2. A gap analysis that will examine the existing economic, financial, and regulatory conditions within the redevelopment area to determine barriers and other constraints to private redevelopment investments:

The CR Agency is in the process of updating their CR Plan, this will include a review of current conditions and the best means to address opportunities and constraints.

- Redevelopment priorities with respect to gap analysis:

New priorities will be formulated within the CR Plan update currently in progress.

- Possible solutions and redevelopment investment strategies:

The CR Plan update, currently in process, will address solutions and redevelopment investment strategies.

- Recommendations for an appropriate update to the goals and objectives of the Agency's community redevelopment plan:

The CR Agency is in the process of updating their CR Plan with the intention of updating the goals and objectives of the Plan, as well as seek a time extension to address on-going issues.

- Projections of available tax incremental revenues, potential financing options, and any other implications related to the extension of the life of the Agency and the community redevelopment area:

It is projected that by 2028, Tax Increment will reach $2,744, 935 (Table 21).

- Recommendations for an appropriately phased 5 to 10-year capital improvement plan, including a financing plan utilizing tax increment revenues and/or the additional bonding capacity provided by an extension of the Agency and the community redevelopment area:

The CR Agency is in the process of updating their CR Plan with the intention of updating the goals and objectives of the Plan, including an updated financing plan.

- Recommendations identifying and prioritizing capital projects that facilitate redevelopment and may be recommended or desired beyond 10 to 15-year time period, and potential financing options:

The CR Agency is in the process of updating their CR Plan with the intention of updating the goals and objectives of the Plan, including an updated financing plan.

- Additional recommendations to facilitate appropriate redevelopment that may be determined as a result of the community engagement process described below:

The CR Agency is in the process of updating their CR Plan with the intention of updating the goals and objectives of the Plan, including an updated financing plan.

IX. Conclusion

Through an assessment of the socio-economic data, site and housing conditions in the proposed CR Area, this Finding of Necessity concludes that the existing CR Area is economically distressed and has not been keeping pace with the surrounding areas. It is in the interest of the public health, safety and welfare of Florida City's residents to extend the timeframe of the CR Agency in order for the CRA to continue implementation of its updated Redevelopment Plan. After careful evaluation, it is determined the CR Area meets the following State and County conditions for slum and blight, as well for an Agency time extension.

Socio-Economic Distress

- High poverty rates;
- Low income;
- Low numbers of homeowners;
- Shortage of quality affordable housing;
- High crime rate;
- Excessive unemployment;
- High rental rates; and
- Overcrowding.

Deteriorating Site and Building Conditions

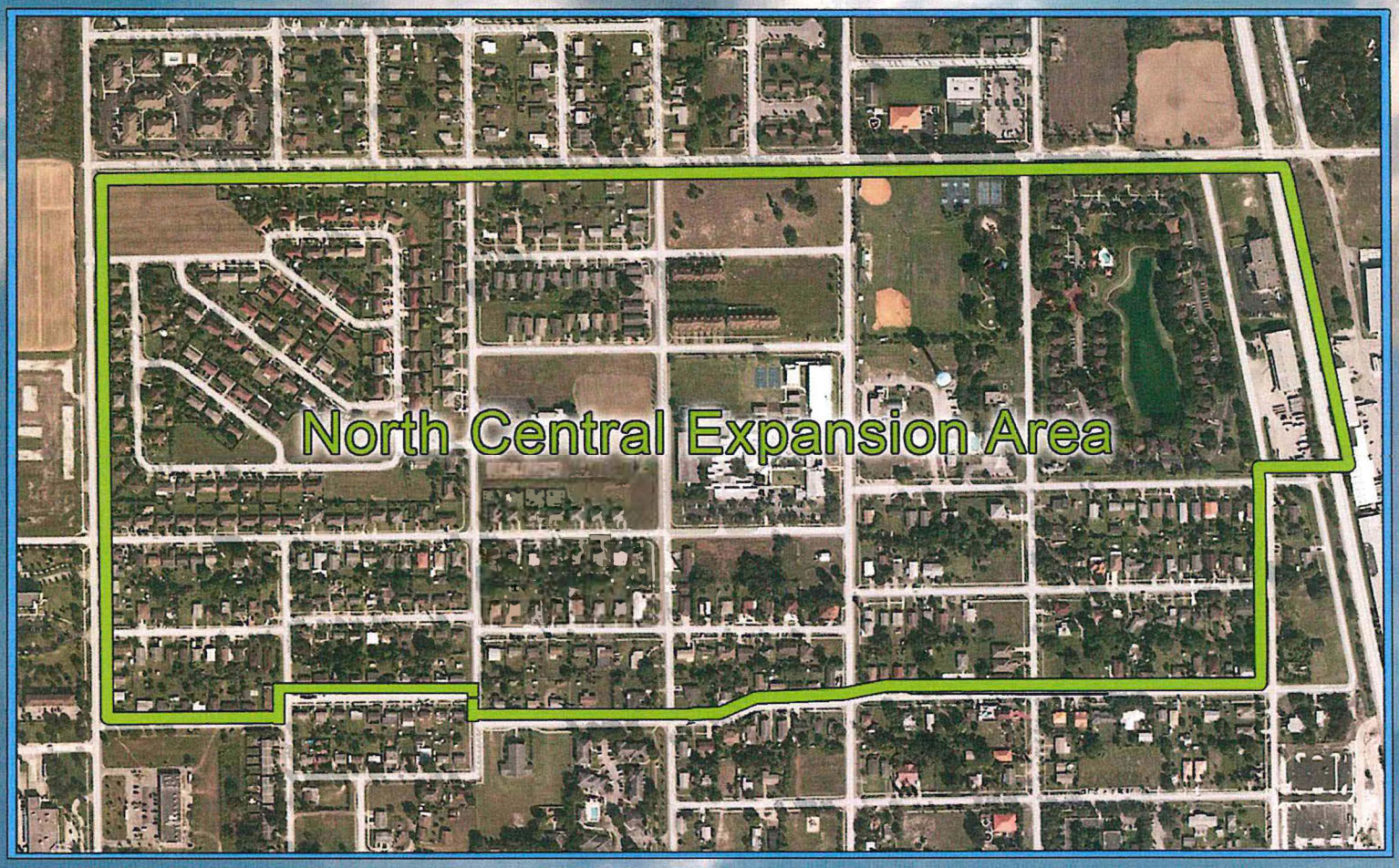
- High percentage vacant housing units;
- High percentage of vacant land;
- Unsafe and unkempt structures and sites;
- Faulty lot lay out;
- Adverse environmental conditions creating unsafe, unhealthy conditions; and
- Diversity of ownership.

The study finds that the current CR Area meets the criteria set forth by the State of Florida indicating the existence of slum and blight conditions. Evidence was found that there exists substantial economic distress and deteriorating building and site conditions that could endanger the life and safety of the residents if left unabated. Although the area continues to contain slum and blight, the Agency should be given additional time to address the conditions. The Agency, through their aggressive projects and programs, will continue to provide a struggling area with a chance for revitalization. This in turn will contribute to the rejuvenation of the CR Area as well as to the overall health and vitality of the City.

EXHIBIT B

Florida City Community Redevelopment Agency

Finding of Necessity for Redevelopment



ILER PLANNING

July 6, 2018

City of Florida City
Gateway to the Florida Keys and the Everglades

Florida City Community Redevelopment Agency

Finding of Necessity for Redevelopment:

North Central Expansion Area

Prepared by: ILER PLANNING

July 6, 2018

TABLE OF CONTENTS

EXECUTIVE SUMMARY....3

I. BACKGROUND....6

II. FINDING OF NECESSITY CRITERIA....9

III. METHODOLOGY....11

IV. NORTH CENTRAL CRA EXPANSION AREA....13
A. OVERALL COMPOSITION....13
B. AREA DESCRIPTION....14
C. RACIAL COMPOSITION....16
D. LAND USE / ZONING....16

V. ASSESSMENT....20
A. SOCIO-ECONOMIC CONDITIONS....20
1. EDUCATIONAL LEVEL....20
2. POVERTY LEVEL....21
3. INCOME LEVEL AND DISTRIBUTION....21
4. HOUSING TENURE....23
5. AFFORDABLE HOUSING....23
6. OVERCROWDING....24
B. SITE AND STRUCTURE DETERIORATION....25
1. VACANCY....28
2. CODE ENFORCEMENT VIOLATIONS....29
3. FAULTY LOT LAY-OUT....30
4. DIVERSITY OF OWNERSHIP....30
5. CRIME....30

VI. SUMMARY OF EXPANSION AREA FINDINGS....32

VII. CONCLUSION....33

Executive Summary

Hurricane Andrew devastated Florida City in August 1992 along with much of southern Miami-Dade County. Even before the hurricane, Florida City lagged most of the County in economic development. In response to the need to recover from the hurricane and to spur redevelopment and economic growth, the Florida City Community Redevelopment Agency (CRA) was created in 1995 to rejuvenate the City's key commercial corridors and adjacent residential neighborhoods which met the State CRA designation criteria. A CRA is a State of Florida economic and legislative tool which allows for property tax revenues in a designated area suffering from slum and blighted conditions to be capped with subsequent incremental property tax revenue increases set aside to fund improvements to the area.

In 2009 the original CRA was expanded to incorporate four (4) additional adjacent areas which were demonstrated to be in need of redevelopment. The redevelopment of the expanded CRA has also been successful over the past nine (9) years. However, recently the CRA Board has identified an additional area, known as the North Central Expansion Area (NCEA), outside the existing CRA that also exhibits slum and blight conditions and is in need of revitalization and redevelopment. The North Central Expansion Area shown in Figure 1 lags behind the economic health and physical condition of the City as a whole. The CRA Board has authorized the undertaking of this Finding of Necessity analysis to officially determine if the NCEA qualifies for incorporation into the CRA. If it meets the State criteria for CRA designation, the CRA Board is planning to expand the CRA, with County approval, so redevelopment tools can be used to achieve the revitalization of the Area. It is relevant to note the NCEA is surrounded on three (3) sides or 80% of its boundary by properties included in the current Florida City CRA which were previously designated by the County as in need of redevelopment.

The purpose of a CRA is to bolster the economy and property values in an area which been formally designated for redevelopment after meeting specific State qualifying criteria. The primary benefits of establishing or expanding a CRA are:

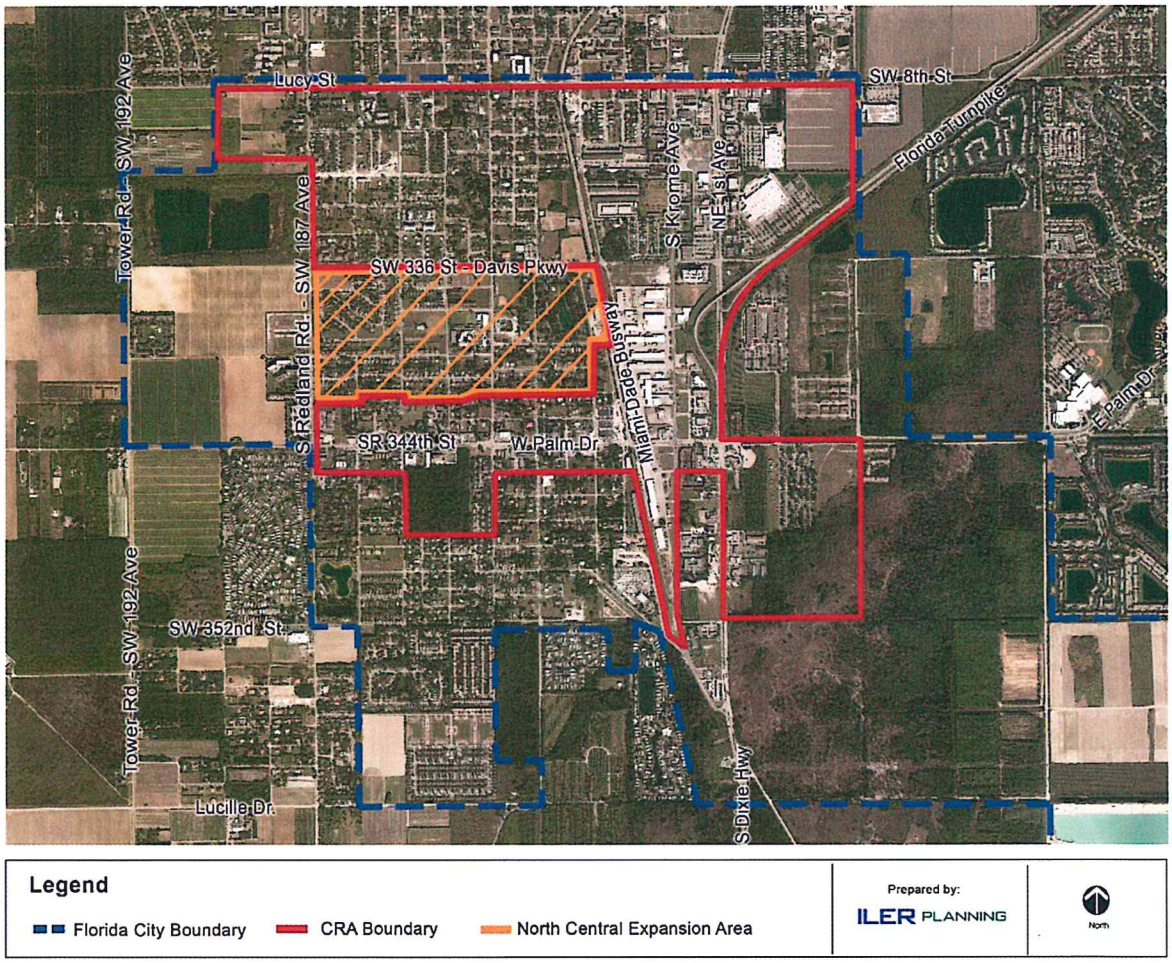
1. Creation of a dedicated source - future tax increment funds – to fund redevelopment projects.
2. Utilization of a master plan approach and implementation strategy to achieve the best possible redevelopment.
3. Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development and property acquisition within the CRA area.

Figure 1 also shows the boundaries of the City, the current CRA, as well as, the proposed North Central Expansion Area. The original CRA Area created in 1995 was approximately 490 acres in size and primarily commercial and industrial in character. The four areas added to the CRA in 2009 were primarily residential in use with small amounts of industrial, conservation, parks and recreation, commercial and institutional uses and totaled 250 acres. Thus, the current CRA is 740 acres in size or 22% of the total City area.

The North Central Expansion Area being considered for CRA designation through this study is approximately 190 acres in size. It is primarily in residential use but includes a significant number of community facilities such as parks and community centers. The need for redevelopment is documented in this report.

Section 163.340 of the Florida Statutes provides for designation of a CRA and use of the associated redevelopment tools if one or more areas, as documented in the Finding of Necessity study, exhibit conditions of slum or blight, or have a shortage of housing affordable to residents of low or moderate income, including the elderly.

Figure 1. Proposed North Central Expansion Area



The specific State CRA Finding of Necessity criteria are presented in Section II. This report demonstrates that the proposed North Central Expansion Area meets the criteria set forth by Chapter 163, Florida Statutes and that the Florida City CRA should be expanded to include the Area. With the addition of the NCEA, the CRA Board will be better able to respond to the City's economic development and residential needs in general and achieve needed redevelopment especially in the new Area. As this residential area

is improved, the commercial areas of the City will benefit as well. If the City approves this Finding of Necessity and Miami-Dade County subsequently approves the expansion as well, the CRA will be officially revised to include the North Central Expansion Area.

I. Background

The City of Florida City is located in southern Miami-Dade County (see Figure 2) and is approximately 8.5 square miles in area. Founded in 1914, the City is bordered on the north by the City of Homestead and by unincorporated Miami-Dade County on its remaining sides. The nearest metropolitan area is the City of Miami located approximately thirty miles to the northeast.

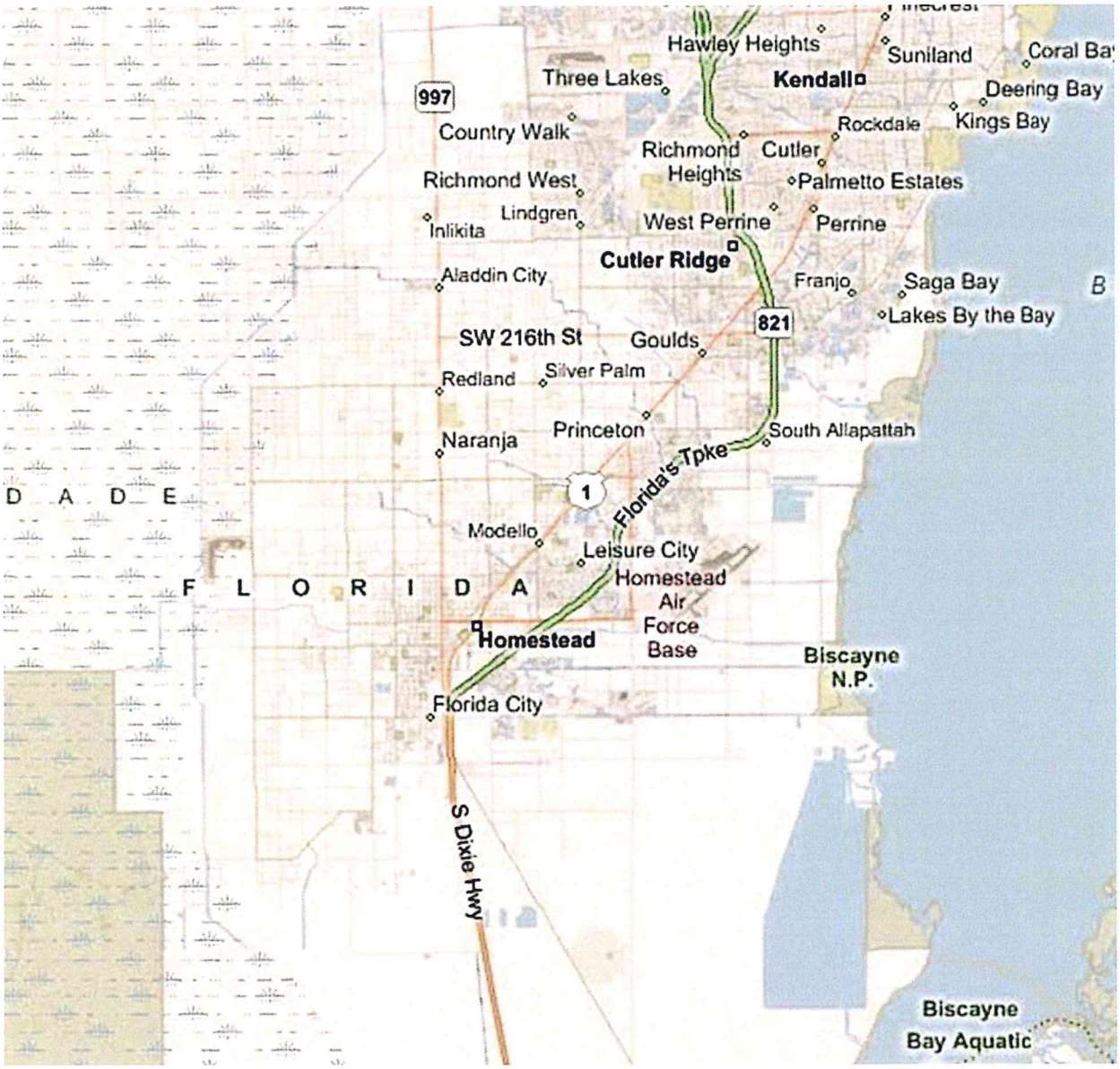
Florida City is the southernmost city on the U.S. mainland and the last stop before entering the Florida Keys. It enjoys a strategic location at the intersection of three (3) major roadways. The Florida Turnpike begins in Central Florida and terminates in the City via the Turnpike's Homestead Extension. U.S. Highway 1 which stretches from Key West to Maine is an important corridor in the City as well. Palm Drive is the City's east/west Main Street and its intersection with US 1 is considered the City's "gateway" as it provides access to millions of visitors traveling to Everglades National Park to the west, Biscayne National Park to the east, and the Florida Keys to the south.

Florida City's economy was originally based primarily on agricultural and then later businesses serving tourists traveling through the City to the Everglades and Florida Keys. In 1992, Hurricane Andrew devastated much of the City and in 1993 the tax base dropped to 60% of its pre-storm level. In the aftermath of the storm, the City adopted a Finding of Necessity in 1995 that led to the creation of a 490-acre Community Redevelopment Area (CRA). The purpose of a CRA, a powerful State economic development tool, is to capture property tax increases within a defined area over time to fund improvements that benefit the area.

After the original CRA was established, the CRA Board made significant infrastructure investments within the CRA area which helped increase the City's tax base by over 600% by 2009. By then the City had recovered substantially from the hurricane and needed to continue its focus on economic development, urban infill, neighborhood revitalization, planning and design, downtown development and job creation. In order to best accomplish these objectives and needs, and to address slum and blight conditions in residential areas, the City prepared another Finding of Necessity which led to the addition of four (4) more areas to the CRA: Northwest Neighborhood, Busway Infill, Pineland Park, and Closed Packing Plant. These areas combined were primarily residential in use with small amounts of industrial, conservation, parks and recreation, commercial and institutional uses. Together the areas added 250 acres bringing the CRA to its current total size of 740 acres.

Since the CRA expansion in 2009, the CRA Board has accomplished significant revitalization of the City's northern residential areas as well as further commercial revitalization. CRA projects undertaken to encourage redevelopment include new water and sewer lines, drainage improvements, sidewalk improvements, roadway improvements, and landscaping and beautification. The CRA has also operated a program to help businesses improve their building facades and to defray business startup costs.

Figure 2. Location of Florida City



Despite these successful revitalization efforts in adjacent areas, the North Central Expansion Area remains in need of redevelopment assistance. The area is primarily residential in use with smaller but significant areas of community facilities and industrial uses. The NCEA is approximately 190 acres in size. The total size of the entire CRA if this Area is added would be 930 acres or 28% of the total City area.

At this time the City needs to address the key redevelopment needs of the North Central Expansion Area and CRA designation remains the most effective and achievable method for doing so. The purpose of this document is to provide a Finding of Necessity analysis for the North Central Expansion Area to determine if it meets the State CRA criteria required to justify expansion of the existing CRA.

Expanding the CRA to include the North Central Expansion Area will allow the expenditure of CRA funds in the Area and also make projects in the Area eligible for funding from a variety of state and federal grants. In addition, the expansion will enable the City to focus redevelopment efforts in the City's remaining residential neighborhoods most in need of assistance. If the Finding of Necessity is approved, the proposed North Central Expansion Area will be included as part of the Florida City CRA Area and a master redevelopment plan will be adopted to establish a redevelopment vision, detailed implementation strategy, and project and program implementation schedule.

II. Finding of Necessity Criteria

Chapter 163, Part III of the Florida Statutes authorizes municipalities to designate a Community Redevelopment Area (CRA) as a special district where future County and City tax increment revenues can be used to fund infrastructure improvements and redevelopment initiatives.

The first step in designating a new CRA or expanding an existing one is to prepare a "finding of necessity for redevelopment" analysis. In accordance with State Statutes, the Finding of Necessity must demonstrate the following in order to establish or expand a CRA:

1. The presence of one or more slum or blighted areas in such county or municipality, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly.

2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas, 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 public health, safety, morals or welfare of the residents of such county of municipality.

The Finding of Necessity determines whether the identified geographic area meets the State criteria for lack of affordable housing or existence of slum and blight defined as follows:

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

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population and overcrowding; or
- The existence of conditions that endanger life or property.

A "blighted area" is an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following

factors are present:

- Defective or inadequate street layout, or other transportation facilities;
- No increases in the aggregate assessed values of real property for over the 5 years;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates;
- Tax or special assessment delinquency exceeding the fair value of the land;
- High vacancy rates;
- High incidences of crime;
- High number of fire and emergency medical service calls;
- Numerous Florida Building Code violations;
- Diversity of ownership or defective or unusual conditions of title;
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- Substantial number of properties threatened or affected by sinkholes

The State criteria must be met by the entire CRA area rather than individual parcels. The relationship of the Expansion Area to the existing CRA area is an important factor in the determination of the need for redevelopment. The North Central Expansion Area is contiguous to the existing CRA on three sides or along 80% of its boundary. Inclusion of the Area within the CRA will fill in the center and strengthen the entire CRA.

The City's 1995 Finding of Necessity concluded that the original CRA exhibited the above criteria. The City's 2009 Finding of Necessity concluded that the four (4) expansion areas at that time met the State criteria for CRA designation. This current Finding of Necessity documents that the proposed North Central Expansion Area also meets the State criteria for designation.

III. Methodology

A wide range of information sources were referenced and analytical techniques employed in preparing this Finding of Necessity Report. Field surveys were conducted to accurately assess physical conditions in and around the proposed North Central Expansion Area. Field data gathered included visual surveys of the condition of existing infrastructure, parcels, and structures.

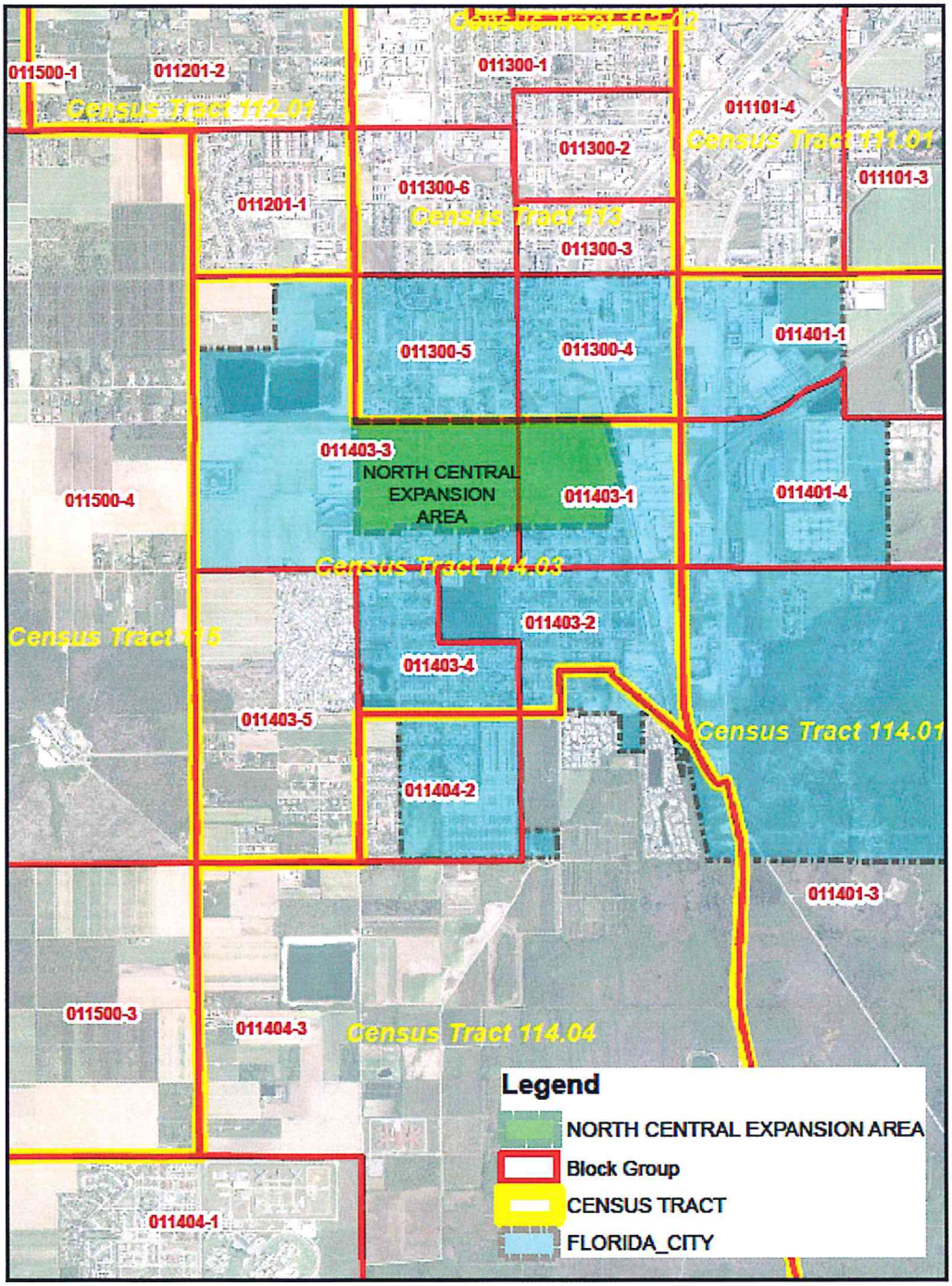
City and County records and staff reports were reviewed to obtain background information on private development plans, property tax values, land ownership, crime, code enforcement violations, and other relevant factors.

Various Florida City planning documents were reviewed in order to obtain information on previous findings and planning strategies. These documents included the City of Florida City Comprehensive Plan, the CRA Florida City Economic Action Team Redevelopment Plan, the CRA/City/County Interlocal Agreement, the Florida City Empowerment Zone Plan, CRA Annual Reports, and various other documents.

Data from the 2010 U.S. Census and subsequent Census American Community Surveys was obtained and analyzed in order to provide socio-economic information for the Expansion Area including race, education, tenure, vacancy, income and poverty and other important indicators. The relationship between the Expansion Area boundaries and Census tract and block group boundaries is shown in Figure 3.

The North Central Expansion Area falls within Census Tract 114.03, Block Groups 1 and 3. The neighborhood constitutes a large majority of the inhabited areas of the two block groups. A large portion of Block Group 1 falls outside of the North Central area but that part is mostly vacant.

Figure 3. North Central Expansion Area Census Tracts and Block Groups



IV. North Central Expansion Area

A. Overall Composition

This section summarizes the property information for the Area including current land use by acre, number of parcels, average parcel size, number of owners, taxable property value, and other key information.

As shown in Table 1 below, the North Central Expansion Area has a total of 497 parcels that total 147.7 acres in area, over 70% of which is currently in residential use. Of this residential component, the largest portion is single family homes at about 50% with multi-family residential uses and vacant residential land comprising about 10% each. There are also small amounts of townhouse and mixed use residential. Within the non-residential component, governmental uses comprise about 19% followed by small

Table 1. North Central Expansion Area Property Description

Current Land Use	Acres	% Total Area	No. of Parcels	Average Lot Size (sq. ft.)	No. of Owners	Taxable Value
Duplex	1	.6	8	5,532	9	$544,794
Government	27.4	18.7	15	79,485	5	0
Industrial	3.8	2.6	2	83,417	3	$2,150,096
Institutional	8.8	5.9	14	27,386	8	$54,961
Mixed Use Residential	.2	.1	1	7,500	1	$23,846
Multi Family	15.3	10.4	2	332,300	2	$2,603,250
Single Family	73.3	49.6	369	8,654	472	$13,361,615
Townhouse	1.2	.8	16	3,332	6	$958,769
Vacant Residential	16.7	11.3	70	10,398	27	$1,131,696
Total	147.7*	100	497	NA	533	$20,829,027

Source: Miami-Dade County Property Appraiser's Property File (2016).

* Note: Total NCEA area in net acres, exclusive of public rights-of-way. Area is approximately 190 gross acres in size.

amounts of institutional and industrial uses. There are 533 owners for the 497 parcels. The total taxable value of all the North Central properties is approximately $20,829,027 which results in an average value of $41,910 per parcel.

The total area of the proposed Expansion Area is approximately 190 acres. The currently designated CRA Area is approximately 740 acres which is approximately 22% of the total City area. If this Finding of Necessity is approved, the expanded total CRA Area will be approximately 930 acres or 28% of the total City area.

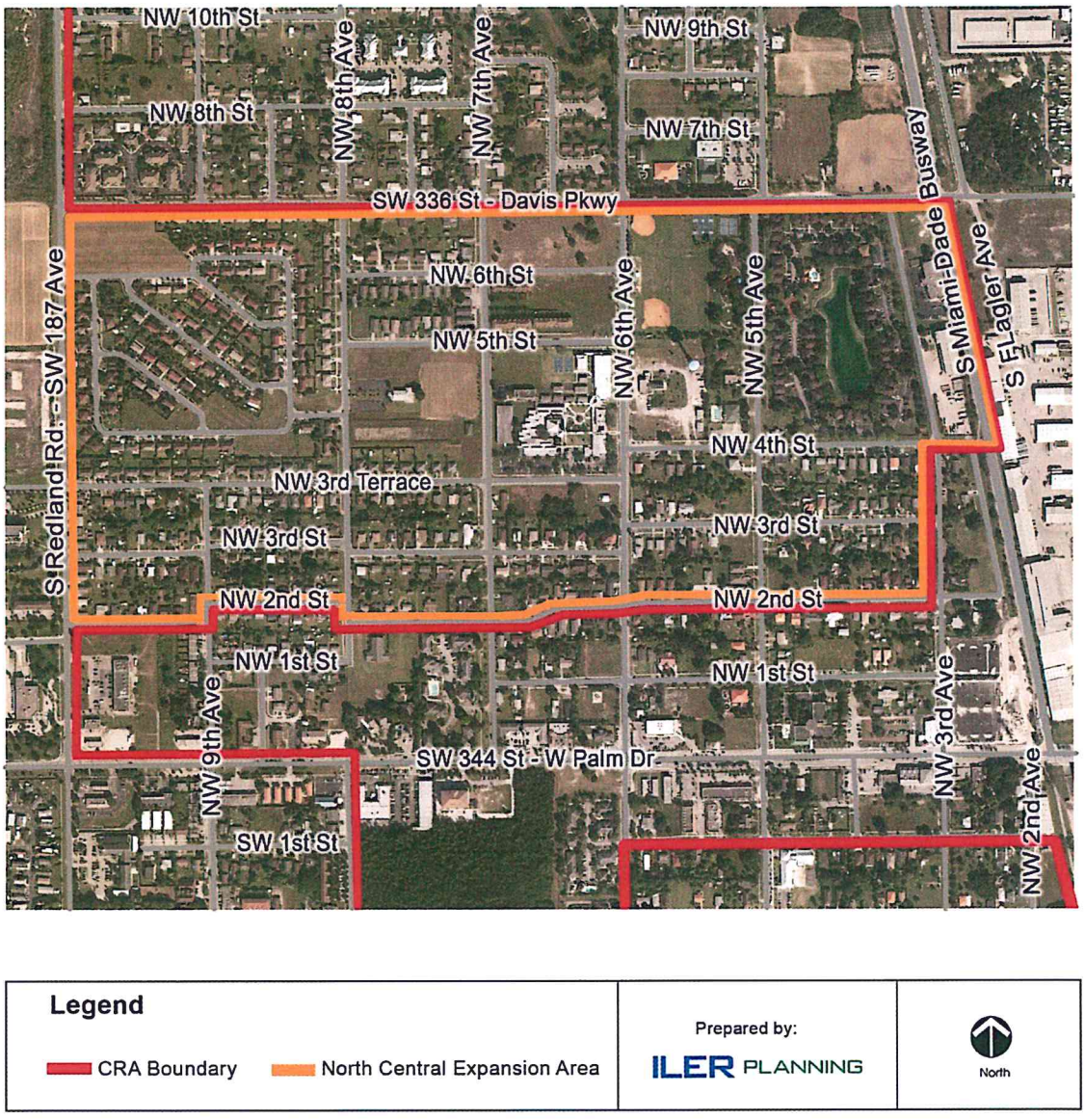
B. Area Description

The North Central Expansion Area has unique physical and demographic characteristics and corresponding redevelopment needs and opportunities as described below. The Area generally exhibits clear signs of slum and blight conditions and also a lack affordable housing for low and moderate income residents.

As shown in Figure 4, the North Central Expansion Area is generally located south of A. V. Davis Parkway, east of SW 187th Avenue, north of NW 2nd Street and west of (and including) the South Miami Dade Busway. The area is approximately 190 acres. Single-family homes are the primary current use of the area which also includes River Oaks apartments, Florida City Community Center, Loren Roberts Park, Florida City Elementary School, the Florida City Water Treatment Plant, Mt. Zion Baptist Church, as well as several industrial parcels at the northeastern corner. The area also has a large number of vacant parcels.

The population of the North Central Expansion Area in the 2010 Census was approximately 1,975 with the highest percentage of residents being Black/African American. Almost 48.6% of the residents in the area live below the poverty line and 40% do not have a high school degree. The median household income in the area is approximately $29,213, making good quality housing very difficult for many residents to attain. The concentration of deteriorating and dilapidated buildings and sites show clear physical evidence of the need for redevelopment. There are large tracts of vacant land that could be developed to include single-family and appropriate scale multi-family housing with neighborhood service retail to encourage walkability and reduce car trips.

Figure 4. Aerial View of the North Central Expansion Area



C. Racial Composition

According to the most recent Census data available as shown in Table 2, the proposed North Central Expansion Area is predominately comprised of African Americans residents (57%) with a substantial percentage (38%) of Hispanic residents followed by much smaller amounts of White, Asian, American Indian, and Multi-racial residents. By comparison, Hispanics comprise 65% of the population of Miami-Dade County while Whites are the largest percentage in the State as a whole

Table 2. Population by Race

Race	Florida	Miami-Dade County	North Central
Black/African American Alone	15.2% (2,851,100)	17% (425,650)	57% (1,136)
Hispanic	22.5% (4,223,806)	65% (1,623,859)	38% (753)
White	57.9% (10,884,722)	15% (383,551)	2.5% (47)
Multi-racial	1.5% (291,014)	1% (20,099)	1% (24)
Asian	2.4% (445,216)	1.5% (35,841)	< 1% (7)
Other	.3% (48,462)	<1% (4,953)	< 1% (7)
American Indian	.3% (47,265)	<1% (2,014)	< 1% (1)
Hawaiian	.1% (9,725)	<1% (468)	-
Total	100% (18,801,310)	100%(2,496,435)	100% (1,975)

Source: 2010 Census

D. Land Use and Zoning

Land use and zoning regulations are among the most basic tools which cities use to shape their built environment and economy. These regulations are critical to determining the redevelopment opportunities and needs of the proposed Expansion Area. This sub-section presents an overview of the future land use categories and zoning within the Area.

1. Future Land Use

Table 3 provides a breakdown of the future land use designations within the North Central Expansion Area and Figure 5 graphically depicts these designations. A large majority (66.5%) of the North Central Expansion Area has a Low-Density Residential designation which typically allows single family homes. Another 15% has Low Medium Density Residential designation which can be single family or townhomes.

Table 3. North Central Future Land Use

Future Land Use Category	Amount in Acres*	% Area
Low Density Residential 0-6 DU/AC	127	67%
Low Medium Density Residential 0-10 DU/AC	28	15%
Parks and Recreation	10	5%
Industrial	8	4%
Institutional and Public Facilities	17	9%
Total	190	100%

Source: City of Florida City.
*Note: Amounts are estimated in gross acres.

A total of 9% of the Area is designated Institutional and Public Facilities which reflects the school, City Water Department, and City Community Center uses. The next highest uses are 5% Parks and Recreation for Loren Roberts Park and 4% for the Industrial area along the northeastern side of the Area.

2. Zoning

Table 4 below provides a breakdown of the City zoning districts within the North Central Expansion Area and Figure 6 shows the location of these districts. The large majority (81%) of the North Central Expansion Area has residential zoning with 68% designated Single Family and 13% Residential Duplex. A total of 14% of the Area is designated as Community Facility District including the City Water Department, Community Center, and Loren Roberts Park. A total of 5% of the Area is in the Light Industrial District.

Table 4. North Central Zoning

Zoning District	Amount in Acres*	% Area
Residential Single Family (RS-3)	130	68%
Community Facilities (CF)	27	14%
Residential Duplex (RD-1)	25	13%
Light Industrial (I)	8	5%
TOTAL	190	100%

Source: City of Florida City.
*Note: Amounts are estimated in gross acres.

Figure 5. North Central Expansion Area Future Land Use

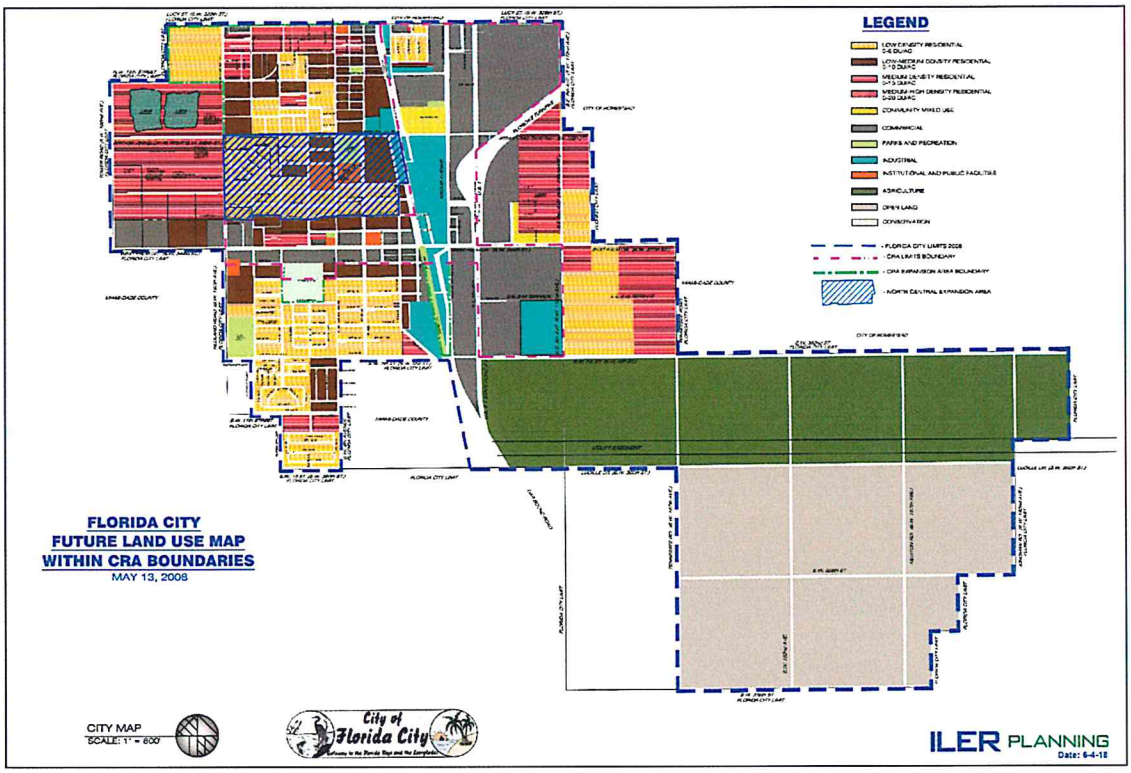
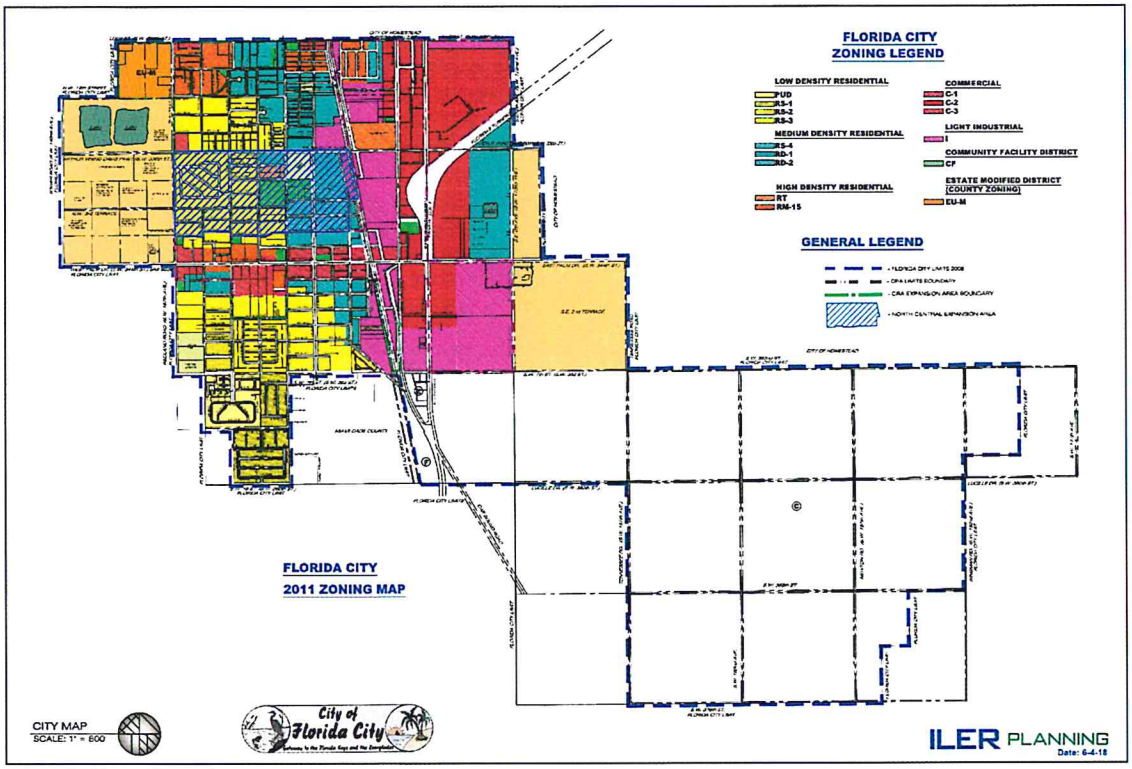


Figure 6. North Central Expansion Area Zoning



V. Assessment

As discussed previously in Section II, an area being considered for CRA designation must meet the State statutory criteria which demonstrate that the area suffers from a lack of affordable housing for low and moderate income residents and/or from the presence of slum or blight conditions. To meet the slum condition requirement, an area must meet one or more of the specific slum criteria. Designation as a blighted area requires meeting two or more of the specific blight criteria. The existing CRA area met these requirements when it was created in 1995 and expanded in 2009. These conditions have been addressed and improved upon over the years through the implementation of the CRA Redevelopment Plan. However, since the proposed Expansion Area lies outside of the existing CRA, it has not benefited as directly from the City's redevelopment efforts, and still exhibits slum and blight conditions and lack affordable housing. This section will demonstrate that the North Central Expansion Area meets the specific State criteria for redevelopment need.

A. Socio-Economic Conditions

A variety of socio-economic indicators can be used to determine the existence of slum and blight conditions. Data from the 2010 U.S. Census and subsequent Census American Community Surveys was obtained and analyzed in order to provide detailed socio-economic information for the Expansion Area including education, tenure, vacancy, income and poverty and other important indicators. In some cases, Census data can be narrowed down to specific blocks that correspond almost exactly with the boundary of an area. In other cases, including for North Central, an area occupies enough of a block group that the block group data can be considered representative of the conditions in that area.

1. Educational Level

Table 5 shows selected educational attainment information. Educational level is a key socio-economic determinant and is significantly lower than average in areas suffering from slum and blight conditions;

Table 5. Educational Attainment

Education Level	Florida	Miami-Dade County	North Central
No high school diploma	13.1%	19.4%	39.9%

Source: Census American Community Survey 5-Year Estimates, 2011-2015.

it is a State criterion indicating slum conditions. Educational attainment rates - as measured by graduation from high school - in the proposed Expansion Area are significantly lower than in the State and Miami-Dade County. Approximately 40% of adults (25 years in age or older) in the North Central Expansion Area do not have a high school diploma which is far higher than the corresponding 13.1% State and 19.4% County rates.

Low educational attainment directly hinders the ability of residents to obtain employment generally and particularly in higher paying positions. The resulting higher rates of unemployment and employment in lower paying jobs are implicitly linked to higher rates of poverty and inability to afford reasonable quality housing. Improving residents' education and work skills can upgrade their employment and increase income which will enable them to obtain and maintain better quality housing. Since one of the goals of a CRA is to foster the development of affordable housing to benefit area residents, the CRA can coordinate with non-profits and agencies to provide education and job skills to CRA residents. This will help address this major underlying cause of slum and blight.

2. Poverty Level

Above all other factors, the percentage of an area's residents living at or below the poverty level is the strongest indicator that the area suffers from slum and blight and is in need of redevelopment; it is a State criterion indicating slum conditions. Residents of the proposed Expansion Area are some of the poorest in Miami-Dade County and the State, with almost 50% of the population living below the poverty level as shown in Table 6. This economic distress is even more apparent when compared to the much lower Miami-Dade County (20.4%) and State of Florida (15.1%) poverty rates. At the time the original CRA Plan was adopted, the poverty rate for the City of Florida City was 36.8%, according to the 1990 US Census. The high poverty levels in the proposed Expansion Area are one of the most compelling reasons for slum and blight condition designation.

Table 6. Poverty Rate Comparison

	Florida	Miami-Dade County	North Central
Households with Income At/Below Poverty Level	15.1%	20.4%	48.6%

Source: Census American Community Survey 5-Year Estimates, 2011-2015.

3. Income Level and Distribution

Median household income is another key socio-economic indicator for documenting the presence of slum and blight conditions and is directly linked to poverty levels; it is a State criterion indicating slum conditions. Economic distress in the Expansion Area is apparent when median income is compared to County and State levels as shown in Table 7. The median income is only 67% of that of Miami-Dade County and 61% of that of the State of Florida. These are very significant differences from the State and County median income levels and a clear contributor to slum and blight conditions.

Table 7. Median Household Income

Income	Florida	Miami-Dade County	North Central
2009 Median Household Income	$47,507	$43,129	$29,213

Source: Census American Community Survey 5-Year Estimates, 2011-2015

Table 8 shows the number of households and percentage of total households in the Expansion Area that fall within 16 income brackets. A total of 50% of households earn less than $30,000 annually and 10% earn less than $10,000 annually. These levels are far lower than the County as a whole where only 35% of total households earn less than $30,000 a year and 47% earn over $50,000 a year. No households in North Central are in the top three brackets. Clearly the median income distribution for the Expansion Area shows a strong concentration in lower income brackets which directly correlates to the presence of slum and blight.

Table 8. Income Distribution by Number of Households

Median Household Income	Miami-Dade County	% Total County	North Central Area	% of Area Total
Less than $10,000	88,718	10%	72	10%
$10,000 to $14,999	56,134	7%	82	11%
$15,000 to $19,999	55,206	6%	96	13%
$20,000 to $24,999	54,918	6%	67	9%
$25,000 to $29,999	48,425	6%	54	7%
$30,000 to $34,999	44,505	5%	0	0%
$35,000 to $39,999	43,494	5%	95	13%
$40,000 to $44,999	40,712	5%	25	3%
$45,000 to $49,999	36,298	4%	42	6%
$50,000 to $59,999	62,261	7%	70	10%
$60,000 to $74,999	75,775	9%	11	2%
$75,000 to $99,999	85,374	10%	91	13%
$100,000 to $124,999	56,363	7%	18	3%
$125,000 to $149,999	30,678	4%	0	0%
$150,000 to $199,999	32,452	4%	0	0%
$200,000 or more	42,311	5%	0	0%
Totals	853,624	100%	723	100%

Source: 2012-2016 American Community Survey 5-Year Estimate

4. Housing Tenure

Higher levels of owner-occupied housing in an area mean that more residents have the income needed to purchase a home. Higher levels of occupant ownership also mean that areas are more economically stable because owners have a direct interest in keeping their properties and community in good condition. Lower levels of occupancy by owners indicate the opposite for both items; a low level of home ownership is a State criterion indicating slum conditions.

Table 9 shows home ownership and rental information for the North Central Expansion Area. The lower median income levels of the residents in the Area make homeownership very difficult, contributing to the fact that about 46% of residents own the homes they occupy. These levels are substantially lower than Miami-Dade County and State of Florida owner occupancy levels. The corresponding higher levels of occupancy by renters are well over half in North Central. The high ratio of renters to owners also creates a financial risk for renters. When housing values of a distressed area do rise because of better economic conditions, renters are at a much higher risk of displacement. In addition, the higher occupancy by renters inevitably creates some community instability as a result of renters moving into and out of the neighborhood more frequently than homeowners. All of these factors mean that areas with low owner occupancy rates, like those of North Central, exhibit or are at a higher risk of developing slum and blight conditions.

Table 9. Housing Occupancy by Tenure

	Florida	Miami-Dade County	North Central
Owner Occupied Homes	65.3%	53.8%	45.7%
Renter Occupied Homes	34.7%	46.2%	54.3%

Source: US Census 2010.

5. Affordable Housing

The first of the two Florida State statutory criteria for determining that an area meets CRA designation requirements is: "One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality." Information from the University of Florida's Shimberg Center for Housing Studies indicates that affordable housing continues to be a major issue for Florida City. This is demonstrated by the substantial number of "cost-burdened" households that spend more than 30% of their Average Median Income (AMI) on housing. The Center projects that the number of cost-burdened households in Florida City will rise significantly through 2025 and beyond as measured by the amount of income spent on housing shown in Table 10.

Table 10. Florida City Cost-Burdened Households by % of Average Median Income (AMI)

Income Spent on Housing	2010 (households)	2016 (households)	2020 (households)	2025 (households)
30% AMI or less	1,167	1,369	1,560	1,788
30.1-50% AMI	975	1,143	1,305	1,498
50.1-80% AMI	686	801	911	1,038
80.1-120% AMI	243	286	324	368
>120% AMI	257	303	344	389
Total	3,328	3,902	4,444	5,081

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

The Shimberg Center data shows that Florida City had a total of 3,328 cost-burdened households in 2010 which grew by 15% to reach 3,902 in 2016. By 2025 the cost-burdened households are expected to grow by 22% from 2016 levels to 5,081. A significant number of households have to spend over 120% of the average median income on housing.

While these statistics are not available at the level of the North Central Expansion Area, the percentage of cost-burdened households in the Area can be assumed to be greater than for the City as a whole because median incomes in North Central are significantly lower than in the rest of the City. Clearly, the proposed Expansion Area meets the key State Finding of Necessity criterion of exhibiting a shortage of housing affordable to residents of low or moderate income.

6. Overcrowding

Another relevant housing statistic is Occupants Per Room which can indicate if overcrowding, a State criterion indicating slum conditions, is present. Table 11 indicates that the number of overcrowded

Table 11. Occupants per Room

	Florida	Miami-Dade County	North Central
1 or less	97.2%	94%	84.5%
1.01 to 1.50	2.1%	4.1%	13%
1.51 or more	.8%	1.8%	2.5%

Source: Source: 2012-2016 American Community Survey 5-Year Estimates

Households (more than one person per room) in the North Central Expansion Area was over three times the State level and about 40% more than in Miami-Dade County. Overcrowding appears to be a significant problem in the North Central Area.

B. Site and Structure Deterioration

Deteriorated building sites and structures are signs of slum and blight conditions; it is a State Criterion indicating blight. Buildings and sites that exhibit deterioration and hazardous conditions create a physically unsafe environment. In addition, the negative aesthetic impact of these unsightly conditions discourages investment and creates a perception of danger which often leads to higher levels of criminal activities.

The condition of sites and structures within the North Central Expansion Area was studied to document the degree of site and structure deterioration. The analysis is based on field inspections, information from the Miami-Dade County Property Appraiser, 2010 US Census Data, and reports from the City's Code Enforcement and Police Departments.

As shown in Figure 7, there are a number of deteriorated buildings and structures within the North Central Expansion Area. Similarly, Figure 8 depicts deteriorated sites in the Area, both those that are vacant and those with buildings. These photos are a representative sample of the significant number of deteriorated sites and structures within the Expansion Area.

Beyond the actual visual documentation of deteriorating structures and sites, there are a number of indicators which demonstrate their existence including a high vacancy rate, faulty lot lay out, excessive diversity of ownership, extensive code enforcement violations and high rates of crime. These conditions all contribute to the need for redevelopment pursuant to State criteria.

Figure 7. North Central Deteriorated Building Conditions

Legend

CRA Boundary North Central Expansion Area

Prepared by: ILER PLANNING

North

Figure 8. North Central Deteriorated Site Conditions

Legend	Prepared by:	
CRA Boundary; North Central Expansion Area	ILER PLANNING	North

1. Vacancy

Vacant land attracts dumping, criminal activity, and commonly contains overgrowth, contamination, vermin, and toxic chemicals. The existence of these conditions can both decrease property values and increase health risks. High vacancy rates and abandoned lots lie in the midst of most economically depressed neighborhoods and pose a barrier to the redevelopment of land. Decreasing the levels of vacancy will increase the tax base of the area and contribute to economic vitality and better quality of life for City residents. High land vacancy is a State blight criteria factor.

The City's Comprehensive Plan includes a Vacant Land Map on which the Expansion Area is depicted in Figure 9. As the figure shows, there are a number of large vacant parcels that offer significant redevelopment opportunities.

The property information presented earlier in Table 1 includes information on parcels designated with a current use of vacant residential. There are 70 parcels designated vacant residential which total 16.7 acres; this is 11.3% of the total North Central Expansion Area. This high level of vacant land contributes substantially to slum and blight conditions in the Area.

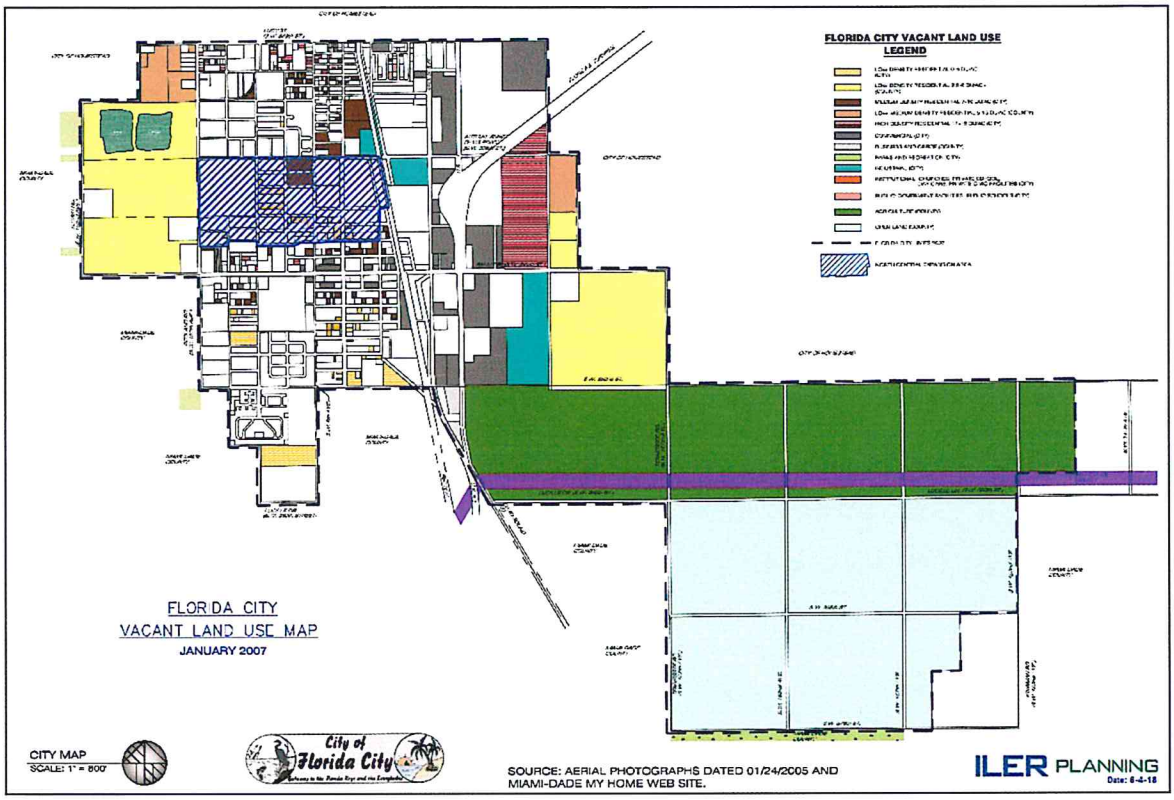
In addition to vacant land, there are a number of vacant housing units in the North Central Expansion Area as shown in Table 12. These numbers are based on available census information which roughly corresponds to the North Central Expansion Area boundary and gives an overall picture of the situation. The vacancy rate for the Area is higher than that of both the State and County. Vacant units create many of the same problems as vacant land including negative appearance, dumping, vagrancy, vermin, and criminal activity all of which discourage redevelopment. Some of the vacant units may actually be unsafe structures that need to be demolished or substantially renovated.

Table 12. Vacant Housing Units

	Florida	Miami-Dade County	North Central
Total	9,152,815	1,004,835	865
Occupied	7,393,262	853,264	723
Vacant	1,759,153	151,211	142
Vacancy %	19%	15%	20%

Source: 2016 American Community Survey 5-Year Estimates

Figure 9. North Central Vacant Land



2. Code Enforcement Violations

Code enforcement violations are further evidence of the physical and aesthetic deterioration of an area and are a State blight indicator. City Code enforcement data indicates there were 32 violations on properties in the North Central Expansion Area between January 2015 and December 2017. A summary of those violations is provided in Table 13 below.

Table 13. North Central Expansion Area Code Violations 2015 - 2017

Type of Violation	Total Violations
Overgrown Lot	19
Disabled/Abandoned Vehicle	2
Garbage/Trash/ Junk & Debris	4
Housing Violation	3
Non Secured Vacant Building	2
Illegal Fowl	1
Commercial Vehicle Parked Residential Area	1
TOTAL	32

Source: City of Florida City

This number of violations is relatively small for a 3-year period. It is likely that the reporting systems did not capture all of the actual citations and that a large number of violations are not being cited given the pervasive visual evidence of junk, trash and debris which contribute to slum and blight conditions in the North Central Expansion Area.

3. Faulty Lot Layout

The platting of lots can potentially be done in a manner which creates obstacles to achieving desired development and redevelopment. Lots may be too small or big, or too wide or too narrow, to accommodate the size of typical structures intended for the parcel by the zoning designation. If the lot layout problems are widespread in an area, they may hinder appropriate redevelopment. Faulty lot layout is a State indicator of blight.

The City's Land Development Code requires a minimum lot size of 7,500 square feet for single family development. Within the North Central Expansion Area, 436 of the 497 parcels are zoned Single Family. Of these, 96, or 22%, have a parcel size smaller than the 7,500 SF minimum. This significant number of non-conforming lot sizes is an obstacle to appropriate redevelopment in the North Central Expansion Area.

4. Diversity of Ownership

The development and redevelopment of an area can be affected by a high variation or diversity of property owners which is a State blight indicator. If each parcel has a different owner, or sometimes more than one owner, the control and potential assembly of lots becomes much more difficult and can pose an additional barrier to redevelopment. Information on the number of parcels and number of owners in the North Central Expansion Area was presented in Table 1 earlier. It shows a total of 497 properties with 533 owners. This elevated rate of diversity of ownership can create substantial obstacles to redevelopment efforts. In addition, the majority of the parcels have a current use of single family with a high diversity of owners and smaller parcels. A total of 369 (74%) of the 497 parcels are in single family use with 472 owners. The high level of single family use with relatively small lots and a high diversity of owners could pose an impediment to reinvestment and redevelopment and contributes to slum and blight conditions.

5. Crime

A higher than average incidence of crime is one of the key State criteria for documenting blight conditions in an area being considered for CRA designation. The Florida City Police Department provided crime information for locations that fall partially or wholly fall the North Central Expansion Area. From January 1 to October 21, 2015, Police Department recorded the following crimes on the South Miami-Dade Busway, NW 2nd Avenue, and NW 3rd Avenue: 55 assaults, 4 attempted suicides, 16 burglaries, 4 acts of criminal mischief, 78 public disturbances, 17 disputes, 5 drug violations, 19 grand larcenies, 3 grand theft auto incidents, 30 robberies, 2 sexual batteries, 1 shooting and 1 weapons violation. While information about the levels of crime in the rest of the City was not available for comparison purposes, the incidence of crime in the vicinity of the North Central Expansion Area – particularly assaults, grand theft auto,

robberies, burglaries, public disturbances, and disputes – is significant enough to indicate the existence of blight conditions.

The categories of crimes differ between the City and the County and comparable data was not available to allow a one-to-one comparison of crimes per capita at the overall City, County, and State levels. However, the total number of types of crimes committed indicate that crime is a significant issue in North Central. Lack of employment opportunities, poverty, and deteriorated physical building and site conditions can contribute to higher crime levels and all of these factors are present in the Area.

VI. Summary of Expansion Area Findings

The previous section described the various socioeconomic and physical conditions generally present throughout the North Central Expansion Area that contribute to the existence of slum and blight conditions pursuant to the State Finding of Necessity criteria. As discussed earlier, the North Central Expansion Area has its own character and particular issues which contribute to the state of deterioration and need for redevelopment. The Area, along with the City in general, suffers from a severe shortage of affordable housing. Specific conditions contributing to slum and blight are summarized below.

The North Central Expansion Area has seen the least investment of any area of the City in the last decade. Almost 49% of the residents live below the poverty line and nearly 40% do not have a high school degree. The median household income is approximately $29,213 making affordable housing difficult to attain. The clearly visible concentration of deteriorating and dilapidated buildings and sites provide physical evidence of the serious need for redevelopment. In addition, the small lot size and large diversity of property ownership deters private redevelopment. The area suffers from a substantial amount of crime and the large amount of vacant land attracts illegal dumping and illicit activity.

In summary, the North Central Expansion Area meets the following State criteria for inclusion in the Florida City CRA due to the following:

- Lack of affordable housing;
- Physical or economic conditions conducive to poverty or crime;
- Predominance of buildings or improvements which are impaired by reason of dilapidation, deterioration, age, or obsolescence;
- Existence of conditions that endanger life or property.
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- High vacancy rates;
- High incidence of crime;
- Numerous Florida Building Code violations;
- High diversity of ownership or defective or unusual conditions of title.

VII. Conclusion

This Finding of Necessity documents the detailed review and evaluation undertaken of extensive socioeconomic data on the North Central Expansion Area proposed to be added to the Florida City CRA. Site, building, and community conditions were also carefully studied as part of this effort.

According to the State of Florida statutes for designating a CRA, an area must meet the criteria summarized below for designation:

1. One or more slum or blighted areas must be present, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income including the elderly;

2. The rehabilitation, conservation, or redevelopment is necessary in the interest of public health, safety, morals or welfare of the residents.

This Finding of Necessity supports the following conclusions:

The Expansion Area exhibits a demonstrable shortage of affordable housing: All of Florida City suffers from a clear lack of affordable housing based on conclusive data from the University of Florida Shimberg Center for Housing Studies. The data show a citywide shortage which is significantly worse in the Expansion Area due to the lower median incomes and higher poverty rates of the residents of the Area.

The North Central Expansion Area suffers from the presence of "slum" conditions: Slum conditions are those conducive to disease, infant mortality, juvenile delinquency, poverty, or crime that can be attributed to the dilapidation, deterioration, age, or obsolescence of area sites and buildings as demonstrated by: inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; or the existence of conditions that endanger life or property. The North Central Expansion Area exhibits a number of slum conditions including deteriorated sites and buildings, higher number of residents per room, low number of homeowners, and generally run-down appearance that is conducive to crime and discourages investment. Socio-economic data reviewed showed evidence of poverty, crime, lack of education and other factors which are linked to the presence of slum conditions.

The Expansion Area exhibits "blight" conditions: Blight conditions include deteriorated sites and structures, economic distress, and crime which are all demonstrated in this Finding of Necessity as present

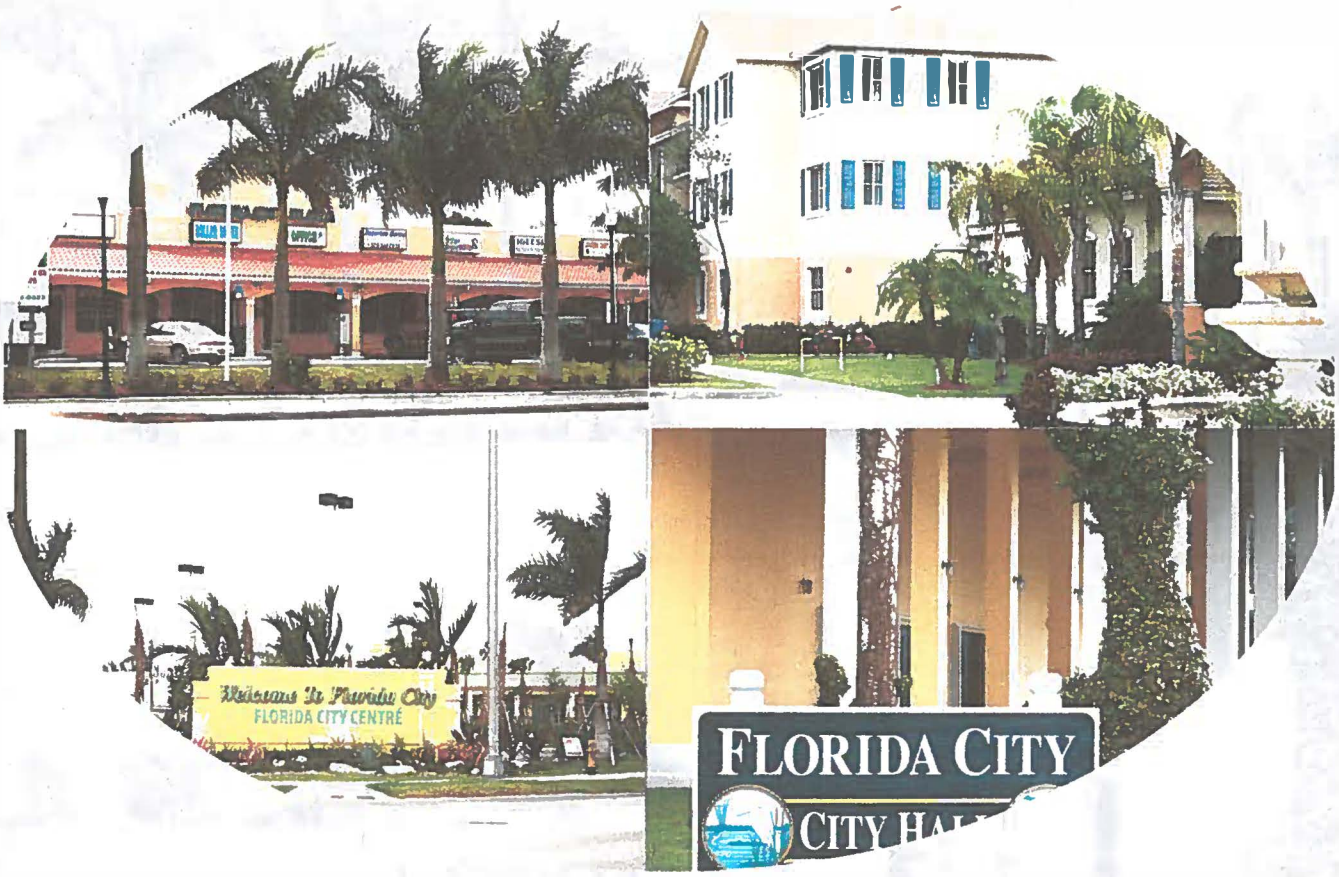
in the North Central Expansion Area. The Area exhibits the following blight indicators required to be present by State criteria including:

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- High vacancy rates of buildings and high amounts of vacant land;
- High incidences of crime;
- Numerous City and County Code violations; and
- High diversity of property ownership.

Redevelopment is required to protect the health, safety and welfare interests of the residents of the Expansion Area and of the City: Residents of the North Central Expansion Area suffer from existing slum and blight conditions, and could benefit from redevelopment of their community to improve income, education safety, appearance, and quality of life. If not addressed, these conditions will continue to negatively affect the residents of the Expansion Area and could spill over to other areas of the City as well.

This Finding of Necessity concludes that the North Central Expansion Area meets the State criteria for inclusion within the existing Florida City CRA. This expansion of the CRA will make available the tools and funding required to address affordable housing needs and slum and blight conditions in the Area of need. These focused efforts will contribute to the rejuvenation of the entire CRA Area and enhancement of the overall appearance, economic health, and vitality of all of Florida City.

City of Florida City
Community Redevelopment Agency
Redevelopment Master Plan Update



ILER PLANNING

June, 19 2019

CITY OF FLORIDA CITY

COMMUNITY REDEVELOPMENT AGENCY

Redevelopment Master Plan Update

June 19, 2019

Acknowledgements

Community Redevelopment Agency and City Commission

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TABLE OF CONTENTS

I. EXECUTIVE SUMMARY 5

II. BACKGROUND 6

A. General Description of the Community Redevelopment Area (CR Area) ... 6
B. History of the Community Redevelopment Area 6
C. The Need to Amend the CR Plan 10
D. Authority to Undertake Redevelopment 10
E. Public Participation 12

III. CRA POWERS AND ADMINISTRATION 13

A. Creation of the CRA 13
B. Severability 13
C. Powers of the CRA 13
D. Relationship to the City of Florida City 13
E. Safeguards 13
1. Safeguards to Ensure Redevelopment Follows the Redevelopment Plan 13
2. Safeguards to Ensure Financial Accountability 14
3. Safeguards to Ensure Proper Implementation and Project/ Program Accountability 14
F. Providing for a Time Certain and Severability 14
G. Retention of Certain Powers by the City or County 15
H. Implementation of the Plan 16
I. CRA Responsibilities 17
J. Affirmative Action 18

IV. FINDING OF NECESSITY FOR REDEVELOPMENT 19

A. Current Redevelopment Area (CR Area) 19
B. Expansion Areas 19

V. EXISTING CONDITIONS 20

A. Regional and Citywide Conditions 20
B. CR Area Description 22
1. Geographic Areas 22
2. Land Use and Zoning 25
3. Traffic Circulation and Parking 28
4. Economic Conditions. 29

VI. CONSTRAINTS AND OPPORTUNITIES 31

A. Northwest and North Central Neighborhoods 33
B. Main Street, Florida City 33
C. Community Commercial Center 34
D. Tourist Corridor 34

VII. CRA AFFORDABLE HOUSING POLICY STATEMENT 36

A. Affordable Housing Policies 36
B. Strategy 37
C. Relocation Policy 38
D. Community Redevelopment Tools 38

VIII. GOALS, OBJECTIVES AND POLICIES 39

A. Slum and Blight 39
B. Economic Development 39
C. Land Use 40
D. Neighborhood Reinvestment 40
E. Environmental and Aesthetic Enhancement 41
F. Public 41
G. Public Facilities 41
H. Administration 42

IX. REDEVELOPMENT PROJECTS 43

A. Target Areas 43
B. Target Corridors 46
C. Demonstration Projects 49

X. PROGRAMS 52

A. Business Assistance 52
B. Neighborhood Reinvestment 53
C. Land Acquisition 55
D. Public Improvements 55
E. Community Safety and Appearance 57
F. OPPORTUNITY ZONE 59
F. Implementation 59

XI. REGULATIONS AND EXTERNAL IMPROVEMENTS 60

A. Transit Oriented Development (TOD) 60
B. Pineland Environmental Park 60
C. Brownfield Redevelopment 61

XII. FINANCIAL PROGRAM 62

A. Projecting TIF Revenues: How TIF Works 62
B. TIF REVENUE PROJECTIONS 63
C. MASTER CRA TEN-YEAR IMPROVEMENT PLAN 67

XIII. EXIT STRATEGY 70

A. Progress Review & Future Action Plan 70
B. Termination of Tax Increment Programs 70
C. Continuation 71

XIV. NEIGHBORHOOD IMPACTS 72

A. Relocation Impacts 72
B. Traffic Circulation 72
C. Community Facilities and Services 72
D. Effect on School Properties 73
E. Other 73

XV. PLAN AMENDMENT PROCESS 74

APPENDICES

Appendix A: 2018 Finding of Necessity for Redevelopment Report

TABLE OF FIGURES

Figure II-1. Florida City Community Redevelopment Area....7
Figure II-2. Legal Description....8
Figure II-3. North Central Expansion Area....11
Figure V-1. Regional Location Map....21
Figure V-2. CRA Sub-Areas....24
Figure V-3. Future Land Use Map....25
Figure V-4. Zoning Map....26
Figure VI-1. CRA Sub-Areas....32
Figure IX-1. Target Areas....44
Figure IX-2. Target Corridors....47
Figure IX-3. Demonstration Projects....50

I. Executive Summary

Building upon the success of previous revitalization efforts, the CRA has embarked on an updated Community Redevelopment Plan.

In the aftermath of Hurricane Andrew, the City of Florida City created a Community Redevelopment Agency (hereinafter referred to as the CRA) and adopted a Finding of Necessity for a 490 acre Community Redevelopment Area (CR Area). Since the CRA was established, the CR Board has made significant infrastructure investments in the current CR Area which has increased the tax base by over 600%.

Building upon the success and foundation of the past revitalization effort, the CRA is proposing to add a 320 acre Expansion Area to the existing CRA in order to address redevelopment in the City's most blighted residential areas and to create a better balance of residential/commercial property. With this new expansion, the CRA has embarked on the creation of an updated Community Redevelopment Plan (hereinafter referred to as the CR Plan) to guide development in the upcoming years.

Like the City's Comprehensive Plan, the CR Plan is an evolving document which must be evaluated and amended periodically in order to respond to changing economic conditions and community goals. Furthermore, the Plan will identify opportunities for economic, social and aesthetic improvements through both public and private investments that can be realized in the upcoming 15 years. The Plan is written in accordance with Chapter 163, Part III of the Florida Statutes, "The Community Redevelopment Act." The Plan is also in conformance with the City's Comprehensive Development Master Plan, the CRA/County Interlocal Agreement and the CRA bylaws.

The CR Plan outlines the guiding goals, objectives and policies which will steer redevelopment and decision making within the CR Area. The Plan is designed to be flexible and provide a holistic program of financial and technical tools. Each program is intended to be part of a "tool box of programs" that the CRA may utilize to meet its goal to develop the tax base, create jobs, and enhance the health and vitality of the neighborhoods and businesses. There are target areas and corridors within the CRA that have unique constraints and opportunities that must be immediately addressed. To that end, the Plan outlines preliminary implementation action items for those areas that demonstrate the greatest need for revitalization and require aggressive implementation of specific programs and projects.

Almost 15 years after the CRA was established, the circumstances under which the CRA were created are dramatically different and the CRA has entered its second phase of redevelopment. The CRA now has sufficient funds to expand and support new revitalization efforts. Florida City, no longer recovering from a post-disaster environment, is positioned to strategically focus on other CRA activities such as neighborhood revitalization, urban infill, planning and design, clearance of slum and blight, and job creation. This CR Plan presents a new vision, new strategies and a reaffirmed commitment to the rejuvenation of the expanded CR Area.

II. BACKGROUND

A. General Description of the Community Redevelopment Area

The City of Florida City CRA Area consists of approximately 810 acres, including the original CRA Area (490 acres) and the four (4) Expansion Areas (320 acres) added in 2009. The CR Area is in the central core of the City and generally encompasses the City's primary commercial and industrial corridors as well as the northwest residential neighborhood. A new expansion area, called the North Central Neighborhood, is being added in this Plan and the Finding of Necessity for Redevelopment Report for this new area is currently under review by Miami-Dade County. Figure II-1 shows the boundary of the original CRA, the 2009 expansion areas and the proposed 2019 expansion area. Figure II-2 provides a legal description of these areas.

The CR Area was recently expanded and now consists of approximately 810 acres.

B. History of the Community Redevelopment Area

Florida City suffered horrific physical damage from Hurricane Andrew in August of 1992. As a direct result of the storm, the City's property tax base dropped in 1993 to an estimated 60% of its pre-storm level. In response to the catastrophic damage, the City engaged in a tremendous rebuilding effort; and planners, architects, and engineers volunteered their time to create *The Master Plan for Florida City.* The Master Plan focused primarily on physical reconstruction concepts and specific projects encompassing housing, infrastructure, public service and commercial areas. In mid-1993, the City prepared a Strategic Plan entitled *Vision 21* in order to provide a planned approach to obtaining and spending grant monies for housing, infrastructure and economic development. The strategic plan foresaw the need for a CRA to guide and promote the redevelopment of specific areas of Florida City. Following the recommendation of the strategic plan, the City, with approval from the County, established a CRA and in the spirit and teamwork required to recover from the storm, the City labeled the redevelopment effort FEAT "Florida City Economic Action Team".

In 1995, the CRA created the first "FEAT Community Redevelopment Plan" to provide a framework for redevelopment in the Area, and set forth implementation steps and specific projects intended to leverage and stimulate the type of public interest and private investment necessary to achieve revitalization. The CRA proved to be a vital resource not only for the recovery of the physical building stock after the hurricane, but also enabled Florida City to attract economic generators such as Walmart, Home Depot, Office Depot, Best Buy, Cracker Barrel and Largo Honda. The investments made in the CR Area expanded the tax base allowing the CRA to make substantial investments in infrastructure and alternative water supply.

Figure II-1: Florida City CRA and Proposed Expansion Area

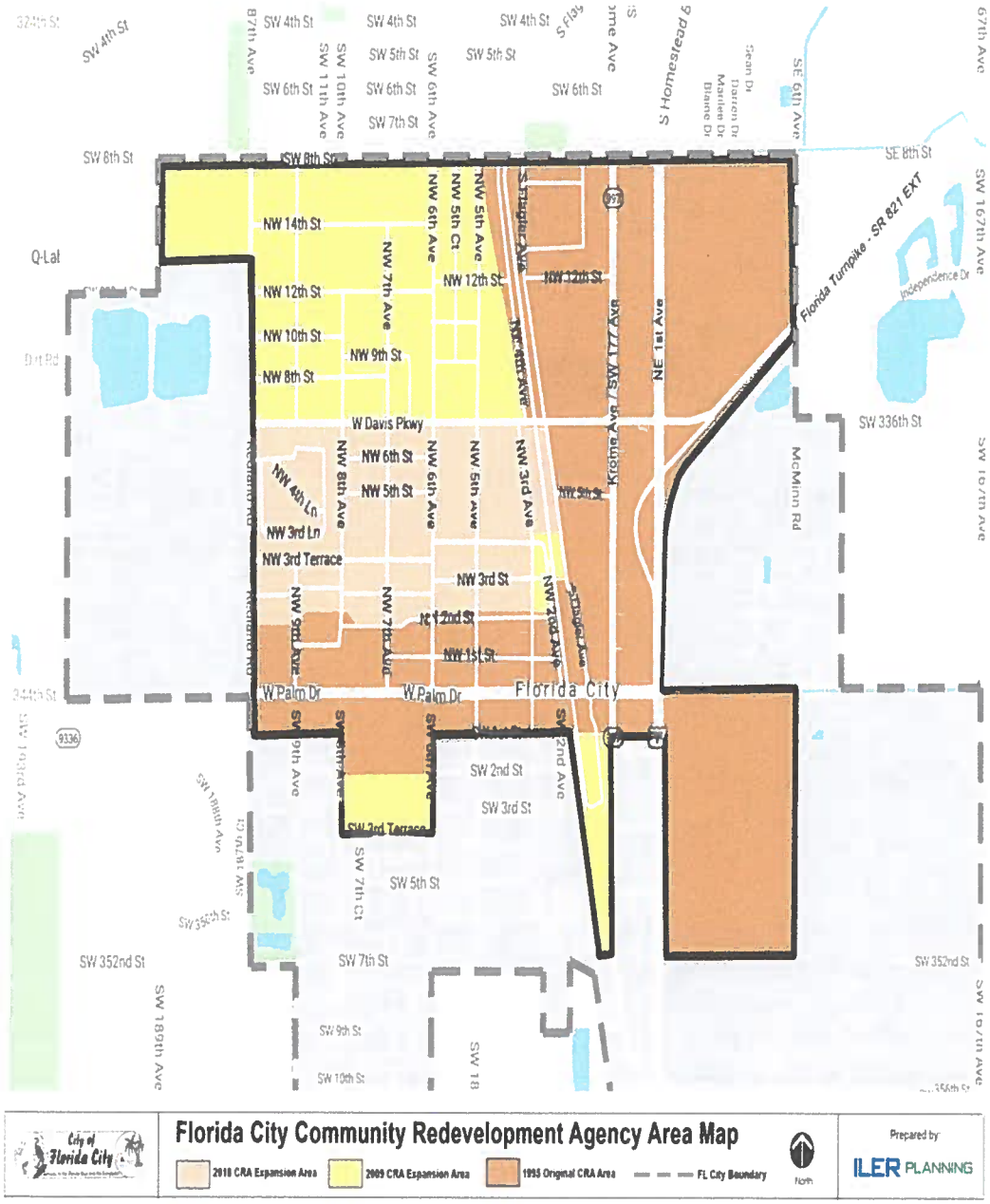


Figure II-2. Legal Description

Original Area

Begin at the intersection of Redland Road (S.W. 187th Avenue) and N.W. 2nd Street; proceed east along the northern right-of-way of NW 2nd Street to the F.E.C. rail right-of-way; turn north and proceed along the centerline of the rail right-of-way to Lucy Street (S.W. 328th Street); turn east and proceed along Lucy Street to the Florida City municipal limits; turn south and proceed along the Florida City municipal limits to the intersection with the west right-of-way boundary of the Homestead Extension of the Florida Turnpike (H.E.F.T.); continue south along west right-of-way boundary of the H.E.F.T. to the intersection with Palm Drive (S.W. 344th Street); turn east and proceed along the northern right-of-way of East Palm Drive to the Florida City municipal limits; turn south and proceed along the Florida City municipal limits; at the southeast corner of the Florida City municipal limits, turn west and proceed to U.S. 1; turn north along the eastern right-of-way of U.S. 1; at the intersection of U.S. 1 with the theoretical extension of S.W. 1st Street turn west and proceed along the southern right-of-way of the theoretical extension of S.W. 1st Street until S.W. 2nd Avenue is reached; at S.W. 2nd Avenue continue west along the southern right-of-way of S.W. 1st Street until S.W. 6th Avenue is reached; turn south along the eastern right-of-way of S.W. 6th Avenue until S.W. 2nd Street is reached; at S.W. 2nd Street turn west along the southern right-of-way of the theoretical extension of S.W. 2nd Street until S.W. 8th Avenue is reached; at that point turn north along the western right-of-way of S.W. 8th Avenue and proceed until S.W. 1st Street is reached; at that point turn west along the southern right-of-way of S.W. 1st Street to the east boundary of the Brookers Subdivision; at the east boundary of the Brookers Subdivision continue west along the southern right-of-way of the theoretical extension of S.W. 1st Street until the intersection with Redland Road; turn north along the eastern right-of-way of Redland Road to the intersection with N.W. 2nd Street, the point of beginning. Approximately 490 acres.

2009 Expansion Areas

Northwest Neighborhood

Begin at the intersection of the former F.E.C. right-of-way and the centerline of Lucy Street a.k.a. NW 328th Street (point of beginning) and proceed west along the centerline of Lucy Street a.k.a. NW 328th Street to the western city limits, a.k.a. the western limits of the NE1/4 of the NE1/4 of Section 23 Township 57 Range 38; turn south and proceed to the southwest corner of the NE1/4 of the NE1/4 of Section 23 Township 57 Range 38; turn east and proceed along the southern limits of the NE1/4 of the NE1/4 of Section 23 Township 57 Range 38; turn south and proceed along the western right-of-way line of Redland Road until the theoretical extension southern right-of-way line of Arthur Vining Davis Parkway, a.k.a. S.W. 336th Street; turn east and proceed along the southern right-of-way line of Arthur Vining Davis Parkway, a.k.a. S.W. 336th Street until the western limits of the former FEC right-of-way; turn north and proceed along the western edge of the former FEC right-of-way to the point of beginning.

Pineland Park

Begin at the NE corner of SW 2nd Street and Parcel A as described below; proceed west along the theoretical extension of SW 2nd Street to its intersection with western edge of SW 8th Avenue; proceed south along the western right-of-way of SW 8th Avenue to its point of intersection with the southern right-of-way of SW 3rd Terrace; proceed east along the southern right-of-way of SW 3rd Terrace to the theoretical extension of the eastern limits of Parcel A; proceed north to the point of beginning.

Closed Packing Plant

Industrial Addition to Florida City, Plat Book 5-6, Lots 1 through 91 and the portion of 12th Street closed between lots 50&51 and the 50 foot strip lying southwesterly and adjacent to lots 21 through 91, closed per Resolution 90-03; and
Section 25 Township 57 Range 38, .34 acre parcel, adjacent right-of-way on east is the station grounds Florida City. Official Records 17535-1374 0996 2; and
Industrial Addition to Florida City, Plat Book 5-6, Canal and 30 foot Basin Road, on either side of canal as shown on Plat. Official Records 25500-2559 0307 5; and
Industrial Addition to Florida City, Plat Book 5-6, Lots 92 through 129. Official Record 20540-4574 0602 5(156).
Also included is the surrounding right-of-way, measured to the outermost edge of the right-of-way.

Busway Infill Area

Florida City Proper, Plat Book 2-74, Lots 6-10 & 7, Block 13; and
Town of Florida City, Plat Book 1-74, Lots 4-11, Block 18
Also included is the surrounding right-of-way, measured to the outermost edge of the right-of-way.

2019 Expansion Area "North Central Neighborhood"

North boundary: NW 336th Street (Arthur Vining Davis Parkway)
West boundary: SW 187th Avenue (Redland Road)
South boundary: SW 2nd Street
East boundary: NW 3rd Avenue and Miami-Dade County Busway.

The CRA was expanded in 2009 with County approval to add 4 separate areas totaling 320 acres. This CRA area increase occurred during the "Great Recession" of 2007-2008 after which the CRA tax base dropped significantly. The total taxable value of property in the CRA, including the original 1994 area and the 2009 expansion area, is shown below. Between 2009-10 and 2017-18, CRA property value dropped by 18% and the largest decrease occurred in 2010-13.

CRA Total Taxable Value
2009-10: $340,081,549
2010-11: $283,297,845
2011-12: $243,483,522
2012-13: $242,470,365
2013-14: $224,885,207
2014-15: $220,156,768
2015-16: $231,302,550
2016-17: $253,027,568
2017-18: $278,583,694

As would be expected based on the downward trend in taxable value, CRA tax increment revenue has also decreased significantly. In 2009-10, the Agency received $1,049,095 from Miami-Dade County and in 2017-18, the CRA was allocated $794,181.

Despite the reduced annual revenue, the CRA stuck to its plan and invested heavily in the northwest and north neighborhoods with infill housing, upgraded infrastructure including street landscaping of entire neighborhoods. The CRA has also continued to invest in its commercial and industrial areas along US 1, Krome Avenue and Palm Drive. Since 2009, the Agency has spent $11.0 million on

infrastructure improvements in the CRA areas. Streetscape and right-of-way acquisitions over the same period have totaled $11.9 million and include the following projects:

* NW 16th Street / 1st Court
* NW 14th Street / 1st Court
* NW 3rd Avenue / NW 12th Street
* NW 1st Court / 2nd Avenue
* SW 2nd Court / 2nd Avenue
* NW 7th Street / NW 8th Street
* NW 14th Street / NW 1st Avenue
* WNW Phase 1 / NW 12th Street
* NW Sidewalks
* WNW Streetscape Phases 2-3
* Lucy Street right-of-way acquisitions
* SW Streetscape Phase 1
* NW 1st Street / NW 2nd Street

The CRA also invested in non-street hardscape projects spending $3.3 million between 2008 and 2018. These projects included water and sewer improvements, building façade program, structure demolition, and commercial interior buildout program. The Agency has demolished 44 buildings since 2008.

C. The Need to Amend the CR Plan

Twenty-six years after Hurricane Andrew, the CRA faces a new set of challenges and opportunities. Florida City, no longer recovering from a post-disaster environment, is positioned to strategically focus on other CRA activities such as economic development, urban infill, neighborhood revitalization, planning and design, downtown development, job creation, and enhancements to the housing stock and the public realm. Building upon the success and foundation of the previous revitalization effort, the CRA retained Iler Planning to update the CRA plan with an enhanced vision, updated strategies and firm commitment to the new direction of the CRA.

This plan outlines goals and objectives for redevelopment, and develops projects and programs intended to help the CRA achieve its mission to optimize the tax base, create jobs, and enhance the health and vitality of the neighborhoods and businesses within the CR Area.

This CR Plan was accomplished through the considerable assistance and vision and guidance of the CRA Executive Director and Executive Board.

D. Authority to Undertake Redevelopment

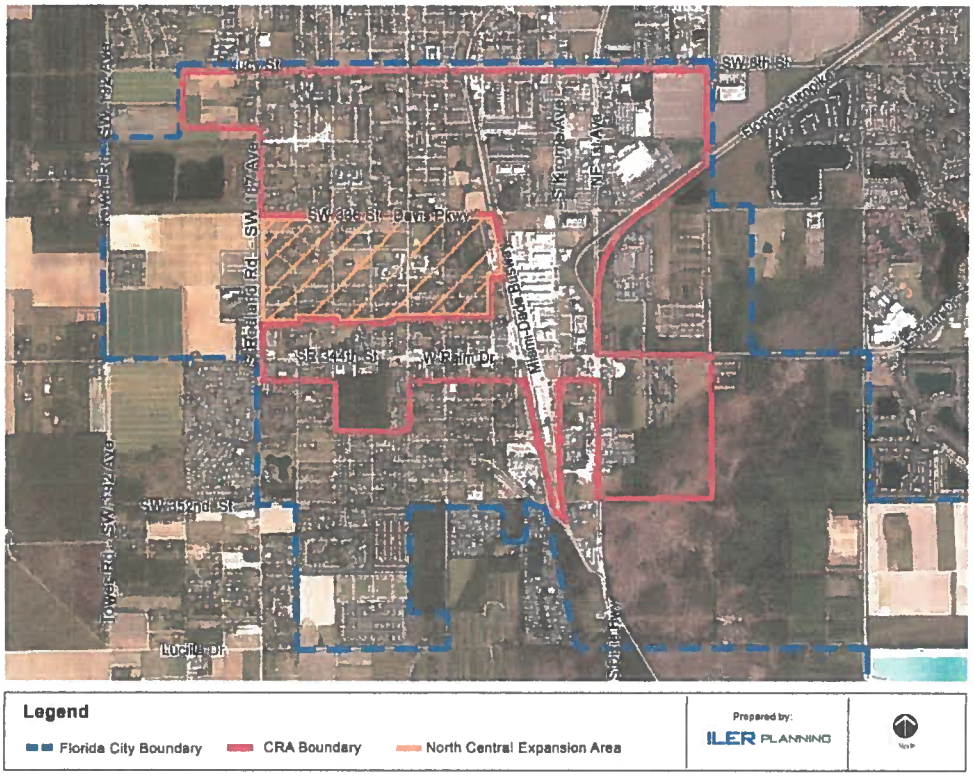
The revised City of Florida City CRA Master Plan has been prepared in accordance with the Community Redevelopment Act of 1969, Florida Statutes 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out community redevelopment. In Miami-Dade County, these powers must be delegated to municipalities by the Board of County Commissioners. The adoption of this CR Plan and any subsequent modifications or amendments, shall follow the procedures as required by State Statutes. For purposes of the plan, the following definition as provided in Chapter 163, Part III, Florida Statutes, shall apply:

> "Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slum and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan."

Pursuant to State Statutes, the authority of a county or municipality to utilize the powers granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body that slum and blighted conditions exist in the municipality, and that redevelopment is both necessary and in the public interest. Miami-Dade County approved the Finding of Necessity for the original CR Area, and subsequently the required Interlocal Agreement between the City and County was executed on April 16, 1996. The Interlocal Agreement was later amended in 1997, 2002 and 2009.

On September 11, 2018, the City Commission adopted Resolution 18-48 which contained a "Finding of Necessity" for an expanded CR Area known as the "North Central Area" as previously discussed and shown in Figure II-3.

Figure II-3. North Central Expansion Area



E. Public Participation

The first meeting to discuss the Finding of Necessity and the 2018 CRA Master Plan Update occurred on September 11, 2018 at Florida City Hall. Suggestions from that public meeting have been incorporated into the Plan. Future hearings before the CRA Board and City Commission will involve presentations of the plan recommendations and review by the appropriate public entities.

III. CRA Powers and Administration

The CRA was originally created in 1995 and is will be expanded in 2008.

A. Creation of the CRA

Upon a Finding of Necessity in 1995 and the subsequent adoption of the appropriate resolutions, the Commission determined that there was a need for redevelopment, and created the CRA. In 2008, the CRA's boundaries are proposed for expansion to include four additional areas previously not part of the CRA. The CRA is a public body, and is deemed and held to be an essential public function. The composition of the Board shall adhere to the requirements established in Sections 163.356 and 163.357 of the Florida Statues.

B. Severability

Should any provision, section, subsection, sentence, clause or phrase of this Plan be declared by a court of competence jurisdiction to be invalid or unconstitutional, such declaration shall not affect the validity of the remaining portion or portions of this Plan.

C. Powers of the CRA

The powers of the CR Board are in compliance with Chapter 163, Part III, *Florida Statutes* and the Interlocal Agreement between the City of Florida City and Miami-Dade County. All powers provided by the governing statute shall be granted to the CRA unless specifically prohibited by the existing Interlocal Agreement. These powers shall govern the implementation of all redevelopment initiatives. In addition, the Board also operates under a set of adopted by-laws which articulate the composition and meetings of the CR Board.

D. Relationship to the City of Florida City

The CRA was created in 1995 as a special district of the City. The CRA operates under the authority of the City Commission and approval of Miami-Dade County. The CR Plan is consistent with the Florida City Comprehensive Development Master Plan.

E. Safeguards

1. Safeguards to Ensure Redevelopment Follows the Redevelopment Plan

The CRA is subject to Florida Statutes and will meet all requirements necessary to carry out the authorized business of the CRA. The CRA has

publicly adopted by-lawsto govern its activities and ratify its administrative policies.

The CRA files an annual report with Miami-Dade County and the Florida City Clerk's Office. It contains a summary of the yearly activities of the CRA as allowed by the CR Plan.

2. Safeguards to Ensure Financial Accountability

a. The City maintains the CRA Fund, as required by applicable law.
b. The City has developed and promulgated rules, regulations and criteria whereby the Fund may be promptly and effectively administered.
c. The CRA maintains adequate records to provide for an annual audit. The report includes a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. The findings of the audit are presented at a public meeting of the CRA Board and such findings are forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year, which shall run from October 1 through September 30.
d. The annual Audit Report is provided to the Board of County Commissioners and the City Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation is provided to inform the public of the availability for review of the Annual Audit and Annual Report.
e. The CR Board files all reports necessary to comply with the "Special Districts" requirement of the state of Florida.
f. All CRA tax increment financing funds are held in a Redevelopment Trust Fund accounted for separately from other City funds as required by State law.

The County/City Interlocal Agreement established a set of safeguards to ensure proper implementation of the Redevelopment Plan.

3. Safeguards to Ensure Proper Implementation and Project/ Program Accountability

a. Measurable objectives for each CRA activity are established upon approval by the CRA Board. This is done on an annual basis at the time the Annual budget and report is adopted.
b. The CRA holds periodic informational public workshops to:
    1. Report on the status and progress of programs and projects;
    2. Gather input from property owners, citizens and interested parties regarding redevelopment activities; and
    3. Discuss strategies relating to local redevelopment issues.

F. Providing for a Time Certain and Severability

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration, or commitment of up to, but not exceeding, thirty (30) years from the date of initial adoption by the Board of County Commissioners of Miami-Dade County. The start date for the thirty-year timeframe was set by the adoption and approval date of the original CR Plan by the Board of County Commissioners in 1995. Thereby, the CRA, including both the original and expanded areas, will terminate in 2025.

As part of this CRA Plan Update, the Agency is asking that the CRA termination date be extend to 2055 in order the allow time the address the redevelopment

issues in the new North Central Expansion Area, and complete on-going infill housing and infrastructure projects within in the current CRA area.

G. Retention of Certain Powers by the City or County

Powers retained by the City and those retained by the Miami-Dade County are provided in the Interlocal Agreement between the City and the County. The powers retained through the City and County are listed below.

1. Powers Retained by the City

a.) Make and execute contracts and other instruments.
b.) Disseminate slum clearance and redevelopment information.
c.) Undertake and carry out community redevelopment and related activities including acquisition, demolition, and instillation of public improvements.
d.) Dispose of any property in the CRA at its fair market value.
e.) Carry out plans for a program of repair and rehabilitation of buildings, in accordance with the Plan.
f.) Acquire any real property in the CRA under the Plan.
g.) Acquire any real property when necessary to eliminate unhealthy, unsanitary, or unsafe conditions, lessen density, eliminate obsolete uses detrimental to the public welfare; or otherwise remove or prevent the spread of blight or to provide land for needed public facilities.
h.) Acquire 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 are to be developed for the elimination of such blighting influences and for the provision of housing for low and moderate income housing.
i.) Construct foundations and platforms for the provision of housing for low and moderate income housing.
j.) Provide, arrange or contract for public improvements, and to agree to conditions for prevailing wages and labor standards.
k.) Within the CRA:
    1. Enter into buildings and obtain an order from a court of competent jurisdiction;
    2. Acquire property; the CRA may not exercise the power of eminent domain unless specifically approved by City Commission;
    3. Hold, improve, clear, or prepare for redevelopment;
    4. Mortgage or otherwise encumber or dispose of real property;
    5. Insure or provide for insurance;
    6. Enter into contracts, necessary for the purposes of Chapter 163, Part II; and
    7. Solicit requests for proposals for redevelopment and for the disposition prior to acquisition.
l.) Invest and borrow funds.
m.) Within its area of operation, the power to make surveys and plans, which may include plans for carrying out a program of repair and rehabilitation, plans for the enforcement of state and local laws, codes and regulations, and appraisals, title searches, surveys and other studies needed to prepare for community redevelopment activities.
n.) Develop, test and report methods and techniques, and carry out demonstrations and other activities for the prevention and elimination of slum and blight.
o.) Apply for, accept and utilize grants of funds.

p.) Prepare plans for and assist in the relocation of persons displaced from the CRA.
q.) Appropriate such funds and make expenditures to carry out purposes of Chapter 163, Part III, *Florida Statutes;* to zone or rezone or make exceptions from buildings regulations and to enter into agreements with a housing authority.
r.) Close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City.
s.) Within its area of operation, the power to organize, coordinate and direct the administration of provisions of Chapter 163, Part III, *Florida Statutes;* and to establish such new office to carry out such purpose most effectively.
t.) Exercise all or any part or combination of powers herein granted or to elect to have such powers exercised by the CRA, except that the power of eminent domain may not be exercised by the CRA unless the City Commission has specifically approved same.

2. 1997 Interlocal Agreement Amendment

The 1997 Amendment identified seven potential land acquisition parcels for which the CRA and City of Florida City may authorize the use of voluntary acquisition and/or eminent domain, as necessary. The City shall advise the Project Coordinator whenever the City requires eminent domain to acquire any land.

3. 2003 Interlocal Agreement Amendment

The 2nd amendment established that the CRA shall have the power to implement special community policing and other public safety policies, programs and projects within the CR Area in accordance with the amended CR Plan. The amendment also increases the administrative expense cap to 20% to enhance the effectiveness and capabilities of the CRA.

4. 2009 Interlocal Agreement Amendment

This 3rd amendment included the four (4) expansion areas. It also provided that 20% of the annual TIF revenues for the expansion areas would not be expended by the Agency and would be returned to the County. In addition, an independent audit of the Trust Fund would be conducted by the Agency each year and a copy provided to each taxing authority.

The Interlocal Agreement was amended in 1997 and 2002 to manage new challenges.

H. Implementation of the Plan

Redevelopment powers may be exercised only with respect to the CRA and only with respect to the Plan as accepted by the City Commission and approved by the CRA Board, together with any supplements or amendments to the Plan, provided that any amendments and supplements to the Plan must also be approved by the Board.

No more than twenty percent (20%) of the funds contemplated to be expended under the Plan shall be used for total administrative expenses. Indirect and overhead expenses may not exceed six percent (6%) of such funds contemplated to be spent under the plan.

I. CRA Responsibilities

1. Land Disposition

a.) The CRA prepares land disposition guidelines and procedures for voluntary purchases in accordance with the CR Plan. The CRA shall receive County approval whenever the CRA requires the use of eminent domain to acquire land; no prior County approval is required to proceed with other methods of land acquisition or disposition. The CRA will advise the Project Coordinator whenever the City requires eminent domain to acquire any land.

b.) The CRA prepares marketing materials and advertisements to solicit proposals for specific development and redevelopment projects. The Executive Director shall select a Review Committee to evaluate and recommend actions on proposals.

c.) The CRA Board and City Commission approves the selection of one or more developers whose proposal complies with any requirements set forth in the CR Plan and the requirements associated with an RFP for targeted development.

The CRA maintains a Tax Increment Financing Fund that both the City and County deposit into.

2. Other CRA Activities

a.) When the CRA uses federal funds to acquire, improve or demolish housing or business structures, CRA is responsible for the administration and the funding of relocation activities according the procedures set forth in Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 84 Stat 1984 (1971), 42 United States Code, Section 4601, et seq.

b.) The CRA designs and constructs public improvements when necessary to support the redevelopment in the CRA and such activities shall comply with applicable laws regulating affirmative action. The CRA will prepare CR Plans and policies for specific areas.

c.) All redevelopment activities conducted with respect to the CRA shall be in conformance with the CR Plan as the same may be amended.

3. Project Financing

a.) The City shall establish and maintain the Tax Increment Funds with both the City and County depositing annually into the Fund an amount calculated pursuant to Section 163.387, *Florida Statutes*, and other provisions of applicable law.

b.) The City shall develop and promulgate rules, regulations and criteria to promptly and effectively utilize funds in accordance with the approved budget.

c.) The City shall prepare and submit the CRA budget and annual report for County approval at the beginning of each fiscal year.

d.) The City shall select planning, financial and legal consultants as necessary to prepare tax increment financing plans.

e.) The City may sell bonds and execute notes and other forms of indebtedness to finance capital improvements deemed necessary, with County approval, prior to issuance of any such bond, note or form of indebtedness.

4. Citizen Participation

The City shall utilize community groups, seek community input and conduct workshops in the development of CRA activities.

5. Project Management

The City shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City shall develop and monitor implementation schedules and timetables for all activities, and submit annual progress reports, as well as interim reports, to the County upon request.

J. Affirmative Action

The CRA will follow all applicable laws and regulations concerning affirmative action and race/ ethnic/ gender conscious concerns.

IV. Finding of Necessity for Redevelopment

The 2008 Finding of Necessity concluded that there were four additional areas of the City that were suffering from socio-economic distress and/or deteriorating site and building conditions.

A. Current Redevelopment Area (CR Area)

The original 490 acre CRA area was found to meet the criteria of slum and blight as defined in Chapter 163, Florida Statutes in 1995. In 2009, four (4) expansion areas were found the meet the State slum and blight criteria and thus were added to the original CRA area bringing the total size of the current CR Area today to 810 acres. Building and site deterioration, open debris piles, advanced age and overcrowding of structures, vacant buildings and land, numerous building and property code violations, prevalence of unsanitary and unsafe conditions, infrastructure deficiencies, declining property values and land use incompatibilities were evident throughout the CR Area in 1995 and the 2009 expansion areas.

B. Proposed North Central Expansion Area

Based on initial field surveys and other relevant information, the CRA has determined that the current CR Area boundary should be expanded to include the North Central Expansion Area which is 190 acres in size. Figure II-3, presented previously, provides an aerial photograph of the area. The Finding of Necessity, adopted by City Commission Resolution 18-48 and included as Appendix A, finds that the proposed Expansion Area meets the criteria set forth by the State of Florida for slum and blight, and concludes that the current CR Area should be expanded to include additional North Central Area based on the following criteria:

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- High vacancy rates of buildings and high amounts of vacant land;
- High incidences of crime;
- Numerous City and County Code violations; and
- High diversity of property ownership.

There exists substantial economic distress, and deteriorating building and site conditions that could endanger the life and safety of the residents if left unabated. Inclusion of the North Central Area into the CRA will increase the redevelopment potential of the CRA, and contribute to the rejuvenation of that important area as well as to the overall health and vitality of the CRA. The Finding of Necessity for Redevelopment is currently under review by Miami-Dade County.

V. Existing Conditions

Florida City's economic tradition is founded in agriculture.

A. Regional and Citywide Conditions

Florida City, incorporated in 1914, is located in southern Miami-Dade County (see Figure V-1 Regional Location Map), approximately 30 miles south of Miami and is comprised of approximately 5.4 square miles. It is bordered to the north by the City of Homestead and by unincorporated Miami-Dade County on its remaining sides. The Homestead Air Force Base is situated about five (5) miles northeast of the City.

The City's economic tradition is grounded in agriculture. Farmers in the Florida City vicinity grow a plethora of winter vegetables for national and international markets, including corn, potatoes, beans, tomatoes and numerous other tropical crops. The Farmers' Market, located near the center of the City, and was once one of the largest fruit and vegetable processing and shipping points in the country. The permanent and migrant workers employed in the agricultural industry utilize local services and facilities forming a significant base of support for the economy but also exacting a public cost in terms of social service needs. However, the future of agriculture in south Miami-Dade and throughout Florida is highly uncertain due to global competition and environmental requirements.

According to the 2018 Bureau of Economic and Business Research (BEBR) estimates, the Florida City population is estimated to be 13,076. The following tables provide information on key population and economic factors for Florida City, the Florida City/Homestead market area, Miami-Dade County, and the State of Florida. The Florida City/Homestead market area is comprised of eight (8) census tracts that include both these municipalities and surrounding unincorporated areas.

Table V-1. Permanent Resident Population

Area	2000	2010
Florida City	7,843	11,252
Miami-Dade County	2,253,362	2,498,013
State of Florida	15,982,378	18,804,580

Source: U.S. Census

Figure V-1. Regional Location Map

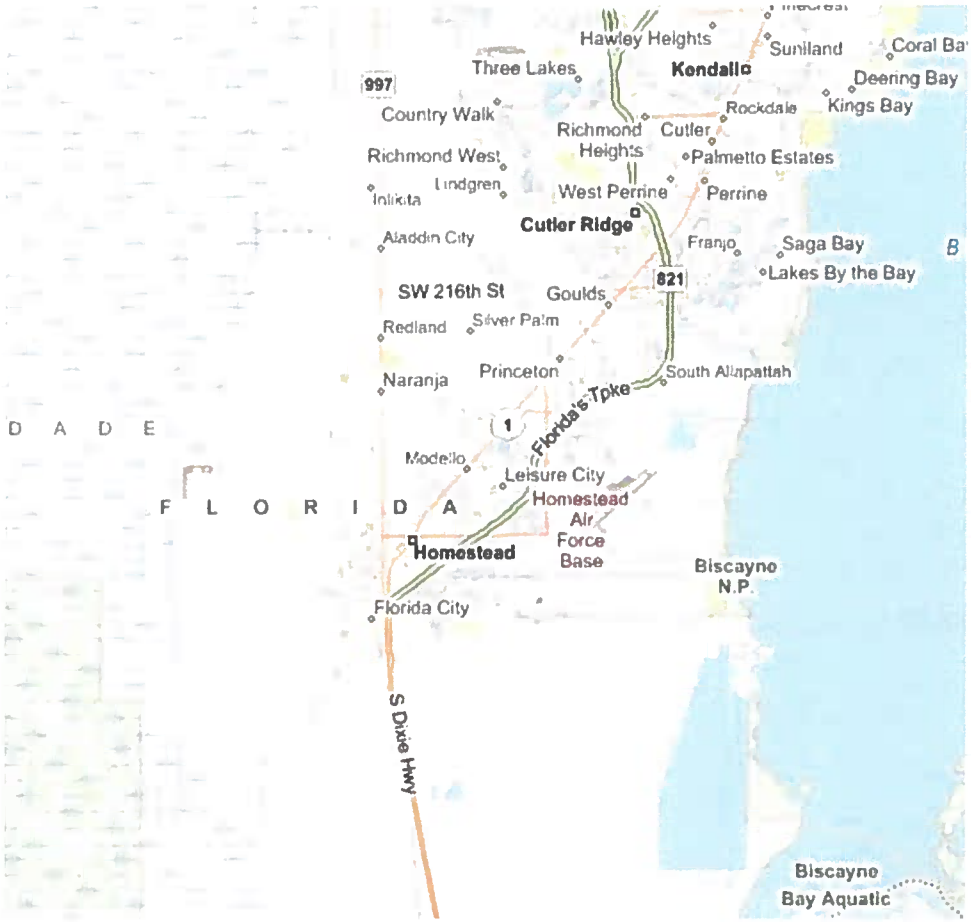


Table V-2. Florida City Population by Race

Race or Ethnicity	2000	2010
White	37%	52%
Black or African American	63%	45%
Hispanic or Latino	----	51%

Table V-3. Household Income

Area	2000 Median	2010 Median
Florida City	$18,777	$34,545
Miami-Dade County	$35,966	$46,338
State of Florida	$38,819	$50,883

Source: U.S. Census

Florida City is the gateway to three (3) unique environmental areas: the Florida Keys, Biscayne National Park and the Everglades National Park. In 2017, an estimated 12 million visitors passed through Florida City on their way to the Keys and these nearby National Parks. This competitive advantage provides the other component of the Florida City economy, roadside commercial uses catering to tourist traffic, which gives the City solid opportunities for development.

Florida City is the gateway to the unique Florida Keys.

The primary commercial activity in the City occurs along Palm Drive, U.S. 1, Krome Avenue and Lucy Street. In the northwest sector of the City, strips of commercial uses, including convenience stores, laundromats, bars, restaurants and service stations, are prevalent intermixed with scattered pockets of residential areas. Commercial uses along Palm Drive and U.S. 1 are generally tourist oriented. Through a variety of state and federal economic development programs, the City has been successful at attracting new businesses to the area including Best Western Motel and Suites, Florida Keys Outlet Mall, Wal-Mart Superstore, Home Depot, Hilton Home2 Suites and Holiday Inn. The majority of these developments have occurred on U.S. Highway 1 and are designed to attract some of the visitors that pass through Florida City on their way to the Florida Keys and the national parks and to service a rapidly growing residential sector. In addition, many residents from the north and central Keys shop in Florida City.

Next door to Florida City, the City of Homestead has constructed two sports oriented facilities that attract national attention to the area. The Homestead Sports Complex hosts national athletic meets like junior soccer and baseball tournaments. The Homestead Motorsports Park is home to national auto and truck racing series.

The Florida Pioneer Museum, built in 1906, is a designated historic site located on Krome Avenue, north of Arthur Vining Davis Parkway. It is comprised of two buildings, the Museum and the Depot. Florida City Elementary School is located in the northwest area of the City. Florida City has six parks: Fasulo Park; Loren Roberts Park; Washington Park; Florida City Community Center and Pool; Pine Tree Lake Park; and the County Environmental Pineland Site. The City owns the public potable water system and the sanitary sewer collection system. The water plant and production wells are located in the northwest area of the City, south of Davis Parkway.

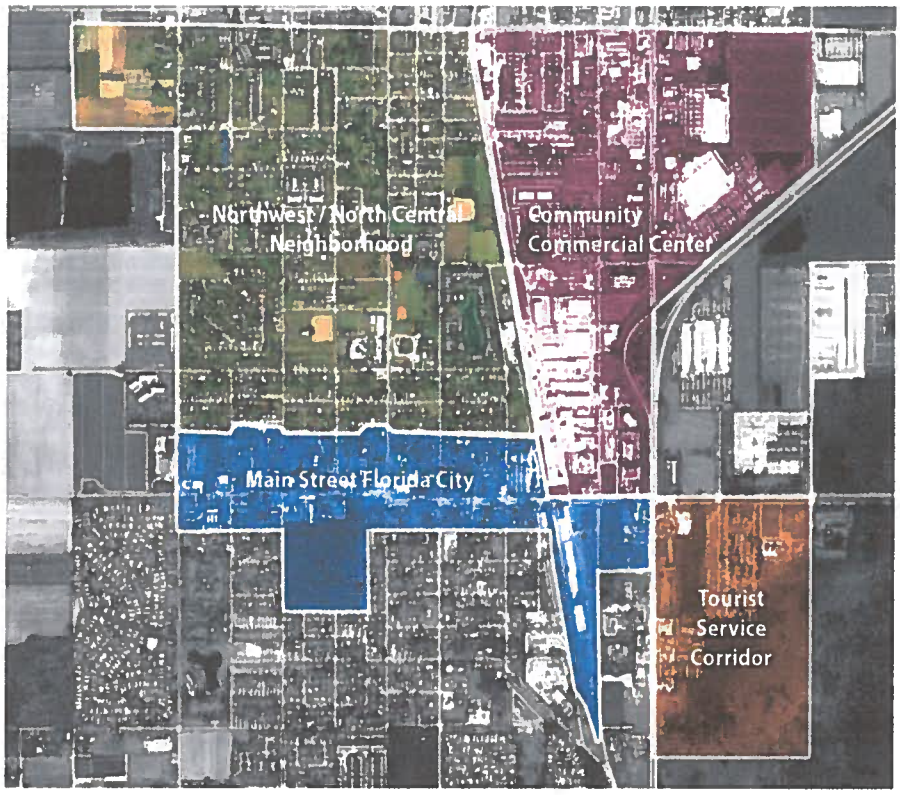
B. Community Redevelopment Area Description

1. Geographic Areas

For planning purposes, the CR Area is divided into five (5) sub-areas that share similar land uses, functions and geographic proximity. Due to common land use and other features and close proximity, the new North Central Expansion Area has been combined with the current Northwest Neighborhood. The subareas are described below and shown in Figure V-2:

a. Northwest and North Central Neighborhoods. The northwest and north central neighborhoods are bounded on the north by Lucy Street and on the south by NW 2nd Street. These neighborhoods are generally located between the Miami-Dade Busway and Redland Road.
b. Main Street Florida City. Main Street Florida City encompasses Palm Drive from U.S. 1 to Redland Road.
c. Community Commercial Center. The "Community Commercial Center" is bounded by Lucy Street to the north and extends to the south to the point where the FEC right-of-way and Krome Avenue are temporarily aligned just north of SW 7th Street.
d. Tourist Corridor. The tourist corridor contains the southeastern portion of the CRA, east of U.S. 1 and south of East Palm Drive.

Figure V-2. CRA Sub-Areas



2. Land Use and Zoning

The CR Area generally encompasses the major commercial and industrial areas of the City as well as the northwest north central neighborhoods. Figure V-3 shows the future land use designation for the CR Area, while Figure V-4 depicts the current zoning categories within the CR Area. The total area of each land use and zoning category is described in Tables V-4 and V-5.

As demonstrated by the CRA Land Use Table, the primary land use within the expanded CRA is commercial (33%). Following commercial, residential land uses are the predominant land use category. There is a slight difference in the zoning distribution. Single family residential and light industrial zoning predominates in the area with each comprising 22% of the area; commercial is also prevalent covering 19% of the CRA.

Figure V-3. Future Land Use Map

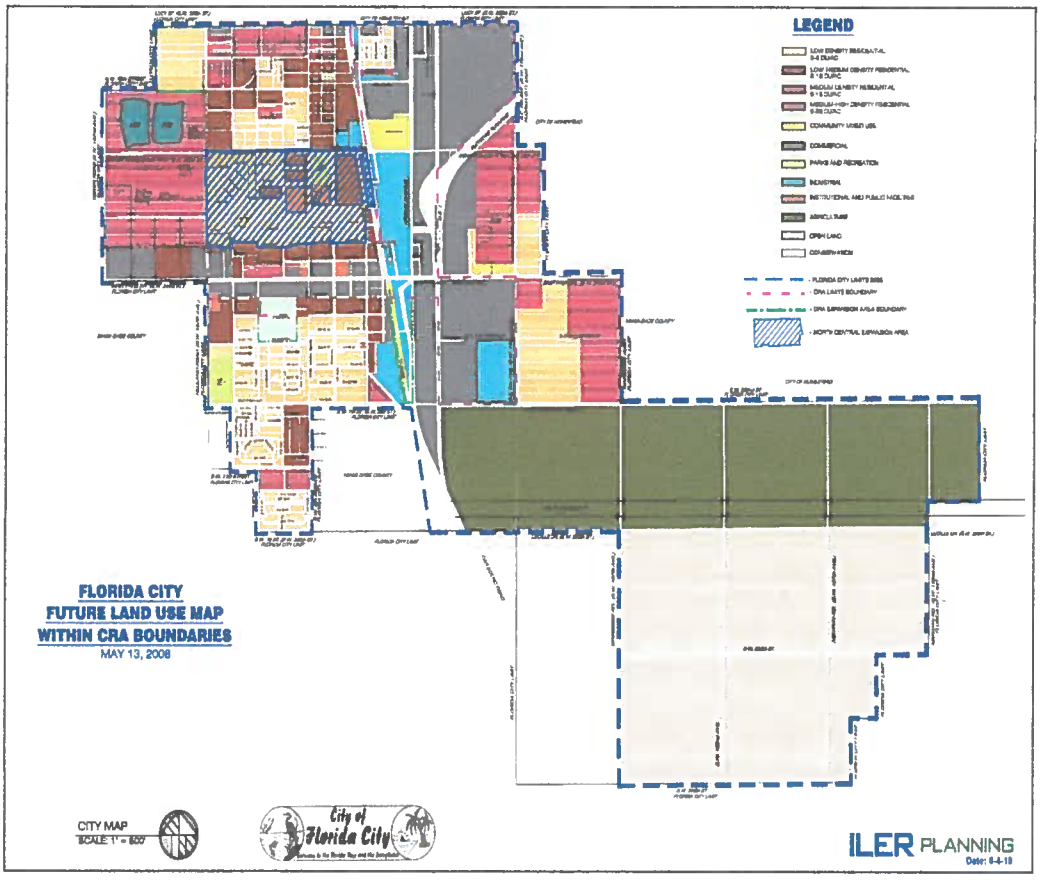


Figure V-4. Zoning Map

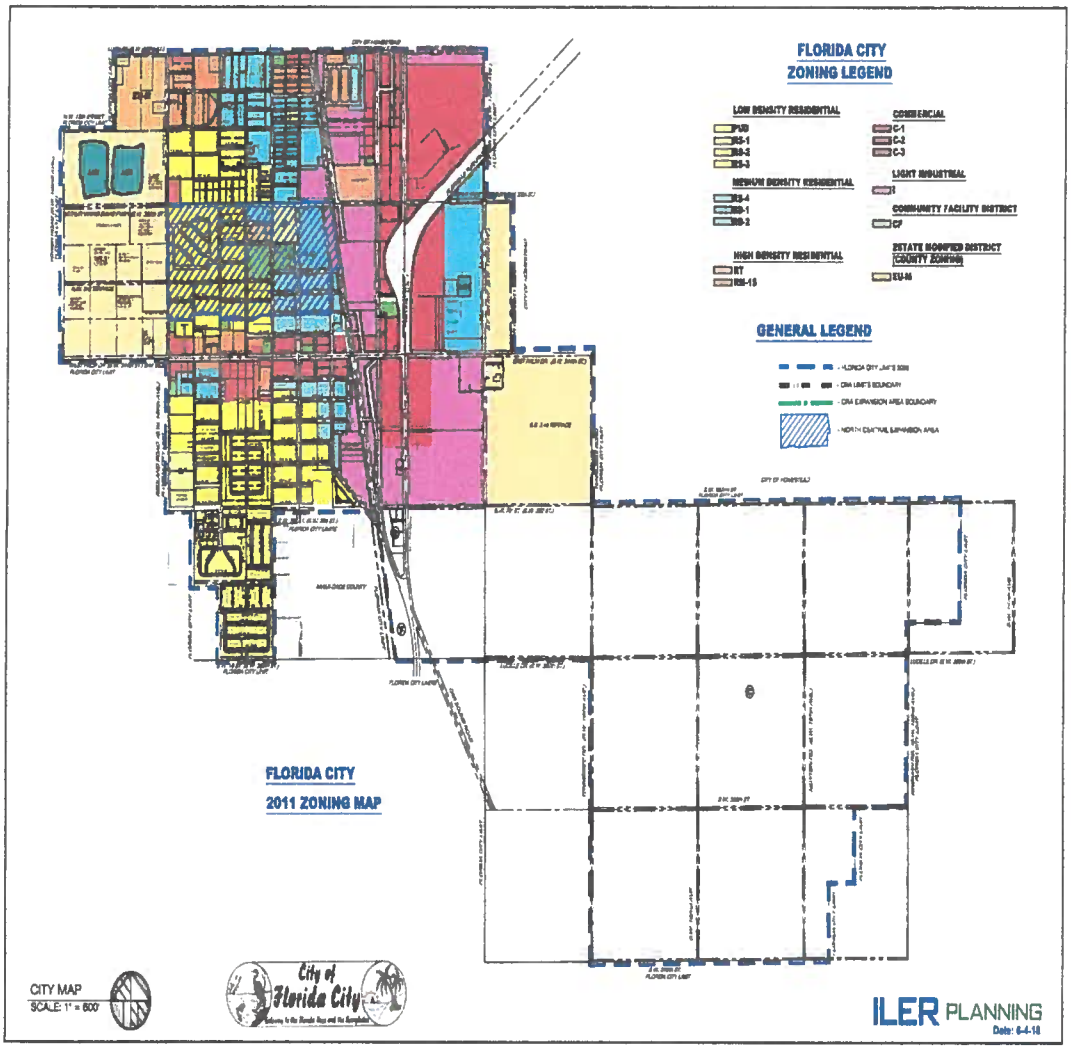


Table V-4. CRA Future Land Use

Land Use Category	Total Acreage	Total (%)
Low Density Residential0-6 DU/AC	235	24%
Low Medium Density Residential 0-10 DU/AC	147	15%
Medium Density Residential 0-15 DU/AC	65	6%
Medium-High Density Residential 0-20 DU/AC	4	1%
Community Mixed Use	17	2%
Commercial	331	33%
Parks and Recreation	25	2%
Industrial	125	12%
Institutional and Public Facilities	23	2%
Conservation	28	3%
	1,000	**100%**

Source: Iler Planning, October, 2018.

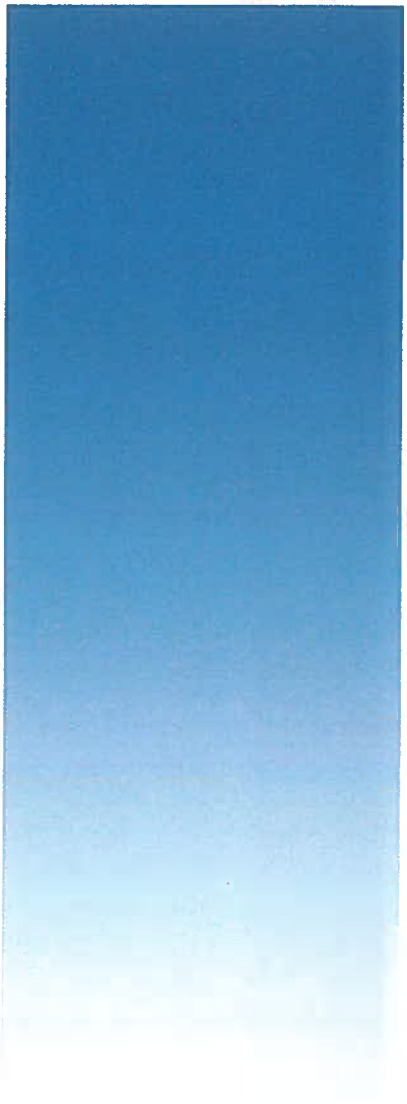


Table V-5. CRA Zoning

Zoning Category	Total Acreage	Total (%)
Residential Single Family (RS-3)	219	22%
Residential Single Family (RS-4)	16	2%
Residential Duplex (RD-1)	110	11%
Res. Mobile Home/Recreation Vehicle (RT)	16	2%
Residential Multi-Family (RM-15)	73	7%
Neighborhood Commercial (C-1)	66	7%
General Commercial (C-2)	193	19%
Light Industrial (I)	222	22%
Community Facility District (CF)	42	4%
Estate Modified District (EU-M) (County zoning)	43	4%
	1,000	**100%**

Source: Iler Planning, October, 2018.

All of the roadways in the CRA meet the standards established by the City's Comprehensive Plan.

With the addition of the North Central Expansion Area, it is estimated that the CRA will have approximately 1,065 dwelling units within the CR Area. Of those developed lots, roughly 20%-30% of the area is open space.

The three zoning designations that are most represented in the CR Area are I Light Industrial, RS-3 Residential Single Family, and C-1 Neighborhood Commercial. Table V-6 below describes the general limitations for these zoning districts.

Table V-6. Zoning Standards

Zoning District	Purpose	Minimum Lot size	Height
RS-3	Single-family homes and conditional uses	7,500 sq. ft.	25 feet
C-1	Retail and service establishments	5,000 sq. ft.	30 feet
I	Light industrial uses of a manufacturing, wholesaling or service nature.	10,000 sq. ft.	30 feet

Source: City of Florida City Code of Ordinances

3. Traffic Circulation and Parking

Traffic circulation characteristics in the CR Area differ greatly between areas. The level-of-service on all major roadways is within the "D" range mandated by the Florida City Comprehensive Plan.

a. **Main Street Florida City** – West Palm Drive is a State 4-lane roadway, providing good east-west access, between U.S. 1 and 6th Avenue and operates at LOS "B". The road narrows to two (2) lanes between 6th Avenue and Redland Road, and operates at LOS "C" in this area. The Florida Department of Transportation currently plans to add two lanes to this 2-lane segment of West Palm Drive. East Palm Drive, east of U.S. 1, is characterized by four lanes of traffic and operates at LOS "C". Due to Palm Drive's strategic location, the traffic volume in this area is significantly higher than that of the remainder of the City.
b. **Community Commercial Center** – Krome Avenue and U.S. 1 provide good north-south access in this area. However, east-west travel is impeded by the FEC rail right-of-way and the Florida Turnpike on the eastern boundary of the CR Area. The rail corridor is no longer used for commercial rail service and has been converted into the Miami-Dade County Busway. Only Arthur Vining Parkway (SW 336th Street) provides access across the former rail right-of-way and it dead-ends at U.S. 1.
c. **Northwest and North Central Neighborhoods** - Lucy Street and Arthur Vining Davis Parkway provide east-west access for the northwest and north central neighborhoods. Both roadways operate at LOS "D," indicating somewhat congested traffic flow. Lucy Street is a two-lane road from the western boundary of the City to Krome Avenue. At the intersection of Krome Avenue and Lucy Street, the roadway increases to four lanes. Arthur Vining Davis Parkway is two lanes throughout the City.
d. **Tourist Corridor** – Traffic circulation is very restricted. Access is only available to parcels fronting on either U.S. 1 or East Palm Drive. No roads currently exist to provide access to the interior of this sub-area.

4. Economic and Education Conditions.

Economic and education data from the U. S. Census for 2018 was collected and analyzed comparing Florida City and Miami-Dade County. Information gathered showed that Florida City is a city whose population is economically challenged and falls behind Miami-Dade County in most measures of economic health. As Table V-7 illustrates, only 5.8% of the Florida City population 16 years and over has a college bachelor's degree or higher. The median household income is $34,545 and 41.2% of individuals fall below the poverty level. In addition, only 26,2% of Florida City's residents own their homes, compared to 52.2% in Miami-Dade County.

Table V-7. Economic and Education Indicators

Economic / Education Characteristics	Florida City	Miami-Dade County
Population	12,077	2,761,581
Population with Bachelor's Degree or Higher	5.8%	27.8%
Adult Population In Labor Force	63.3%	62.1%
Mean Travel Time to Work in Minutes	37.7	31.3
Owner-occupied housing	26.2%	52.2%
Median household Income	$34,545	$46,338
Per Capita Income	$9,778	$25,481
Persons in Poverty	41.2%	16.7%

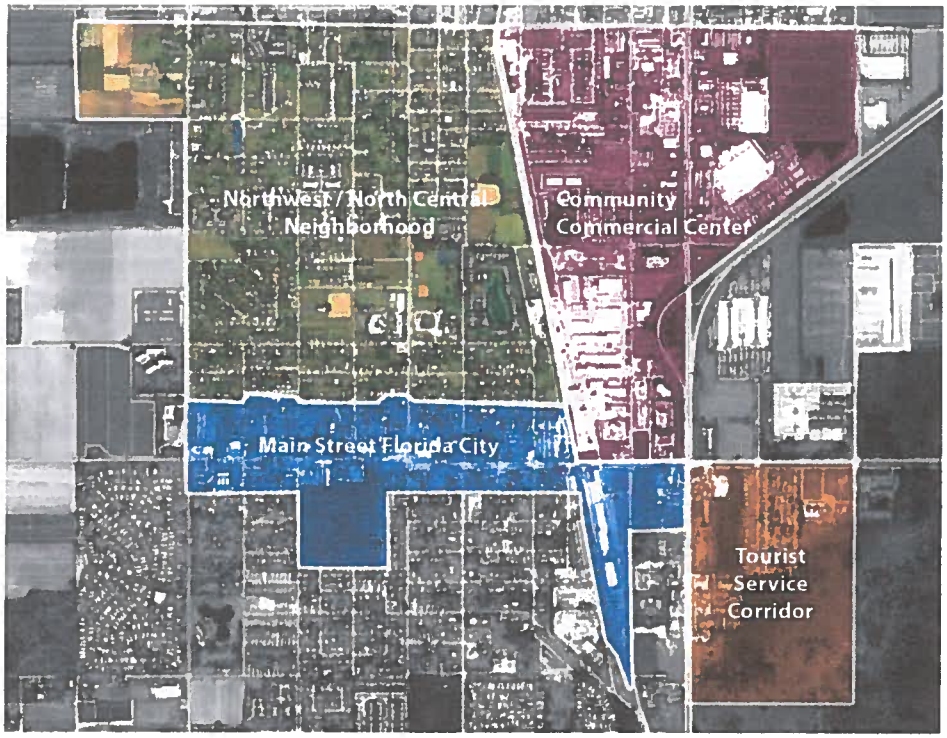
Source: U.S. Census, American Community Survey of Population and Housing, 2018.

VI. Constraints and Opportunities

The purpose of this section is to provide a description and summary of the primary constraints and opportunities of each geographic area, including the Northwest and North Central Neighborhoods, Main Street, Florida City, Community Commercial Center and Tourist Corridor. For descriptive purposes, the CR Area has been divided into four sub-areas that share similar land uses, functions and physical proximity. The constraints and opportunities of each area are addressed within the CR Plan through the implementation of specific projects and programs.

The recently added Northwest Neighborhood is the area of the City that has seen the least investment since Hurricane Andrew.

Figure VI-1. CRA Sub-Areas



A. Northwest and North Central Neighborhood Sub-Area

The Northwest and North Central Neighborhood Sub-Area is bounded on the north by Lucy Street and on the south by NW 2nd Street. The western boundary is generally Redland Road and the County Busway forms the east boundary. Arthur Vining Davis Parkway traverses the middle of the sub-area running east-west. There is an additional small area of land that extends west of Redland Road, south of Lucy Street as illustrated in Figure II-1 presented previously. Zoning classifications in the area are primarily a combination of Residential Single Family RS-3 and Residential Duplex RD-1. However, additional areas with Commercial, Multi-Family and Community Facilities zoning classifications are also present. Since 2009, the CRA has invested heavily in the north half of this sub-area, north of Davis Parkway, and would now like to extend similar initiatives and programs to the north central area, south of Davis Parkway. The concentration of deteriorating buildings and sites indicate that it is an area in substantial need of redevelopment. The neighborhood does not contain an abundance of vacant land, and therefore infill development is most appropriate.

CONSTRAINTS

- Deteriorating and dilapidated structures
- Rampant poverty in the neighborhood
- Low income level
- Sub-standard size lots & diversity of ownership
- Lack of education and workforce skills

OPPORTUNITIES

- "Snake Pit" area redevelopment
- Redevelop "shotgun houses"
- NW 15th Street
- Lucy Street, east of NW 3rd Avenue
- Arthur Vining Davis Parkway (SW 336th Street)

Florida City's main street, West Palm Drive, has been selected as one of the primary roadways on the 26 mile Park-to-Park bicycle trail.

B. Main Street Florida City Sub-Area

Since the City's founding, Palm Drive has served as the City's main street. Situated along U.S. 1 at the southernmost Turnpike exit leading to the Keys, Palm Drive is strategically positioned as a gateway to Everglades and Biscayne National Parks. The roadway is home to City Hall, which includes a large clock tower and ornamental topiaries on the lawn. The building provides a significant aesthetic upgrade and character for the corridor. Palm Drive has also been selected as one of the primary roadways along the 26 mile bicycle trail that connects the Everglades National Park to the Biscayne National Park.

A coffee shop is located at the intersection of Palm and U.S. 1, providing a stopping point for travelers going to and from the Keys and the national parks. Palm Drive is also home to the currently unutilized protected Pineland Park.

CONSTRAINTS

- Underutilized buildings
- Lack of restaurants
- Poor visual quality along portions of Palm Drive Mainstreet
- Illegal parking in the public right-of-way
- Small lots not conducive to modern retail standards
- 2-lane section of Palm Drive creates traffic congestion
- Excessive trash on vacant lots and road rights-of-way

- Intermittent sidewalks on Palm Drive west of 6th Avenue.

OPPORTUNITIES
- City Hall
- Proximity to the Busway, and bicycle and pedestrian routes
- High level of tourist traffic to and from Everglades National Park
- Inaccessible pineland environmental site on Palm Drive
- Façade renovation

C. Community Commercial Center Sub-Area

The area running along Krome Avenue is identified as the "Community Commercial Center," and is the City's main commercial and industrial corridor. The "Community Commercial Center" is bound by Lucy Street to the north and extends to the south to the point where the FEC right-of-way and Krome Avenue are temporarily aligned. This area contains a large amount of vacant land. Residential units are located in the northwest portion of the corridor as well as in a small pocket between NW 2nd Street and NW 4th Street. The non-residential portion is a combination of General Commercial (C-2) and Light Industrial (I-1) zoning. Two (2) of the City's largest retail anchors and employers, Home Depot and Wal-Mart Super Store, are located in this sub-area. The Pioneer Museum, located along Krome Avenue, is a historic structure registered with the National Register of Historic Places. The City's Camper Site is located on a 14-acre site at the northwest corner of Krome Avenue and Davis Parkway.

CONSTRAINTS
- Large Farmers' Market site is significantly underutilized
- Some buildings are dilapidated and/or in poor condition
- Lack of sidewalks on east Davis Parkway and Krome Avenue
- Illegal signage
- Excessive trash on vacant lots and road rights-of-way

OPPORTUNITIES
- Krome Avenue and U.S 1 provide regional and state-wide connections
- High traffic volumes
- Extensive vacant land on Krome Avenue
- High level of commercial development interest
- Façade renovation
- Redevelopment of the City's Camper site
- Krome Avenue is popular motorcycle travel route

Several businesses in the "Tourist Corridor" serve the passerby tourist traffic.

D. Tourist Corridor Sub-Area

The area located east of U.S. 1 and south of East Palm Drive makes up the tourist corridor. The Florida Turnpike ends just north of this sub-area and the traffic flows on U.S. 1 have generated a number of successful businesses serving passerby tourist traffic between Miami and the Florida Keys. These include a motel, gas/ convenience station, restaurant and fast-food establishments. Zoning in this sub-area is combination of General Commercial (C-2) along U.S. 1 and Industrial (I) to the east of the corridor. There are no permanent residential uses in this area. The interior of the area is undeveloped due largely to the presence of jurisdictional wetlands.

CONSTRAINTS
- Large parcels of vacant property
- Poor access to interior parcels
- Illegal signage

- Wetland areas in the interior may hinder development
- Excessive trash on vacant lots and road rights-of-way
- Excessive interest in development of gas/convenience stores and storage

OPPORTUNITIES

- Easy access to the nearby Florida Keys Outlet Center.
- Florida Turnpike brings very high tourist-oriented traffic
- High level of commercial development interest
- Close proximity to the Homestead Air Reserve Base and Motorsports Park
- U. S. 1 is only route to the Florida Keys

VII. CRA Affordable Housing Policy Statement

A. Affordable Housing Policies

The transformation of slum and blighted conditions in residential areas must occur as part of the CRA's redevelopment. Florida City's Comprehensive Plan indicates that there are a substantial number of cost-burdened households (households of moderate-income or less that spend more than 30% of their income for housing) as well as severely cost-burdened households (those households that spend more than 50% of their income for housing).

As required by statute, all CR Plans must be in conformance with the comprehensive plan of the governmental entity which creates the CRA. With regard to affordable housing policies for the CRA, the CRA will adopt and assist with implementation of the applicable goals, objectives and policies of the Housing Element of the City of Florida City Comprehensive Plan pertaining to affordable housing.

The CRA will adopt and assist with implementation of the applicable goals, objectives and policies of the Comprehensive Plan pertaining to affordable housing.

HE Policy 3c: The City shall advocate for a regional fair-share approach to provision of affordable housing.

HE Policy 3d: When approving development regulations and new development, the City shall consider the potential impacts of homeowners associations and related fees on the affordability of housing.

HE Policy 3e: When making land use decisions, including comprehensive planning and development approvals, the City shall consider the proximity and other accessibility factors between housing and employment centers and public transportation.

HE Policy 3f: The City shall establish an expedited review process for residential projects in which a significant portion of units will be guaranteed to be affordable to extremely low, low and moderate income households.

HE Policy 3g: The City shall recognize affordable housing as an economic development issue, and consider the current and future availability of affordable housing in all economic development initiatives.

HE Policy 3h: The City shall pursue grants to provide subsidies and down payment assistance for first-time homebuyers, particularly for those who have resided in the City for at least one year prior to first home purchase.

HE Policy 3i: When considering proposed land use amendments to increase residential density, the City shall consider the appropriateness of conditioning the amendment (if approved) to set aside a percentage of the units attributable to the increased density for affordable housing. The appropriateness of this requirements shall be based on the property's proximity to transit facilities and employment centers.

HE Policy 3j: The City shall encourage the creation of non-profit organizations to develop affordable housing, as well as encourage the creation of community land trusts.

HE Policy 3k: The City shall establish an awards program to City residents, businesspeople and organizations that advocate or make significant accomplishments in creation or preservation of quality, affordable housing in Florida City.

HE Policy 3l: Cooperate with Miami-Dade County efforts to provide adequate and affordable housing by donating (hours of staff time, use of City offices, dollar amount, etc.) annually to the Miami-Dade County Housing Authority.

HE Policy 3m: The City's land development regulations shall encourage affordable housing by allowing the following: smaller lot sizes; smaller minimum house size and floor space; cluster development and zero lot-line development.

HE Policy 3n: The City shall permit the placement of mobile homes within its RT – residential mobile home/recreation vehicle districts, provided they are anchored or attached to permanent foundations, meet safety codes and all other requirements of the City's land development regulations.

The Redevelopment Plan establishes several programs aimed to stimulate neighborhood reinvestment.

B. Strategy

The impetus for the creation and expansion of a CRA is to re-energize the commercial and residential districts, revitalize deteriorated neighborhoods, create jobs, reduce crime, improve the appearance of the area, and enhance the quality of life for those who live in and around the CR Area. Programs can also be developed to create additional housing, both affordable and market rate. Most elements of the Comprehensive Plan address development programs that are primarily public sector responsibilities – the street and highway system, mass transit, parks, playgrounds, water, waste disposal, and other utilities and capital improvements. Housing however is primarily met by the private sector. Local governments today build little or no new housing. Instead local governments provide plans, programs and development regulations (zoning, building codes, etc.) to guide the private sector in the development of new housing, and maintenance of fair housing ordinances and housing and health codes.

Public investment can facilitate the development of affordable housing by the private sector. Therefore the CRA will take the lead for the public side in developing affordable housing in the CR Area. This may take the form of acting

as a developer or providing subsidies where deemed necessary. The CRA will be opportunistic where possible and engage in land assembly for affordable housing development.

C. Relocation Policy

In the event that residents or businesses are displaced due to the activities of the CRA, the CR Board shall be responsible for the administration and funding of relocation activities according to the procedures established by the CR Board. If federal funding is used, the CRA will follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 84 Stat 1984 (1971), 42 United States Code, Section 4601, et seq. Community benefit agreements may also be pursued when necessary to address community needs, especially when proposed development necessitates the relocation of households. If utilizing a community benefits agreement, provisions will be outlined that benefit the remaining neighborhoods and the relocated families.

D. Community Redevelopment Tools

The CRA cannot achieve revitalization alone. The CRA can however make strategic investments in targeted areas that will enhance market conditions, present options to attract private investment and serve as a catalyst to leverage private funding in the area. All projects funded by the CRA must possess the potential to increase the tax base of the CRA through increases in marketability and the likelihood of private investment.

This redevelopment plan offers many policies, programs and projects that are planned in order to achieve the redevelopment goals of the CRA including:

- Housing Infill;
- Housing Rehabilitation/Replacement;
- Sewer Line Hookup;
- Paint Up/ Fix Up;
- Community Policing;
- Foreclosure Avoidance and Remediation; and
- Code Enforcement.

Residential revitalization may also occur as a result of investment in businesses and infrastructure. Specific details and criteria will be established and approved by the CRA Board in accordance with the procedures described in Chapters IX and X.

The CRA will make strategic investments in targeted areas to enhance market conditions.

VIII. Goals, Objectives and Policies

The following objectives and policies were developed based on input provided from the Florida City community, CRA Board and staff. These are the framework for decision-making by the CR Board and staff, and provide specific direction for redevelopment action. The objectives and policies establish public policy and CRA priorities and should be reviewed every five years as conditions change.

The CRA supports private and public projects that will stimulate and leverage quality investment in the area.

CRA Goal

The goal of the CRA is to optimize the property tax base, create jobs, and enhance the health and vitality of the neighborhoods and businesses within the CR Area, by supporting strategic private and public projects that will stimulate and leverage quality investment in the area.

A. Slum and Blight

Objective1: Support the infill of vacant properties and the upgrade of low-value properties in order to facilitate the transition of neighborhoods and businesses characterized by value-growth properties.

Policy 1.1: Acquire and demolish dilapidated and unsafe structures while providing relocation programs for displaced families, if necessary.

Policy 1.2: Encourage the rehabilitation and upgrade of existing housing and businesses.

Policy 1.3: Encourage property owners to consolidate small lots in order to create parcels of adequate size for new construction.

Policy 1.4: Develop and enhance vacant and unutilized lots through voluntary programs and code enforcement.

Policy 1.5: Initiate infill housing projects that emphasize homeownership, where possible.

Policy 1.6: Create programs for land development and property rehabilitation, using incentives and private sector coordination to facilitate investment.

B. Economic Development

Objective 2: Implement economic development strategies that will assist existing businesses, attract quality development and increase job growth.

Policy 2.1: Coordinate assistance for existing small businesses, including grants and loans for façade programs, and provide other innovative financial incentives.

Policy 2.2: Use CRA funds as an incentive and leveraging factor in private sector development opportunities.

Policy 2.3: Seek opportunities for commercial and industrial land assembly in order to consolidate small parcels of property into larger developable sites.

Policy 2.4: Seek the assistance of regional, County, and State economic development agencies to enhance the job creation potential of the CR Area.

Policy 2.5: Promote opportunities along the Miami-Dade Busway that promote both higher density residential and retail/commercial development, around the Busway and its terminal station on West Palm Drive.

Policy 2.6: Support provision of high-speed Internet service to commercial and industrial areas.

Policy 2.7: Develop concepts for market redevelopment of the State Farmers' Market into a mixed use area, should the opportunity arise.

C. Land Use

Objective 3: Encouragement of innovative land uses and design techniques that enhance the development potential of each primary road corridor and neighborhood within the CR Area.

Policy 3.1: Formulate future land use strategies on the basis of sound planning, market conditions and demographic research.

Policy 3.2: Work with City staff, the P&Z Board and the City Commission to revise the City land development code to ensure that the zoning districts within the CR Area are in compliance with the CDMP future land use map and the CR Plan.

Policy 3.3: Analyze the potential re-use of sites where functionally obsolete structures and non-conforming uses exist in order to determine the highest and best use of properties.

Policy 3.4: Examine and encourage the formation of higher density, mixed use, transit oriented development at select locations where deemed appropriate and marketable, including the Palm Drive Busway station.

D. Neighborhood Reinvestment

Objective 4: Improvement of the CR Area neighborhoods and the lives of its residents through infill development, home ownership, job training and education.

Policy 4.1: Work with private development and non-profit agencies to assist in building affordable housing units with an emphasis on increasing homeownership.

Policy 4.2: Ensure that energy efficient and affordable housing is available in the CR Area by assisting in the upgrade the existing housing stock.

Policy 4.3: Encourage the redevelopment and expansion of employment and housing opportunities for low, very low and moderate income residents within the CR Area.

Policy 4.4: Promote parks, open space and pedestrian/bicycle connections within neighborhoods.

E. Environmental and Aesthetic Enhancement

Objective 5: Promotion of a clean, green and attractive community environment.

Policy 5.1: Increase the overall attractiveness and economic viability of the CR Area through special projects and programs such as streetscape improvements, façade renovations and increased public open space.

Policy 5.2: Provide landscaping, street furniture, signage, and lighting that enhance the attractiveness of the CR Area, that encourage cleanliness and that are easily maintained.

Policy 5.3: Seek to rehabilitate and preserve significant historical, and cultural elements and buildings.

Policy 5.4: Give priority to projects and businesses that use "green" principles in design, construction and operation.

Policy 5.5: Work with City Code Enforcement to remove illegal signage and correct other code violations.

Policy 5.6: Focus special visual enhancement programs on Palm Drive and Lucy Street in the near future.

F. Public Safety

Objective 6: Improvement of public safety and the perception of crime in the CR Area.

Policy 6.1: Continue to fund the Florida City Police Department's Community Policing Program. The assigned police officers will continue to serve as catalysts for enhanced safety in the neighborhoods and commercial areas.

Policy 6.2: In conjunction with Florida City Code Enforcement, support deployment of additional officers to the CR Area.

G. Public Facilities

Objective 7: Provision of necessary public facilities at adopted levels of service to meet the existing and future population and business needs.

Policy 7.1: Work with all appropriate government agencies and utility companies to ensure the provision of adequate services including potable water, stormwater, sewer, gas, solid waste, television and electricity.

Policy 7.2: Work with applicable agencies and organizations to establish appropriate priorities for capital improvements.

Policy 7.3: Help provide upgraded parks, open space and pedestrian/bicycle facilities throughout the area.

Policy 7.4: Assist the County and other government entities to promote alternative modes of transportation and maximize transit facilities.

H. Administration

Objective 8: Establishment of the administration and financial mechanisms to achieve the goal, objectives and policies of the Florida City CR Plan.

Policy 8.1: Provide funding for additional staff to advocate and implement CRA activities.

Policy 8.2: Work with area residents, property owners and business owners to foster ownership and support redevelopment initiatives in the CR Area.

Policy 8.3: Pursue all opportunities to maximize funding sources available to community redevelopment agencies (grants, loans, bonds, tax credits, subsidies, etc.) that benefit the CRA.

Policy 8.4: Ensure that administrative initiatives are consistent with City's comprehensive planning and economic development strategies.

Policy 8.5: Create strong partnerships with area non-profits, the real estate industry, the financial community and businesses, to facilitate the development and redevelopment of new and existing residential, commercial and industrial uses.

Policy 8.6: Respond quickly and flexibly to provide redevelopment proposals that are generally consistent with the CR Plan.

The CRA will continuously seek opportunities to maximize funding available to community redevelopment agencies.

IX. Redevelopment Projects

The following projects have been identified with community input and the assistance of the Florida City CRA Board and staff. They represent the preliminary implementation action items necessary to rejuvenate the CR Area.

A. Target Areas

"Target Areas" are the areas of the City with the greatest need for redevelopment.

"Target Areas" are those areas that are in most need of revitalization and require aggressive implementation of specific programs and projects. The 2009 Plan identified four (4) Target Areas: Closed Packing Plant; Northern Commercial Gateways; Lucy Street and 7th Avenue (aka, Snake Pit) ; and the Northwest Neighborhood. In this Plan update, three (3) of these Target Areas have been retained for further implementation. In addition to the improvements listed in the descriptions below, storefronts in these areas will also receive priority for façade renovation funding described in Chapter X where applicable.

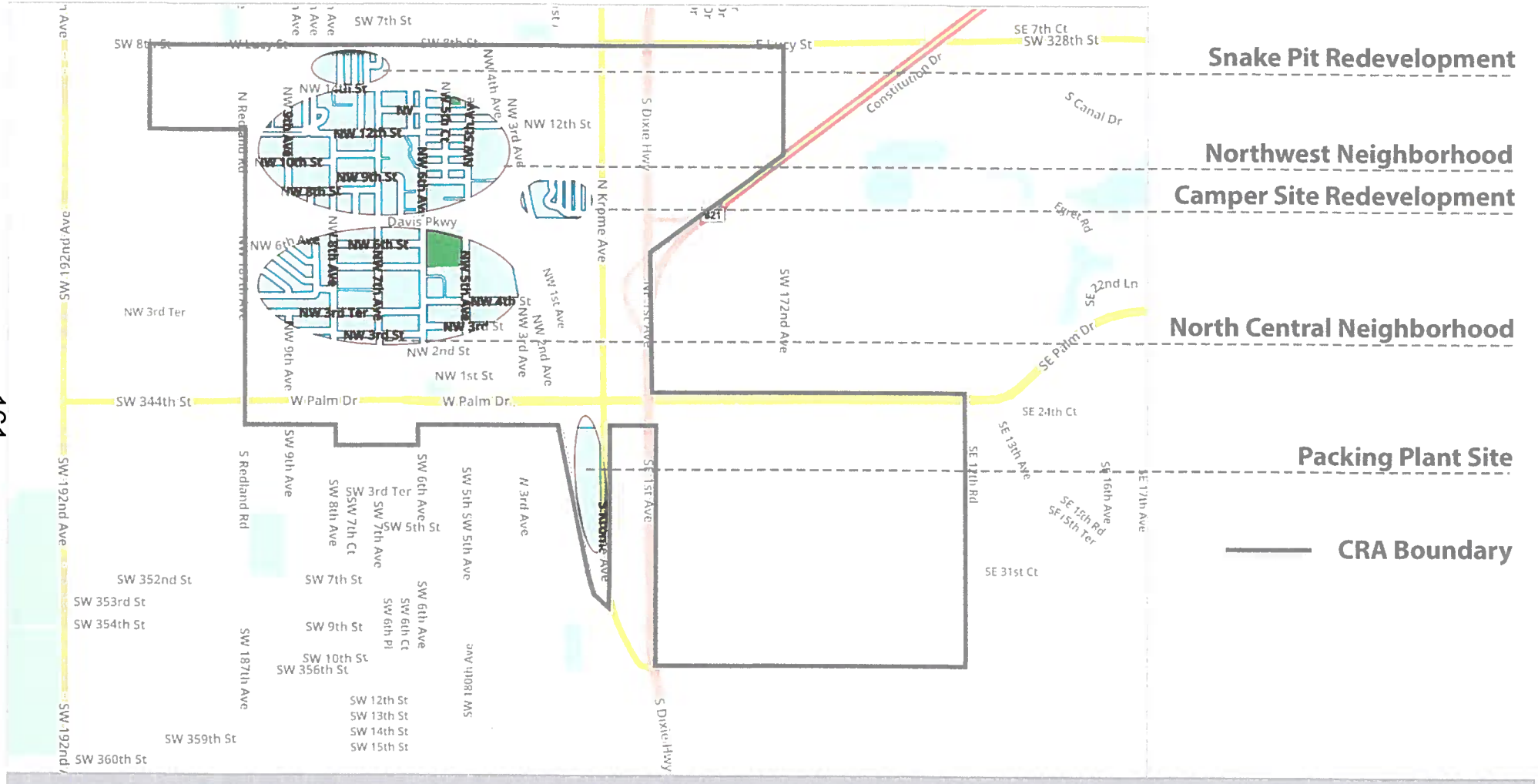
The updated Target Areas are described below and are graphically depicted in Figure IX-1.

1. Palm Drive Packing Plant Site

This triangular-shaped parcel was added to the original CRA area in 2009 and is occupied by an agriculture facility on the southwest corner of Krome Avenue and Palm Drive that was formerly used as a packing plant. With the decline of the row crop industry in South Miami-Dade, this plant is no longer operating and the facilities are used for company offices and storage only. The CRA is positioned to incentivize the acquisition and redevelopment of the property by assisting with the infrastructure that will be needed for the rehabilitation of the property. The City can also consider mixed use zoning appropriate for this important parcel located on its Mainstreet Street. The parcel has substantial visual frontage along Palm Drive. Redevelopment of this property would create jobs and substantially improve the visual integrity of Palm Drive, thereby enhancing a critical gateway into Florida City and the CRA. A contract for sale of the property has recently been signed thus future redevelopment of this property could be forthcoming.

2. Camper Site Redevelopment

This 14-acre site at the northwest corner of North Krome Avenue and A. V. Davis Parkway (SW 336th St.) is owned by the City and has been operated as a recreational vehicle camping facility for many years. The parcel is in the CRA and designated for Community Mixed Use land use. During FY 2017-18, the City marketed the site and received two offers, both above the appraised value of $6,705,000. The City selected one of the offers and has



CRA Target Areas

Figure IX-1

entered into a contract with the successful developer to redevelop the property into a mixed-use center. The CRA is playing a significant role in the Planning details for the development and providing assistance with infrastructure improvements as needed. A successful mixed-use project in this central location would be a significant boost to the tax base and provide an important transition use between the neighborhoods to the west and the Krome Avenue commercial area. This medium-high density development would also locate future residents near the Busway and bolster the potential for a transit stop on the Busway at A.V. Davis Parkway. The City and CRA are lobbying the Miami-Dade Transit Agency for a future stop in this location.

3. "Snake Pit" Redevelopment

This area is located along the south side of Lucy Street between 7th and 8th Avenues. Known historically as the "Snake Pit," it represents the residential part of the CRA with the most immediate need for redevelopment. Prior to aggressive CRA and City action in this area in recent years most of the buildings were partly or completely dilapidated. The lots were scattered with trash and debris, and many of the buildings had been spray painted with graffiti and gang symbols. The conditions in this area were both unsafe and visually unattractive. If left unaddressed, the area would have continued to deter investment along Lucy Street and throughout the northwest neighborhood. Since 2009, the CRA has acquired 32 residential lots and demolished dilapidated buildings in this neighborhood. The Agency has signed a contract with a developer who has a strong interest in redeveloping the property using density and infrastructure incentives provided by the City and CRA.

The area known as the "snake pit" represents the part of the CRA that requires immediate action.

4. Northwest Neighborhood

The CR Area was expanded in 2009 to include this neighborhood in the northwest part of the City which is in significant need of redevelopment. Since then, the City and the CRA have worked in concert with small area developers to build infill single-family homes, duplexes and townhouses on scattered private parcels and publicly-owned sites. The City has granted zoning density increases and administrative site variances to provide incentives for this new development. Serious interest has recently been expressed by an established affordable housing developer to build workforce housing on a 10-acre site located north of A.V. Davis Parkway and west of the County Busway using State housing funds. The City approved a zoning density increase to 20 units per acre to facilitate the project. This medium-high density development would also locate future residents near the Busway and bolster the potential for a transit stop on the Busway at A.V. Davis Parkway. The City and CRA are lobbying the Miami-Dade Transit Agency for a future stop in this location. The Agency budgeted $210,000 for acquisition of undeveloped parcels in 2018 and approximately $50,000 was spent to acquire property. The CRA also budgeted $10,000 to demolish dilapidated houses in this neighborhood and relocate tenants, however no structures were demolished last year.

5. North Central Neighborhood

This neighborhood is being added to the CRA area in 2019. It has similar redevelopment constraints and opportunities as the Northwest Neighborhood located to the north. Private developers have expressed serious interest in developing market rate housing south of A. V. Davis Parkway, on the west side of NW 6th Avenue. Modest density increases and

zoning variances may be needed in the future to spur infill development and redevelopment in this newly-added neighborhood.

B. Target Corridors

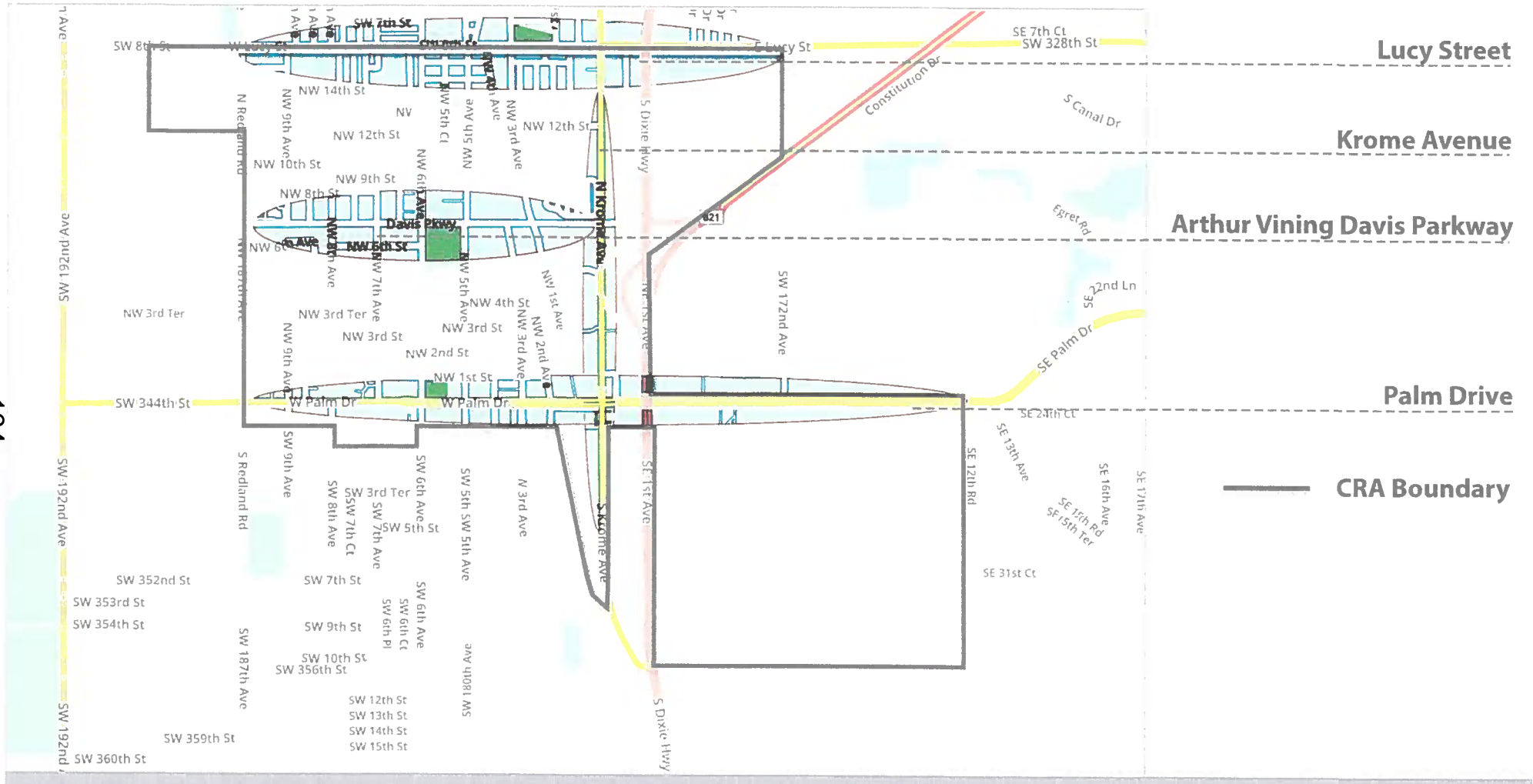
This section identifies the corridors in the CRA that have a high concentration of deteriorating infrastructure, building conditions, and streetscapes. These corridors also have underutilized properties that if left unaddressed, will continue to deter investment in the area. Improvements to these corridors will enhance the economic potential of the corridor and improve the overall perception of the City. Also, storefronts will receive priority for façade funding. The Target Corridors are described below and are graphically depicted in Figure IX-2.

1. Palm Drive

Palm Drive was once the heart of Florida City, and it is still the City's downtown and main street. Approximately 12 million visitors pass through Florida City each year on their way to the Keys, Everglades National Park and Biscayne National Park. However primary commercial development in the city is focused in the U. S. 1 corridor which has much greater traffic flows. Palm Drive can and does serve local retail and service needs, and a significant portion of traffic is going to and from Everglades National Park. It is lacking in retail directed toward this tourist market including restaurants, souvenir shops and nature attractions. The City Hall site is very attractive with a landscaped animal topiary in front and the County Busway Terminal is well-landscaped. The Pineland Preserve area on the south side of Palm Drive, west of 6th Avenue, is owned by the County but is fenced off and not open to the public. Beyond these sites, the visual quality of the City's Mainstreet needs significant improvement. On a number of days the corridor has excessive trash strewn on vacant lots and in rights-of-way, and too much unsightly commercial signage in front of older stores and in windows. Illegal parking in the right-of-way is prevalent along the 2-lane section west of 6th Avenue. The lots along Palm Drive are shallow by modern commercial standards, and thus inhibit "larger box" retailers and allow little building and parking setback from the corridor. The City rezoned the entire block on the north and south sides of Palm Drive to commercial use many years ago and thus the potential exists to expand the frontage lots to create much more lot depth. The CRA and City should work together to have illegal signage and parking removed and institute regular trash pick-up along the corridor. They should also approach the County to open up the Pineland Preserve to limited use for educational purposes. The Agency is planning to prepare a Master Landscape Plan for Palm Drive in the next 2-3 years to guide private development and public landscape projects in the corridor.

Palm Drive is the heart of Florida City and is the City's downtown and main street.

The CRA is coordinating the culverting of the Palm Drive Canal east of US 1. Florida City is currently working with developers on both sides of East Palm Drive in order to bring commercial developments in the area. East Palm Drive is currently a four (4) lane roadway divided by an open canal. There is concern about the traffic access and flow that is limited by the canal in the middle of East Palm Drive. Therefore, the City is proposing to culvert the existing canal from US 1 to NW 172nd Avenue in order to add additional lanes and provide better access to the area. The cost of the total project was expected to be approximately $6,300,000 The City will be paying the engineering cost, though the CRA will be coordinating all the activities of



CRA Target Corridors

Figure IX-2

the engineering firm. The permitting was completed earlier this year and the low bid came in at $5,776,768. The City has entered into a Joint Participation Agreement with the County for funding in the amount of $3,100,000. The City is paying the remainder. The roadway is within the CRA and the development along the south side of East Palm Drive will be within the Community Redevelopment Area. Construction began recently. On West Palm Drive, the CRA and City are working closely with area developers to fund the expansion of the roadway from 2 to 4 lanes from NW 6th Avenue to Tower Road (SW 192nd Avenue).

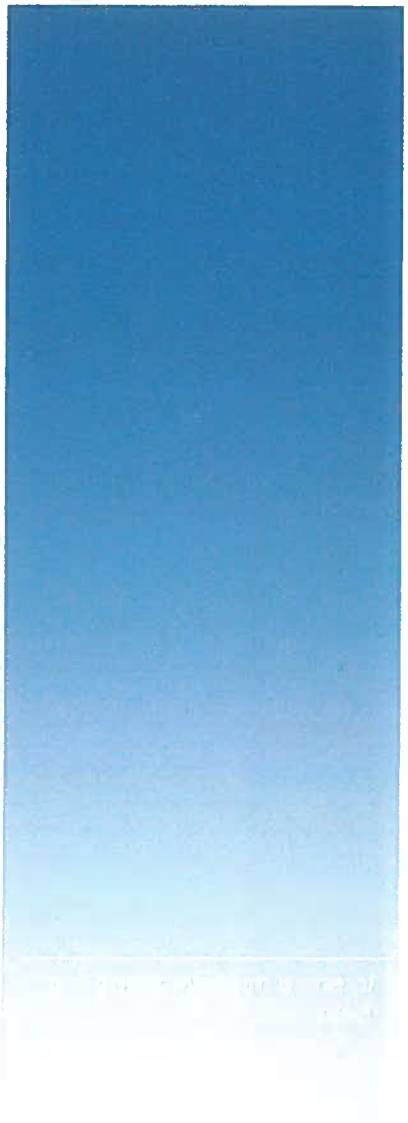
2. Lucy Street

Lucy Street between the South Miami-Dade Busway and Redland Road contains many dilapidated structures, and has a fragmented mixture of existing businesses and residential uses that do not match the existing zoning or future land use designations. Part of the revitalization effort in this area will be to create a common design theme for Lucy Street that will improve the visual quality and land use mix in order to enhance the economic viability of the corridor. Since the centerline of Lucy Street is the boundary with Homestead, it will be necessary to work closely with the City of Homestead for the joint redevelopment of the street. Miami-Dade County is in process of expanding Lucy Street between SW 167th Avenue to SW 187th Avenue.

The CRA is coordinating the Miami-Dade County, City of Homestead, and Florida City collaboration on the widening of East and West Lucy Street. The County has agreed to fund the cost of expanding East and West Lucy Street to three lanes with curb and gutter, drainage, landscaping and sidewalks between NW 167 Avenue and US 1. The City convinced the five property owners on the Florida City side of Lucy Street to donate 10 additional ten feet of right of way for the project. One of the commercial buildings had substantial on-site private infrastructure within the ten feet that the City requested that the property owner donate to the City for widening the street. As part of the donation agreement, the CRA paid to have the on-site infrastructure relocated. In FY 2015-16, the CRA contracted with American Pipeline to do the infrastructure relocation at a total cost of approximately $230,000. The relocation of infrastructure was done in 2016-17 and the County began construction on the East Lucy Street part of the project in October of 2017. Construction should be complete in late 2019. Construction plans for the West Lucy Street part of the project are nearly complete and it is hoped that construction will begin in late 2019 or early 2020. The City has obtained verbal agreement with several property owners to donate needed right of way, but five other locations will have to be taken by eminent domain.

3. Arthur Vining Davis Parkway

This east-west corridor is a critical local transportation link in the north half of Florida City. It connects the Northwest and North Central Neighborhoods to the City's prime commercial areas on Krome Avenue and U.S. 1. The roadway also crosses the County's Busway and is a prime location for a future transit stop. The corridor has significant sidewalk connections but is lacking in some areas most importantly the segment between the Busway and Krome Avenue. Davis Parkway also links 2-3 significant future redevelopment sites in the CRA including parcels near NW 6th Avenue and NW 5th Avenue, and the City's Camper Site at the intersection with Krome Avenue.



4. Krome Avenue

For years, FDOT has raised the possibility of expansion of Krome Avenue to 4-lanes, however the improvement has not occurred. Notwithstanding the improvement, the road is in dire need of sidewalks on both sides. A lot of people walk in the road or in the drainage swale along side it on a daily basis, creating unsafe situations. A number of bicycles also utilize Krome regularly. The portion of Krome Avenue north of West Palm Drive up to Lucy Street is in the CRA. The Agency will coordinate with the FDOT in the near future to assess the status of the 4-lane improvement and provisions for sidewalks and bike lanes. The roadway also experiences extensive littering from vehicles and periodic waste removal along the road is becoming necessary. To address this, the CRA plans to initiate a waste removal program for several major corridors in the CRA including Krome Avenue.

C. Demonstration Projects

"Demonstration Projects" are those projects that showcase the CRA's unique character. The promotion of these assets display the individuality of the CRA, foster community pride and create an atmosphere that is inviting for residents and customers. The Demonstration Projects are described below and are graphically depicted in Figure IX-3.

1. Pioneer Museum and Depot

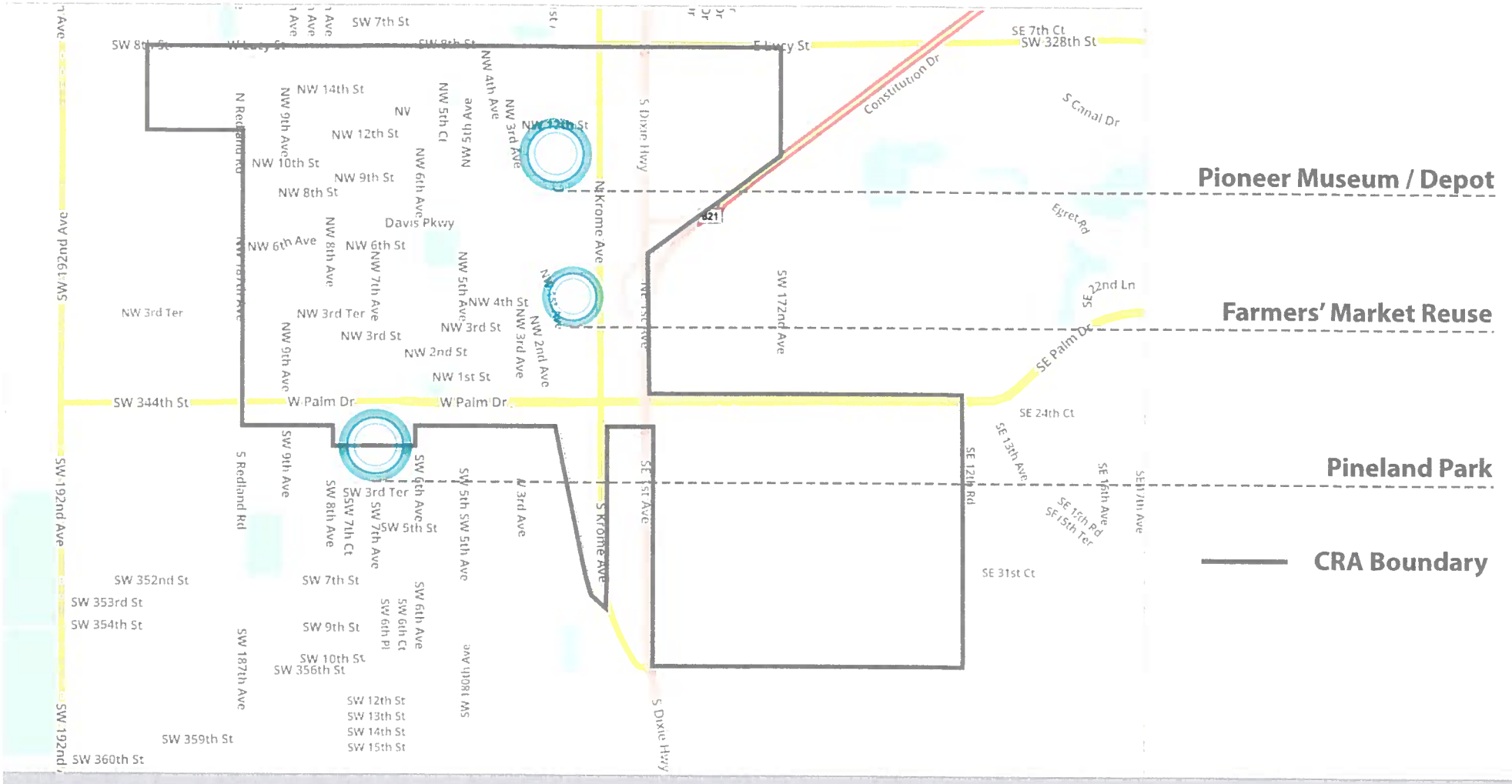
One of the most underutilized assets in Florida City is the Pioneer Museum and Train Depot, a site recognized by the National Register of Historic Sites. The Pioneer Museum and Depot have the potential to become a major component for the revitalization of Krome Avenue. The CRA budgeted $10,000 for building repairs and improvements at the Pioneer Museum in 2018. Because the historic Museum building is old and may need repairs from time to time, the CRA normally budgets $10,000 every year. Current plans call for the museum building to be elevated, and paved parking areas and drainage facilities installed on the site. The CRA also plans to build a storage building between the Museum and Depot for use by the Museum because the Museum owns much more historical material than can currently be displayed and needs quality storage space on-site.

2. Palm Drive Pineland Park

This State/County environmental site is located on the south side of West Palm Drive, west of SW 6th Avenue. The property is owned by the State and leased to the County, and is set aside for mitigation purposes. It contains one of the last large strands of unique "Dade County Pine." The CRA will work with the County to secure permission to develop the area as a passive "central" park. Possible improvements to the park may include nature trails with signage and kiosks, non-paved parking, bicycle racks, restrooms, water fountains, and picnic tables. The design should honor the County's preservation purpose yet allow the property to be available to the residents and Everglades National Park visitors, for quiet enjoyment by adding features such as an observatory with park trails and parking.

3. Farmers' Market Reuse

The State Farmers' Market has existed on Krome Avenue for years and has well served the agriculture community in South Miami-Dade. The Farmers'



CRA Demonstration Projects

Figure IX-3

Market is comprised of approximately 86 acres, and is owned by four private entities and the State of Florida. Over the last 10 years, the row crop farms that have used the Farmers' Market have begun to dwindle both in the number of farms and the acreage planted. Residential and commercial development has removed thousands of acres from food crop production. In addition, many farmers have converted their operations to raise ornamental plants. Furthermore, some families that have farmed for generations are finding that the youngest generation in the family has no desire to continue the family farming tradition and endure the risks associated with the farming profession.

While the Farmers' Market may not close for years to come, there is development and family pressure to down-size some of the operations. It is also possible that the State may decide to modify use of the state-owned portion of the Farmers Market in an austerity move. In preparation for the time that the Farmers Market may close or reduce the scope of its operations, the CRA will consult with the local management and the State Department of Agriculture to plan future strategies for the facility. The CRA will then be positioned to present positive and innovative ideas if discussion of reuse commences.

The deed to the Farmers' Market property owned by that State contains a "reverter" clause. Should the property cease to be used as a State farmers' market, it will revert to the City of Florida City.

X. PROGRAMS

Each program is designed to enhance the CRA's "toolbox" that can be utilized the meet the CRA's goals.

This CR Plan is designed to be flexible and provide a holistic program of financial and technical tools. Each program is intended to be part of a "tool box of programs" that the CRA may utilize to meet the CRA's goal to develop the tax base, create jobs, and enhance the health and vitality of the neighborhoods and businesses. These programs are intended to encourage reinvestment, guide redevelopment activities and assist private sector development projects. The CR Plan is an evolving document and it is anticipated that both the programs and related elements will be updated every five years to ensure that the assistance the CRA is providing, continues to meet the redevelopment needs of the area.

A. Business Assistance

The CRA has a number of available incentives designed to foster business and developer investment. These programs are aimed at successful business expansion, relocation and start-up opportunities in the CR Area. The following planning tools will encourage business development and job creation in the CR Area.

1. Commercial and Industrial Façade Program

The CRA adopted a Commercial and Industrial Building Façade Program in FY 2007-08 to assist building owners within the CR Area to upgrade the appearance of their buildings, and serve as the building block for the ongoing revival of the commercial and industrial corridors. The Façade Program is a powerful tool to make building restoration financially feasible for property owners. Restored storefronts can improve the vitality of neighborhoods which in turn attracts investors, tenants and shoppers. The Program may be utilized by any property owner, however major commercial corridors such as Lucy Street, Krome Avenue and Palm Drive are high priorities. The goal of the program is to upgrade the CRA corridors by improving a number of buildings and investing money in a way that will create an inviting and exciting commercial and industrial district.

The first area addressed was the industrial area around NW 12th Street and NW 3rd Avenue. The owners of the industrial buildings in this area have been anxious to rework the appearance of their structures. Several new industrial buildings have been constructed in the City outside the CR Area in the past several years and the owners of the older buildings in the CR Area are at a competitive disadvantage. The building owners near NW 12th Street realized that they must improve the appearance of their buildings, or the best tenants will seek quarters elsewhere. Combining the façade improvements with the streetscape improvements on NW 12th Street and NW 3rd Avenue has changed the face of the whole area. Of the sixteen industrial buildings in the

industrial area, fourteen owners have upgraded the appearance of their buildings through the façade program in the past ten years. The façade rehabilitation project was originally budgeted for $30,000 in FY 2017-18. No industrial buildings were addressed with CRA funds in FY 2017-18.

2. Signage Assistance Program

Signage can significantly impact the perception of business corridors. As noted in the Existing Conditions section, signage throughout the various corridors of the CRA is uncoordinated, unattractive and difficult to read, thereby contributing to significant negative visual impact in the CRA. There is also a substantial amount of illegal signage. Well-designed signage is essential in defining the presence, quality and type of businesses. In order to reduce "sign clutter" and help defray the costs associated with creating clear, attractive and consistent signage, the CRA may provide small matching grants to business owners wishing to invest in new signage for businesses that front a public right-of-way. Priority funding will be given to businesses located along major corridors such as Palm Drive, Lucy Street, U.S. 1 and Krome Avenue. All signage must conform to the City's Sign Ordinance.

3. Small Business Capital

The City is already aware of a significant number of existing businesses and entrepreneurs that desire to pursue enterprises in the Florida CRA. These businesses will require capital resources in order to start-up and/or expand. These resources may not normally be available to small businesses through the traditional commercial lending institutions, and the CRA may therefore, act as a clearinghouse for potential clients needing business capital. The CRA may actively partner with agencies such as the Beacon Council, Vision Council, Miami Dade Office of Community and Economic Development (OCED), Homestead/Florida City Chamber of Commerce and the U.S. Small Business Administration. The CRA staff may help business to access available resources. The CRA may also assist businesses to market unique products and services that promote the area as a whole, in addition to specific businesses.

The median income in the Northwest Neighborhood is approximately $17,000.

4. Commercial Building Improvement Grant Program

Many small businesses fail each year and many outgrow their current location. Both of these situations create vacancies in commercial and retail buildings for other business to inhabit. The problem many of these potential tenants have is the inability to fund the remodeling cost of the space they would prefer to occupy. To assist in filling some of these vacant spaces and the business' desire to inhabit those spaces,, the CRA developed this program in FY 2009-2010 to help potential tenants be able to afford to build out the shopping center and other commercial spaces and make them ready for occupancy. The CRA budgeted $30,000 for this activity in FY 2017-18. Under this program, the CRA will pay for up to 50% of the cost with a maximum expenditure of $10,000. The building owner is also required to contribute. The budget was amended to $10,000. During FY 2017-18, one business was able to take advantage of the program.

B. Neighborhood Reinvestment

Although the City's housing stock has been upgraded significantly in recent years, there are still areas in need of rehabilitation. Deteriorating housing conditions have been noted by the Building Department's analysis of the housing stock.

Additionally, Census data indicates that the Northwest and North Central Neighborhoods are dominated by a rental market and a large percentage of the housing is occupied by more than one person per room, a common indicator of overcrowding. Almost 50% of the population within this neighborhood is living below the poverty level. The CRA has a number of programs intended to address the immediate housing needs.

1. Neighborhood Infill

This program will target feasible infill housing projects to enhance affordable housing and homeownership in the CRA's neighborhoods. The CRA may identify vacant lots and units within the CR Area for this program, and recruit local builders to construct new homes. The CRA may assist with the infill of neighborhoods by assembling properties that are too small for new construction. The combined non-conforming lots will create a buildable lot that has sufficient room for development. New housing is to be energy-efficient, affordable and compatible with the existing neighborhood. Many CRA residential areas are in close proximity to commercial and industrial areas, and adequate buffering and traffic control must be provided to protect the tranquility of the neighborhoods.

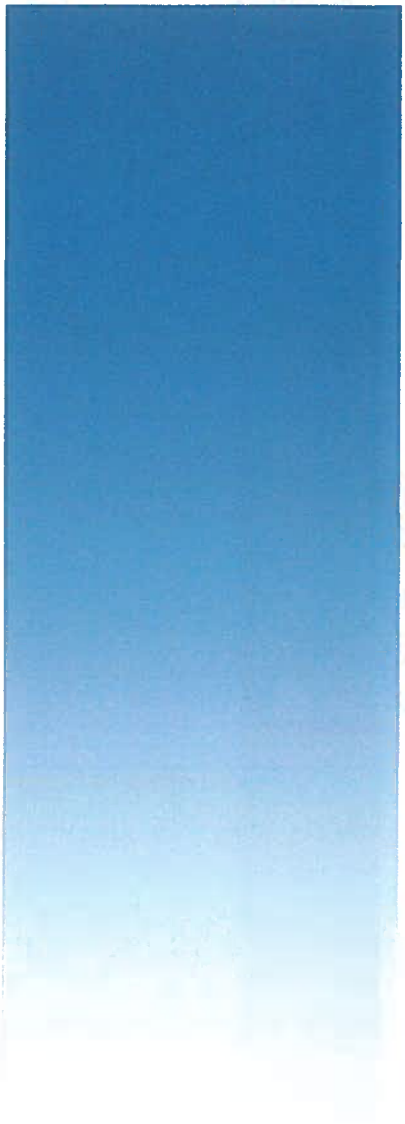
There are many lots within the Northwest and North Central Neighborhoods that have remained vacant since the structures on those lots were destroyed by Hurricane Andrew in 1992. The infill program will primarily focus on acquisition of property and construction of new homes in this critical area.

During FY 2017-18, the CRA sold eleven of its infill lots for affordable housing and the City sold two infill parcels all within the CR Area. The infill builders are going to build multi-family housing on each lot.

2. Housing Rehabilitation

The CRA has adopted the City's Housing Assistance Plan which allows public funds to be used towards the rehabilitation of privately-owned homes. The appearance and integrity of residential neighborhoods within the CR Area is critical to the program's success. Accordingly, the CRA may provide a combination of grants and loans to residential property owners for the rehabilitation of their homes. The CRA will annually fund a Housing Rehabilitation Program to continue to address substandard housing. Funds will also be used as a match for any housing rehabilitation grant funding secured from County, State and/or Federal funding sources. The Housing Rehabilitation Program may also pay for sewer hookups and laterals for qualifying low-income families.

In recent years, the CRA and City have partnered with Rebuilding Together Miami-Dade, Inc, a non-profit that is part of AmeriCorps. In 2016, the non-profit, with City and CRA financial assistance, rehabilitated 20 owned by seniors, older veterans, and low income families. It was a very successful project. The CRA/City and Rebuilding Together Miami-Dade are working together again in 2019. The non-profit will secure commitments from vendors and merchants for donated materials and use local volunteers, including students, to do most of the non-licensed work (painting, landscaping, clean up, minor carpentry, etc.) This work would be done under the supervision of a licensed general contractor who works for Rebuild America. They use licensed professionals for such work as roofing, electrical, and plumbing. For the 2019 project, they anticipate that the value of donated material and labor will be between $250,000 and $300,000 and have requested a financial pledge of $100,000 to help pay for the things that they



cannot get 100% donated. The CRA will fund repairs for those homes within the CR Area and the City funds for those outside the CR Area would come from the past repayment of HOME loans. The CRA budgeted $100,000 for this anticipated project.

3. Sewer Line Hookup

Over the past decade, the City has completed a sewer line replacement program in most of the oldest neighborhoods in the City. During this process, a number of homes were identified that were not connected to the wastewater collection system. Some of these homes are within the CR Area and, are occupied by low and moderate income residents. The CRA may undertake a program to assist in funding the connection of these low-income households to the wastewater treatment system and abandoning the on-site septic systems.

The CRA will continue coordinating with the City's consultant for a Revolving Loan application to the Florida Department of Environmental Protection. The loan will pay for repairs and upgrades to the sanitary sewer system required by Miami Dade County as part of its settlement with USDEP. Many of the repairs will be within the Community Redevelopment Area. The amount sought from FDEP is $7,585,189. The City has been approved for the engineering portion of the project as well as construction on several projects for which the City has already completed the engineering with its own funds.

4. Paint Up/Fix Up

A number of single-family and multi-family units are in poor physical condition. A Paint Up/Fix Up Program may be implemented to enable residents and property owners to secure small grants and loans to paint and repair the exteriors and grounds of residential buildings.

C. Land Acquisition

The CRA will consider acquisition of properties for the purpose of land assembly when it is perceived to be the best redevelopment option and an advantageous development opportunity. CRA funding may be used to acquire residential, commercial or industrial properties. Sites with high redevelopment potential could be considered for acquisition and preparation of Requests for Proposals (RFPs) to stimulate redevelopment interest. In addition, the CRA may acquire any real property when it is deemed necessary to eliminate unsanitary and/or unsafe conditions, or as otherwise needed to remove or to prevent the spread of blight.

There are several areas within the CR Area where revitalization may require acquisition and demolition of all structures. The CRA will develop a property acquisition strategy for these areas and with County approval, begin to acquire and demolish properties as needed. The CRA may also pay for related costs, including but not limited to, site clearance, demolition and repairs.

D. Public Improvements

The CRA may continue to support development in the area by funding public improvements when necessary. The public improvement program will entail

new construction and/or rehabilitation of deteriorated/dilapidated public infrastructure, facilities and related amenities, and beautification efforts. The CRA public improvement programs are detailed in this section below:

1. Public Infrastructure Assistance Program

The CRA may continue to fund infrastructure upgrades when needed to assist new and expanding businesses within the CR Area. Previous CRA infrastructure improvements have driven the substantial growth of the commercial tax base and tax revenues generated that are available to fund additional projects, especially in the Expansion Areas. The CRA may continue to help fund infrastructure such as water, sewer and drainage for qualifying private development projects as they occur. In addition, identified public utility needs will also be addressed.

2. Streetscape Improvements

The CRA provides streetscape improvements to create welcoming and attractive commercial and residential corridors. These amenities could include, but are not limited to pavers, benches, shade trees, landscaping, bicycle racks, gazebos, lighting, signage, trash receptacles and other aesthetic improvements. The CRA has made a substantial number of streetscape improvements, especially in neighborhoods south of Lucy Street and east of Krome Avenue, and will continue this program.

The CRA is currently involved with a streetscape project in the southwest section of the City. It is a continuation of the on-going streetscape projects throughout the CRA begun in 2010 and is the first to be done in the SW Neighborhood. The project bid out in January of 2016. The streetscape includes new street paving, sidewalks, curb and gutters, drainage, and landscaping. The project was finished in early 2018, and the cost for FY 2017-18 is projected to be $315,000. The City participated in the project with CITT funds in the amount of $729,645.

The CRA is also implementing streetscape improvements along NW 1st and 2nd Streets. The project was bid out in September of 2017. The streetscape includes new street paving, sidewalks, curb and gutters, drainage, and landscaping on NW 1st and 2nd Streets between NW 3rd Avenue and NW 7th Avenue. The project will be finished in FY 2018-19, and the cost for FY 2018-19 is projected to be $574,000.

Planned streetscape projects include the following:

1. Davis Parkway/NW 6th Avenue/Lucy Street/ NW 4th Avenue
2. Davis Parkway from the Busway to NW 6th Avenue
3. NW 3rd Avenue from NW 2nd Street to Davis Parkway
4. NW 3rd Street from NW 2nd Avenue to Redland Road plus NW 2nd Avenue
5. NW 4th Street from NW 2nd Avenue to NW 6th Avenue
6. NW 5th Avenue from NW 2nd Street to Davis Parkway
7. NW 6th Avenue from NW 2nd Street to Davis Parkway
8. NW 3rd Terrace from NW 6th Avenue to Redland Road
9. NW 7th Avenue from NW 2nd Street to Davis Parkway
10. NW 8th Avenue from NW 2nd Street to Davis Parkway
11. NW 9th Avenue from NW 2nd Street to NW 3rd Terrace
12. NW 5th Street and NW 6th Street from NW 6th Avenue to NW 8th Avenue
13. Walker's Cove
14. Davis Parkway between the Busway and Redland Road

3. Parks and Recreation

Though there are few tracts of land in the northwest and north central neighborhoods that are large enough for creation of a major park, the CRA may endeavor to acquire and construct one or more pocket parks in the neighborhood. The parks may be active or passive, depending on community need. With consideration for the health, safety and welfare of those residing in the general vicinity, the parks will provide a valuable amenity to the neighborhood and improve the appearance of the area. Pocket parks may also be considered in the commercial areas where appropriate.

The CRA coordinated the submission of a $750,000 State of Florida Small Cities CDBG Neighborhood Revitalization grant application part of which will be used for improved parking for Loren Roberts Park. The application ranked high enough to be fundable and the contract has been completed. Though project will likely be bid out before the end of FY 2018-19, most of the grant funds will be expended in FY 2019-20.

The CRA has begun the process of developing a linear park on NW 3rd Avenue. In FY 2016-17, the County donated a small sliver of the site to the City. The City now owns a little over half of the property and the CRA will acquire the remaining one parcel over the next several years. The CRA is asking the owner to donate the parcel. The CRA has been spreading excess fill from streetscape projects on the property and will continue to do so in the next several streetscape phases. This action will ultimately reduce the cost of development. Though this strip of land is narrow, it could contain a walking track around the perimeter and other amenities in the center. Planned parks projects include:

1. Washington Park Rehabilitation
2. Linear Park on NW 3rd Avenue

4. Stormwater Management

The CRA is coordinating the City's Hazard Mitigation Grant application for a drainage project between NW 7th Avenue, Redland Road, NW 2nd Street, and Palm Drive. The application was for $899,000 and the CRA will be matching the grant with $300,000 in CRA funds. This will provide flood relief in one of the lowest areas of the Community Redevelopment Area.

E. Community Safety and Appearance

To combat negative perceptions and ameliorate any safety concerns, the CRA will engage in a number of programs aimed at enhancing the real and perceived image of the area. With special consideration for the health, safety and welfare of the children residing in the area, the CRA shall promote a safe, clean and inviting area for shoppers, residents and investors through investment in the following programs:

1. Community Policing

Public safety has been a chief concern among residents and business owners of the CR Area. The CRA's Community Policing Program was added as a 2002 amendment to the original CRA Master Redevelopment Plan and it has since

proved invaluable. Adequate law enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the CR Area. The known presence of law enforcement is also important to attract new investment, development, businesses and residents. The CRA may continue to pay for the cost of utilizing community policing strategies designed to reduce crime within the CR Area. This is done by providing one full time officer dedicated solely to the CR Area. This program does not supplant existing or planned resources the City may have to carry out City-wide law enforcement. This program may need to be expanded in the future to accommodate the new CRA areas.

2. Code Enforcement

Adequate code enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the CR Area. Code enforcement is also important to attract new investment, development, businesses and residents.

Current code enforcement levels in the CRA are not adequate to address the CRA's problems. A Code Enforcement officer dedicated solely to the CRA is needed to improve the appearance and safety of the area, and reinforce the perception of the area as a safe and clean location to live and conduct business. In addition, the CRA may pay for support vehicles and equipment.

The northwest and north central neighborhoods have a significant number of dilapidated houses and it is difficult for the existing code enforcement staff to concentrate on anything but the worst of the housing violations. An additional officer is able to concentrate on the dilapidated housing issues and bring the citation/compliance process to a quicker resolution. They would also cover the commercial and industrial areas of the CRA.

3. Trash Clean-Up

CRA funds monthly trash clean-ups throughout the entire CR Area. A special trash clean-up program is needed for the major commercial corridors including U.S. 1, Krome Avenue, Palm Drive, Lucy Street and Davis Parkway.

4. Landscape Maintenance

The CRA has been designing and installing streetscape projects in many areas of the redevelopment area especially the neighborhoods south of Lucy Street and west of North Krome Avenue. A number of streetscape projects are planned in other areas including the North Central expansion area. It is important for the CRA to continue to maintain the newly-landscaped streets and those planned in the future. Landscaping along major corridors also needs to be trimmed and debris cleaned-up on a regular basis, as well as, dead trees replaced. Funding is allocated in the 10-Year Plan for this activity.

F. Opportunity Zone

The portions of the CRA lying west of Krome Avenue, including the Northwest and North Central Neighborhoods, are located in the middle of the Florida City Opportunity Zone established in 2018. The Zone encompasses U. S. Census Tracts 113 and 114.03. The purpose of the federal creating opportunity zones legislation is to attract equity capital to

the Zone through various investment vehicles. The City and CRA are not a party to the investment process, but can become a facilitator to help the process along by bringing projects and investors together. The most prevalent use of investment in Opportunity Zone projects is anticipated to be:

1. Workforce Housing
2. Small retail development
3. Acquisition and rehabilitation of existing retail
4. Acquisition and rehabilitation of deteriorated shopping centers
5. Acquisition of vacant land and development of new commercial, services sector, and industrial facilities.

The CRA can financially help facilitate new investment into projects in the CR Area. CRA funds can also be used to incentivize projects within the Opportunity Zone. Because projects can vary so much in scope and size, most incentives will be individually negotiated based on what is needed to bring a specific project to fruition. The forms of assistance could include:

* Subsidizing land acquisition
* Creating job growth incentives
* Devising tax subsidy programs (time limited)
* Creating build-out programs for tenants
* Partial funding of impact fees (City portion)
* Funding construction of new public infrastructure or upgrade existing public infrastructure

G. Implementation

The CRA is currently comprised of a 7-member board, a full-time Executive Director, 3 part-time staff members, the Assistant Community Development Director, Secretary and Treasurer. This Plan presents programs and projects which will require a more aggressive management and implementation approach to the revitalization of the CR Area than has been taken in the past. It is anticipated that expanded management capacity will be needed in areas such as marketing, grant writing and business partnering, in order to carry out the objectives and policies of the CRA. The CRA will fund costs associated with current and expanded management and administration of the CRA, including but not limited to, salaries and benefits for staff, operating supplies, vehicles, software and equipment.

The CRA has on occasion a need for expert and temporary services. The CRA will fund these services as needed to facilitate implementation of the CR Plan including, but not limited to, urban planners, grant writers, grant administrators, financial advisors, redevelopment consultants, housing rehabilitation specialists, auditors, architects, surveyors, civil engineers and attorneys.

XI. Regulations and External Improvements

The CRA will pursue land use innovations that will enhance the market potential of the Redevelopment Area.

Several land use and zoning revisions are recommended for areas within the CRA in order to promote opportunities for redevelopment.

A. Transit Oriented Development (TOD)

The South Miami-Dade Busway runs through Florida City and terminates at West Palm Drive. This terminal station is adjacent to a bicycle path and is on the County's Park-to-Park Bicycle system. Consequently it is a good location for the creation of a transit oriented development (TOD) zoning district. TOD refers to development activity located near transit routes that mixes higher density residential uses with uses such as retail, office, and public uses in order to create highly walkable areas that can be easily accessed by feeder transit, bicycles and pedestrians. TODs decrease reliance on personal vehicles to access employment, goods and services by promoting alternative modes of transportation, and are well suited for where a significant portion of the population does not own a personal vehicle.

The Busway also crosses Arthur Vining Davis Parkway, a major roadway running east-west through the middle of the CRA. This location also has a good characteristics for the development of a TOD zone being adjacent to the City's Camper Site which is under redevelopment now on the east and near several multi-family workforce housing projects to the west on Davis Parkway.

Both the City Comprehensive Development Master Plan and Zoning Code would be amended to facilitate this type of development. A TOD category may be created in both the Land Development Code and the Comprehensive Plan. According to the Metro-Dade County Transit/Land Use Relationship Report, a residential density of at least 20-25 units per acre is needed to support high capacity transit such as an express bus and rail service. Promoting higher density residential development nearby the Busway and inter-modal transportation sites will foster the success of each.

B. Pineland Environmental Park

The State/County owned Pineland Park on West Palm Drive and NW 6th Ave is currently zoned RS-3 Single Family Residential and C-1 Neighborhood Commercial District. The underlying Future Land Use designation is Conservation and Commercial. It is recommended that the zoning district be changed to Community Facilities with an Environmentally-Protected Parks (EPP) overlay for this parcel. This designation would also be appropriate for any other existing land in the CRA that is environmentally sensitive and/or exhibits unique archeological features. The Commercial portion of the Pineland Park site should also be converted to Conservation

C. Brownfield Redevelopment

There are several known Brownfield sites within the City, and it is suspected that several of those sites are located within the CR Area. When the Busway was constructed, the County found significant arsenic contamination along the South Dade portion of the Busway. As the properties along the Busway develop or redevelop, it is anticipated that the property owners will have to address contamination from arsenic that was used by the railroad along the former rail corridor. The CRA may consider requesting that the City designate the entire CR Area as a Brownfield Redevelopment Zone and subsequently seek funding from the Environmental Protection Agency for assessment and remediation programs. The Cornerstone Group is developing a workforce housing project in the CRA called Solimar on NW 5th Avenue, north of Davis Parkway, and they are currently in the process of preparing a Brownfield application for the site based primarily on the negative environmental impact of past agricultural use of the property.

XII. Financial Program

Tax Increment Financing (TIF) is a financial tool utilized to fund redevelopment activities.

The CRA's primary revenue source is generated through the Tax Increment Financing (TIF) as defined in §163.387 F.S. Tax Increment Financing is a tool that is frequently utilized to fund redevelopment activities. When using TIF, property values are capped or frozen at their assessed value for the base year. In the case of Florida City, the base year for the original CRA is 1994, and for the expansion areas approved 10 years ago, the base year is 2009. When redevelopment, new private projects and planned public improvements are constructed, the value of the surrounding properties will rise. Any tax revenue increases resulting from higher property values beyond the initial base year are then put into a TIF fund and can be used to pay for redevelopment expenditures within the CR Area. The City and County contribute tax increment revenues annually based on the property value of the current compared to the base year.

In addition to TIF, the CRA has the authority to pursue public funding through grants and loans, and private revenue through loans, contributions, disposal of real property and other sources. To successfully implement the redevelopment strategy herein, it is imperative to have a fully funded (95% limit per Statute) TIF fund for the 30-year life of the CRA as established by the 1995 CR Plan adopted by the City and Miami-Dade County. This has occurred since 1995. The City and County have cooperated well in providing full TIF funding.

A. Projecting TIF Revenues: How TIF Works

Annual Tax-Increment Financing (TIF) revenue contributions from both the County and City are determined utilizing the formula delineated by Florida Statutes, as shown below. Creating an algorithm and inserting variables can project future TIF revenue growth.

TAX INCREMENT FINANCING FORMULA

Current Year Total Taxable Value 2008	-	Base Year Total Taxable Value (1995)	X	(County UMSA & City Tax Millage)	X	(95%)	=	Annual Florida City TIF Revenue

The City is authorized to borrow up to 80% of the increment revenue for the current fiscal year for a period not to exceed five years or for a period that does not extend beyond the FY 2024 budget, whichever is shorter. Financial flexibility is critical and will allow the CRA to be opportunistic when a grant is unexpectedly received and/or proposals "walk in the door," but do not exactly fit the policy and implementation elements of the CR Plan. This flexibility may also be used for

activities such as acquisition of property when it is unexpectedly put on the market and poses the potential to further the CR Plan or to incentivize an advantageous development opportunity.

Table XII-1 below provides the total TIF revenues projected to be available in the 2019-2028 period. The 2009 Expansion Areas are not projected to contribute any TIF revenues during the period through 2028.

Table XII-1. Projected Total CRA Revenues from TIF

Fiscal Year	Expansion Areas Increment (in $s)	Original Area Increment (in $s)	TOTAL TIF* (in $s)
2019	0	2,218,158	2,218,158
2020	5,310	2,272,161	2,277,471
2021	10,726	2,327,244	2,337,970
2022	16,250	2,383,429	2,399,679
2023	21,885	2,440,736	2,462,621
2024	27,632	2,499,190	2,526,822
2025	33,494	2,558,814	2,592,308
2026	39,475	2,619,630	2,659,105
2027	45,575	2,681,662	2,727,237
2028	51,795	2,744,935	2,796,730
Totals	252,142	24,745,959	**24,998,101**

*Above figures were generated based on calculations in Tables XII-2, XII-3 and XII-4 herein . All assumptions are described below those tables.

Table XII-2 Projected Revenue from Original CRA Area

Fiscal Year	Taxable Value*** (in $s)	Tax Base Increment (in $s)	City Millage	County Millage	Statutory Limit	City Increment (in $s)	County Increment (in $s)	Total TIF (in $s)
1994**	42,803,875							
2018**	235,095,370	192,291,495	.0071858	.0046669	0.95	1,312,680	794,181	2,106,861
2019	239,797,277	196,993,402	.0071858	.0046669	0.95	1,344,777	873,381	2,218,158
2020	244,593,223	201,789,348	.0071858	.0046669	0.95	1,377,517	894,644	2,272,161
2021	249,485,087	206,681,212	.0071858	.0046669	0.95	1,410,911	916,333	2,327,244
2022	254,474,789	211,670,914	.0071858	.0046669	0.95	1,444,974	938,455	2,383,429
2023	259,564,285	216,760,410	.0071858	.0046669	0.95	1,479,717	961,019	2,440,736
2024	264,755,570	221,951,695	.0071858	.0046669	0.95	1,515,155	984,035	2,499,190
2025	270,050,682	227,246,807	.0071858	.0046669	0.95	1,551,303	1,007,511	2,558,814
2026	275,451,695	232,647,820	.0071858	.0046669	0.95	1,588,173	1,031,457	2,619,630
2027	280,960,729	238,156,854	.0071858	.0046669	0.95	1,625,780	1,055,882	2,681,662
2028	286,579,944	243,776,069	.0071858	.0046669	0.95	1,664,140	1,080,795	2,744,935
Total Increment 2018-2028	----	----	----	----	----	16,315,127	10,534,693	26,849,820

* Base year.
** Actual figures. County increment includes adjustment based on 2016 recalculation.
*** Table assumes a 2% increase in taxable value per year through 2028.

Table XII-3 Projected Revenue from 2009 Expansion Areas

Fiscal Year	Taxable value*** (in $s)	Tax Base Increment (in $s)	City Milliage	County Milliage	Statutory Limit	City Increment	County Increment	Total TIF
2009*	61,182,050							
2018**	43,488324	0	.0071858	.0046669	0.95	0	0	0
2019	44,358,090	0	.0071858	.0046669	0.95	0	0	0
2020	45,245,252	0	.0071858	.0046669	0.95	0	0	0
2021	46,150,157	0	.0071858	.0046669	0.95	0	0	0
2022	47,073,160	0	.0071858	.0046669	0.95	0	0	0
2023	48,014,624	0	.0071858	.0046669	0.95	0	0	0
2024	48,974,916	0	.0071858	.0046669	0.95	0	0	0
2025	49,954,415	0	.0071858	.0046669	0.95	0	0	0
2026	50,953,503	0	.0071858	.0046669	0.95	0	0	0
2027	51,972,573	0	.0071858	.0046669	0.95	0	0	0
2028	53,012,025	0	.0071858	.0046669	0.95	0	0	0

* Base year
** Actual tax base figure.
*** 2% increase in property values per year assumed.

Table XII-4 Projected Revenue from Proposed 2019 North Central Expansion Area

Fiscal Year	Taxable Value** (in $s)	Tax Base Increment (in $s)	City Milliage	County Milliage	Statutory Limit	City Increment (in $s)	County Increment (in $s)	Total TIF (in $s)
2019*	23,578,459							
2020	24,050,028	471,569	.0071858	.0046669	0.95	3,219	2,091	5,310
2021	24,531,029	952,570	.0071858	.0046669	0.95	6,503	4,223	10,726
2022	25,021,649	1,443,190	.0071858	.0046669	0.95	9,852	6,398	16,250
2023	25,522,082	1,943,623	.0071858	.0046669	0.95	13,268	8,617	21,885
2024	26,032,523	2,454,064	.0071858	.0046669	0.95	16,752	10,880	27,632
2025	26,553,174	2,974,715	.0071858	.0046669	0.95	20,306	13,188	33,494
2026	27,084,238	3,505,779	.0071858	.0046669	0.95	23,932	15,543	39,475
2027	27,625,923	4,047,464	.0071858	.0046669	0.95	27,630	17,945	45,575
2028	28,178,441	4,599,982	.0071858	.0046669	0.95	31,401	20,394	51,795
Total Increment 2020-2028	----	----	----	----	----	152,863	99,279	252,142

* Base year. Taxable value determined by increasing actual 2018 taxable value by 13.2% comparable to increase in Northwest area over past 3 years.
** 2% increase in property values per year assumed.

Table XII-5. Master CRA Ten-Year Improvement Plan

Project	FY 2020 (in $s)	FY 2021 (in $s)	FY 2022 (in $s)	FY2023 (in $s)	FY2024 (in $s)	FY 2025-2029 (in $s)	TOTAL COST (in $s)
Special Target Areas							
North Central Neighborhood	500,000	500,000	250,000	150,000	100,000	500,000	2,000,000
Snake Pit Redevelopment	200,000	100,000	100,000				400,000
Northwest Neighborhood	200,000	200,000	200,000	100,000	100,000	100,000	900,000
Camper Site Redevelopment	100,000	50,000	50,000	50,000			250,000
Packing Plant Site	50,000	50,000	50,000	50,000	50,000		250,000
Target Corridors							
Arthur Vining Davis Parkway	100,000	100,000	100,000	50,000	50,000	100,000	500,000
Palm Drive	100,000	100,000	50,000	50,000	50,000	150,000	500,000
Lucy Street	50,000	50,000	50,000	50,000	50,000	250,000	500,000
Krome Avenue	100,000	100,000	100,000	100,000	100,000	250,000	750,000
Demonstration Projects							
Pioneer Museum / Depot	250,000	150,000	100,000	100,000	100,000	300,000	1,000,000
Pineland Park			50,000	50,000	50,000		150,000
Farmer' Market Reuse		50,000	50,000	50,000	50,000	50,000	250,000
Business Assistance							
Commercial and Industrial Façade Program	100,000	100,000	100,000	100,000	100,000	900,000	1,400,000
Signnage Assistance	10,000	10,000	10,000	10,000	10,000		50,000
Small Business Capital	25,000	25,000	25,000	25,000	25,000	75,000	200,000
Commercial Building Improvement Grant Program	10,000	10,000	5,000	5,000	5,000	15,000	50,000

Project	FY 2020 (in $s)	FY 2021 (in $s)	FY 2022 (in $s)	FY2023 (in $s)	FY2024 (in $s)	FY 2025-2029 (in $s)	TOTAL COST (in $s)
Neighborhood Reinvestment							
Neighborhood Infill	100,000	100,000	100,000	100,000	100,000	400,000	900,000
Housing Rehabilitation	250,000	250,000	100,000	100,000	100,000	600,000	1,400,000
Sewer Line Hook-up	75,000	75,000	75,000	75,000	50,000	450,000	800,000
Paint Up/Fix Up	20,000	20,000	20,000	20,000	20,000	100,000	200,000
Land Acquisition	250,000	250,000	200,000	150,000	100,000	450,000	1,400,000
Public Improvements							
Public Infrastructure Assistance Program	250,000	250,000	250,000	250,000	250,000	750,000	2,000,000
Streetscape Improvements	500,000	500,000	500,000	250,000	250,000	1,000,000	3,000,000
Parks and Recreation	100,000	50,000	50,000	25,000	25,000	150,000	400,000
Stormwater Management	150,000	150,000					300,000
Community Safety and Appearance							
Community Policing	100,000	100,000	100,000	100,000	100,000	900,000	1,400,000
Code Enforcement	125,000	125,000	125,000	125,000	125,000	775,000	1,400,000
Trash Clean-up	50,000	50,000	50,000	50,000	50,000	250,000	500,000
Landscape Maintenance	50,000	50,000	50,000	50,000	50,000	250,000	500,000
Opportunity Zone	10,000	10,000	10,000	10,000	10,000		50,000
Implementation	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000
TOTAL EXPENDITURES	**3,975,000**	**3,725,000**	**3,070,000**	**2,395,000**	**2,220,000**	**9,515,000**	**24,900,000**

XIII. Exit Strategy

As now established, the Florida City CRA will terminate in 2025. However, with this Plan Update, the City is requesting an extension of this date for 20 additional years to 2045 in order to complete the work initiated previously and planned in the future. This section will detail the "exit strategy" for termination of the CRA.

A. Progress Review & Plan Updates

The CR Plan is a "living document" that should be reviewed and updated on a regular basis. The update report should evaluate the success of the CRA in attaining its stated goals. Programs, policies and projects must also be reviewed to determine their continued viability and cost effectiveness in addressing the needs of the community. The Update should also contain revisions to the TIF projections based on actual changes to taxable values of property.

When it is determined that the CRA projects and programs have met the criteria for completion of the CRA's assigned tasks or that there exists other sources of available and dedicated funds for outstanding projects, then the review should conclude that the CRA has been successful and is ready to be dissolved in an orderly fashion. In the case of the Florida City CRA, this is expected to occur in 2045. Thus, the Agency is requesting a 20-year extension of its original 2025 termination date, in order to properly complete the projects and programs now on-going or planned in the near future.

A Progress Review and Future Action Plan will be created every five years to gauge previous redevelopment efforts and to plan for new initiatives.

The update and review process described above should in no way however, inhibit or prevent the CR Plan from being amended or new programs or projects from being created and implemented at any other time as long as such plan amendments or new project/programs are in conformance with the Interlocal agreement and Florida State Statute Chapter 163 Part III.

B. Termination of Tax Increment Programs

The update and review should also include a projection of tax increment collections for at least five (5) years. If the review shows that the amount of funds needed in those years would be less than anticipated revenues, the review should address earlier initiation of later year activities or prepayment of debt and an early termination of the CRA. While the tax increment would still be needed in the last years to fund a few on-going programs and staffing, all of the increment might not be needed to complete these programs.

If at any point the implementation of this CR Plan is accelerated to a point that it appears TIF collections will regularly exceed funding necessary for on-going projects, staffing and debt service, a review should be undertaken to determine if the programs/projects outstanding still require funding from the CRA, or if

there might be other potential sources of funding that could be dedicated to the completion of those programs and projects. Upon completion of this periodic review, a determination should be made by the City as to whether to continue tax increment collections at full levels, reduce the percentage of the tax increment collected, or whether the goals and objectives of the CRA have been met and it is time to "sunset" the CRA.

C. Continuation

The completion of the CRA's work and the subsequent end or "sunset" of the CRA will either be based on the end of its 30-year life cycle or the completion of all anticipated projects, the substantial advancement of goals, meeting the objectives of the described programs, and the repayment of any and all debt.

If prior to the end of initial 30-year contemplated life, the County and the City agree on the necessity for the extension of the life of the CRA for some pre-determined period, the CRA should continue to exist at some level. This extension may be agreed upon to provide for certainty of bonding repayment, the need for continuation or modification because of natural disasters, or other unforeseen circumstances. Funding and operational considerations would be addressed through negotiated changes to the Interlocal Agreement.

XIV. Neighborhood Impacts

Pursuant to Florida Statutes, an analysis of the impacts of the redevelopment program upon the area's residents is required. This analysis is provided in the following section.

The level of service (LOS) standards established by the Comprehensive Plan will be maintained over the planning period.

A. Relocation Impacts

As currently proposed, the CR Plan does not provide for any specific purchase of housing units. Thus, no displacement of residents should occur. It is possible, however, that the area revitalization programs and techniques of the CR Plan will create displacement. The City of Florida City and the CRA will monitor this situation on an annual basis. If due to CRA action, displacement of residents in the CR Area does occur using federal funds, the CRA will comply with all applicable federal, state and local guidelines and regulations regarding the provision of replacement housing. The City of Florida City and the CRA will continue to assist in the creation of affordable housing opportunities in and around the CR Area to minimize loss of such housing.

B. Traffic Circulation

It is the intent of the CRA to promote and improve safe, efficient and convenient traffic circulation throughout and within the CR Area. The CR Plan does not propose any major modification in traffic circulation. No streets are proposed for closure or rerouting. The CRA shall also serve as an advocate for aggressive grant and state funding for roadway and traffic circulation improvements.

Traffic level of service (LOS) standards in the Comprehensive Plan will be maintained. Improvements to streets, sidewalks, public transit and pedestrian/bicycle facilities are proposed for construction in the CR Area and should enhance the mobility of area residents.

C. Community Facilities and Services

The programs and projects outlined in this plan will provide better water, sewer, stormwater management, and sidewalks to the CR Area residents, as well as significantly upgrade area streetscapes. Existing community facilities such as the Florida Pioneer Museum and Florida City's parks, within the boundary of the CR Area should benefit from the economic improvement of the area by the implementation of the redevelopment initiatives, and the physical improvements of the surrounding area that will create economic revitalization. Community services such as police and code enforcement can be expanded utilizing the programs included in the CR Plan. Water, sewer and drainage facilities have been significantly upgraded by the CRA over the past 25 years. This will continue,

especially in the Northwest and North Central Neighborhoods. The Comprehensive Plan level of service (LOS) standards will be maintained over the planning period.

D. Effect on School Properties

Some new housing units may be built in the CR Area as a result of the CRA programs. Depending on the type and nature of housing, the potential exists for a small number of school children to be added to the enrollment of Florida City Elementary School, Homestead Middle School and Homestead High School, with minimal impact on these facilities. The CRA will work with the School Board to ensure education level of service (LOS) standards are maintained.

E. Other

With the completion of the redevelopment projects and improvements proposed by this plan, residents will have a more stable and physically improved neighborhood to live in. Residents will also have greater economic opportunities resulting from the commercial and industrial redevelopment. Higher incomes will permit greater investment by residents in neighborhood properties.

The completion of the Redevelopment Plan will enhance the stability and appearance of the City's neighborhoods.

XV. Plan Amendment Process

The Redevelopment Plan may need to be amended in the future in order to maintain it responds to new conditions.

The CR Plan shall be in effect for a maximum of thirty years from the date of the adoption of the initial CR Plan if not extended with the approval of Miami-Dade County. Given that the City and Miami-Dade County approved the Florida City CRA in June of 1995, the 30-year effective time period of the CRA will be to June 2025 unless extended

The CR Plan may need to be amended in order to maintain its relevance; to respond to priorities and changed market conditions as they emerge; to serve new CR Areas; and to add needed specificity as projects, tax increment revenues and expenditures are defined in more detail over time.

Amendments to the CR Plan can only be made by the CR Board with approval of the City Council and the Miami-Dade Board of County Commissioners. The CR Board will initiate any amendment action by approving a Resolution and recommending that the City Council and the Miami-Dade Board of County Commissioners also approve the amendment. Any amendment action also requires pre-notification of the affected taxing authorities by registered mail.

The governing State Statute does not specifically require that Plan amendments be reviewed by the Local Planning Agency for conformity with the Comprehensive Plan, but this may be advisable if there is any question relative to an amendment's conformance with the City of Florida City's Comprehensive Plan. Also, at the time of amendment approval, the original "findings" made at the time of Plan adoption [F.S. 163.360(6)(a-d)] should be reaffirmed with regard to the proposed amendment or modification.

In accordance with the Interlocal Agreement between the City of Florida City and Miami-Dade County, CR Plan amendments must be approved by the Miami-Dade Board of County Commissioners, "which approval will not be unreasonably withheld or delayed."

If any provision of this CR Plan or subsequent amendments shall be found to be invalid, unconstitutional or otherwise legally invalid, such provision shall not affect the remaining portions of the CR Plan.

Appendix A

2018 Finding of Necessity for the North Central Neighborhood

Florida City Community Redevelopment Agency

Finding of Necessity for Redevelopment

ILER PLANNING

July 6, 2018

City of Florida City
Gateway to the Florida Keys and the Everglades

Florida City Community Redevelopment Agency

Finding of Necessity for Redevelopment:

North Central Expansion Area

City of Florida City
Gateway to the Florida Keys and the Everglades

Prepared by: ILER PLANNING

July 6, 2018

TABLE OF CONTENTS

EXECUTIVE SUMMARY....3

I. BACKGROUND....6

II. FINDING OF NECESSITY CRITERIA....9

III. METHODOLOGY....11

IV. NORTH CENTRAL CRA EXPANSION AREA....13
- A. OVERALL COMPOSITION....13
- B. AREA DESCRIPTION....14
- C. RACIAL COMPOSITION....16
- D. LAND USE / ZONING....16

V. ASSESSMENT....20
- A. SOCIO-ECONOMIC CONDITIONS....20
  1. EDUCATIONAL LEVEL....20
  2. POVERTY LEVEL....21
  3. INCOME LEVEL AND DISTRIBUTION....21
  4. HOUSING TENURE....23
  5. AFFORDABLE HOUSING....23
  6. OVERCROWDING....24
- B. SITE AND STRUCTURE DETERIORATION....25
  1. VACANCY....28
  2. CODE ENFORCEMENT VIOLATIONS....29
  3. FAULTY LOT LAY-OUT....30
  4. DIVERSITY OF OWNERSHIP....30
  5. CRIME....30

VI. SUMMARY OF EXPANSION AREA FINDINGS....32

VII. CONCLUSION....33

Executive Summary

Hurricane Andrew devastated Florida City in August 1992 along with much of southern Miami-Dade County. Even before the hurricane, Florida City lagged most of the County in economic development. In response to the need to recover from the hurricane and to spur redevelopment and economic growth, the Florida City Community Redevelopment Agency (CRA) was created in 1995 to rejuvenate the City's key commercial corridors and adjacent residential neighborhoods which met the State CRA designation criteria. A CRA is a State of Florida economic and legislative tool which allows for property tax revenues in a designated area suffering from slum and blighted conditions to be capped with subsequent incremental property tax revenue increases set aside to fund improvements to the area.

In 2009 the original CRA was expanded to incorporate four (4) additional adjacent areas which were demonstrated to be in need of redevelopment. The redevelopment of the expanded CRA has also been successful over the past nine (9) years. However, recently the CRA Board has identified an additional area, known as the North Central Expansion Area (NCEA), outside the existing CRA that also exhibits slum and blight conditions and is in need of revitalization and redevelopment. The North Central Expansion Area shown in Figure 1 lags behind the economic health and physical condition of the City as a whole. The CRA Board has authorized the undertaking of this Finding of Necessity analysis to officially determine if the NCEA qualifies for incorporation into the CRA. If it meets the State criteria for CRA designation, the CRA Board is planning to expand the CRA, with County approval, so redevelopment tools can be used to achieve the revitalization of the Area. It is relevant to note the NCEA is surrounded on three (3) sides or 80% of its boundary by properties included in the current Florida City CRA which were previously designated by the County as in need of redevelopment.

The purpose of a CRA is to bolster the economy and property values in an area which been formally designated for redevelopment after meeting specific State qualifying criteria. The primary benefits of establishing or expanding a CRA are:

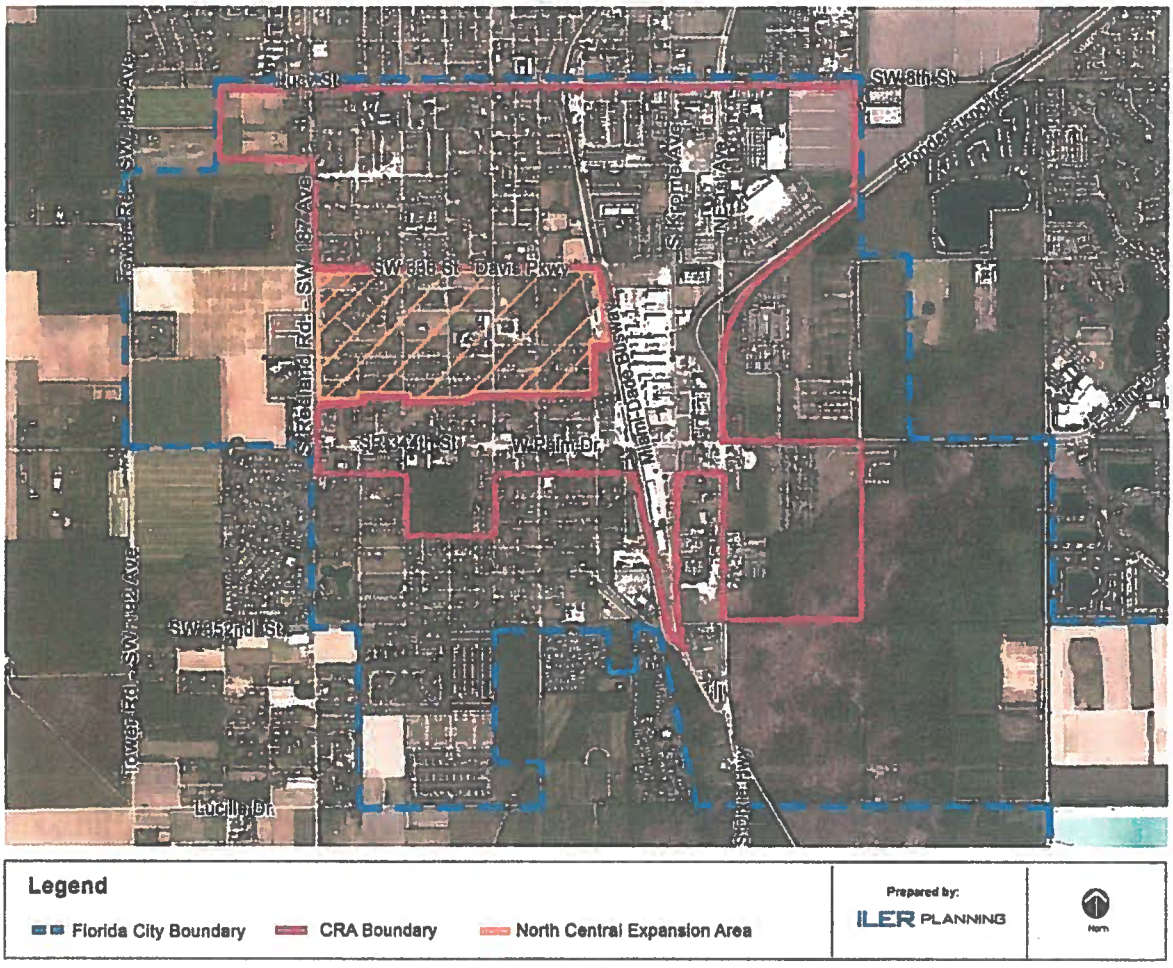
1. Creation of a dedicated source - future tax increment funds – to fund redevelopment projects.
2. Utilization of a master plan approach and implementation strategy to achieve the best possible redevelopment.
3. Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development and property acquisition within the CRA area.

Figure 1 also shows the boundaries of the City, the current CRA, as well as, the proposed North Central Expansion Area. The original CRA Area created in 1995 was approximately 490 acres in size and primarily commercial and industrial in character. The four areas added to the CRA in 2009 were primarily residential in use with small amounts of industrial, conservation, parks and recreation, commercial and institutional uses and totaled 250 acres. Thus, the current CRA is 740 acres in size or 22% of the total City area.

The North Central Expansion Area being considered for CRA designation through this study is approximately 190 acres in size. It is primarily in residential use but includes a significant number of community facilities such as parks and community centers. The need for redevelopment is documented in this report.

Section 163.340 of the Florida Statutes provides for designation of a CRA and use of the associated redevelopment tools if one or more areas, as documented in the Finding of Necessity study, exhibit conditions of slum or blight, or have a shortage of housing affordable to residents of low or moderate income, including the elderly.

Figure 1. Proposed North Central Expansion Area



The specific State CRA Finding of Necessity criteria are presented in Section II. This report demonstrates that the proposed North Central Expansion Area meets the criteria set forth by Chapter 163, Florida Statutes and that the Florida City CRA should be expanded to include the Area. With the addition of the NCEA, the CRA Board will be better able to respond to the City's economic development and residential needs in general and achieve needed redevelopment especially in the new Area. As this residential area

is improved, the commercial areas of the City will benefit as well. If the City approves this Finding of Necessity and Miami-Dade County subsequently approves the expansion as well, the CRA will be officially revised to include the North Central Expansion Area.

I. Background

The City of Florida City is located in southern Miami-Dade County (see Figure 2) and is approximately 8.5 square miles in area. Founded in 1914, the City is bordered on the north by the City of Homestead and by unincorporated Miami-Dade County on its remaining sides. The nearest metropolitan area is the City of Miami located approximately thirty miles to the northeast.

Florida City is the southernmost city on the U.S. mainland and the last stop before entering the Florida Keys. It enjoys a strategic location at the intersection of three (3) major roadways. The Florida Turnpike begins in Central Florida and terminates in the City via the Turnpike's Homestead Extension. U.S. Highway 1 which stretches from Key West to Maine is an important corridor in the City as well. Palm Drive is the City's east/west Main Street and its intersection with US 1 is considered the City's "gateway" as it provides access to millions of visitors traveling to Everglades National Park to the west, Biscayne National Park to the east, and the Florida Keys to the south.

Florida City's economy was originally based primarily on agricultural and then later businesses serving tourists traveling through the City to the Everglades and Florida Keys. In 1992, Hurricane Andrew devastated much of the City and in 1993 the tax base dropped to 60% of its pre-storm level. In the aftermath of the storm, the City adopted a Finding of Necessity in 1995 that led to the creation of a 490-acre Community Redevelopment Area (CRA). The purpose of a CRA, a powerful State economic development tool, is to capture property tax increases within a defined area over time to fund improvements that benefit the area.

After the original CRA was established, the CRA Board made significant infrastructure investments within the CRA area which helped increase the City's tax base by over 600% by 2009. By then the City had recovered substantially from the hurricane and needed to continue its focus on economic development, urban infill, neighborhood revitalization, planning and design, downtown development and job creation. In order to best accomplish these objectives and needs, and to address slum and blight conditions in residential areas, the City prepared another Finding of Necessity which led to the addition of four (4) more areas to the CRA: Northwest Neighborhood, Busway Infill, Pineland Park, and Closed Packing Plant. These areas combined were primarily residential in use with small amounts of industrial, conservation, parks and recreation, commercial and institutional uses. Together the areas added 250 acres bringing the CRA to its current total size of 740 acres.

Since the CRA expansion in 2009, the CRA Board has accomplished significant revitalization of the City's northern residential areas as well as further commercial revitalization. CRA projects undertaken to encourage redevelopment include new water and sewer lines, drainage improvements, sidewalk improvements, roadway improvements, and landscaping and beautification. The CRA has also operated a program to help businesses improve their building facades and to defray business startup costs.

Figure 2. Location of Florida City

Despite these successful revitalization efforts in adjacent areas, the North Central Expansion Area remains in need of redevelopment assistance. The area is primarily residential in use with smaller but significant areas of community facilities and industrial uses. The NCEA is approximately 190 acres in size. The total size of the entire CRA if this Area is added would be 930 acres or 28% of the total City area.

At this time the City needs to address the key redevelopment needs of the North Central Expansion Area and CRA designation remains the most effective and achievable method for doing so. The purpose of this document is to provide a Finding of Necessity analysis for the North Central Expansion Area to determine if it meets the State CRA criteria required to justify expansion of the existing CRA.

Expanding the CRA to include the North Central Expansion Area will allow the expenditure of CRA funds in the Area and also make projects in the Area eligible for funding from a variety of state and federal grants. In addition, the expansion will enable the City to focus redevelopment efforts in the City's remaining residential neighborhoods most in need of assistance. If the Finding of Necessity is approved, the proposed North Central Expansion Area will be included as part of the Florida City CRA Area and a master redevelopment plan will be adopted to establish a redevelopment vision, detailed implementation strategy, and project and program implementation schedule.

II. Finding of Necessity Criteria

Chapter 163, Part III of the Florida Statutes authorizes municipalities to designate a Community Redevelopment Area (CRA) as a special district where future County and City tax increment revenues can be used to fund infrastructure improvements and redevelopment initiatives.

The first step in designating a new CRA or expanding an existing one is to prepare a "finding of necessity for redevelopment" analysis. In accordance with State Statutes, the Finding of Necessity must demonstrate the following in order to establish or expand a CRA:

1. The presence of one or more slum or blighted areas in such county or municipality, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly.

2. The rehabilitation, conservation, or redevelopment or a combination thereof, of such area or areas, 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 public health, safety, morals or welfare of the residents of such county of municipality.

The Finding of Necessity determines whether the identified geographic area meets the State criteria for lack of affordable housing or existence of slum and blight defined as follows:

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

- Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- High density of population and overcrowding; or
- The existence of conditions that endanger life or property.

A "blighted area" is an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following

factors are present:

- Defective or inadequate street layout, or other transportation facilities;
- No increases in the aggregate assessed values of real property for over the 5 years;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- Falling lease rates;
- Tax or special assessment delinquency exceeding the fair value of the land;
- High vacancy rates;
- High incidences of crime;
- High number of fire and emergency medical service calls;
- Numerous Florida Building Code violations;
- Diversity of ownership or defective or unusual conditions of title;
- Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- Substantial number of properties threatened or affected by sinkholes

The State criteria must be met by the entire CRA area rather than individual parcels. The relationship of the Expansion Area to the existing CRA area is an important factor in the determination of the need for redevelopment. The North Central Expansion Area is contiguous to the existing CRA on three sides or along 80% of its boundary. Inclusion of the Area within the CRA will fill in the center and strengthen the entire CRA.

The City's 1995 Finding of Necessity concluded that the original CRA exhibited the above criteria. The City's 2009 Finding of Necessity concluded that the four (4) expansion areas at that time met the State criteria for CRA designation. This current Finding of Necessity documents that the proposed North Central Expansion Area also meets the State criteria for designation.

III. Methodology

A wide range of information sources were referenced and analytical techniques employed in preparing this Finding of Necessity Report. Field surveys were conducted to accurately assess physical conditions in and around the proposed North Central Expansion Area. Field data gathered included visual surveys of the condition of existing infrastructure, parcels, and structures.

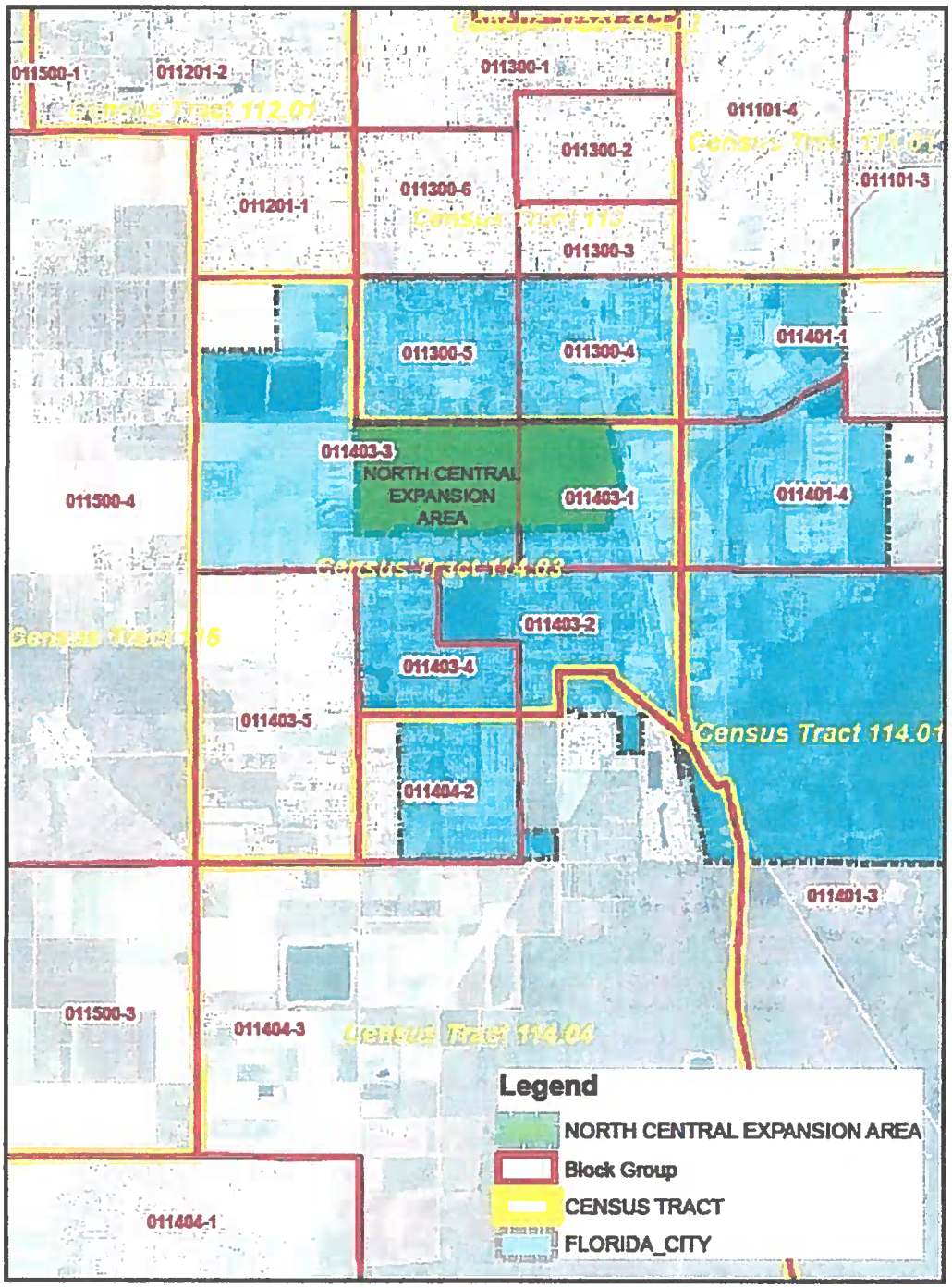
City and County records and staff reports were reviewed to obtain background information on private development plans, property tax values, land ownership, crime, code enforcement violations, and other relevant factors.

Various Florida City planning documents were reviewed in order to obtain information on previous findings and planning strategies. These documents included the City of Florida City Comprehensive Plan, the CRA Florida City Economic Action Team Redevelopment Plan, the CRA/City/County Interlocal Agreement, the Florida City Empowerment Zone Plan, CRA Annual Reports, and various other documents.

Data from the 2010 U.S. Census and subsequent Census American Community Surveys was obtained and analyzed in order to provide socio-economic information for the Expansion Area including race, education, tenure, vacancy, income and poverty and other important indicators. The relationship between the Expansion Area boundaries and Census tract and block group boundaries is shown in Figure 3.

The North Central Expansion Area falls within Census Tract 114.03, Block Groups 1 and 3. The neighborhood constitutes a large majority of the inhabited areas of the two block groups. A large portion of Block Group 1 falls outside of the North Central area but that part is mostly vacant.

Figure 3. North Central Expansion Area Census Tracts and Block Groups



IV. North Central Expansion Area

A. Overall Composition

This section summarizes the property information for the Area including current land use by acre, number of parcels, average parcel size, number of owners, taxable property value, and other key information.

As shown in Table 1 below, the North Central Expansion Area has a total of 497 parcels that total 147.7 acres in area, over 70% of which is currently in residential use. Of this residential component, the largest portion is single family homes at about 50% with multi-family residential uses and vacant residential land comprising about 10% each. There are also small amounts of townhouse and mixed use residential. Within the non-residential component, governmental uses comprise about 19% followed by small

Table 1. North Central Expansion Area Property Description

Current Land Use	Acres	% Total Area	No. of Parcels	Average Lot Size (sq. ft.)	No. of Owners	Taxable Value
Duplex	1	.6	8	5,532	9	$544,794
Government	27.4	18.7	15	79,485	5	0
Industrial	3.8	2.6	2	83,417	3	$2,150,096
Institutional	8.8	5.9	14	27,386	8	$54,961
Mixed Use Residential	.2	.1	1	7,500	1	$23,846
Multi Family	15.3	10.4	2	332,300	2	$2,603,250
Single Family	73.3	49.6	369	8,654	472	$13,361,615
Townhouse	1.2	.8	16	3,332	6	$958,769
Vacant Residential	16.7	11.3	70	10,398	27	$1,131,696
Total	147.7*	100	497	NA	533	$20,829,027

Source: Miami-Dade County Property Appraiser's Property File (2016).

* Note: Total NCEA area in net acres, exclusive of public rights-of-way. Area is approximately 190 gross acres in size.

amounts of institutional and industrial uses. There are 533 owners for the 497 parcels. The total taxable value of all the North Central properties is approximately $20,829,027 which results in an average value of $41,910 per parcel.

The total area of the proposed Expansion Area is approximately 190 acres. The currently designated CRA Area is approximately 740 acres which is approximately 22% of the total City area. If this Finding of Necessity is approved, the expanded total CRA Area will be approximately 930 acres or 28% of the total City area.

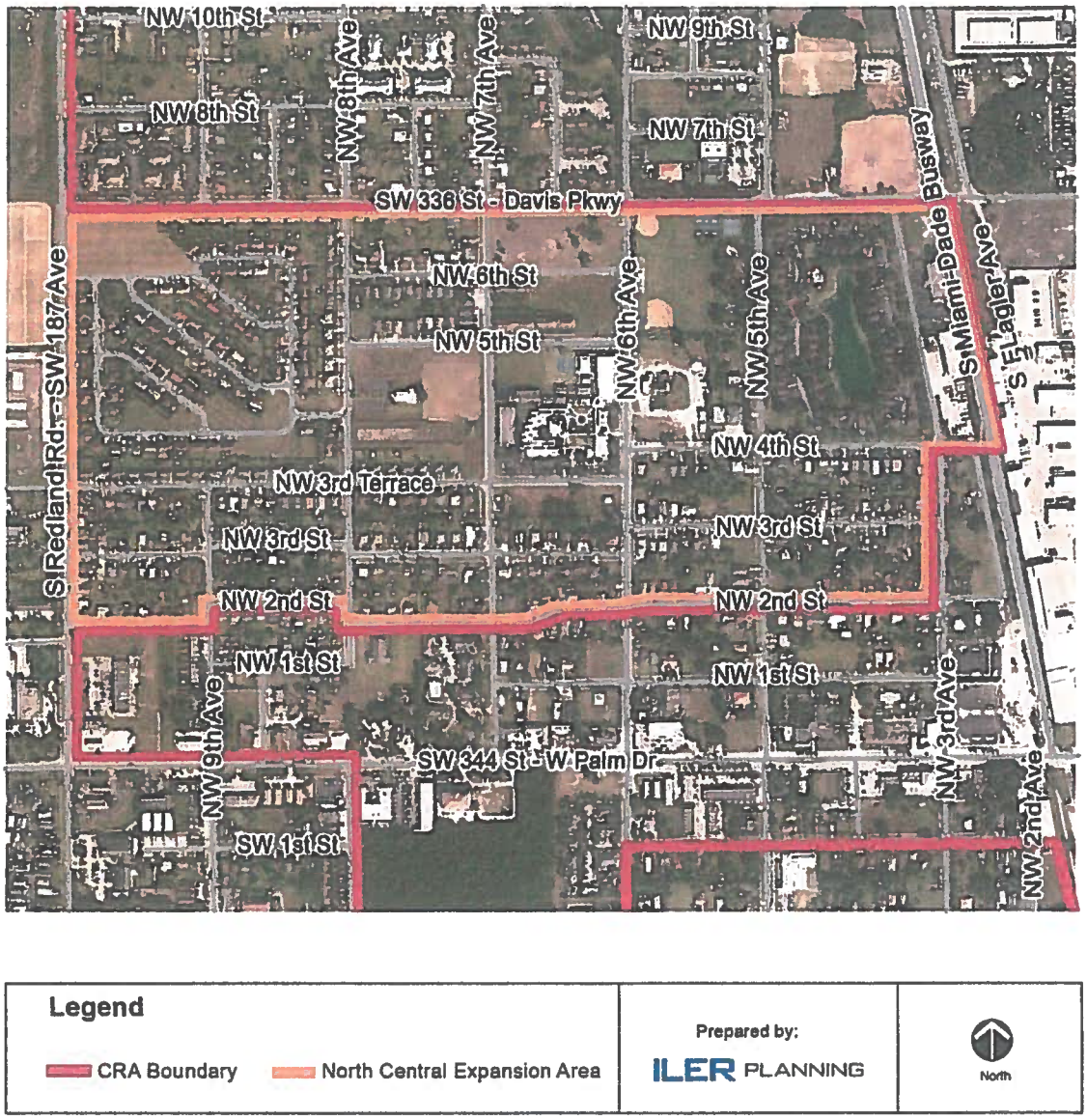
B. Area Description

The North Central Expansion Area has unique physical and demographic characteristics and corresponding redevelopment needs and opportunities as described below. The Area generally exhibits clear signs of slum and blight conditions and also a lack affordable housing for low and moderate income residents.

As shown in Figure 4, the North Central Expansion Area is generally located south of A. V. Davis Parkway, east of SW 187th Avenue, north of NW 2nd Street and west of (and including) the South Miami Dade Busway. The area is approximately 190 acres. Single-family homes are the primary current use of the area which also includes River Oaks apartments, Florida City Community Center, Loren Roberts Park, Florida City Elementary School, the Florida City Water Treatment Plant, Mt. Zion Baptist Church, as well as several industrial parcels at the northeastern corner. The area also has a large number of vacant parcels.

The population of the North Central Expansion Area in the 2010 Census was approximately 1,975 with the highest percentage of residents being Black/African American. Almost 48.6% of the residents in the area live below the poverty line and 40% do not have a high school degree. The median household income in the area is approximately $29,213, making good quality housing very difficult for many residents to attain. The concentration of deteriorating and dilapidated buildings and sites show clear physical evidence of the need for redevelopment. There are large tracts of vacant land that could be developed to include single-family and appropriate scale multi-family housing with neighborhood service retail to encourage walkability and reduce car trips.

Figure 4. Aerial View of the North Central Expansion Area



C. Racial Composition

According to the most recent Census data available as shown in Table 2, the proposed North Central Expansion Area is predominately comprised of African Americans residents (57%) with a substantial percentage (38%) of Hispanic residents followed by much smaller amounts of White, Asian, American Indian, and Multi-racial residents. By comparison, Hispanics comprise 65% of the population of Miami-Dade County while Whites are the largest percentage in the State as a whole

Table 2. Population by Race

Race	Florida	Miami-Dade County	North Central
Black/African American Alone	15.2% (2,851,100)	17% (425,650)	57% (1,136)
Hispanic	22.5% (4,223,806)	65% (1,623,859)	38% (753)
White	57.9% (10,884,722)	15% (383,551)	2.5% (47)
Multi-racial	1.5% (291,014)	1% (20,099)	1% (24)
Asian	2.4% (445,216)	1.5% (35,841)	< 1% (7)
Other	.3% (48,462)	<1% (4,953)	< 1% (7)
American Indian	.3% (47,265)	<1% (2,014)	< 1% (1)
Hawaiian	.1% (9,725)	<1% (468)	-
Total	100% (18,801,310)	100%(2,496,435)	100% (1,975)

Source: 2010 Census

D. Land Use and Zoning

Land use and zoning regulations are among the most basic tools which cities use to shape their built environment and economy. These regulations are critical to determining the redevelopment opportunities and needs of the proposed Expansion Area. This sub-section presents an overview of the future land use categories and zoning within the Area.

1. Future Land Use

Table 3 provides a breakdown of the future land use designations within the North Central Expansion Area and Figure 5 graphically depicts these designations. A large majority (66.5%) of the North Central Expansion Area has a Low-Density Residential designation which typically allows single family homes. Another 15% has Low Medium Density Residential designation which can be single family or townhomes.

Table 3. North Central Future Land Use

Future Land Use Category	Amount in Acres*	% Area
Low Density Residential 0-6 DU/AC	127	67%
Low Medium Density Residential 0-10 DU/AC	28	15%
Parks and Recreation	10	5%
Industrial	8	4%
Institutional and Public Facilities	17	9%
Total	190	100%

Source: City of Florida City.
*Note: Amounts are estimated in gross acres.

A total of 9% of the Area is designated Institutional and Public Facilities which reflects the school, City Water Department, and City Community Center uses. The next highest uses are 5% Parks and Recreation for Loren Roberts Park and 4% for the Industrial area along the northeastern side of the Area.

2. Zoning

Table 4 below provides a breakdown of the City zoning districts within the North Central Expansion Area and Figure 6 shows the location of these districts. The large majority (81%) of the North Central Expansion Area has residential zoning with 68% designated Single Family and 13% Residential Duplex. A total of 14% of the Area is designated as Community Facility District including the City Water Department, Community Center, and Loren Roberts Park. A total of 5% of the Area is in the Light Industrial District.

Table 4. North Central Zoning

Zoning District	Amount in Acres*	% Area
Residential Single Family (RS-3)	130	68%
Community Facilities (CF)	27	14%
Residential Duplex (RD-1)	25	13%
Light Industrial (I)	8	5%
TOTAL	190	100%

Source: City of Florida City.
*Note: Amounts are estimated in gross acres.

Figure 5. North Central Expansion Area Future Land Use

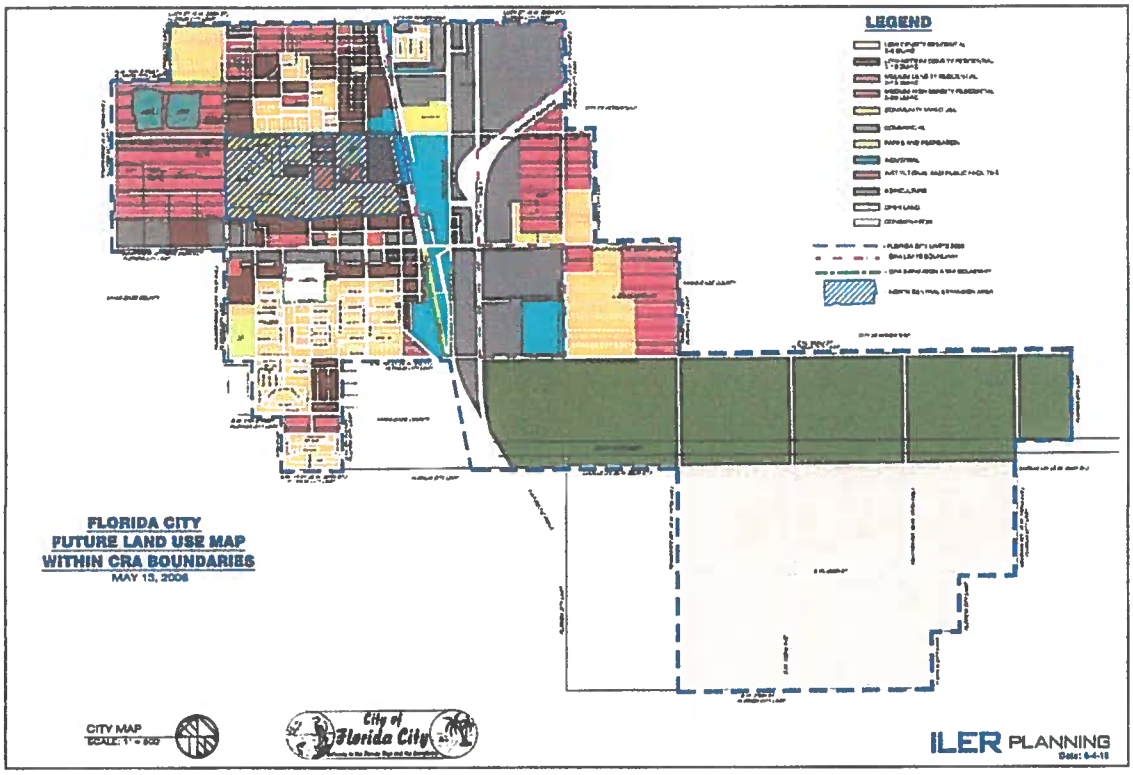
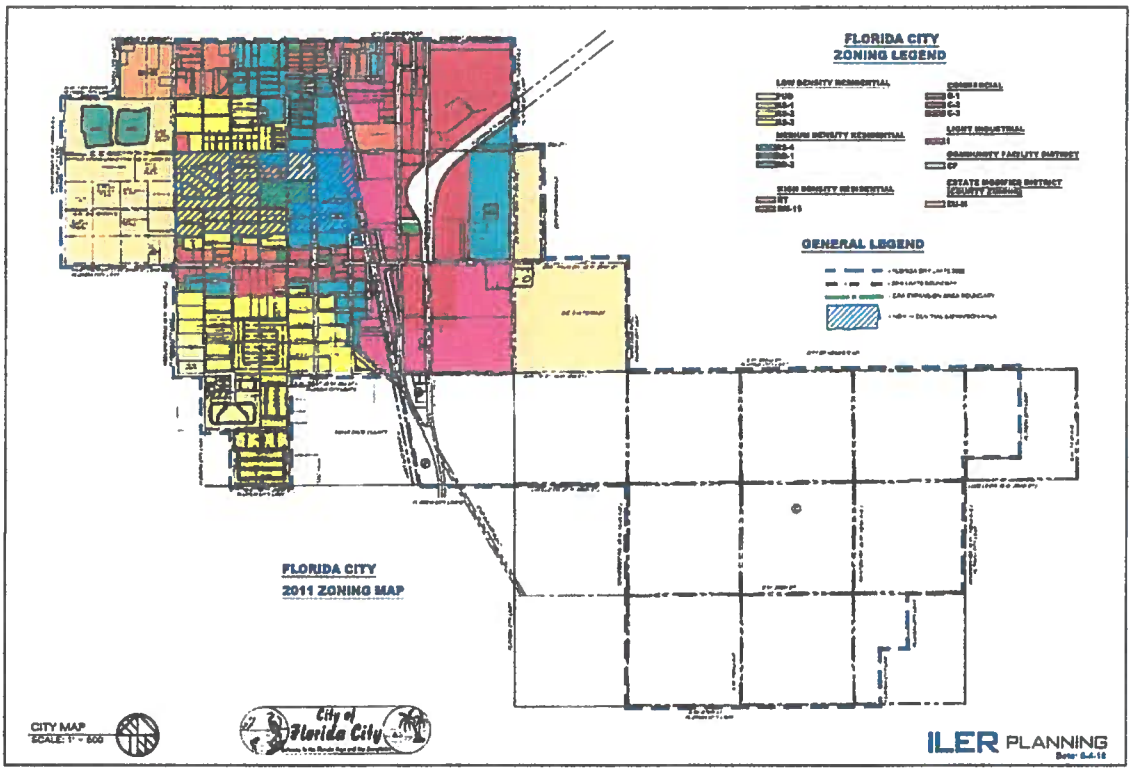


Figure 6. North Central Expansion Area Zoning



V. Assessment

As discussed previously in Section II, an area being considered for CRA designation must meet the State statutory criteria which demonstrate that the area suffers from a lack of affordable housing for low and moderate income residents and/or from the presence of slum or blight conditions. To meet the slum condition requirement, an area must meet one or more of the specific slum criteria. Designation as a blighted area requires meeting two or more of the specific blight criteria. The existing CRA area met these requirements when it was created in 1995 and expanded in 2009. These conditions have been addressed and improved upon over the years through the implementation of the CRA Redevelopment Plan. However, since the proposed Expansion Area lies outside of the existing CRA, it has not benefited as directly from the City's redevelopment efforts, and still exhibits slum and blight conditions and lack affordable housing. This section will demonstrate that the North Central Expansion Area meets the specific State criteria for redevelopment need.

A. Socio-Economic Conditions

A variety of socio-economic indicators can be used to determine the existence of slum and blight conditions. Data from the 2010 U.S. Census and subsequent Census American Community Surveys was obtained and analyzed in order to provide detailed socio-economic information for the Expansion Area including education, tenure, vacancy, income and poverty and other important indicators. In some cases, Census data can be narrowed down to specific blocks that correspond almost exactly with the boundary of an area. In other cases, including for North Central, an area occupies enough of a block group that the block group data can be considered representative of the conditions in that area.

1. Educational Level

Table 5 shows selected educational attainment information. Educational level is a key socio-economic determinant and is significantly lower than average in areas suffering from slum and blight conditions;

Table 5. Educational Attainment

Education Level	Florida	Miami-Dade County	North Central
No high school diploma	13.1%	19.4%	39.9%

Source: Census American Community Survey 5-Year Estimates, 2011-2015.

it is a State criterion indicating slum conditions. Educational attainment rates - as measured by graduation from high school - in the proposed Expansion Area are significantly lower than in the State and Miami-Dade County. Approximately 40% of adults (25 years in age or older) in the North Central Expansion Area do not have a high school diploma which is far higher than the corresponding 13.1% State and 19.4% County rates.

Low educational attainment directly hinders the ability of residents to obtain employment generally and particularly in higher paying positions. The resulting higher rates of unemployment and employment in lower paying jobs are implicitly linked to higher rates of poverty and inability to afford reasonable quality housing. Improving residents' education and work skills can upgrade their employment and increase income which will enable them to obtain and maintain better quality housing. Since one of the goals of a CRA is to foster the development of affordable housing to benefit area residents, the CRA can coordinate with non-profits and agencies to provide education and job skills to CRA residents. This will help address this major underlying cause of slum and blight.

2. Poverty Level

Above all other factors, the percentage of an area's residents living at or below the poverty level is the strongest indicator that the area suffers from slum and blight and is in need of redevelopment; it is a State criterion indicating slum conditions. Residents of the proposed Expansion Area are some of the poorest in Miami-Dade County and the State, with almost 50% of the population living below the poverty level as shown in Table 6. This economic distress is even more apparent when compared to the much lower Miami-Dade County (20.4%) and State of Florida (15.1%) poverty rates. At the time the original CRA Plan was adopted, the poverty rate for the City of Florida City was 36.8%, according to the 1990 US Census. The high poverty levels in the proposed Expansion Area are one of the most compelling reasons for slum and blight condition designation.

Table 6. Poverty Rate Comparison

	Florida	Miami-Dade County	North Central
Households with Income At/Below Poverty Level	15.1%	20.4%	48.6%

Source: Census American Community Survey 5-Year Estimates, 2011-2015.

3. Income Level and Distribution

Median household income is another key socio-economic indicator for documenting the presence of slum and blight conditions and is directly linked to poverty levels; it is a State criterion indicating slum conditions. Economic distress in the Expansion Area is apparent when median income is compared to County and State levels as shown in Table 7. The median income is only 67% of that of Miami-Dade County and 61% of that of the State of Florida. These are very significant differences from the State and County median income levels and a clear contributor to slum and blight conditions.

Table 7. Median Household Income

Income	Florida	Miami-Dade County	North Central
2009 Median Household Income	$47,507	$43,129	$29,213

Source: Census American Community Survey 5-Year Estimates, 2011-2015

Table 8 shows the number of households and percentage of total households in the Expansion Area that fall within 16 income brackets. A total of 50% of households earn less than $30,000 annually and 10% earn less than $10,000 annually. These levels are far lower than the County as a whole where only 35% of total households earn less than $30,000 a year and 47% earn over $50,000 a year. No households in North Central are in the top three brackets. Clearly the median income distribution for the Expansion Area shows a strong concentration in lower income brackets which directly correlates to the presence of slum and blight.

Table 8. Income Distribution by Number of Households

Median Household Income	Miami-Dade County	% Total County	North Central Area	% of Area Total
Less than $10,000	88,718	10%	72	10%
$10,000 to $14,999	56,134	7%	82	11%
$15,000 to $19,999	55,206	6%	96	13%
$20,000 to $24,999	54,918	6%	67	9%
$25,000 to $29,999	48,425	6%	54	7%
$30,000 to $34,999	44,505	5%	0	0%
$35,000 to $39,999	43,494	5%	95	13%
$40,000 to $44,999	40,712	5%	25	3%
$45,000 to $49,999	36,298	4%	42	6%
$50,000 to $59,999	62,261	7%	70	10%
$60,000 to $74,999	75,775	9%	11	2%
$75,000 to $99,999	85,374	10%	91	13%
$100,000 to $124,999	56,363	7%	18	3%
$125,000 to $149,999	30,678	4%	0	0%
$150,000 to $199,999	32,452	4%	0	0%
$200,000 or more	42,311	5%	0	0%
Totals	853,624	100%	723	100%

Source: 2012-2016 American Community Survey 5-Year Estimate

4. Housing Tenure

Higher levels of owner-occupied housing in an area mean that more residents have the income needed to purchase a home. Higher levels of occupant ownership also mean that areas are more economically stable because owners have a direct interest in keeping their properties and community in good condition. Lower levels of occupancy by owners indicate the opposite for both items; a low level of home ownership is a State criterion indicating slum conditions.

Table 9 shows home ownership and rental information for the North Central Expansion Area. The lower median income levels of the residents in the Area make homeownership very difficult, contributing to the fact that about 46% of residents own the homes they occupy. These levels are substantially lower than Miami-Dade County and State of Florida owner occupancy levels. The corresponding higher levels of occupancy by renters are well over half in North Central. The high ratio of renters to owners also creates a financial risk for renters. When housing values of a distressed area do rise because of better economic conditions, renters are at a much higher risk of displacement. In addition, the higher occupancy by renters inevitably creates some community instability as a result of renters moving into and out of the neighborhood more frequently than homeowners. All of these factors mean that areas with low owner occupancy rates, like those of North Central, exhibit or are at a higher risk of developing slum and blight conditions.

Table 9. Housing Occupancy by Tenure

	Florida	Miami-Dade County	North Central
Owner Occupied Homes	65.3%	53.8%	45.7%
Renter Occupied Homes	34.7%	46.2%	54.3%

Source: US Census 2010.

5. Affordable Housing

The first of the two Florida State statutory criteria for determining that an area meets CRA designation requirements is: "One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality." Information from the University of Florida's Shimberg Center for Housing Studies indicates that affordable housing continues to be a major issue for Florida City. This is demonstrated by the substantial number of "cost-burdened" households that spend more than 30% of their Average Median Income (AMI) on housing. The Center projects that the number of cost-burdened households in Florida City will rise significantly through 2025 and beyond as measured by the amount of income spent on housing shown in Table 10.

Table 10. Florida City Cost-Burdened Households by % of Average Median Income (AMI)

Income Spent on Housing	2010 (households)	2016 (households)	2020 (households)	2025 (households)
30% AMI or less	1,167	1,369	1,560	1,788
30.1-50% AMI	975	1,143	1,305	1,498
50.1-80% AMI	686	801	911	1,038
80.1-120% AMI	243	286	324	368
>120% AMI	257	303	344	389
Total	3,328	3,902	4,444	5,081

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

The Shimberg Center data shows that Florida City had a total of 3,328 cost-burdened households in 2010 which grew by 15% to reach 3,902 in 2016. By 2025 the cost-burdened households are expected to grow by 22% from 2016 levels to 5,081. A significant number of households have to spend over 120% of the average median income on housing.

While these statistics are not available at the level of the North Central Expansion Area, the percentage of cost-burdened households in the Area can be assumed to be greater than for the City as a whole because median incomes in North Central are significantly lower than in the rest of the City. Clearly, the proposed Expansion Area meets the key State Finding of Necessity criterion of exhibiting a shortage of housing affordable to residents of low or moderate income.

6. Overcrowding

Another relevant housing statistic is Occupants Per Room which can indicate if overcrowding, a State criterion indicating slum conditions, is present. Table 11 indicates that the number of overcrowded

Table 11. Occupants per Room

	Florida	Miami-Dade County	North Central
1 or less	97.2%	94%	84.5%
1.01 to 1.50	2.1%	4.1%	13%
1.51 or more	.8%	1.8%	2.5%

Source: Source: 2012-2016 American Community Survey 5-Year Estimates

Households (more than one person per room) in the North Central Expansion Area was over three times the State level and about 40% more than in Miami-Dade County. Overcrowding appears to be a significant problem in the North Central Area.

B. Site and Structure Deterioration

Deteriorated building sites and structures are signs of slum and blight conditions; it is a State Criterion indicating blight. Buildings and sites that exhibit deterioration and hazardous conditions create a physically unsafe environment. In addition, the negative aesthetic impact of these unsightly conditions discourages investment and creates a perception of danger which often leads to higher levels of criminal activities.

The condition of sites and structures within the North Central Expansion Area was studied to document the degree of site and structure deterioration. The analysis is based on field inspections, information from the Miami-Dade County Property Appraiser, 2010 US Census Data, and reports from the City's Code Enforcement and Police Departments.

As shown in Figure 7, there are a number of deteriorated buildings and structures within the North Central Expansion Area. Similarly, Figure 8 depicts deteriorated sites in the Area, both those that are vacant and those with buildings. These photos are a representative sample of the significant number of deteriorated sites and structures within the Expansion Area.

Beyond the actual visual documentation of deteriorating structures and sites, there are a number of indicators which demonstrate their existence including a high vacancy rate, faulty lot lay out, excessive diversity of ownership, extensive code enforcement violations and high rates of crime. These conditions all contribute to the need for redevelopment pursuant to State criteria.

Figure 7. North Central Deteriorated Building Conditions

Legend	Prepared by:	
CRA Boundary — North Central Expansion Area	ILER PLANNING	North

Figure 8. North Central Deteriorated Site Conditions

1. Vacancy

Vacant land attracts dumping, criminal activity, and commonly contains overgrowth, contamination, vermin, and toxic chemicals. The existence of these conditions can both decrease property values and increase health risks. High vacancy rates and abandoned lots lie in the midst of most economically depressed neighborhoods and pose a barrier to the redevelopment of land. Decreasing the levels of vacancy will increase the tax base of the area and contribute to economic vitality and better quality of life for City residents. High land vacancy is a State blight criteria factor.

The City's Comprehensive Plan includes a Vacant Land Map on which the Expansion Area is depicted in Figure 9. As the figure shows, there are a number of large vacant parcels that offer significant redevelopment opportunities.

The property information presented earlier in Table 1 includes information on parcels designated with a current use of vacant residential. There are 70 parcels designated vacant residential which total 16.7 acres; this is 11.3% of the total North Central Expansion Area. This high level of vacant land contributes substantially to slum and blight conditions in the Area.

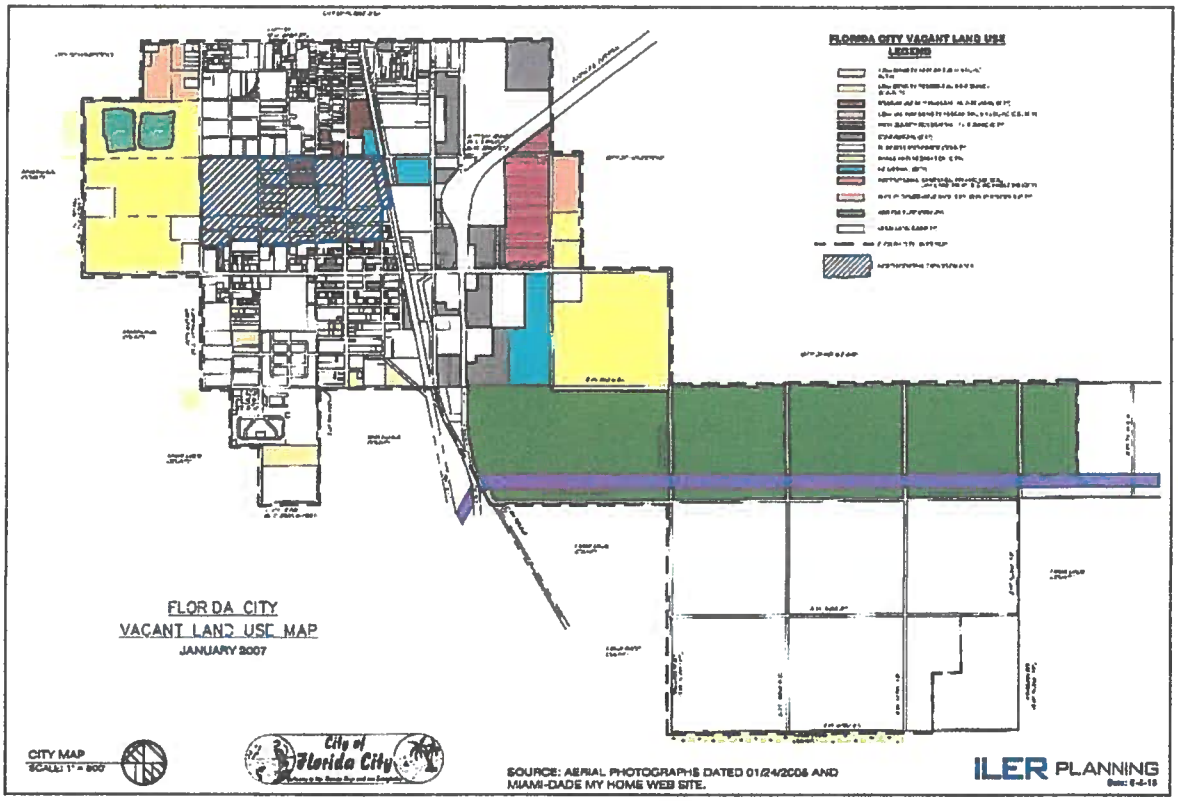
In addition to vacant land, there are a number of vacant housing units in the North Central Expansion Area as shown in Table 12. These numbers are based on available census information which roughly corresponds to the North Central Expansion Area boundary and gives an overall picture of the situation. The vacancy rate for the Area is higher than that of both the State and County. Vacant units create many of the same problems as vacant land including negative appearance, dumping, vagrancy, vermin, and criminal activity all of which discourage redevelopment. Some of the vacant units may actually be unsafe structures that need to be demolished or substantially renovated.

Table 12. Vacant Housing Units

	Florida	Miami-Dade County	North Central
Total	9,152,815	1,004,835	865
Occupied	7,393,262	853,264	723
Vacant	1,759,153	151,211	142
Vacancy %	19%	15%	20%

Source: 2016 American Community Survey 5-Year Estimates

Figure 9. North Central Vacant Land



2. Code Enforcement Violations

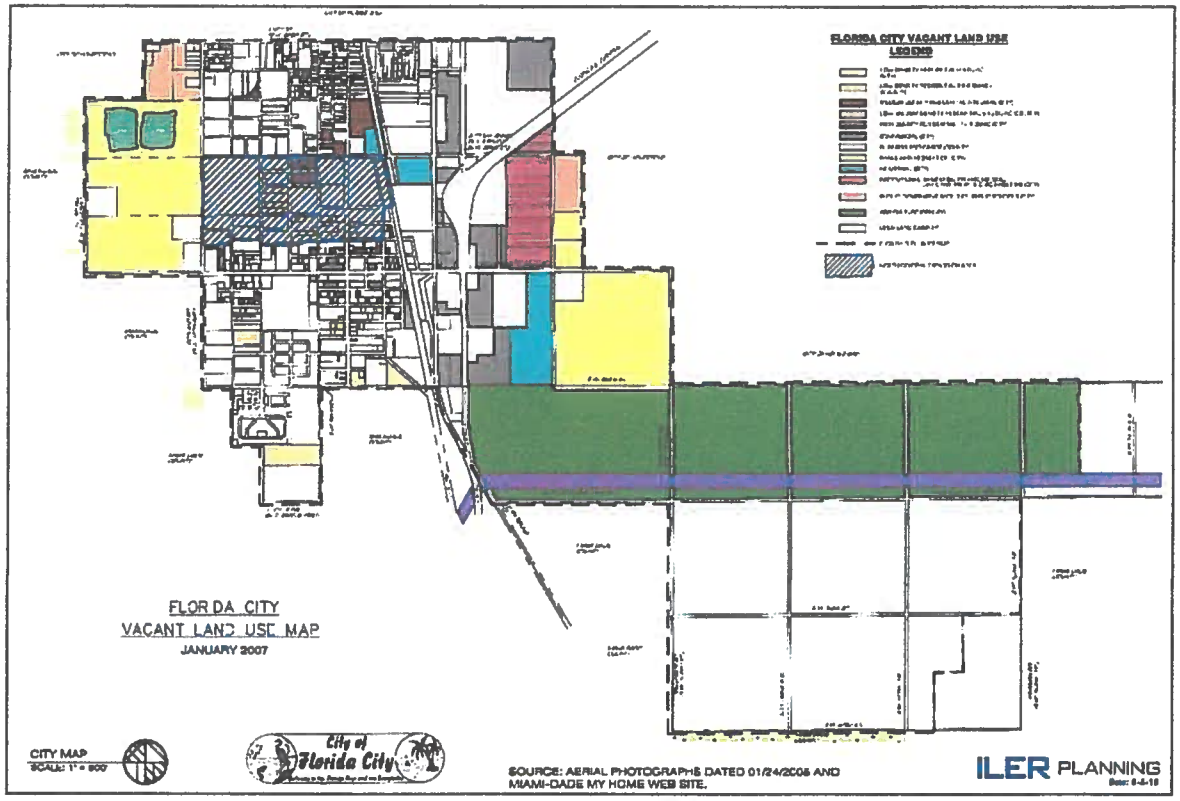
Code enforcement violations are further evidence of the physical and aesthetic deterioration of an area and are a State blight indicator. City Code enforcement data indicates there were 32 violations on properties in the North Central Expansion Area between January 2015 and December 2017. A summary of those violations is provided in Table 13 below.

Table 13. North Central Expansion Area Code Violations 2015 - 2017

Type of Violation	Total Violations
Overgrown Lot	19
Disabled/Abandoned Vehicle	2
Garbage/Trash/ Junk & Debris	4
Housing Violation	3
Non Secured Vacant Building	2
Illegal Fowl	1
Commercial Vehicle Parked Residential Area	1
TOTAL	32

Source: City of Florida City

Figure 9. North Central Vacant Land



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Commercial Vehicle Parked Residential Area	1
TOTAL	32

Source: City of Florida City

This number of violations is relatively small for a 3-year period. It is likely that the reporting systems did not capture all of the actual citations and that a large number of violations are not being cited given the pervasive visual evidence of junk, trash and debris which contribute to slum and blight conditions in the North Central Expansion Area.

3. Faulty Lot Layout

The platting of lots can potentially be done in a manner which creates obstacles to achieving desired development and redevelopment. Lots may be too small or big, or too wide or too narrow, to accommodate the size of typical structures intended for the parcel by the zoning designation. If the lot layout problems are widespread in an area, they may hinder appropriate redevelopment. Faulty lot layout is a State indicator of blight.

The City's Land Development Code requires a minimum lot size of 7,500 square feet for single family development. Within the North Central Expansion Area, 436 of the 497 parcels are zoned Single Family. Of these, 96, or 22%, have a parcel size smaller than the 7,500 SF minimum. This significant number of non-conforming lot sizes is an obstacle to appropriate redevelopment in the North Central Expansion Area.

4. Diversity of Ownership

The development and redevelopment of an area can be affected by a high variation or diversity of property owners which is a State blight indicator. If each parcel has a different owner, or sometimes more than one owner, the control and potential assembly of lots becomes much more difficult and can pose an additional barrier to redevelopment. Information on the number of parcels and number of owners in the North Central Expansion Area was presented in Table 1 earlier. It shows a total of 497 properties with 533 owners. This elevated rate of diversity of ownership can create substantial obstacles to redevelopment efforts. In addition, the majority of the parcels have a current use of single family with a high diversity of owners and smaller parcels. A total of 369 (74%) of the 497 parcels are in single family use with 472 owners. The high level of single family use with relatively small lots and a high diversity of owners could pose an impediment to reinvestment and redevelopment and contributes to slum and blight conditions.

5. Crime

A higher than average incidence of crime is one of the key State criteria for documenting blight conditions in an area being considered for CRA designation. The Florida City Police Department provided crime information for locations that fall partially or wholly fall the North Central Expansion Area. From January 1 to October 21, 2015, Police Department recorded the following crimes on the South Miami-Dade Busway, NW 2nd Avenue, and NW 3rd Avenue: 55 assaults, 4 attempted suicides, 16 burglaries, 4 acts of criminal mischief, 78 public disturbances, 17 disputes, 5 drug violations, 19 grand larcenies, 3 grand theft auto incidents, 30 robberies, 2 sexual batteries, 1 shooting and 1 weapons violation. While information about the levels of crime in the rest of the City was not available for comparison purposes, the incidence of crime in the vicinity of the North Central Expansion Area – particularly assaults, grand theft auto,

robberies, burglaries, public disturbances, and disputes – is significant enough to indicate the existence of blight conditions.

The categories of crimes differ between the City and the County and comparable data was not available to allow a one-to-one comparison of crimes per capita at the overall City, County, and State levels. However, the total number of types of crimes committed indicate that crime is a significant issue in North Central. Lack of employment opportunities, poverty, and deteriorated physical building and site conditions can contribute to higher crime levels and all of these factors are present in the Area.

VI. Summary of Expansion Area Findings

The previous section described the various socioeconomic and physical conditions generally present throughout the North Central Expansion Area that contribute to the existence of slum and blight conditions pursuant to the State Finding of Necessity criteria. As discussed earlier, the North Central Expansion Area has its own character and particular issues which contribute to the state of deterioration and need for redevelopment. The Area, along with the City in general, suffers from a severe shortage of affordable housing. Specific conditions contributing to slum and blight are summarized below.

The North Central Expansion Area has seen the least investment of any area of the City in the last decade. Almost 49% of the residents live below the poverty line and nearly 40% do not have a high school degree. The median household income is approximately $29,213 making affordable housing difficult to attain. The clearly visible concentration of deteriorating and dilapidated buildings and sites provide physical evidence of the serious need for redevelopment. In addition, the small lot size and large diversity of property ownership deters private redevelopment. The area suffers from a substantial amount of crime and the large amount of vacant land attracts illegal dumping and illicit activity.

In summary, the North Central Expansion Area meets the following State criteria for inclusion in the Florida City CRA due to the following:

- Lack of affordable housing;
- Physical or economic conditions conducive to poverty or crime;
- Predominance of buildings or improvements which are impaired by reason of dilapidation, deterioration, age, or obsolescence;
- Existence of conditions that endanger life or property.
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- High vacancy rates;
- High incidence of crime;
- Numerous Florida Building Code violations;
- High diversity of ownership or defective or unusual conditions of title.

VII. Conclusion

This Finding of Necessity documents the detailed review and evaluation undertaken of extensive socioeconomic data on the North Central Expansion Area proposed to be added to the Florida City CRA. Site, building, and community conditions were also carefully studied as part of this effort.

According to the State of Florida statutes for designating a CRA, an area must meet the criteria summarized below for designation:

1. One or more slum or blighted areas must be present, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income including the elderly;

2. The rehabilitation, conservation, or redevelopment is necessary in the interest of public health, safety, morals or welfare of the residents.

This Finding of Necessity supports the following conclusions:

The Expansion Area exhibits a demonstrable shortage of affordable housing: All of Florida City suffers from a clear lack of affordable housing based on conclusive data from the University of Florida Shimberg Center for Housing Studies. The data show a citywide shortage which is significantly worse in the Expansion Area due to the lower median incomes and higher poverty rates of the residents of the Area.

The North Central Expansion Area suffers from the presence of "slum" conditions: Slum conditions are those conducive to disease, infant mortality, juvenile delinquency, poverty, or crime that can be attributed to the dilapidation, deterioration, age, or obsolescence of area sites and buildings as demonstrated by: inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; or the existence of conditions that endanger life or property. The North Central Expansion Area exhibits a number of slum conditions including deteriorated sites and buildings, higher number of residents per room, low number of homeowners, and generally run-down appearance that is conducive to crime and discourages investment. Socio-economic data reviewed showed evidence of poverty, crime, lack of education and other factors which are linked to the presence of slum conditions.

The Expansion Area exhibits "blight" conditions: Blight conditions include deteriorated sites and structures, economic distress, and crime which are all demonstrated in this Finding of Necessity as present

in the North Central Expansion Area. The Area exhibits the following blight indicators required to be present by State criteria including:

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Inadequate and outdated building density patterns;
- High vacancy rates of buildings and high amounts of vacant land;
- High incidences of crime;
- Numerous City and County Code violations; and
- High diversity of property ownership.

Redevelopment is required to protect the health, safety and welfare interests of the residents of the Expansion Area and of the City: Residents of the North Central Expansion Area suffer from existing slum and blight conditions, and could benefit from redevelopment of their community to improve income, education safety, appearance, and quality of life. If not addressed, these conditions will continue to negatively affect the residents of the Expansion Area and could spill over to other areas of the City as well.

This Finding of Necessity concludes that the North Central Expansion Area meets the State criteria for inclusion within the existing Florida City CRA. This expansion of the CRA will make available the tools and funding required to address affordable housing needs and slum and blight conditions in the Area of need. These focused efforts will contribute to the rejuvenation of the entire CRA Area and enhancement of the overall appearance, economic health, and vitality of all of Florida City.

RESTATED INTERLOCAL COOPERATION AGREEMENT RELATED TO THE CITY OF FLORIDA CITY COMMUNITY REDEVELOPMENT AGENCY (FLCCRA)

THIS INTERLOCAL COOPERATION AGREEMENT (Interlocal Agreement), made this ___ day of _____, 2020, by and among Miami-Dade County, Florida, a political subdivision of the State of Florida (County), the City of Florida City, a municipal corporation under the laws of the State of Florida (City), and the Florida City Community Redevelopment Agency, a public body corporate created pursuant to Section 163.357, Florida Statutes (hereinafter, referred to as the FLCCRA); 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, (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, the Miami-Dade Board of County Commissioners (County Commission) adopted Resolution R-288-93 on March 2, 1993, which adopted a finding of slum and blight in the City of Florida City (City); and

WHEREAS, on May 18, 1995, the County Commission adopted Resolution No. R-700-95, that among other things, delegated certain powers to the City of Florida City (City) to develop a community redevelopment plan; and

WHEREAS, on June 6, 1995, the County Commission adopted the Florida City Community Redevelopment Plan through Resolution No. R-795-95; and

WHEREAS, on June 20, 1995, the County Commission adopted Ordinance No. 95-108 establishing the Florida City Community Redevelopment Agency Trust Fund to fund improvements in the Area; and

WHEREAS, on April 16, 1996, the County Commission approved the Interlocal Cooperation Agreement through Resolution No. R-367-96; granting additional powers to the Florida City Community Redevelopment Agency (FLCCRA); and

WHEREAS, at the request of the City and the FLCCRA, on June 2, 2009, the County Commission adopted Resolution No R-645-09, approving an expansion of the FLCCRA; and

WHEREAS, the FLCCRA and the City have requested the County Commission approve an expansion to the FLCCRA and extension of the life of the FLCCRA; and

WHEREAS, accordingly, it is necessary to renegotiate a current Interlocal Cooperation Agreement between the FLCCRA, the City and County and restate said agreement, in connection with the approved extension and expansion; and

WHEREAS, the County Commission, in accordance with the Act, wishes to delegate certain powers conferred on the County Commission to the City and the FLCCRA to implement the Amended Redevelopment Plan for the redevelopment area, as described in such plan (Redevelopment Area); and

WHEREAS, the County, City and the FLCCRA desire to delineate their areas of responsibility with respect to the redevelopment of the redevelopment area, as described in such plan; and

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

I. 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, Florida Statutes, the FLCCRA shall have the right and sole responsibility to exercise the following redevelopment powers specifically delegated by the County Commission 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 information regarding slum clearance and community redevelopment.

(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 by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition;

(b) Demolition and removal of buildings and improvements;

(c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;

(d) The power to dispose of any property acquired in the Redevelopment Area at its fair value as provided in S. 163.380 for uses in accordance with the Plan;

(e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;

(f) The power to acquire real property in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition 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, or otherwise put to use for the public good as set forth in the Plan;

(g) The power to acquire any other real property in the Redevelopment Area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition when necessary to eliminate unhealthful, unsanitary or unsafe conditions; 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) The power to acquire, without regard to any requirement that the area be a slum or blighted area, air rights in an area consisting principally of land over 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) The power to construct the 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 qualified, licensed person or agency, public or private, of services, privileges, works, streets, roads, bridges, public utilities, or other facilities for, or in connection with, a community redevelopment plan; to install, construct, and reconstruct streets, bridges, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems necessary 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 the Plan and related activities, and to include in any contract authorized by the FLCCRA 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, test borings, or contamination tests, with the permission of the owner or owners and to request 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 within the redevelopment area (or personal property for its administrative purposes), together with any improvements thereon;

(7) The power to hold, improve, clear or prepare for redevelopment any property within the redevelopment area acquired by the FLCCRA;

(8) The power to mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property within the redevelopment area;

(9) The power to insure or provide for the insurance of any real or personal property within the redevelopment area or operations of the FLCCRA 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 within the redevelopment area contemplated by the Plan to be acquired for redevelopment purposes by the FLCCRA and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons or entities pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the FLCCRA;

(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 Board, which approval or disapproval shall be in the sole and absolute discretion of the Board, 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 Agency deems reasonable and appropriate which are not inconsistent with the purposes of the Act. It is the expressed intent of the Agency 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 or buildings and improvements; and

(b) Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements: and

(c) Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities; and

(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; and

(16) The power to apply for, accept, and utilize grants of funds from the Federal Government for such purposes; and

(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; and

(18) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act; to make a request to rezone any part of the City or the County or make exceptions from, or revisions to, 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; and

(19) The power to make a request to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City or the County; and

(20) The power to provide funding to support the development and implementation of community policing innovations, subject to any budgetary limitations set forth in this Agreement; and

(21) The right to exercise any other power that the Florida Legislature grants to community redevelopment agencies after the date of this Interlocal Agreement, subject to approval of the exercise of such power by the City Commission, and if approved by the City Commission, subsequent approval by Miami Dade County.

(22) Nothing in this Agreement is intended to prohibit the City and the FLCCRA from exercising their respective powers as set forth in Section 163.395.

B. The following powers may not be paid for or financed by increment revenues:

(1) Construction or expansion of administrative building 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 community redevelopment plan by Miami-Dade County pursuant to a previously approved public capital improvement or project

schedule or plan of Miami-Dade County as the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of Miami-Dade County 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 community redevelopment trust fund.

(3) General government operating expenses unrelated to the planning and carrying out of the community redevelopment plan.

II. Miami-Dade County or Other Taxing Authority Representation

Pursuant to section 163.357(1)(d), Florida Statutes, one member of the County Commission or a County Commission designee may be appointed to serve on the FLCCRA's Board (in addition to the other members appointed to the FLCCRA Board of Commissioners (FLCCRA Board) pursuant to section 163.357(1)(c), Florida Statutes. Said County Commissioner or designee shall be vested with the same rights, duties and obligations as any other FLCCRA Board member. Said membership on the FLCCRA's 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 FLCCRA's Board without requiring further action from the FLCCRA.

III. Implementation of the Plan

A. The redevelopment powers listed in Section I herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as approved by the County Commission, together with any supplements or amendments to the Plan, provided that any amendments and supplements to the Plan must also be approved by the County Commission. Notwithstanding anything in the Plan to the contrary, it is agreed that the Plan as approved by the County Commission pursuant to Resolution R-_____ is approved and effective through July 19, _____.

B. For purposes of this Interlocal Agreement, tax increment funds are such funds or revenues as defined by 163.387(1)(a).

C. No more than twenty percent (20%) of the tax increment funds deposited annually into the Trust Fund shall be used for total administrative expenses allowable under Section 163.387(6)(a), Florida Statutes (including indirect and

overhead expenses which may not exceed six percent (6%) of the total contemplated administrative expenses to be spent under the Plan). Administrative expenses include all compensation, including benefits, paid to or for the FLCCRA's Director and its employees. All expense items chargeable to the twenty (20%) administrative expense cap shall be shown as individual line items in the annual budget prepared by the FLCCRA and submitted to the Board with sufficient detail on individual salaries, etc. The twenty percent (20%) cap on administration shall be calculated based on the FLCCRA TIF funding for that particular year and shall not include any carryover or other funding or revenue sources for this calculation. The County shall charge, and the FLCCRA 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 FLCCRA. The County Administrative Fee shall not be included in the (20%) limit on administrative expenses defined in this section.

D. The City and the County hereby agree to contribute [95%] of the tax increment funds derived from the Redevelopment Area on an annual basis. Such contribution levels comply with County Commission Ordinance No. [ ].

E. In each year in which the County shall make the tax increment fund contribution required by paragraph III(D) of this Interlocal Agreement, the FLCCRA budget for expenditures funded by tax increment fund revenues shall be capped, so that 25% of the County's tax increment fund contribution (the Transportation TIF) shall remain un-appropriated and un-expended, except to the extent necessary to pay debt service and related payments on bonds that have been issued by the FLCCRA, if such bond issuance has been approved by the City and the County(County Rebate Amount), and the FLCCRA shall on an annual basis before the end of each fiscal year pay the County Rebate Amount to the County.

F. In each year in which the City shall make the tax increment fund contribution required by paragraph III(D) of this Interlocal agreement, the FLCCRA budget for expenditures funded by tax increment fund revenues shall be capped, so that 25% of the City's tax increment fund contribution shall remain un-appropriated and un-expended except to the extent necessary to pay debt service and related payments on bonds that have been issued by the FLCCRA, if such bond issuance has been approved by the City and the County (City Rebate Amount), and the FLCCRA shall on an annual basis before the end of each fiscal year pay the City Rebate Amount to the City for purposes of the City's appropriation of this revenue to the City general fund each year.

G. Beginning FY 2024-25, the FLCCRA budget for expenditures funded by tax increment fund revenues shall be capped, so that 25% of the County's tax

increment fund contribution, aside from the Transportation TIF, shall remain un-appropriated and un-expended, except to the extent necessary to pay debt service and related payments on bonds that have been issued by the FLCCRA, if such bond issuance has been approved by the City and the County(County Rebate Amount), and the FLCCRA shall on an annual basis prior to March 31 of each fiscal year pay the County Rebate Amount to the County.

H. The City and the FLCCRA designate the projects delineated in this paragraph as priority projects as more specifically described in the Redevelopment Plan. The FLCCRA shall develop and adopt its annual budgets, subject to approval by City Commission and the County Commission, and carry out its work recognizing the priority status of these projects:

1. Camper Site Redevelopment
2. "Snake Pit" Redevelopment
3. Northwest Neighborhood Housing Infill and Rehabilitation
4. North Central Neighborhood Housing Infill and Rehabilitation
5. Palm Drive Expansion and Landscape Plan
6. Pioneer Museum and Depot
7. Commercial and Industrial Façade Program
8. Signage Assistance Program
9. Small Business Capital Program
10. Commercial Building Improvement Grant Program
11. Sewer Line Hookups
12. Streetscape Improvements (14 streets)
13. Washington Park Rehabilitation
14. NW 3rd Avenue Linear Park
15. Community Policing
16. Code Enforcement.

I. The FLCCRA shall use its best efforts to ensure that the staffing of the FLCCRA reflect the racial and ethnic diversity of the FLCCRA area, in accordance with applicable law.

IV. City/County Coordination

A. The County Mayor or the County Mayor's designee shall designate a Redevelopment Area Coordinator (Redevelopment Area Coordinator). The

Redevelopment Area Coordinator shall serve as the County's liaison to the FLCCRA 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 FLCCRA provide prior notice for al FLCCRA meetings to the Redevelopment Area Coordinator and shall deliver copies of all FLCCRA agendas and agenda items to the Redevelopment Area Coordinator prior to each FLCCRA meeting. Additionally, on a yearly basis the FLCCRA shall transmit to the County a copy of the FLCCRA's annual report and certified financial statements.

B. The FLCCRA 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 FLCCRA shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

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

D. After approval by the FLCCRA's Board and the City Commission of the City of Florida City, and in accordance with state law, the annual budget and progress report shall be submitted to the County in a format approved by the County with sufficient detail including a description of any proposed project, grant, loan or any other program anticipated to be funded by the FLCCRA in that fiscal year. Additionally, the budget shall include a section outlining the accomplishments of the prior fiscal year. The annual budget for the FLCCRA and the Redevelopment Area

shall be subject to review and approval by the County Commission. The annual budget shall be submitted to the County no later than October 15th of each fiscal year. With the exception of the debt service payment on current bond obligations financed by tax increment revenues (only if such obligations have been approved by the City Commission and County Commission), no funds on deposit in the Fund may be expended by the FLCCRA based on the new budget until the annual budget has been approved by the County Commission. However, as long as the FLCCRA'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 FLCCRA may continue to make expenditures provided they do not exceed the fund appropriation in the previous year budget. However, if expected revenue decreases from the previous fiscal year, the prior budget fund appropriation shall be reduced accordingly for the purpose of limiting expenditures until the new budget is approved by the County. At the request of the County, the FLCCRA shall submit additional progress reports on the Plan and Redevelopment Area activities. The annual budget must be accompanied by official legislation from the FLCCRA and the City approving the budget and including a statement that all FLCCRA expenses are in accordance with the approved Plan and State law. The City shall transmit such legislation to the County.

E. Should the FLCCRA 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 FLCCRA pursuant to this Agreement shall be exercisable with respect to such amendments and modifications.

V. SMART Plan Funding.

A. The Transportation TIF Amount shall be the amount equal to 25 percent of the amount of countywide TIF and city TIF as defined in this Interlocal Agreement. The Transportation TIF Amount shall be provided to the County on a yearly basis no later than March 31 of each year.

VI. Land Disposition

Any disposition of land by the FLCCRA shall be accomplished in accordance with applicable provisions of federal, State and local laws, Plan and this Agreement pursuant to the Act.

VII. Project Financing

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

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

C. The FLCCRA, 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 hereof, any provision of this Interlocal Agreement, the duration of such bonds, notes, or other indebtedness and advances pledging or obligating tax increment revenues which may be approved by the City Commission and the County Commission shall not extend past the last day of _____. The 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 FLCCRA incurred as a result of redevelopment in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's and the City's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Ordinance No. _____. On the last day of the fiscal year of the FLCCRA, any money which remains in the Fund after payment of expenses pursuant to Section 163.387(6), Florida Statutes, 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 approved 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 FLCCRA Board, subject to approval by the City Commission and the County Commission.

VIII. Community Benefits Agreements, Contracting and Procurement,

A. Community Benefits Agreement. All entities or contractors contracting with or receiving grants from the FLCCRA for new commercial and residential developments to be constructed within the Redevelopment Area in an amount of $200,000.00 or more, or such other amount as may be established by the County Commission, shall enter into a community benefits agreement with the FLCCRA which will benefit primarily the residents of the Redevelopment Area. To the extent allowed by law, a community benefits agreement shall include provisions for hiring the qualified labor workforce for the project financed by the grant or agreement from residents of the Redevelopment Area that are qualified but unemployed or underemployed. Depending on the worker or employee to be hired, the FLCCRA will be required to ensure that such entity or contractor complies with wage requirements, as applicable, established by Miami-Dade County's Living Wage or Responsible Wage Ordinances, pursuant to Section 2-8.9 and 2-11.16, respectively, of the Code of Miami-Dade County, Florida (the "Code") or pay higher wages and benefits, as are feasible.

B. Contract Requirements. All entities or contractors contracting with or receiving a grant from the FLCCRA in an amount of $500,000.00 or more, or such other amount as may be established by the County Commission, shall comply with the following Miami-Dade County ordinances contained in the Code, as 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) Community Business Enterprises (Section 2-10.4.01 of the Code);
(3) Community Small Business Enterprises (Section 10-33.02 of the Code;
(4) Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of the Code); and/or
(5) Living Wage Ordinance

C. Procurement. Pursuant to Section 163.370(5), Fla. Stats., the FLCCRA shall procure all commodities and services under the same purchasing processes and requirements that apply to the City which created the FLCCRA, including

provisions of the City Charter and any procurement ordinances, as modified to reflect that such requirements are applicable to the FLCCRA.

IX. Recovery of Grant Funds

The FLCCRA shall include in their contracts or grant agreements a "clawback" provision that will require the FLCCRA 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 with the FLCCRA by demanding 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 pursuing collection or legal action, to the fullest extent allowable by law, if feasible.

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

A. The FLCCRA shall delegate authority to its Director or his or her designee to oversee projects and shall set the amount of the Director's or designee's authority. If the FLCCRA 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 FLCCRA, a duly noticed public meeting must be held where the public has a reasonable opportunity to be heard, and a finding by the FLCCRA Board must be made that:

(1) The proposed project or program will primarily and substantially benefit residents or business owners within the Redevelopment Area for the purpose of raising the viability and strength within the FLCCRA boundary.

(2) The non-public entity or contractor requesting funding may, with authorization of the FLCCRA Board, use the FLCCRA's funds to fill in any financial gaps when all other funding has been identified for the project and that, but for the FLCCRA's funding, the project cannot be undertaken.

XI. Safeguards for Residents from Displacement and Affordable Housing

In the event the FLCCRA funds a redevelopment project authorized by the Plan that will temporarily or permanently displace persons (including individuals, families, business concerns, nonprofit organizations and others) located in the Redevelopment Area, the FLCCRA shall prepare or caused to be prepared a relocation plan to assist in the relocation of such persons and shall make any required relocation payments under the Act and applicable laws and regulations. It is expressly understood that the FLCCRA may fulfill the obligations as set forth in this paragraph by causing the developer or developers undertaking approved redevelopment activities to propose the required redevelopment plan and fund relocation payments, subject to approval of such plan and payments by the FLCCRA Board.

Further, the FLCCRA 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. However, the before-mentioned requirement shall not apply to substandard affordable housing that has been declared unsafe by a governmental entity and subsequently demolished. 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 provided the affected persons keep the FLCCRA advised of their current address at all times.

The FLCCRA shall serve an income mix of extremely low, very low, low, moderate, and workforce housing up to 140 percent of area median income, as may be defined by the U.S. Department of Housing and Urban Development. Developer incentives may be established that assist in accomplishing these housing goals.

XI. Project Management, Administration and Coordination

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

(1) The Redevelopment Area Coordinator shall receive from the FLCCRA advance notice of all public meetings 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 or the FLCCRA shall consult regularly with the County's 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 or the FLCCRA 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 FLCCRA 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 FLCCRA 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 FLCCRA or third parties for such monitoring or investigation or for the failure to have conducted such monitoring or investigation.

XII. Indemnification

The City and FLCCRA shall indemnify and hold harmless the County and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' 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 FLCCRA or its employees, agents, servants, partners principals or subcontractors.

The FLCCRA, 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. The City shall be responsible for such expenditures in the absence of the FLCCRA, provided, however, this indemnification shall only be to the extent and within the limitations of Section 768.28, Florida Statutes, subject to the provisions of that Statute whereby the City and FLCCRA shall not be held liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of $200,000.00 or any claim or judgment or portions thereof, which, when totaled with all other claims or judgment payable by the City or FLCCRA arising out of the same incident or occurrence, exceed the sum of $300,000.00 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 FLCCRA.

XIII. Inspector General Review and Ethics Training

A. The County shall have the right to retain, at its sole cost, the services of an independent private sector inspector general whenever the County deems it appropriate to do so, in accordance with Miami-Dade County Administrative Order No. 3-20. Upon written notice from the County, the FLCCRA 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 FLCCRA 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 FLCCRA'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 FLCCRA, 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 FLCCRA 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 FLCCRA Board members, all of the FLCCRA's advisory boards, and the persons who staff the FLCCRA Board or the FLCCRA'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 imposed by law.

XVI. Miscellaneous

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

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

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

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

E. Waiver. No consent or waiver by a party to, or of, any breach, or default, by the other party in the performance by such other party of its obligations under this Agreement will be deemed or construed to be a consent or waiver to, or of, any other breach or default in the performance by such other party of the same or any other obligations of such other party hereunder. No action or inaction shall be construed as a consent or waiver and all consents and waivers must be in writing signed by the party against whom enforcement of the consent or waiver is sought. Failure by a party to complain of any act, or inaction, of the other party or to declare the other party in default, irrespective of how long such failure continues, will not

constitute a waiver by such party of it rights hereunder. The giving of consent by a party in any one instance will not limit or waive the necessity to obtain such party's consent in any future instance.

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

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

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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.

CITY OF FLORIDA CITY

By: _____
Otis T. Wallace
Mayor

ATTEST

By: _____
City Clerk

Approved for form and legal sufficiency

By: _____
City Attorney

MIAMI-DADE COUNTY

By: _____
Carlos A. Gimenez
Mayor

ATTEST

By: _____
Deputy Clerk

Approved for form and legal sufficiency

By: _____
Assistant County Attorney

CITY OF FLORIDA CITY
REDEVELOPMENT AGENCY

By: _____
Chairperson

By: _____
Executive Director

ATTEST:

By: _____
Secretary

Approved for form and legal sufficiency

By: _____
FLCCRA Attorney