

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 5(B)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 7, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, after a public hearing, an amendment to the North Miami Community Redevelopment Agency Redevelopment Area Plan in accordance with section 163.361, Florida Statutes

Resolution No. R-368-24

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

Memorandum



Date: May 7, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: North Miami Community Redevelopment Agency - Third Amendment to the Redevelopment Plan

Executive Summary

As required by the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County), the City of North Miami (City) and the North Miami Community Redevelopment Agency (Agency) and Florida law, the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County, is required to approve amendments to the Redevelopment Plan. This item seeks approval of the North Miami Community Redevelopment Plan Update 2023, the Agency's third amended plan (Amended Plan).

Recommendation

It is recommended that the Board adopt the attached resolution approving the amendments to the Agency's plan. The Amended Plan promotes economic development, public and infrastructure improvements within four distinct commercial corridors: Northwest Seventh Avenue, Northeast Sixth Avenue, West Dixie Highway, and Northeast 125th Street. Additionally, the Amended Plan states that the Agency would issue bonds to invest in additional housing units in the area and enhance the area's regional transit connectivity.

Scope of Agenda Item

The Agency's area lies within County Commission Districts 2, and 4 which are represented by Commissioners Marlene Bastien and Micky Steinberg, respectively. Most of the redevelopment area lies within County Commission District 2.

Fiscal Impact/Funding Source

This resolution has no fiscal impact upon the Agency or Miami-Dade County.

Delegation of Authority

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

Track Record/Monitor

This item does not provide for contracting with any specific entity. It approves amendments to the Agency's Community Redevelopment Plan.

Background

On July 13, 2004, the Board adopted Resolution No. R-837-04, which approved the finding of necessity for the creation of the Agency. On June 7, 2005, the Board adopted Resolution No. R-610-05 approving the redevelopment plan and interlocal. The Board approved the funding of the plan through the enactment of Ordinance No. 05-109 on June 7, 2005, which created the Agency's trust fund. On December 6, 2016, the Board adopted Resolution No. R-1132-16 approving an amendment to the plan and second amendment to the interlocal which extended the life of the Agency until 2044 and required a refund to the County of revenues over \$1 million and required a refund to the City of North Miami, among other things. On October 3, 2017, the Board adopted Resolution No. R-882-17, amending the interlocal to remove the section requiring the Agency to submit an amended redevelopment plan.

On October 3, 2023, the Board adopted Resolution No. R-902-23 approving a fourth amendment to the interlocal requiring the Agency to: 1) refund 25 percent countywide Tax Increment Financing (TIF) to the County; 2) refund the City for the area east of Biscayne Boulevard; 3) allocate 35 percent of countywide TIF for improvements to the NW 7th Avenue corridor; 4) allow the Agency to bond up to \$60 million; and 5) require 25 percent of the countywide TIF be used towards the Strategic Miami Area Rapid Transit Plan (SMART Plan), effective FY 2024-25.

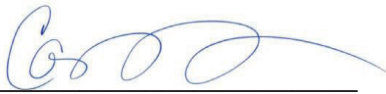
North Miami Community Redevelopment Plan Update 2023

On May 23, 2023, the Agency's Amended Plan was approved by the Agency by Resolution No. 2023-015 and the City by Resolution No. 2023-R-86. Both resolutions are attached to this memorandum as Exhibit A. The Amended Plan serves to revise and update the plan, which was first adopted in 2005, with the Agency's updated priorities.

The Amended Plan is divided into five initiatives targeting:

1. Economic Development – by attracting new investment efforts in four unique commercial corridors: Northwest Seventh Avenue, Northeast Sixth Avenue, West Dixie Highway, and Northeast 125th Street
2. Public Improvements and Infrastructure – by partnering with Federal, State, County and City agencies for funding opportunities, including investments in community centers and streetscape enhancements
3. Housing and Residential Life – by continuing to work with the private sector and the City to create a “Healthy Mix” of affordable, workforce, market rate, luxury, and mixed income housing
4. Transportation, Transit, and Parking – by encouraging alternative means of transportation and transit systems within the City, providing access to regional transportation systems through the North Miami Mobility Hub, and creating an efficient parking system through the area
5. Redevelopment Support and Administration – by working with the City to support improved land use regulations that encourage transit-oriented development, higher densities, and mixed-uses using bonding ability up to \$60 million to fund projects, and providing incentives to further the Agency's redevelopment goals

Attachments



Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. 2023 - 015

A RESOLUTION OF THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN UPDATE 2023; RECOMMENDING THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN UPDATE 2023 TO THE CITY OF NORTH MIAMI AS THE GOVERNING BODY OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN UPDATE 2023 BY THE CITY OF NORTH MIAMI AND MIAMI-DADE COUNTY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to, and in accordance with, the requirements of Chapter 163, Part III, Florida Statutes, the City of North Miami ("City"), as the governing body of the North Miami Community Redevelopment Agency (the "NMCRA"), approved the North Miami Community Redevelopment Plan, as previously amended; and

WHEREAS, the NMCRA desires to further amend the North Miami Community Redevelopment Plan in order to maintain best practices and better undertake certain of its redevelopment activities, all as set forth in the North Miami Community Redevelopment Plan Update 2023; and

WHEREAS, in accordance with the requirements of Section 163.346, Florida Statutes, the City provided notice of the North Miami Community Redevelopment Plan Update 2023 to each taxing authority which levies ad valorem taxes on taxable real property contained within the Community Redevelopment Area; and

WHEREAS, the Chair and Board Members of the NMCRA desire to (a) approve the North Miami Community Redevelopment Plan Update 2023 and (b) pursuant to Section 163.361(1), Florida Statutes, recommend the North Miami Community Redevelopment Plan Update 2023 to the City, as the governing body of the NMCRA.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY:

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of the North Miami Community Redevelopment Plan Update 2023. The North Miami Community Redevelopment Plan Update 2023 in the form attached hereto as Exhibit "A" is hereby approved and, pursuant to Section 163.361(1), Florida Statutes, the North Miami Community Redevelopment Plan Update 2023 is recommended to the City, as the governing body of the NMCRA.

Section 3. Authorization of Executive Director. The Executive Director is hereby authorized to take any and all action necessary to facilitate the approval of the North Miami Community Redevelopment Plan Update 2023 by the City and Miami-Dade County.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 23rd day of May, 2023.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY



VANESSA JOSEPH, ESQ.
NMCRA SECRETARY



ALIX DESULME
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



TAYLOR ENGLISH DUMA LLP
NMCRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Timothe

Seconded by: Charles

Vote:

Chair Alix Desulme
Vice Chair Mary Estimé-Irvin
Board Member Pierre Frantz Charles
Board Member Scott Galvin
Board Member Kassandra Timothe

☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)
☒	(Yes)	_____	(No)

RESOLUTION NO. 2023-R-86

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA APPROVING THE NORTH MIAMI COMMUNITY REDEVELOPMENT ("NMCRA") PLAN UPDATE 2023; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN UPDATE 2023 BY MIAMI-DADE COUNTY; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, pursuant to, and in accordance with, the requirements of Chapter 163, Part III, Florida Statutes, the City of North Miami ("City"), as the governing body of the North Miami Community Redevelopment Agency (the "NMCRA"), approved the North Miami Community Redevelopment Plan, as previously amended; and

WHEREAS, the NMCRA has amended the North Miami Community Redevelopment Plan in order to maintain best practices and better undertake certain of its redevelopment activities, as set forth in the North Miami Community Redevelopment Plan Update 2023; and

WHEREAS, in accordance with the requirements of Section 163.346, Florida Statutes, the City provided notice of the North Miami Community Redevelopment Plan Update 2023 to each taxing authority which levies ad valorem taxes on the taxable real property contained within the Community Redevelopment Area; and

WHEREAS, the Mayor and City Council desire to approve the North Miami Community Redevelopment Plan Update 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

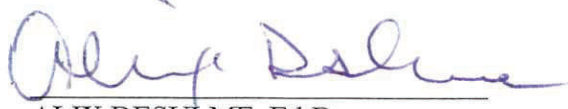
Section 1. **Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. **Approval of the NMCRA Plan Update 2023.** The Mayor and City Council of the City of North Miami, Florida hereby approve the North Miami Community Redevelopment Plan Update 2023 in the form attached hereto as Exhibit "A".

Section 3. Authority of City Manager. The City Manager is hereby authorized to take all action necessary to complete the approval process for the North Miami Community Redevelopment Plan Update 2023 with the County.

Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5 - 0 vote of the Mayor and City Council of the City of North Miami, Florida, this 23rd day of May, 2023.



ALIX DESULME, Ed.D.
MAYOR

ATTEST :



VANESSA JOSEPH, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: Estimé-Irvin

Seconded by: Galvin

Vote:

Mayor Alix Desulme, Ed.D.	<u>X</u>	(Yes)	_____	(No)
Vice-Mayor Mary Estimé-Irvin	<u>X</u>	(Yes)	_____	(No)
Councilman Scott Galvin	<u>X</u>	(Yes)	_____	(No)
Councilwoman Kassandra Timothe, MPA	<u>X</u>	(Yes)	_____	(No)
Councilman Pierre Frantz Charles	<u>X</u>	(Yes)	_____	(No)



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 7, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(B)

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(B)
5-7-24

RESOLUTION NO. _____ R-368-24

RESOLUTION APPROVING, AFTER A PUBLIC HEARING,
AN AMENDMENT TO THE NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY REDEVELOPMENT AREA
PLAN IN ACCORDANCE WITH SECTION 163.361, FLORIDA
STATUTES

WHEREAS, the Florida Legislature enacted the Community Redevelopment Act of 1969 which is presently codified in Chapter 163, part III, Florida Statutes (the “Act”); and

WHEREAS, the North Miami Community Redevelopment Agency (“Agency”) has requested that the Board approve the North Miami Community Redevelopment Plan Update 2023 to include updated priorities of the Agency; and

WHEREAS, this Board finds that it is the best interest of the County and its residents to approve the North Miami Community Redevelopment Plan Update 2023; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum,

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

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

Section 2. In accordance with section 163.361, Florida Statutes, this Board approves, after a public hearing, the North Miami Community Redevelopment Plan Update 2023, in substantially the form attached hereto as Attachment A and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	absent	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of May, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset-Williams

North Miami Community Redevelopment Plan Update 2023

A Strategic Guide for Implementing Initiatives and Goals



This plan was created by

CRA Board:

Alix Desulme, Ed.D, Chairman
Scott Galvin, Board Member
Kassandra Timothe, MPA, Board Member
Mary Estime-Irvin, Board Member
Pierre Frantz Charles, Board Member

CRA Executive Staff:

Anna-Bo Emmanuel, FRA-RP, Executive Director
Steven W. Zelkowitz, CRA Attorney
Vanessa Joseph, CRA Board Secretary

A special thanks to the North Miami CRA Advisory Committee, business owners, constituents and residents who provided their support and contributed to the development of this redevelopment plan.

Consultant Team:

BusinessFlare®

Kevin S. Crowder, CECd, Director
Alicia Alleyne, Sr. Coordinator
Farrell Tiller, Data Analyst
Camilo Lopez, Strategic Economic Designer

The graphics and layout were provided by
BusinessFlare® Design

North Miami Community Redevelopment Agency (NMCRA) is an independent government agency tasked with eliminating slum and blight in a designated area. The NMCRA does this by using increases in taxable values, for a limited period of time within a deteriorating area, to transform it into one that again contributes to the overall health of the community.

Contents

1	Executive Summary • Introduction/ Why this Amendment • CRA Boundary Map • Projects Map • Redevelopment Concept Diagram • How to Read this Document
7	Authority to Undertake Redevelopment • Chapter 163 Checklist
11	Background • Redevelopment Area Overview • Economic Conditions • Summary of Public Input
23	Redevelopment Goals • Economic Development • Public Improvements and Infrastructure • Housing and Residential Life • Transportation, Transit, and Parking • Redevelopment Support & Administration
26	Redevelopment Program Initiatives • Potential Catalyst Redevelopment Projects
37	Financial Projections

Appendix – Legal Description

Executive Summary

The creation and adoption of the Community Redevelopment Plan is a critical step to improve the economic conditions and quality of life of its residents, business owners, and constituents, as the Plan is a guiding document that provides a toolkit for implementation.

INTRODUCTION

The North Miami Community Redevelopment Plan Update 2022 will help city leaders, the business community, non-profit organizations, and residents, ensure that change in the North Miami redevelopment area diversifies the neighborhood's economy, increases employment opportunities, improves the health of residents, improves homeownership and housing conditions, and upgrades the quality of life.

NEED FOR THE AMENDMENT

This amendment to the Community Redevelopment Plan (the Redevelopment Plan) for the North Miami Community Redevelopment Agency (CRA) serves to revise and update the Redevelopment Plan first adopted in 2005, then amended in 2008, and again amended in 2016. The purpose of this amendment is to update the community's redevelopment priorities.

Since 2005, the North Miami CRA has faced a series of challenges. Key among those challenges was the economic recession that impacted the world economy (2008), and more specifically property values in North Miami. In addition to the economic impacts of the global health crisis due to COVID-19 (2019).

The continued redevelopment of the North Miami Community Redevelopment Area continues to require a substantial financial investment on the part of the CRA. As provided for by Florida's Community Redevelopment Act, Florida Statutes 163, Part III, the principal source of funding for the CRA will be through increment revenue from the City of North Miami and Miami-Dade County. In addition, the CRA and the City may utilize other City, County, State, and Federal funding sources as appropriate and available to carry out the provisions of the Redevelopment Plan, and its amendments. As required by F.S. 163.362(10), the current North Miami Redevelopment Plan provides a time certain for completing all redevelopment financed by increment revenues. On December 19, 2006, Miami-Dade County approved, by Resolution 1424-06, an Interlocal Agreement extending the CRA until October 1, 2044.



Photo: Recently completed Liberty Gardens alley plaza project.

CONTEXT FOR THE AMENDMENT

The City of North Miami Community Redevelopment Area generally consists of the older central core of the city and surrounding neighborhoods, which have deteriorated due to age, obsolescence, and the lack of investment. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put their financial resources into the area. This cycle severely limits the ability of private enterprises to stop the spread of slum and blight without public assistance.

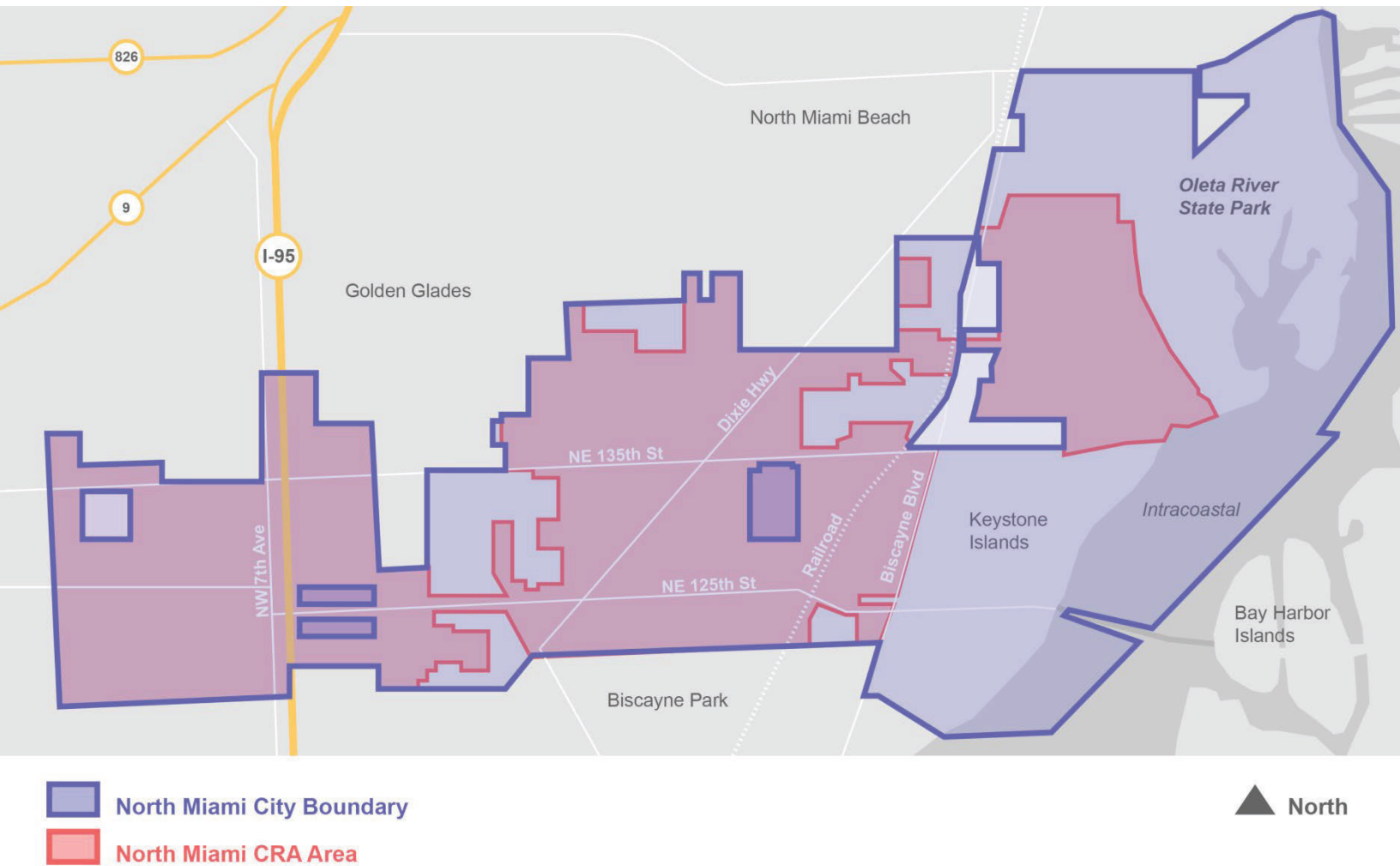
The North Miami Community Redevelopment Agency (CRA) was created in 2004, and the Redevelopment Plan was adopted in 2005. The initial focus for redevelopment was the improvement of neighborhoods within the CRA.

The strong real estate market in the early 2000s contributed to substantial tax increment growth, so the CRA was able to fund a wide variety of programs. However, when property values declined as a result of the recession and projected revenues from the failed Biscayne Landing project were not realized, the ability of the CRA to implement the Goals of the Redevelopment Plan was severely impacted.

Since the Plan Amendment in 2016, the North Miami CRA has accomplished much, however much remains to be done. While the accomplishments of the North Miami CRA are notable, blight conditions remain throughout the Community Redevelopment Area and without a continuation of CRA projects, programs and a continued focus on private sector driven economic development and real estate redevelopment, these conditions are likely to continue to plague the North Miami area.

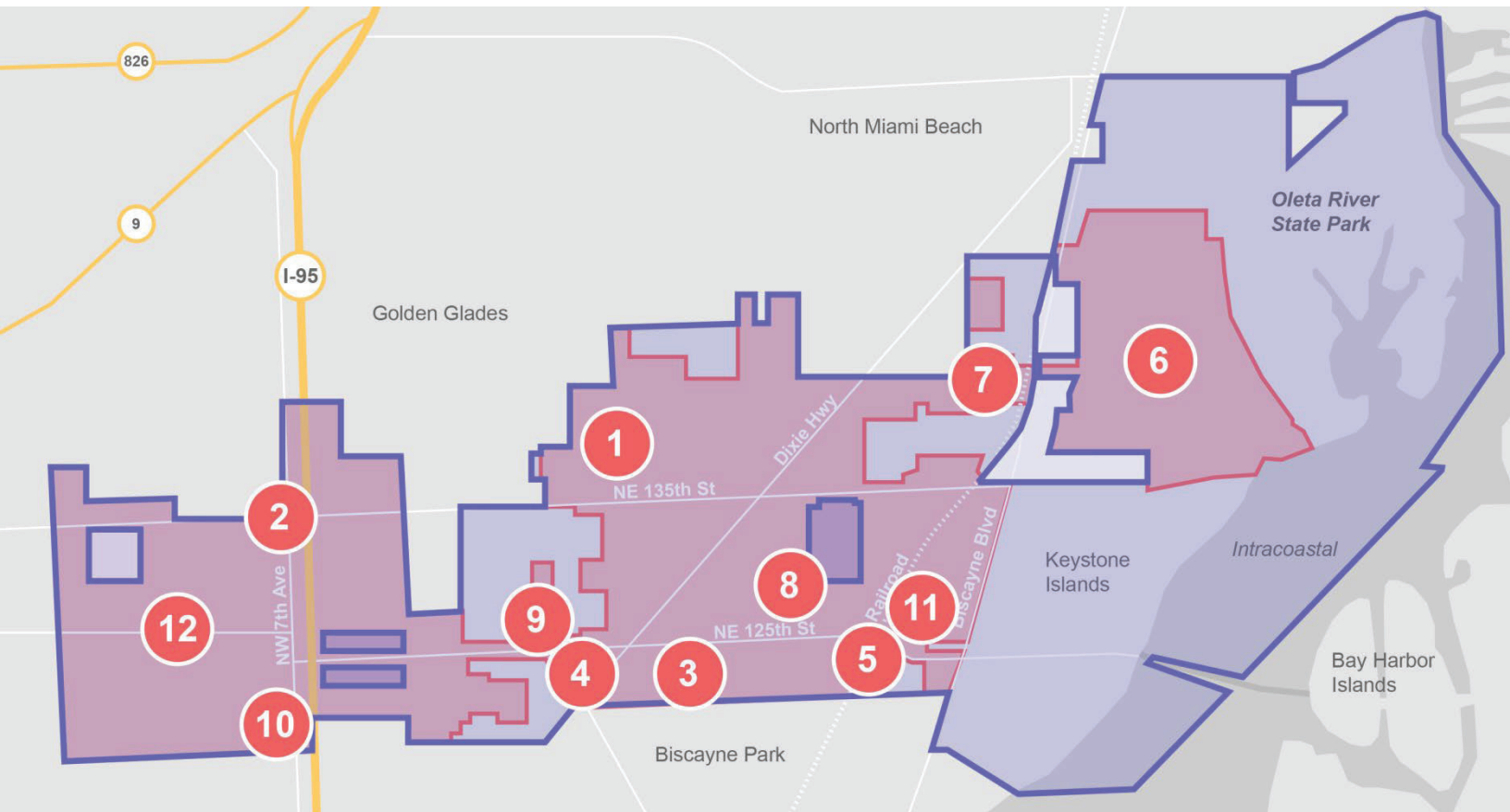
CRA BOUNDARY MAP

The Community Redevelopment Area comprises some 3,250 acres, which represent approximately 60% of the City as shown in this map.



MAJOR PUBLIC AND PRIVATE PROJECTS IN THE NORTH MIAMI CRA AREA

The CRA priority projects map shows current projects.



- North Miami City Boundary
- North Miami CRA Area

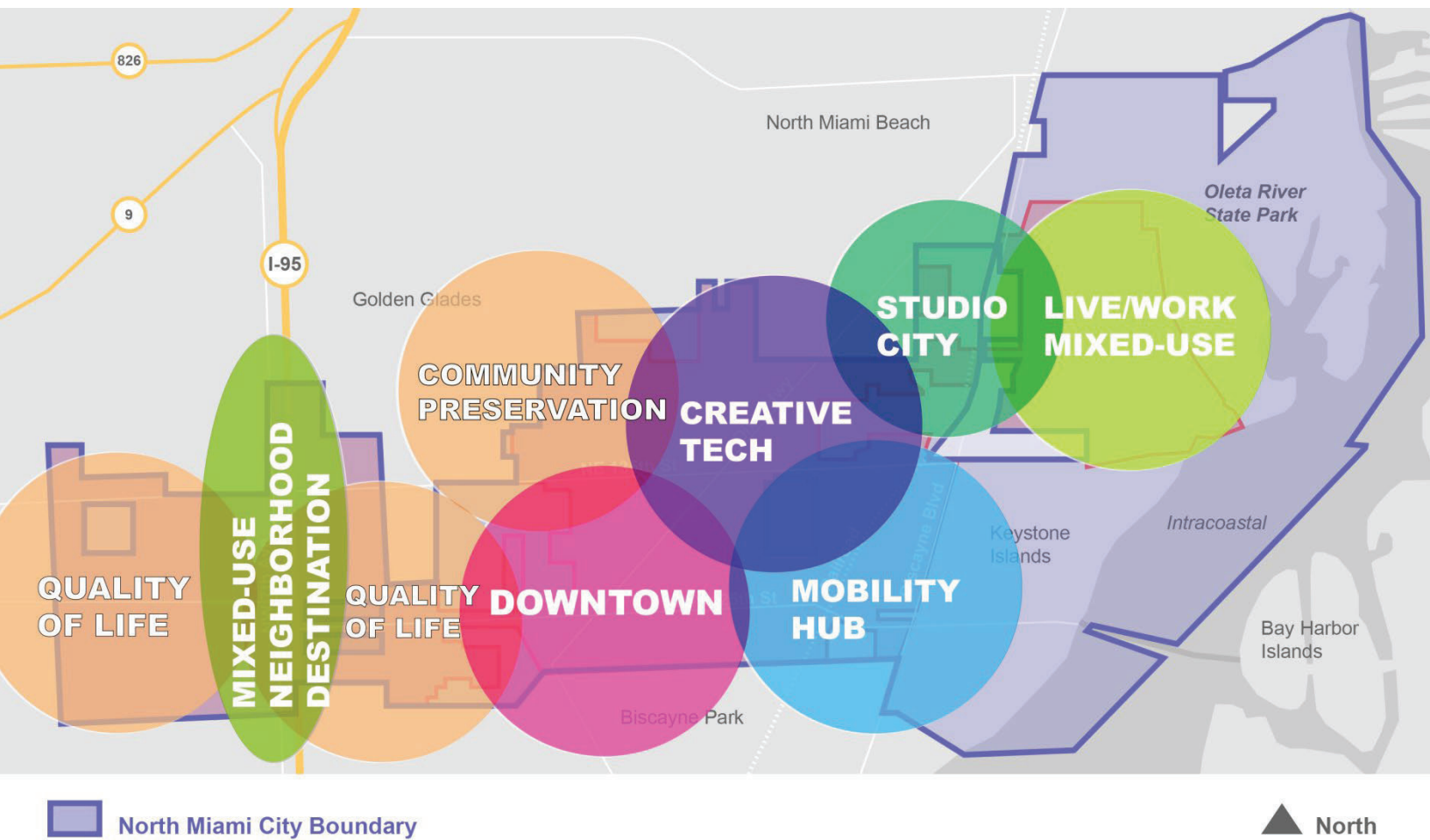


Legend

- | | |
|---|------------------------------------|
| 1. Ruck's Park | 7. Allure |
| 2. NW 7 th Avenue Revitalization | 8. The Gardens |
| 3. Downtown Parking Garage | 9. 475 NE 125 th Street |
| 4. Griffing Park Community Center | 10. Emblem Tower Apartments |
| 5. Mobility Hub Project | 11. Wildcat Center |
| 6. Sole Mia | 12. Sunkist Grove |

REDEVELOPMENT CONCEPT DIAGRAM

The redevelopment concept diagram for North Miami CRA is based off a circular economy model which involves the creation of zones guided by lifestyle components that keep dollars within the community. These components and/or type of places include, live, work, create, and play.



HOW TO READ THIS DOCUMENT

Executive Summary

This section provides a summary of why the plan needs this amendment, CRA boundary map, priority projects, redevelopment concept diagram, and plan organization.

Authority to Undertake Redevelopment

This section provides a checklist of the Chapter 163 Part III of the Florida Statutes with statutory requirements of the Community Redevelopment Act.

Background

This section provides a summary of the existing conditions (physical assessment), economic market conditions, and recent public and constituent input.

Redevelopment Goals

This section introduces redevelopment goals which are the guiding topics to categorized projects.

Redevelopment Program Initiatives

This section itemizes future NMCRA redevelopment initiatives and potential redevelopment projects. This section gives the Agency the legislative authority to carry out programs and projects.

Financial Projections

This section contains financial projections, plan cost, and implementation timeline.



Photo: MOCA Plaza Lighting

Authority to Undertake Redevelopment

This document has been prepared under the direction of the City of North Miami Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Act confers upon counties and municipalities the authority and powers to carry out “Community Redevelopment”.

For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida State Statutes, Section 163.340, 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 slums 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.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a “Finding of Necessity” by the governing body. Approval of the North Miami CRA Finding of Necessity:

- The City of North Miami City Council approved a “Findings of Necessity”, created the North Miami Community Redevelopment Agency and approved the CRA boundaries, in June 2004 by the passage of Resolution R-2004-3.
- Miami-Dade County, as a home rule county, approved the Finding of Necessity, the CRA boundaries, and a Delegation of Redevelopment Powers to the City of North Miami in July 2004, by Resolution R 837-04.

CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon the adoption of a “Finding of Necessity” by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as “Community Redevelopment Agency”. The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by Chapter 163, Part III, Florida Statutes shall be deemed and held to be the performance of an essential public function. (Section 163.356(1) Florida Statutes)

POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

The Community Redevelopment Act confers a wide array of redevelopment powers to counties and municipalities with home rule charters, as specified in Florida Statute 163.410. As a charter county, Miami-Dade County has retained those powers, except as delegated (“conveyed powers”), to the City of North Miami through incorporation in an Interlocal Agreement for redevelopment activities. The City delegates the conveyed powers to the Community Redevelopment Agency (CRA), with the exception of the following:

- The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment.
- The power to grant final approval to community redevelopment plans and modifications.
- The power to zone or re-zone any part of the City or CRA or make exceptions from building regulations approved as part of the Redevelopment Plan.

Except for the above reservations, the North Miami City Council has chosen to delegate the conveyed powers from Miami-Dade County to the North Miami Community Redevelopment Agency, including the following:

- The power to issue revenue bonds when authorized by Miami-Dade County.
- The power to acquire property deemed necessary for community redevelopment, including vacant land, commercial property, multi-family residential property, and single-family residential properties.
- The power to dispose of property acquired within the Redevelopment Area for uses in accordance with the Redevelopment Plan.

- The power to construct improvements necessary to carry out redevelopment objectives pursuant to the redevelopment plan.
- The power to carry out programs for repair and rehabilitation of existing structures in the Redevelopment Area.
- The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities.
- The power to receive and utilize tax increment revenues to fund redevelopment activities. ^[L]_{SEP}
- The power to make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Plan.
- The power to close, vacate, plan, or re-plan, streets, roads, sidewalks, ways or other places and to plan, or re-plan, any part of the Redevelopment Area.

The Community Redevelopment Plan

All redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment revenue must be in accordance with a Redevelopment Plan, which has been approved by the City Council. Like the City’s Comprehensive Plan, the Community Redevelopment Plan is an evolving document, which is evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives.

This Plan Amendment, as permitted by Florida Statutes 163, was approved on July 12, 2022 by the CRA Board by Resolution _____ and the North Miami City Council by Resolution _____.

The amendment creates an effective plan for implementation of redevelopment goals and initiatives to remove slum and blight conditions within the CRA as authorized by Florida State Statutes.

CHAPTER 163 CHECKLIST

FLORIDA STATUTES

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type.

- ☒ **1) *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.***

 - a. A legal description of the boundaries of the North Miami CRA is included as an exhibit in the plan. The area within the boundaries was shown to contain slum and blight in Resolution R-2004-3
- ☒ **2) *Show by diagram and in general terms:***

 - (a) *The approximate amount of open space to be provided and the street layout.***
 - (b) *Limitations on the type, size, height, number, and proposed use of buildings.***
 - (c) *The approximate number of dwelling units.***
 - (d) *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.***
 - a. Maps of the North Miami CRA and a general description of the existing physical and regulatory conditions are included in the Existing Conditions. The area within the North Miami CRA remains subject to the City's Comprehensive Plan and zoning regulations, which stipulate limits on locations, sizes, height, etc. of dwelling units, streets, and park and recreations areas, among other things.
- ☒ **3) *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.***
- ☒ **4) *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.***
- ☒ **5) *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.***

 - a. Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Commissioners that meets periodically in public session to review and monitor all CRA activities.
- ☒ **6) *Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.***

 - a. Regulatory and zoning authority within the CRA is governed by the City. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by City Council.

CHAPTER 163 CHECKLIST

FLORIDA STATUTES

- ☒ **7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.**
 - a. The Background Section includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.
- ☒ **8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.**
 - a. Large portions of the North Miami CRA are residential neighborhoods. The Plan encourages the strengthening of existing neighborhoods and providing for additional housing to improve and diversify the housing stock, and to create additional housing opportunities with a range of affordability.
- ☒ **9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.**
- ☒ **10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.**
 - a. As stated earlier, this amendment to the Plan will extend the life of the North Miami for a period of twenty-nine years until October 1, 2046. This date should be noted in the Resolution to adopt the Plan as the time certain for completing all redevelopment activities.

Background

A culturally rich community. North Miami is an up and coming community strategically located just north of Miami International Airport and south of Fort Lauderdale/ Hollywood International Airport. North Miami has the Oletta River State Park and recreation center which makes it a great place to live.

The city of North Miami's history dates back to the late 1800's. Early settlers, Charles G. Ihle and David Burckhart capitalized on the coastal areas opportunities. The original settlement was known as Arch Creek, which eventually became incorporated on February 5, 1926 as the Town of Miami Shores. The 1926 hurricane impeded the young Town's growth. Along with the rest of the nation, hard economic times of the day also contributed to difficulties. During this time, the name "Miami Shores" was not approved by the Florida legislature and other developers were granted use of the name to a neighboring municipality. On July 24, 1931, the Town of Miami Shores was officially renamed to the Town of North Miami, which evolved into the City of North Miami when its charter was established in the 1950's.

Today the City is 10.5 square miles and is the sixth largest municipality in Miami-Dade County. The Miami-Dade County League of Cities has referred to it as the "Most Diverse City in the County." Many Caribbean immigrants make the North Miami Community their home and are an integral part of the North Miami community and culture. Most notably residents that are of Haitian descent. North Miami has a higher percentage of Haitian-Americans than any south Florida municipality; this can be attributed to large numbers of Haitian immigrants coming to the United States in the 1970s and 1980s.

Like many South Florida communities, Henry Flagler's railroad passed through Arch Creek and present day North Miami beginning in 1896, ushering in the 20th century. By 1905 Arch Creek Railroad Depot had become the center of the community, located at 125th Street and the existing F.E.C. tracks.

- In 1907, new settlers from Elmira, New York, lived in tents and planted 400 acres of grapefruit groves and vegetable fields. This began a trend of pioneers arriving to the area from the Arch Creek Railroad Depot and contributed to the growing community.
- The City of North Miami was established by the State of Florida Legislature on May 27, 1953, which initiated the full-time City Manager form of government to carry out the policies of the elected Mayor and City Council.
- Museum of Contemporary Art (MOCA) opened to the public in 1996, designed by internationally renowned architect Charles Gwathmey.
- The North Miami Community Redevelopment Agency is established in 2004/2005 by the City of North Miami and Miami-Dade County under Chapter 163 of the Florida Statutes.
- The North Miami CRA Plan was amended in 2016 to include existing conditions and new projects, and provided for the extension of the life of the CRA, which was approved by the City Council and the Miami-Dade County Board of County Commissioners.

REDEVELOPMENT AREA OVERVIEW

The North Miami Community Redevelopment Area covers an area of approximately 3,249 acres and is generally bounded on the west by the City of North Miami boundary, on the east by Biscayne Boulevard, on the north by the City Boundary, and to the south by the City Boundary. A separate CRA Boundary including the Sole Mia project east of Biscayne Boulevard, and adjacent mangrove preserve areas east to the adjacent FIU property on the east, and three (3) properties fronting on the north side of NE 151st Street, and from Biscayne Boulevard east to the FIU Campus Western Boundary.

An additional separate boundary includes a 17.06-acre area generally between NE 123rd Street on the north, 18th Avenue on the west and the alley paralleling Sans Souci Boulevard on the south. The CRA area excludes several areas west of Biscayne Boulevard shown on “CRA Boundary Plan”.

COMMERCIAL CORRIDORS

NE 125th STREET

NE 125th Street runs east-west between Biscayne Boulevard and NW 17th Avenue and is considered the city’s downtown principal street. This street is characterized by aging commercial structures, traffic, and unattractive signage. Reducing traffic and promoting more street life with wider sidewalks and outdoor dining will help in creating a truly remarkable experience along this important street.

W DIXIE HWY

Old Dixie Highway runs north-south between the NE 143rd Street and NE 125th Street. This corridor has industrial and commercial clusters. This area is the typical small commercial developments with one or two story bays and parking lots. This area is home to an interesting “Music Related” business cluster on the northern side.

NW 7th AVENUE

NW 7th Avenue runs north-south parallel to interstate 95 between the NW 119th Street (southern City boundary) and NW 143rd Street (northern City boundary) and is considered an industrial and commercial cluster within North Miami. This area is the typical small commercial developments with one or two story bays and parking lots. There is a considerable amount of automobile related businesses.

NE 6th AVENUE

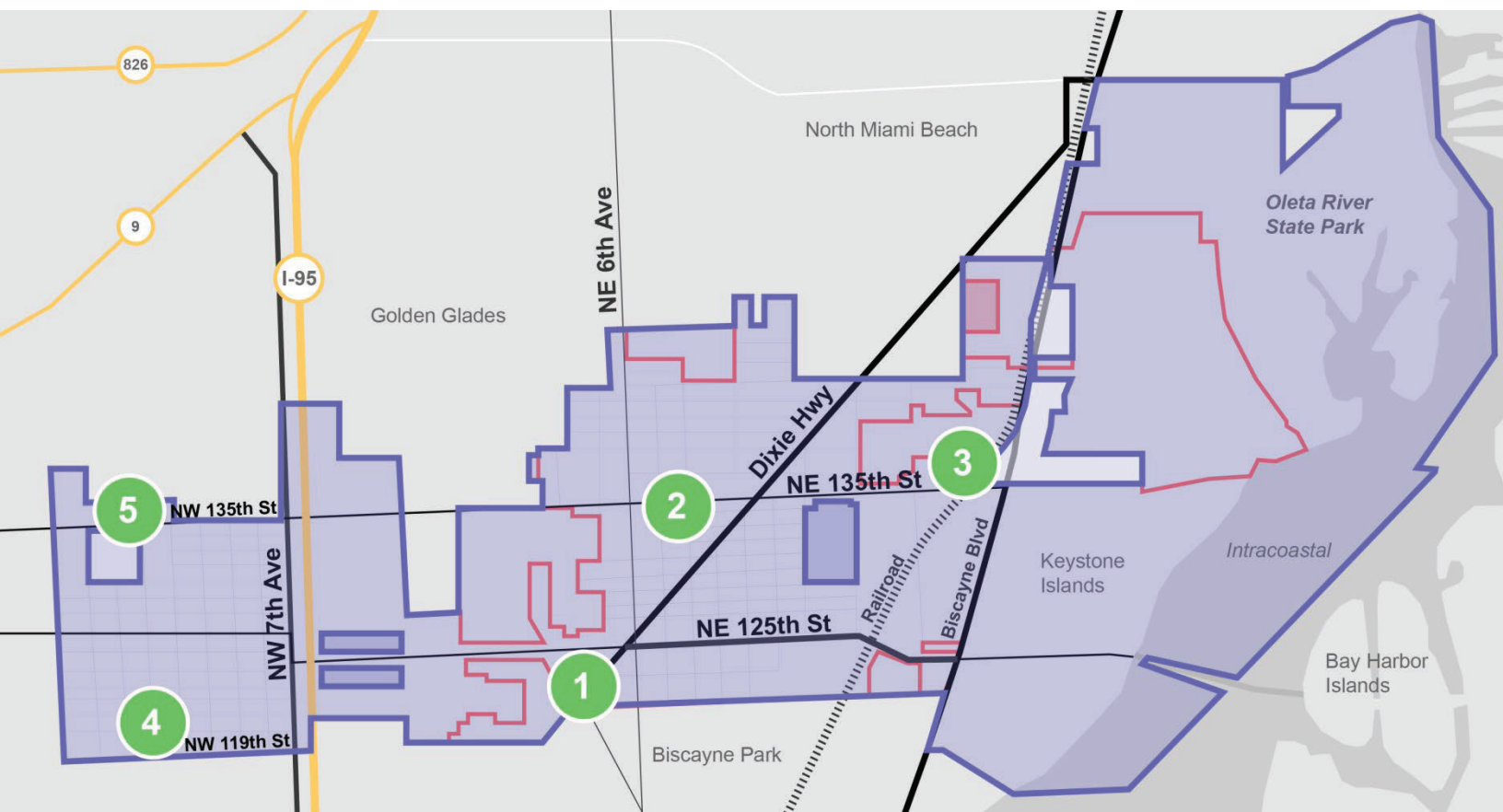
Northeast Sixth Avenue is a north-south corridor that connects Downtown North Miami on the south to the northern limits of the city and continues north to Interstate 95. It is primarily a residential corridor, with a combination of single and multi-family structures. The corridor also has limited neighborhood commercial uses.

NE 135th STREET

NE 135th Street is a east-west corridor that connects Biscayne Blvd and Dixie Hwy to Interstate 95. It is primarily a residential corridor, with a combination of single and multi-family structures, and North Miami Senior High School. The corridor also has limited neighborhood commercial uses.

STREET NETWORK AND OPEN SPACES

This map shows the major streets layout and open spaces/ parks.



- North Miami City Boundary
- North Miami CRA Area

▲ North

Legend

1. Griffing Park
2. Cagni Park
3. Enchanted Forest Elaine Gordon Park & Arch Creek Park
4. Oleander Park
5. Claude Pepper Park

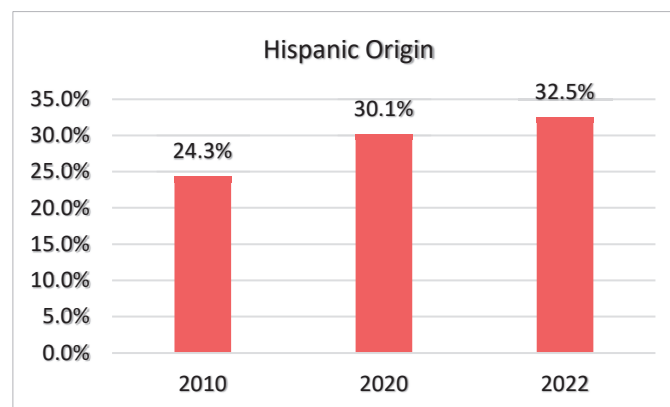
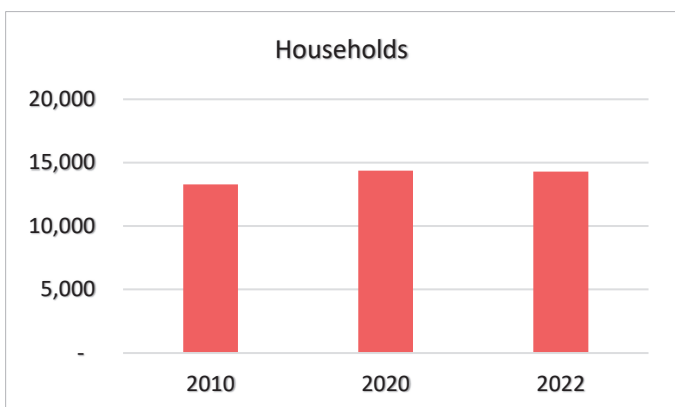
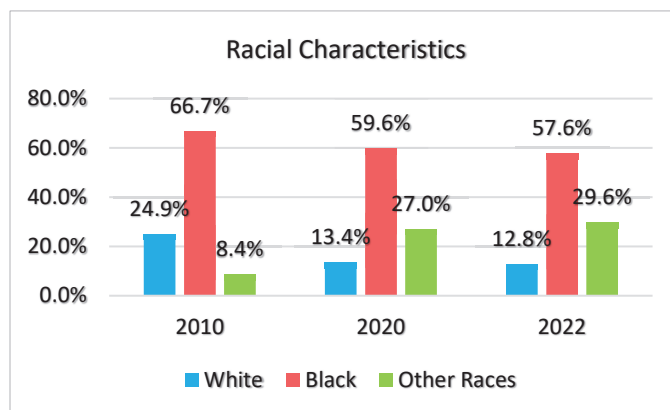
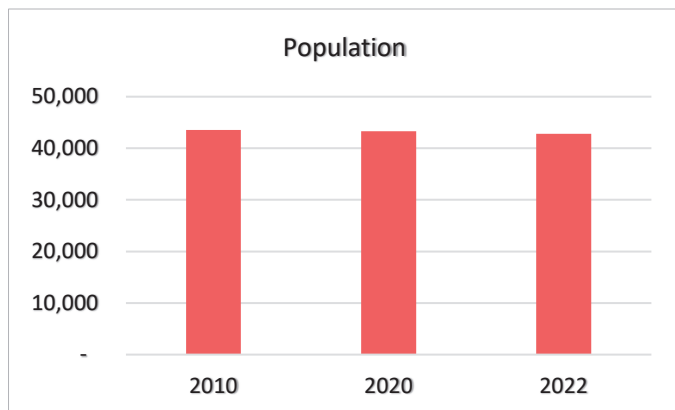
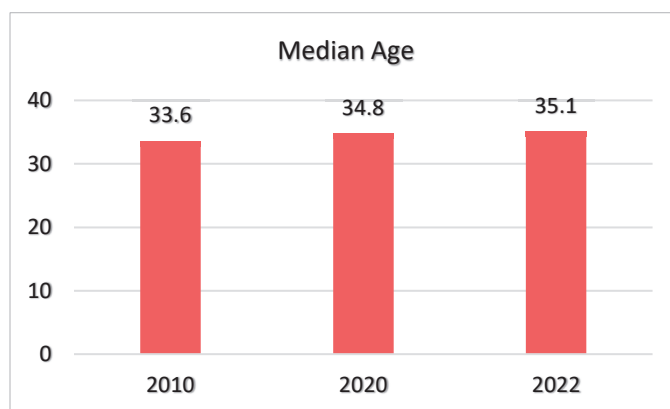
ECONOMIC CONDITIONS

Demographics

The population in the CRA has generally remained steady during the past decade, however, population is expected to grow as new units come online and are occupied. Household income has risen during this time, to a 2022 Median Household Income of \$45,054, below the Miami-Dade County median of almost \$60,000. The share of the population that is of Hispanic Origin has grown, as has the number of residents that identify as more than one race.

Note: Hispanic Origin and Race are two separate categories. Individuals that are of Hispanic Origin can belong to different racial groups.

Source: U.S. Census Bureau, ESRI.

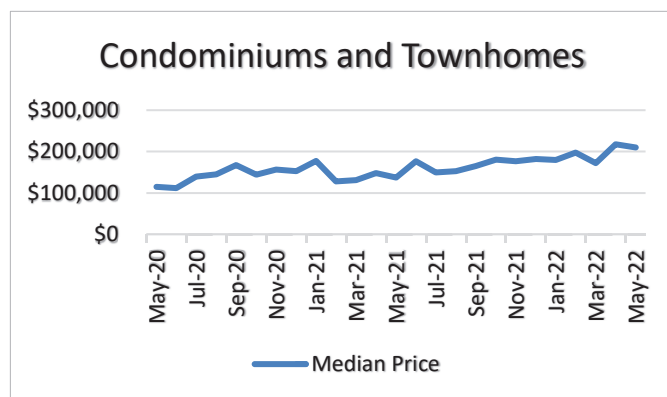
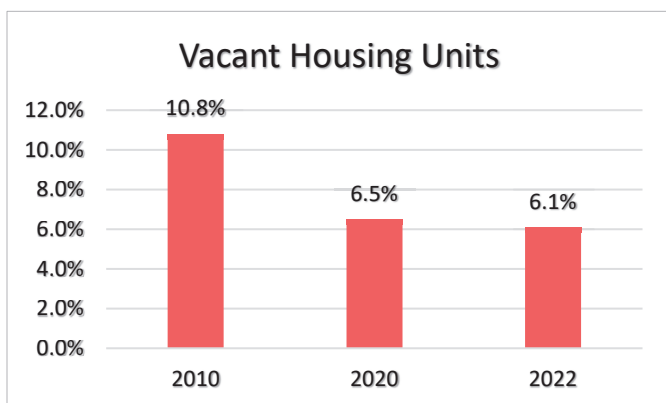
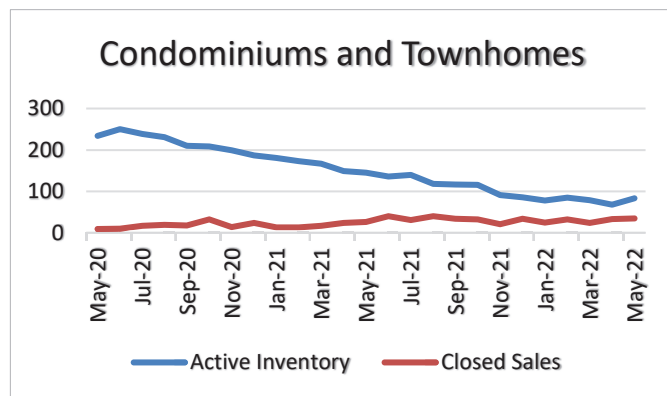
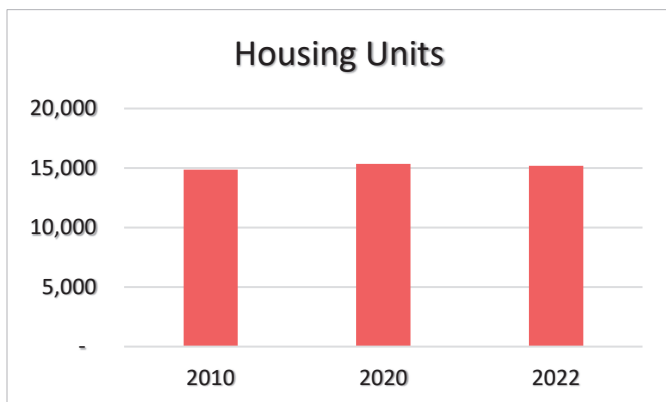
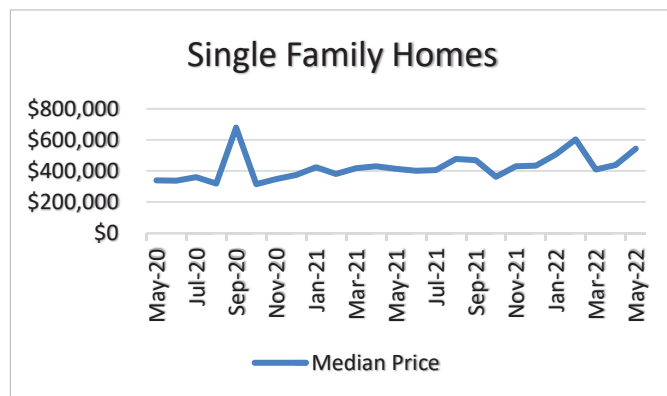
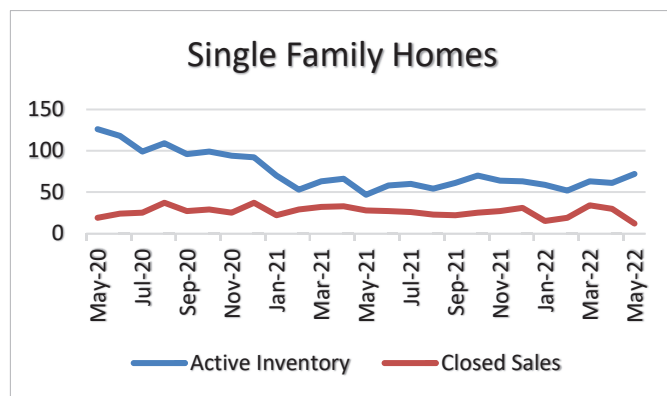


ECONOMIC CONDITIONS

Residential Real Estate

Demand for residential real estate in North Miami is consistent with the trends observed throughout South Florida during the recent past. Inventories of units for sale and for rent have declined, while demand remained steady or increased. This has driven increases in prices. Another interesting trend is the decline in the percentage of housing units that are vacant, indicating that the North Miami CRA is a desirable location to live and that most households are year-round, and that the area is not as transient as other jurisdictions.

Source: Florida Realtors



ECONOMIC CONDITIONS

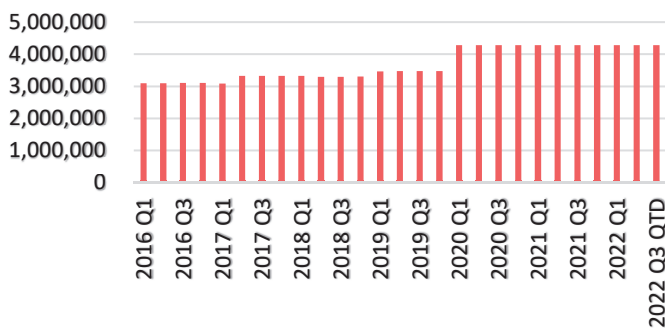
Commercial Real Estate

Commercial real estate in North Miami is generally comprised of older, strip center type retail located along the commercial corridors. Retail rents have remained steady as vacancy has declined, but the limited amount of new retail that has been constructed is part of the Sole Mia project.

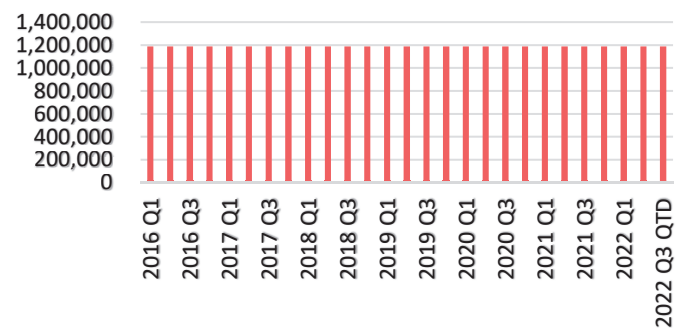
Similarly, there has not been construction of new office space in many years, and there is a limited amount of office space available. Demand continues to exist for North Miami office space, pushing rents higher, but there is limited inventory of space for new businesses, especially businesses that desire newer, Class A retail or office space.

Data Source: CoStar

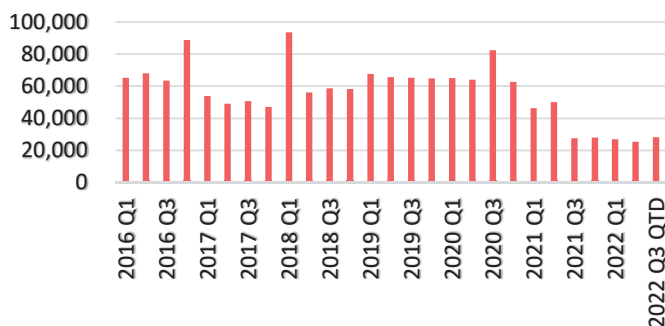
Retail Inventory (Sq Ft)



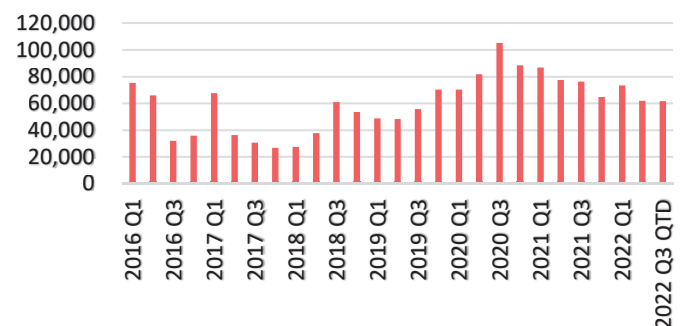
Office Inventory (Sq Ft)



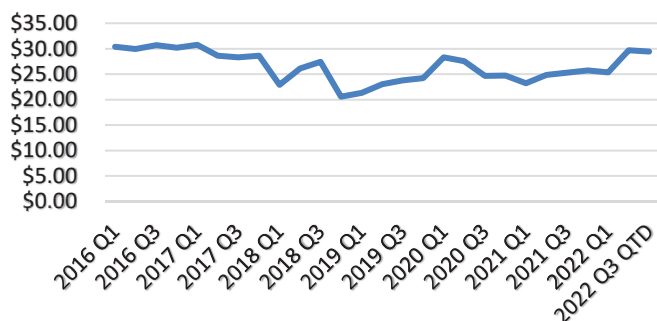
Retail Vacancy (Sq Ft)



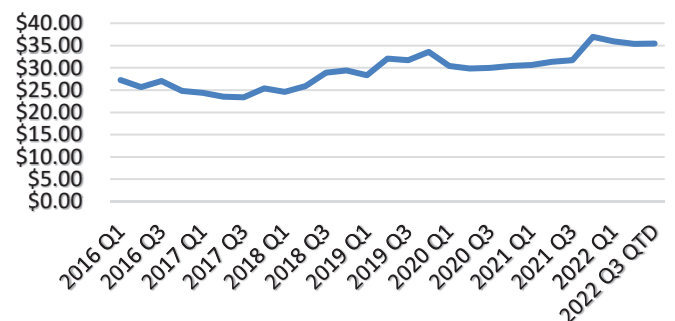
Office Vacancy (Sq Ft)



Retail NNN Rent per Sq Ft

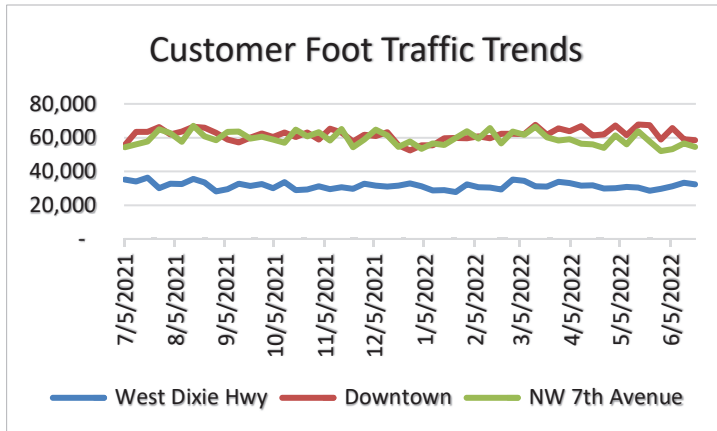


Office Gross Rent per Sq Ft



CUSTOMER FOOT TRAFFIC TRENDS

	Customer Visits	Frequency	Stay (minutes)	60% Trade Area
Downtown	3,200,000	7.57	81	14.94 sq. mi.
NW 7th Avenue	3,100,000	6.4	82	19.11 sq. mi.
West Dixie Highway	1,600,000	5.76	124	22.59 sq. mi.

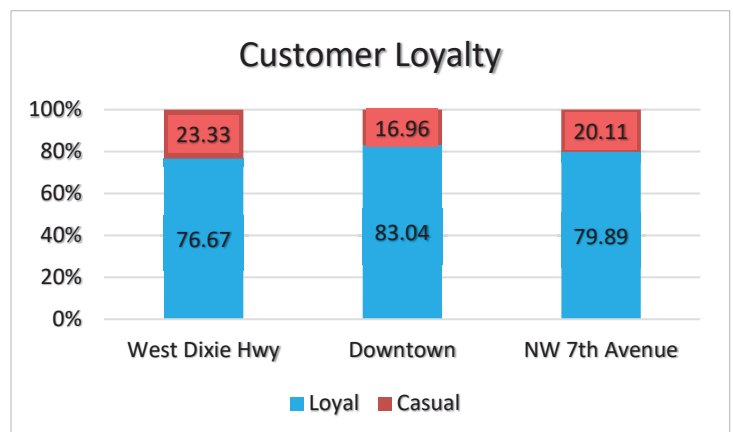
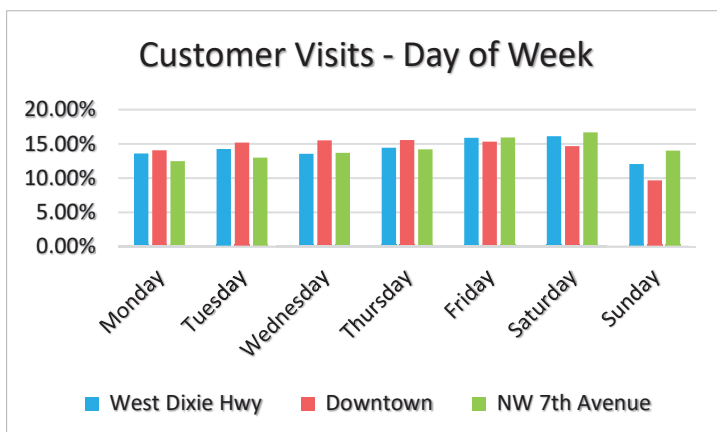
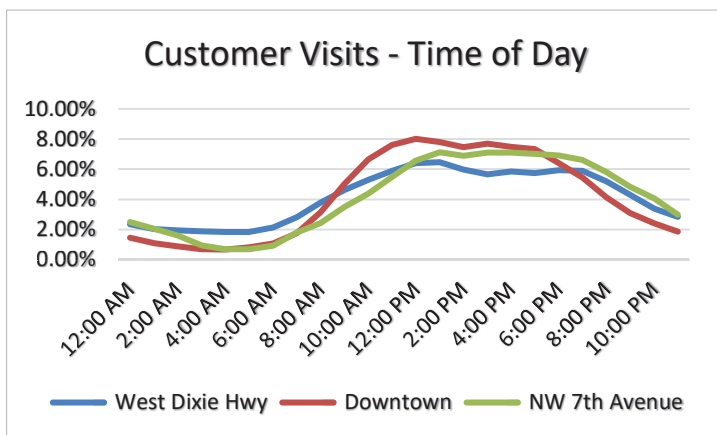


Customer foot traffic trends from Placer.ai were analyzed for the CRA's three main commercial corridors.

Downtown and NW 7th Avenue generate the highest amount of customer visits, and customers visit Downtown the most often. There are fewer visitors along the West Dixie Corridor, but those visitors stay in the area for a longer period of time than visitors to Downtown and NW 7th Avenue.

The customers that visit West Dixie Highway come from a larger trade area than those that visit Downtown and NW 7th Avenue, with Downtown North Miami attracting 60% of its customer base from within 15 square miles.

In general, all three areas have primarily daytime activity, with limited nighttime economies, with slightly higher nighttime activity on West Dixie and NW 7th Avenue, likely due to the presence of restaurants along those corridors. Downtown also has less weekend traffic than the other two corridors, especially on Sundays.



REGULATION

To understand the regulatory challenges facing the North Miami CRA, the following documents/plans have been reviewed: Chapter 29 North Miami Zoning Code, the Future Land Use Map, the Mobility Hub and TOD Strategic Plan report, and Downtown Concept Plan.

North Miami CRA strategically incorporated the Planned Corridor Development Overlay to higher density growth to targeted commercial activity areas. This helps to preserve the historic community neighborhoods while improving the attractiveness of the city towards entertainment, arts, and cultural centers. It also brings in housing options and typology diversity that aligned with market trends. This code enhancement sets North Miami CRA in the right direction for quality of life and a sustainable economy.

QUALITY OF LIFE

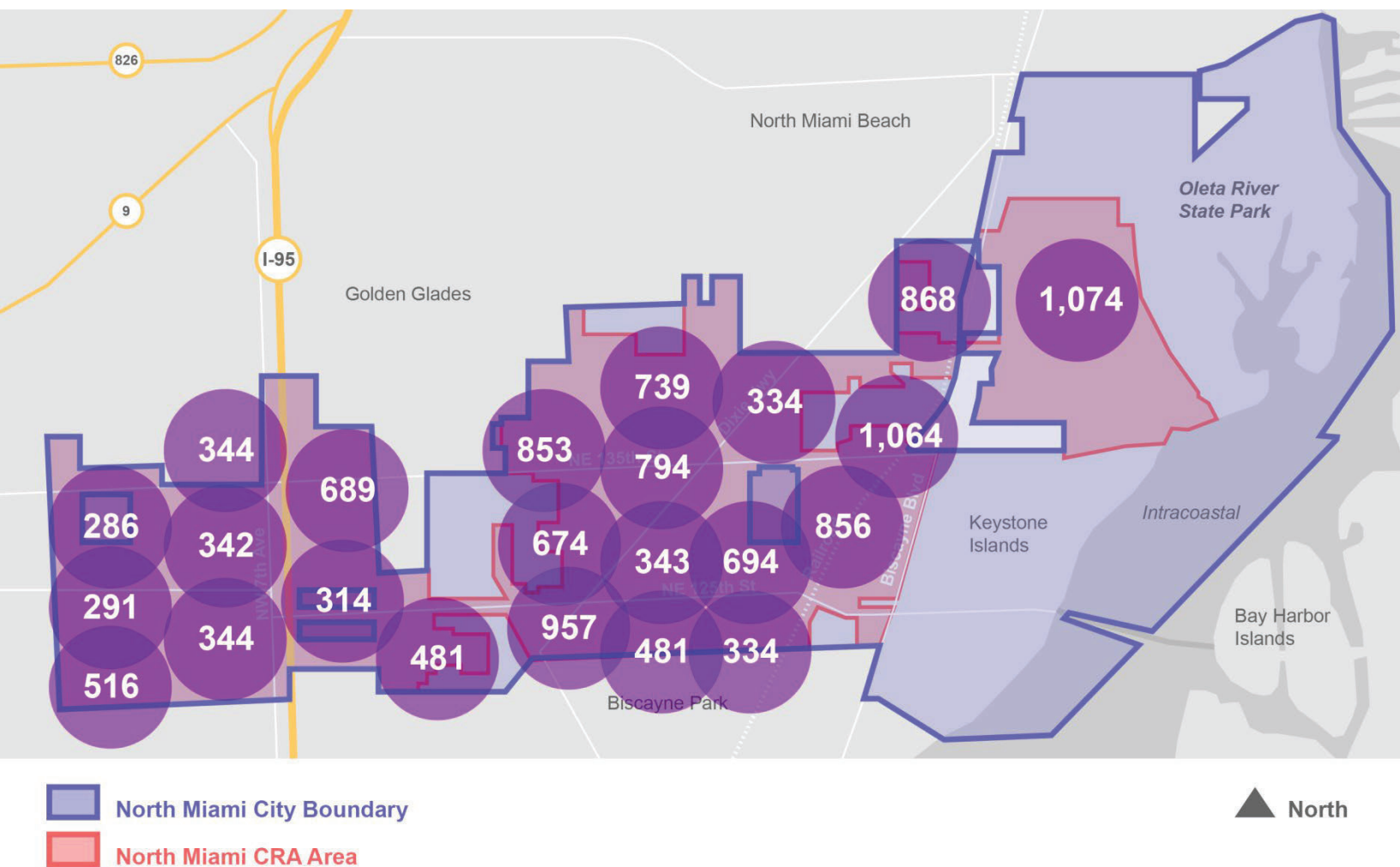
The COVID-19 Pandemic has strengthened humans' desires to enjoy the outdoors and is increasingly becoming an important factor in choosing where to live, work, and open a business. North Miami CRA continues to make progress on enhancing open spaces and parks, plazas, squares, gardens, and other public space amenity. An example is the improvements made to MOCA Plaza at the heart of the downtown, and Liberty Gardens mural and infrastructure improvements as a pedestrian alley gathering space where residents can enjoy a cup of coffee. Also, the work being done and planned for Griffing Park as an amenity space with a potential amphitheater and community center will be an invaluable community asset for quality of life.

We encourage the North Miami CRA staff to continue to invest in public spaces, music, neighborhood aesthetic enhancements, events, and programming as they are key quality of life factors for its residents.



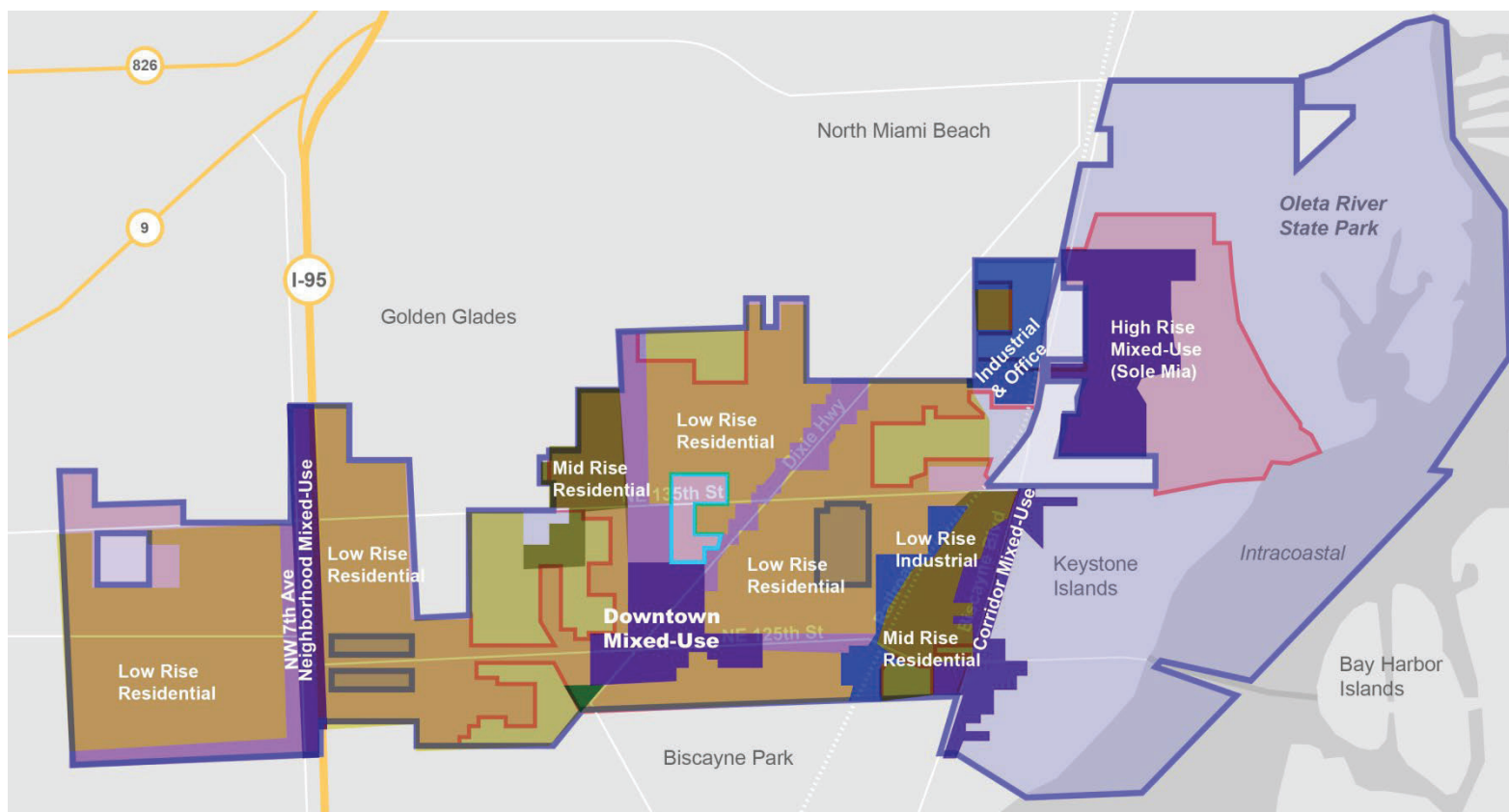
APPROXIMATE NUMBER OF DWELLING UNITS

This map shows the approximate number of dwelling units in North Miami CRA.



GENERAL LAND USE TYPE

This map shows future land use designations for North Miami CRA.



- North Miami City Boundary
- Planned Corridor Development Overlay (Downtown, NW 7th Ave, and Biscayne Blvd) and Planned Development (Sole Mia)



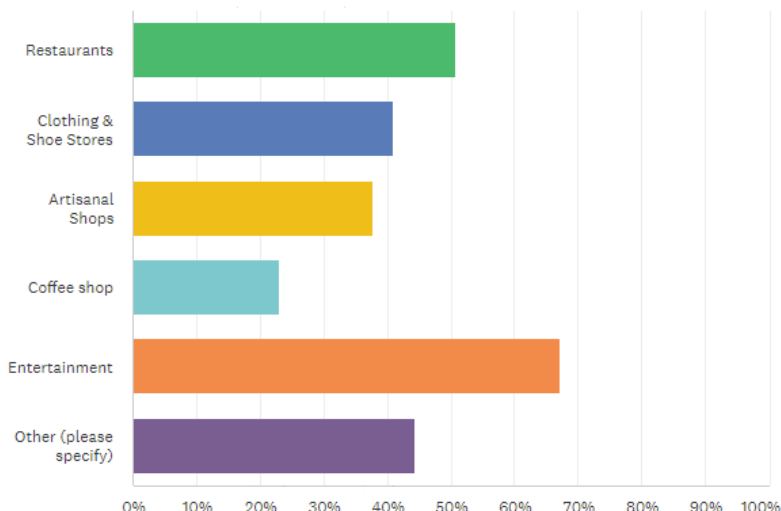
SUMMARY OF PUBLIC INPUT

As part of the public engagement process the CRA staff and BusinessFlare® team conducted multiple site tours, visited local businesses, interviewed business owners and constituents, met with elected officials and city staff, interviewed the police chief, and facilitated a well attended public workshop meeting on March 10, 2022. The public outreach process was broad and it targeted all residents with flyers, surveys, and interviews held in three languages; English, Creole, and Spanish.

North Miami Community Redevelopment Agency Public Workshop	North Miami Kominote Ajans Redevlopman Atelye Piblik	Agencia de Reurbanización de la Comunidad de North Miami Taller Público
		
Save the Date Public Open House The North Miami Community Redevelopment Agency (NMCRA) will be hosting a public input Open House. The purpose of this event is to gather input and insight from the North Miami residents and businesses regarding redevelopment, economic development and revitalization in the city. The event will be facilitated by the CRA's consultant, BusinessFlare. The event will last from 10 am until 4 p.m. Members of the public will be invited to attend and meet in group and one on one conversations with the consultant. North Miami is your city and we want your input as we update the CRA PLAN for the future. MEETING #1 (VIRTUAL) DATE: Thursday, March 10, 2022 TIME: 10:00 AM to 3:00 PM LOCATION: This meeting will only be held virtually utilizing communications media technology. Please click the link below to join/register the virtual meeting: https://bit.ly/3lbgCP4 MEETING #2 DATE: Saturday, March 12, 2022 TIME: 10:00 AM to 4:00 PM LOCATION: Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161 For additional information please contact (name) at (phone) or (email)	Rete dat la Piblik Pòt Ouvè North Miami Kominote Ajans Redevlopman an (NMCRA) ap realize yon evenman piblik ki rele Pòt Ouvè. Evenman sa a gen kom objektif rassemble ide ak konseps ki rezidan ak biznis nan North Miami genyen anrapò redevelopment, developman ekonomik ak revitalizasyon vil la. Konsiltan CRA a, BusinessFlare ap oganize evenman sa a. Li pral kòmanse a 10:00 a.m. e li pral fini a 4:00 p.m. Konsiltan an pral envite manm piblik yo asiste ak rankontre an gwoup e nan yon konvèsasyon pesonèl avèk li. North Miami se vil pa w epi nou vle ide w yo pandan nou mete ajou plan CRA pou tan k ap vini an. REYINYON #1 (VIRTUAL) Dat: Jedi 10 Mas 2022 Lè: 10:00 AM a 3:00 PM Kote: Reyinyon sa a ap fèt sèlman pa mwayen komunikasyon medya teknoloji yo. Tanpri klike sou lyen ki anba a pou rantrè/enskrì reyinyon an vityèl: https://bit.ly/3lbgCP4 REYINYON #2 Dat: Samdi 12 Mas 2022 Lè: 10:00 AM a 4:00 PM Kote: Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161 Pou konnen plis enfòmasyon, tapri kontakte: Ofis North Miami CRA - (305) 895-9839 - cragrant@northmiamifl.gov	Reserva la fecha Puertas AbiertasPúblico La Agencia de Reurbanización de la Comunidad de North Miami (NMCRA) estará desarrollando un Puertas Abiertas con participación del público. El propósito de este evento es recoger ideas y conocimientos de los residentes y empresas de North Miami con relación a la reurbanización, desarrollo económico y revitalización de la ciudad. El evento será organizado por el consultor de la CRA, BusinessFlare. El evento se realizará desde las 10 a.m. hasta las 4 p.m. Miembros del público serán invitados a asistir y reunirse con el consultor en conversaciones en grupo y de forma individual. North Miami es tu ciudad y queremos tus ideas mientras actualizamos el PLAN CRA para el futuro. REUNIÓN #1 (VIRTUAL) Fecha: Jueves 10 de Marzo de 2022 Hora: 10:00 AM a 3:00 PM Ubicación: Esta reunión solo se realizará de manera virtual utilizando la tecnología de los medios de comunicación. Por favor, haga clic en el enlace que aparece a continuación para unirse/registrarse en la reunión virtual: https://bit.ly/3lbgCP4 REUNIÓN #2 Fecha: Sábado 12 de Marzo de 2022 Hora: 10:00 AM a 4:00 PM Ubicación: Griffing Park - 12220 Griffing Blvd., North Miami, FL 33161 Para información adicional por favor contacte: Oficina de North Miami CRA - (305) 895-9839 - cragrant@northmiamifl.gov

What type of businesses are missing in North Miami? What do you have to travel elsewhere for? (select all that apply)

Answered: 61 Skipped: 4



Graph: Survey question answered by 61 residents.

P.I.E.C.E ANALYSIS

BusinessFlare's PIECE analysis is a strategic community and constituent engagement technique used to help build consensus on the community's goals and opportunities by identifying the most important things to preserve, invest in, enhance, capitalize on, and expose related to market competitions, business climate, and the community at-large quality of life indicators. Through this exercise, in combination with the market analysis, inventory of assets and evaluation of the economic development ecosystem, we learned what North Miami CRA needs to prosper for residents, constituents and economic growth. We encouraged constituents to "Say Their PIECE."

PRESERVE what should be preserved?

INVEST what are the most important investments?

ENHANCE what are some game-changing enhancements?

CAPITALIZE what can be capitalized on?

EXPOSE what can be exposed? that you hear people say? "I didn't know North Miami CRA had ___!"

The following diagram highlights the main themes identified by constituents during the BusinessFlare® P.I.E.C.E analysis of the public input process.

P.I.E.C.E ANALYSIS OF North Miami CRA

PRESERVE

- Welcoming Community
- Culture Diversity
- Quality of Life
- Legacy Businesses
- Outdoor Open Spaces
- Railroad Connection

ENHANCE

- Neighborhood Aesthetics
- Gateways
- Music and Arts
- Walking and Biking
- Community Centers

INVEST

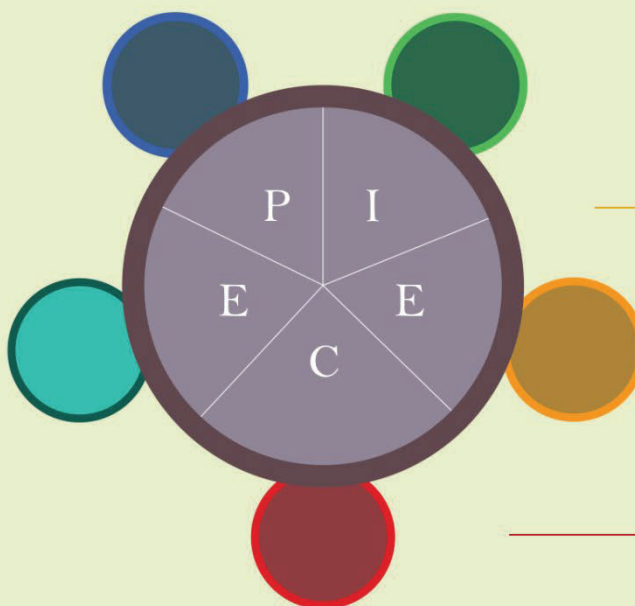
- Places for People
- Wayfinding, Gateways, and Signage
- Commercial Facade Improvements
- Creating a Destination
- Mobility Hub

EXPOSE

- Entrepreneurial Culture & Opportunity
- Cultural Arts
- Business Mix
- South Florida Lifestyle

CAPITALIZE

- Market Awareness
- Accessibility
- Small Local Businesses



North Miami CRA Redevelopment Goals!

Goal

Initiative

#1

Economic Development

1.A - Create viable commercial districts within the North Miami CRA by encouraging and facilitating sound real estate acquisition, assemblage, development and Public Private Partnerships.

1.B - Work with the City of North Miami to support and recruit “target” commercial, cultural technology and niche light industrial uses/industries and entrepreneurs within the CRA.

1.C - Support the convergence of Technology and the Cultural Arts as a critical component of Economic Development, including connections between technology and the music industry infrastructure.

1.D - Position North Miami to attract new investment, businesses, and talented workforce and to retain existing businesses and residents.

1.E Capitalize on the area’s strength and cluster of music industry businesses and activities and position North Miami as a “Music City” that attracts additional businesses, creators and residents.

#2

Public Improvements & Infrastructure

2.A - Coordinate CRA/City, County, State & federally-funded Public Improvements within City of North Miami commercial areas to ensure consistency with plan goals and vision.

2.B - Support Neighborhood Improvement initiatives to reduce slum and blight conditions in residential neighborhoods.

2.C - Continue to focus on aesthetic and quality of life investments in the public realm that enhance the CRA’s desirability as a place for residential and business investment.

#4

Transportation, Transit, and Parking

4.A - Encourage safe, convenient, efficient and effective motorized and alternative-means transportation and transit systems within the City of North Miami.

4.B - Work with partners to provide enhanced access to regional transit services through the North Miami Mobility Hub.

4.C - Create efficient and attractive parking to support retail, restaurant, cultural, office and industrial facilities within the redevelopment area.

#3

Housing & Residential Life

3.A - Continue to work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

3.B - Work with the City of North Miami to encourage development and renovation of Affordable, Workforce, and Mixed-Income Housing.

3.C – Encourage small scale and infil development for the provision of affordable housing.

#5

Redevelopment Support & Administration

5.A - Encourage and support sound and redevelopment-friendly Land Use Regulations within the City of North Miami.

5.B - Use Powers of Borrowing, Land Acquisition & Disposition to further North Miami CRA Redevelopment Goals & Initiatives.

5.C - Provide flexible Economic Incentives and other support to projects that further North Miami CRA Redevelopment Goals & Initiatives.

Redevelopment Plan Concept

This update to the North Miami Community Redevelopment Plan approaches the redevelopment area's distinct neighborhoods in a way that recognizes the unique characteristics and opportunities of each neighborhood, and how they connect to each other and contribute to the community's economic growth.

The plan seeks to capitalize on and retain the unique character and culture of the community in ways that further creativity and entrepreneurship, while driving economic growth that provides for quality-of-life enhancements makes the CRA a place where people want to be. A place where people want to visit and stay, where investors want to invest and where creators and entrepreneurs want to open businesses and engage in commerce and culture.

The major roadway corridors are the lifeblood of the city's business community. However, they should not be viewed not only as corridors that people and vehicles travel through. Rather they should be viewed as destinations and distinct commercial districts with unique identities. Each of these areas should establish their own unique sense of place, and highlight the opportunities available for entrepreneurs, workforce, and residents.

These unique characteristics of each of the corridors can work together in a cohesive way that supports economic growth.

Northwest Seventh Avenue is the main neighborhood business district for the western part of the city. It is also has potential to serve as a destination due to its accessibility from Interstate 95, which also buffers the neighborhood to the east from more intensive potential uses along the corridor

NW 7th Avenue's combination of neighborhood and destination opportunities creates a place where investors in mixed-use development can create places for existing and new residents and businesses.

Northeast Sixth Avenue is a corridor where there is opportunity for aesthetic improvements and infill commercial development that provides opportunities for new neighborhood serving businesses.

The West Dixie Highway corridor is anchored to the south by Downtown North Miami and in the North by commercial and light industrial areas which include many creative businesses such as recording and rehearsal studios. The corridor is an ideal location for creative uses and the technology businesses that wish to connect to not only music and entertainment uses, but to other creative endeavors such as culinary and educational concepts.

Northeast 125th Street is North Miami's Downtown, will continue to evolve and grow as the downtown redevelopment project on the City Hall site moves forward. Through this plan, the CRA will be the City's partner in the revitalization of the Downtown through the development of public parking to support the existing businesses and new redevelopment.

Northeast 125th Street is also the location of the North Miami Mobility Hub, and the CRA will work with the City, Miami-Dade County, and the private sector on the development of mixed-use transit-oriented-development to enhance the city's regional connectivity.

Redevelopment is about realizing potential, establishing a vision, and implementing a plan to achieve success. It is about creating places that people want to be, places people want to stay, and places people want to return to. It is about creating and enhancing the aesthetics and the look and feel of a place, about the activities and opportunities for people to engage with each other in both public and private spaces, and building a community that is open and welcoming.

This plan update authorizes the CRA to move forward with the economic development initiatives, capital projects, and aesthetic enhancements along the key commercial corridors, which are the city's business districts. The plan capitalizes on the creative community infrastructure that exists throughout the city, which serves as an asset to attract additional investment and businesses.

The presence of the creative industries also creates an opportunity to connect to other innovation industries such as technology and targeted enhancements of strategic economic design will position the North Miami CRA as a place that can attract new investment, new businesses and a talented workforce, and provide opportunities to retain and grow existing businesses and residents.

The projects and programs in this plan will contribute to the look and feel of the CRA and improve its position for attracting additional investment.

The presences of strong music industry anchors and industry infrastructure businesses creates an opportunity to capitalize on enhancing the CRA's place brand, to attract additional music entrepreneurs, drive public engagement through music activities, and create opportunities for music based placemaking and cross-industry business investment with sectors such as food and beverage, technology and real estate development.

The plan provides for aesthetic improvements along the corridor and enhancing the opportunities for people to engage with one another. It supports investment into projects and that improve the infrastructure and livability of the CRA, and CRA will continue to work with the private sector to provide a healthy mix of housing of different types or for all income levels, providing more diversity in the housing stock to retain and attract residents. This includes infill and small-scale development to provide additional affordable housing, including home ownership. The CRA is also spearheading a priority project to provide assistance for the rehabilitation of aging buildings.

The CRA will continue to work with the city to provide safe and convenient multimodal transportation and will also work with the city on the development of the North Miami Mobility Hub at the of Northeast 125th Street and the FEC rail corridor. The CRA will further work with the city to provide a component of public parking as part of the downtown redevelopment project to ensure that downtown customers and businesses have sufficient parking and to enhance the feasibility of the city's downtown project.

The CRA will work with the city as it considers amendments to the city's land development regulations to ensure that both entities are working together on redevelopment-friendly land development regulations that enhance and retain the community's character.

The plan authorizes the CRA to issue bonds and/or obtain a commercial loan for the purposes of implementing some of the plan's priority projects. The plan further authorizes the CRA to acquire property to further CRA goals including along NW 7th Avenue for the purpose of supporting a catalyst mixed use project, and along NE 6th Avenue in support of the area's revitalization.

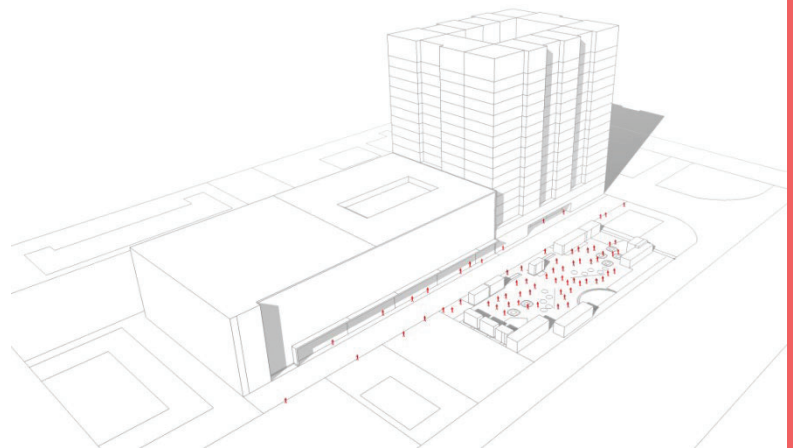
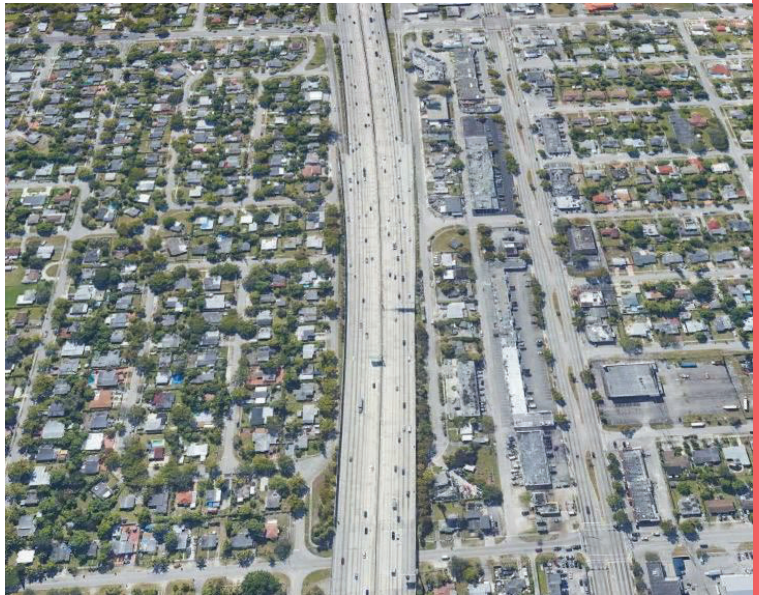
Redevelopment Program Initiatives

ECONOMIC DEVELOPMENT

GOAL #1 – Economic Development

1.A - Create viable commercial districts within the North Miami CRA by encouraging and facilitating sound real estate acquisition, assemblage, development and Public Private Partnerships.

- ☐ NW 7th Avenue
**PRIORITY PROJECT:
MIXED-USE DEVELOPMENT**
- ☐ West Dixie Highway (Placemaking and Tech)
- ☐ District 3 Concepts
- ☐ NE 125th Street (City Center,, Mobility Hub and Five Points intersection with NE 6th Avenue and West Dixie Highway)
- ☐ NE 6th Avenue
- ☐ Provide funding and support for programs and activities that further Economic Development of Commercial Corridors.
- ☐ Acquisition and Assemblage: Work with the private sector to encourage and facilitate sound real estate acquisition, assemblage, and development.
- ☐ Corridor Access and Aesthetics: Work with the City, Miami-Dade County MPO and FDOT to create strategies for successful access and aesthetics for all corridors.
- ☐ Develop customized incentive programs



1.B - Work with the City of North Miami to support and recruit “target” commercial, cultural technology and niche light industrial uses/industries and entrepreneurs within the CRA.

- ❑ Identify existing, emerging, and aspirational business clusters within the City of North Miami CRA, including:
 - Restaurants and Entertainment including Craft Breweries
 - Music/Audio-Visual/Broadcast/Film Production
 - Architecture/Interior Design/Antiques
 - Arts/Culture/Arts Education
 - Museum/Gallery
 - Information Technology
 - Event Planning/Production
 - Health Care
- ❑ Provide funding for relocation of new “targeted use” businesses, including incentives for tenant relocation, acquisition, rehabilitation or tenant improvements (buildout) to existing properties.
- ❑ North Miami “Music City”: Capitalize on the CRA and City’s music industry history, infrastructure and activities to position the area as “Music City.”
- ❑ Maintain an inventory of existing assets and appropriate, available real estate for music-related uses including rehearsal, recording, performance, retail, repair, wholesale and education and promote opportunities to artists, promoters, venue operators and entrepreneurs. Integrate the “Music City” concept into other Cultural Arts and Entertainment industry initiatives.



Photo: Music Studios in North Miami.

1.C - Support the convergence of Technology and the Cultural Arts as a critical component of Economic Development

- ❑ Create an environment that is conducive to the expansion of performing and visual arts throughout the CRA.
- ❑ Encourage and support activities that highlight the area's cultural diversity and arts and entertainment assets.
- ❑ Offer incentives tailored to meet the needs of new and existing businesses and residents.
- ❑ Technology: Establish broadband and virtual office hubs at key public spaces and cultural areas.
- ❑ **Museum of Contemporary Art (MOCA)**
Support MOCA as a cultural and economic asset to the North Miami CRA.

1.D - Position North Miami to attract new investment, businesses, and talented workforce and to retain existing businesses and residents.

- ❑ **Commercial Rehabilitation/Beautification Grants:** Implement funding programs for rehabilitation and beautification of commercial buildings to help local businesses attract new customers. These grants may be made available to Business Owners and/or Commercial Property Owners.
- ❑ **Merchant Assistance Program:** Fund programs to provide technical assistance/ consulting services to existing business owners for training and minor aesthetic improvements to the interior of a business.
- ❑ **Business Recruitment:** Promote the City of North Miami and its assets to increase area business, including participation in trade shows, broker and developer forums, and other events and activities.
- ❑ **Business Retention and Quality of Life:** Encourage residents and visitors to shop, live, work and play in North Miami through promotional efforts including Image Enhancement, Special Events, Public Outreach Efforts, and Neighborhood engagement.
- ❑ **Other Market Positioning Initiatives:** Provide funding and support for programs and activities that further Marketing and Branding of North Miami and the CRA.



Photo: Liberty Gardens Mural in North Miami CRA



PUBLIC IMPROVEMENTS & INFRASTRUCTURE

GOAL #2 – Public Improvements & Infrastructure

2.A - Coordinate CRA/City, County, State & federally-funded Public Improvements within City of North Miami commercial areas.

- ❑ Coordinate roadway, sidewalk, landscaping and infrastructure improvements within the CRA's commercial districts, including:
 - NW 7th Avenue
 - West Dixie Highway
 - NE 125th Street
 - NE 6th Avenue
 - NW 119th Street
 - Biscayne Boulevard
 - Streetscape Improvements in other commercial areas
- ❑ Create and support Open Space/Community Enhancement Projects, including:
 - **PRIORITY PROJECT:**
 - **COMMUNITY CENTERS**
 - Galvin Center
 - Griffing Park
 - Art in Public Places
 - Other Enhancement Projects in commercial areas
- ❑ Wayfinding and Gateway Signage: Provide funding and support for Gateway and Wayfinding Signage consistent with North Miami Comprehensive Signage Master Plan.
- ❑ Other Public Improvement Initiatives Commercial Areas: Provide funding and support for other programs and activities that further Public Improvement initiatives in Downtown North Miami and along Commercial Corridors.

Griffing Park Electric Tree

Lang Cook Live!

Saturday, April 23rd
7 – 9 p.m.

2.B - Support Neighborhood Improvement initiatives to reduce slum and blight conditions in residential neighborhoods.

- ❑ **Sidewalk and Swale Improvements:** Provide funding and support for improvement to sidewalks and swale areas within residential neighborhoods within the CRA.
- ❑ **Neighborhood Signage:** Provide funding and support for residential Neighborhood Signage projects consistent with North Miami Comprehensive Signage Master Plan.
- ❑ **Crime Prevention through Environmental Design (CPTED):** Provide funding and support for programs and activities that encourage safety through CPTED.
- ❑ **Other Public Improvement Initiatives – Neighborhoods:** Provide funding and support for programs and activities that further Public Improvement initiatives in residential neighborhoods.

2.C - Continue to focus on aesthetic and quality of life investments in the public realm that enhance the CRA's desirability as a place for residential and business investment.

- ❑ Continue to fund and conduct residential improvement projects throughout the CRA residential community.

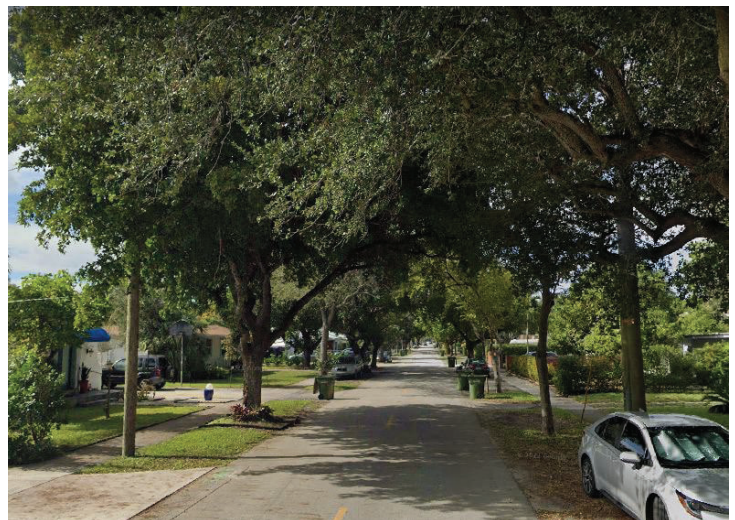


Photo: Residential Neighborhoods in North Miami.

HOUSING & RESIDENTIAL LIFE

GOAL #3 – Housing & Residential Life

3.A - Continue to work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

- ❑ Work with the private sector to create a “Healthy Mix” of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.
- ❑ Private Sector Initiatives: Encourage the private sector to create Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing within the CRA.
- ❑ Provide incentives for housing development and investment, if necessary and when possible.
- ❑ Facilitate use of public funds to targeted private sector development, when available and appropriate, to create Workforce and Affordable Housing through programs that include:
 - Low-Income Housing Tax Credits (LIHTC)
 - State Apartment Incentive Loan program (SAIL)
 - Targeted CRA Infrastructure Grants
 - Other Funds available to private sector
 - Other Private Sector Housing Initiatives
- ❑ Pursue targeted small scale and infill development for the provision of affordable housing.
- ❑ Provide support for programs and activities that further private sector development of Affordable, Workforce, Market Rate, Luxury, and Mixed-Income Housing.

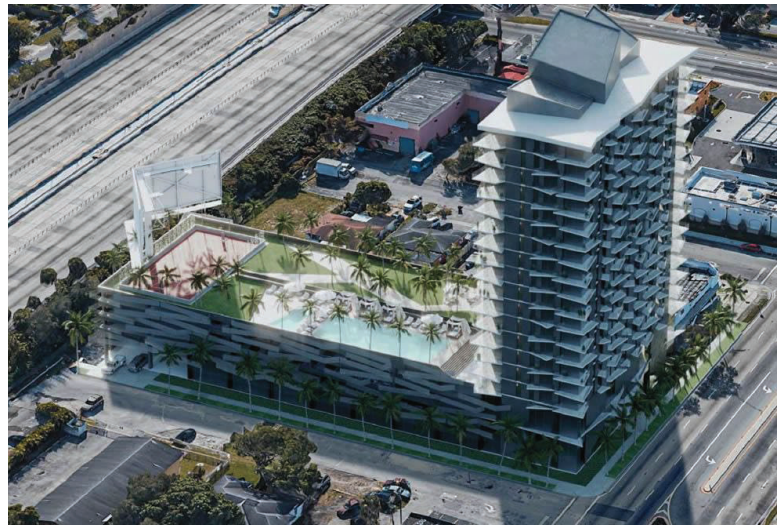


Photo: From top to bottom (Allure, The Gardens, and Emblem) pipeline developments in North Miami CRA.

3.B - Work with the City of North Miami to encourage development and renovation of Affordable, Workforce, and Mixed-Income Housing

- ❑ **PRIORITY PROJECT:**
MULTIFAMILY REHABILITATION PROGRAM
- ❑ **PRIORITY PROJECT:**
RUCKS PARK REDEVELOPMENT
- ❑ Provide funding and support for renovation of multifamily buildings.
- ❑ Public Sector Initiatives:
 - Encourage the public sector to create Affordable, Workforce and Mixed Income Housing within the CRA through programs that include:
 - Community Development Block Grant Program (CDBG)
 - Home Investment Partnerships Program (HOME)
 - State Housing Initiative Partnership (SHIP)
 - Neighborhood Stabilization Program (NSP)
 - Other funding available to the public sector
 - Home Beautification Program
- ❑ Provide funding and support for residential housing beautification.
- ❑ Homebuyer Counseling and Subsidies
- ❑ Provide funding and support for Homebuyer Subsidies, including First Time Home Purchases, Single Family Home Rehabilitation, and Affordable Rental Assistance.
- ❑ Provide funding and support for programs and activities that further development and renovation of Affordable, Workforce, and Mixed-Income Housing.



TRANSPORTATION, TRANSIT, AND PARKING

GOAL #4 – Transportation, Transit, and Parking

4.A - Encourage safe, convenient, efficient and effective motorized and alternative-means transportation and transit systems within the City of North Miami.

- ☐ **Bicycle-Friendly Initiatives:** Provide funding and support for programs and activities that expand the bicycle network within the City of North Miami and encourage bicycle transportation.
- ☐ Coordinated Advocacy, Grant and Implementation Strategies for Transportation and Transit
- ☐ Support transit and traffic circulation analysis.
- ☐ Provide and support grant funding for transportation projects, Downtown Trolley circulator(s) and other connecting public transit projects.
- ☐ Support further development of the NoMi Express free buses.
- ☐ Explore other transportation and transit initiatives.
- ☐ Provide funding and support for programs and activities that further Redevelopment Goals for transportation and transit.



Photo: Example of Indianapolis Cultural Trail.

4.B - Work with partners to provide enhanced access to regional transit services through the North Miami Mobility Hub.

PRIORITY PROJECT:
NORTH MIAMI MOBILITY HUB

- ❑ Work with transportation agencies and authorities to establish a designated mobility near NE 125th Street and the FEC corridor.
- ❑ Brand and market position “NOMI Central”

4.C - Create efficient and attractive parking to support retail, restaurant, cultural, office and industrial facilities within the redevelopment area.

PRIORITY PROJECT:
DOWNTOWN PUBLIC PARKING

- ❑ Work with the City and the private sector to identify and create opportunities to build additional public parking for visitors to downtown and to support the downtown businesses.
- ❑ **Public Parking Development:** Support development of public parking facilities, including public/private partnerships to develop projects with public parking components.
- ❑ **Shared Parking Strategies:** Explore programs and activities that encourage shared use of public and private parking facilities.
- ❑ **Other Parking Initiatives:** Provide funding and support for programs and activities that further public and shared parking facilities within the CRA.

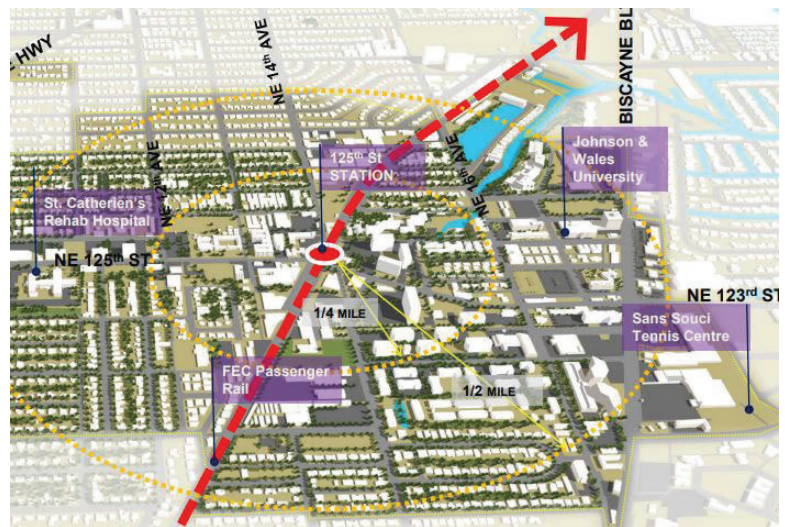


Photo: Top to bottom (Mobility Hub Potential Location Aerial Image, Mobility Hub and TOD Strategic Plan, and Downtown Parking Aerial.

REDEVELOPMENT SUPPORT & ADMINISTRATION

GOAL #5 – Redevelopment Support & Administration

5.A - Encourage and support sound and redevelopment-friendly Land Use Regulations within the City of North Miami.

- ❑ Encourage and support Land Uses, Zoning, and Building Codes that encourage future redevelopment, such as Mixed Use and Transit Oriented Development.
- ❑ Identify opportunities to work with the city to provide Density Variances and Bonuses to create higher densities and identify opportunities to streamline the regulatory and development process for projects within the CRA.

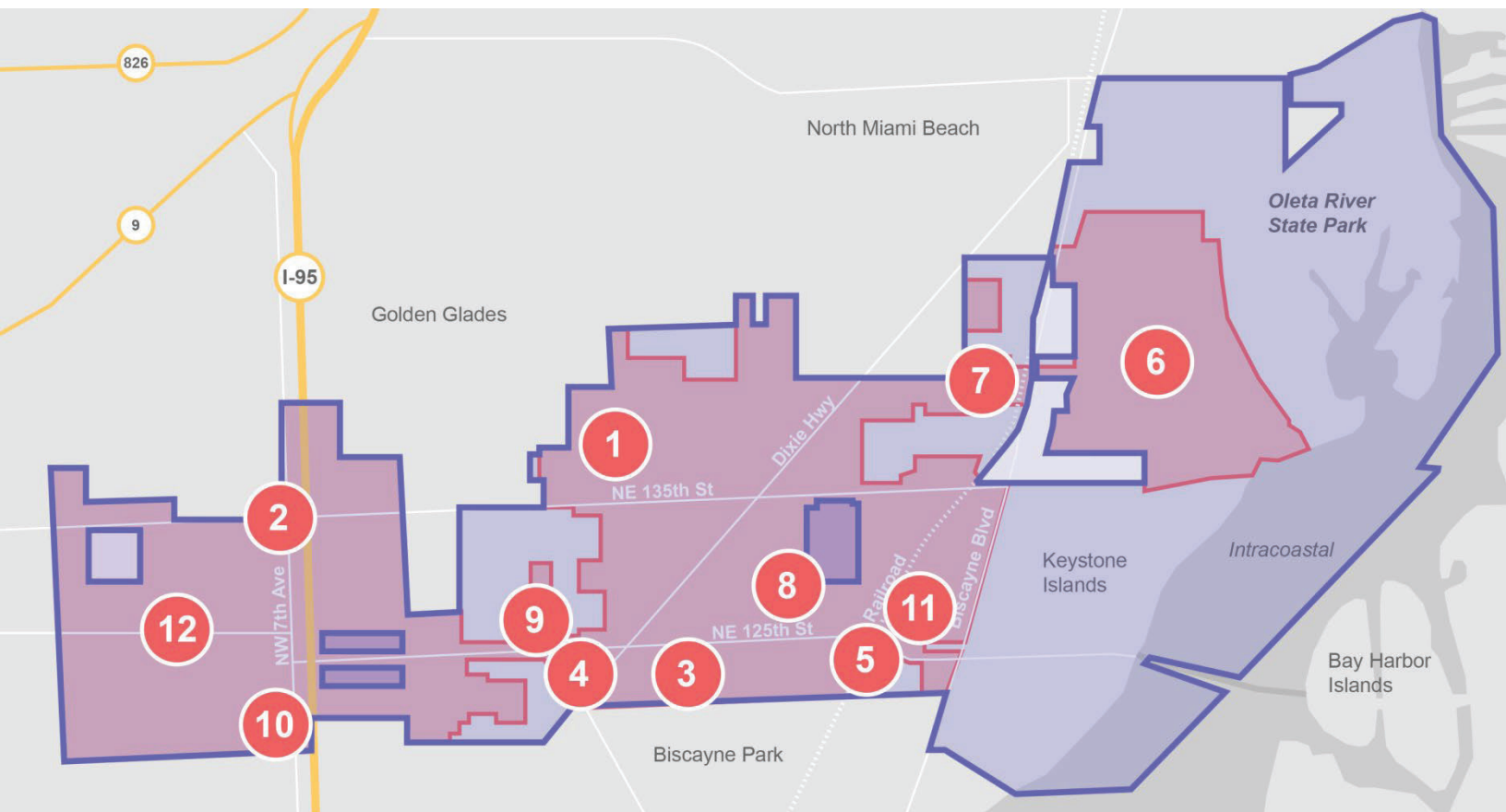
5.B - Use Powers of Borrowing, Land Acquisition & Disposition to further North Miami CRA Redevelopment Goals & Initiatives.

- ❑ **PRIORITY PROJECT:**
NW 7TH AVENUE LAND ACQUISITION
- ❑ **Land Acquisition/Disposition Strategies:** Use CRA Powers of Land Acquisition and Disposition to acquire and dispose of commercial, industrial, and residential properties to further Redevelopment Goals and Initiatives.
- ❑ **Borrowing/Bonding:** Use CRA Powers to Borrow and/or Issue Revenue Bonds to fund projects that support Redevelopment Goals & Initiatives..

5.C - Provide flexible Economic Incentives and other support to projects that further North Miami CRA Redevelopment Goals & Initiatives.

- ❑ **Emergency Declarations:** Provide financial assistance to CRA businesses and residents for eligible redevelopment and revitalization related expenses during periods of a declared emergency or disaster in order to prevent the re-emergence of slum or blight conditions, to protect health and welfare, and to minimize negative impacts on the CRA's tax base.
- ❑ **Infrastructure Improvements:** Provide funding for and create infrastructure to support Redevelopment Goals, Initiatives, and projects.
- ❑ **Direct Participation Incentives:** Provide direct incentives when available and appropriate for development of projects to realize other Redevelopment Goals or to increase Increment Revenue.
- ❑ Provide incentives to match other funding for development projects, including:
 - Low-Income Housing Tax Credits (LIHTC)
 - State Apartment Incentive Loan program (SAIL)
 - New Market Tax Credits (NMTC)
 - Other

POTENTIAL REDEVELOPMENT CATALYST PROJECTS



- North Miami City Boundary
- North Miami CRA Area



Legend

Continue supporting and facilitating the redevelopment process of these projects.

1. **Ruck's Park**
2. **NW 7th Avenue Revitalization**
3. **Downtown Parking Garage**
4. **Griffing Park Community Center**
5. **Mobility Hub Project**
6. **Sole Mia** (5,999 units including affordable housing options, 300K SF of retail and office space, and 250 hotel rooms)
7. **Allure** (360 units including affordable housing options, 8.4K SF of retail and office space)
8. **The Gardens** (369 units including affordable housing options)
9. **475 NE 125th Street** (28 units including affordable housing options)
10. **Emblem Tower Apartments** (139 units, 9K SF of retail and office space)
11. **Wildcat Center** (community center)
12. **Sunkist Grove** (community Center)

Thank you North Miami CRA

Authors + Partners

BUSINESSFLARE® is a unique trademarked approach to economic development that integrates market reality into a local government's strategic plan, annual budget process and day-to-day operations. It is practical methodology we use to identify an effective strategy that efficiently utilizes limited staff resources.

Contact:

Kevin Crowder, CEcD, Founder
Kevin@businessflare.net

1175 NE 125th Street, Suite 601
Tate Executive Building
North Miami, FL 33161

NORTH MIAMI

COMMUNITY REDEVELOPMENT AGENCY
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APPENDIX – LEGAL DESCRIPTION

The City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami (City) which is located at the centerline of NW 17th Avenue approximately 30 feet south of the Opa-Locka Boulevard and NW 17th Avenue intersection. The boundary then proceeds south along the city boundary until it jogs east approximately 220 feet along the rear of the row parcels located directly south of the centerline of 128th Street. It then proceeds south to 127th Street. It then turns west approximately 220 feet to the centerline of NW 17th Avenue. It proceeds south along the city boundary to NW 119th Street and travels east along the centerline until it reaches the western limited access Right-of-Way (R/W) line adjacent to Interstate 1-95. The CRA boundary proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Avenue where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121 Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south R/W line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the west R/W line of NE 2nd Avenue until it reaches the southern R/W line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern R/W line of NE Miami Place. It then turns right and travels north approximately 175 feet and then turns west along the northern R/W line of NE 123rd Terrace. It then travels north 360 feet to the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western R/W line of NE 2nd Avenue. It then jogs right approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line (FEC). It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14th Avenue. It travels north along the eastern R/W line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern R/W line of NE 123rd Street. It then turns right along the southern R/W line of NE 123rd Street and travels easterly until it reaches NE 16th Avenue. It turns right and travels south along the western R/W line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern R/W line of Biscayne Boulevard. The boundary travels north along the eastern R/W line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then turns left and travels west approximately 870 feet until it reaches the FEC. It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a northwesterly direction. It then jogs north along Arch Creek approximately 330 feet to the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern R/W line of NE 16th Avenue. The CRA boundary then travels south along the eastern R/W line of NE 16th Avenue approximately 270 feet. It then turns right and travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135th Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street.

APPENDIX – LEGAL DESCRIPTION (2)

It then turns right and travels west until it reaches the eastern R/W line of NE 14th Avenue and turns right and goes north until it reaches the southern R/W line of NE 140th Street. It then turns right and goes east until reaches the eastern R/W line of NE 16th Avenue where it turns left and travels north until it reaches the southern R/W line of NE 141st Street. It turns right and goes east along the southern R/W line of NE 141 Street until it reaches NE 16th Court. It then travels south along the western R/W line of NE 16th Court until it reaches the southern R/W line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern R/W line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC R/W and the boundary of the City, where it then turns left and follows the FEC R/W and the boundary of the City northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC R/W diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western R/W line of NE 20th Lane and turns right and travels until it reaches the northern R/W line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Street. It then turns left and travels west along NE 149th Street until it reaches NE 11th Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10th Court until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western R/W line of NE 10th Avenue and jogs left and travels south until it reaches the northern R/W line of NE 143rd Street. It then turns right and travels west until it reaches the eastern R/W line of NE 8th Avenue where it turns right and goes north until it reaches the southern R/W line of NE 145th Street. It then turns left and travels west until it reaches the eastern R/W line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south until it reaches the northern R/W line of NE 131st Street where it turns right and travels west until it reaches the eastern R/W line of NE 4th Avenue. It then turns left and travels south until it reaches the southern R/W line of NE 129th Street where it turns left and travels east until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels east approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the eastern R/W line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Boulevard. It then turns left and travels south on the western R/W line of Griffin Boulevard approximately 2000 feet to a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the row of parcels directly north of NE 125th Street until it reaches NE 2nd Avenue.

APPENDIX – LEGAL DESCRIPTION (3)

The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second row of parcels directly north of NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa-Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the centerline of NW 17th Avenue along the western boundary line of the City. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue. The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street. The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and twenty-three properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the east to NW 6th Avenue on the west plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue. The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and twenty properties fronting on the north side of NW 124th Street, from and including the second property directly east of NW 6th Avenue on the west to NW 2nd Avenue on the east plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue. The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers:

06222900700100622290070170062229007019006222900702000622290070210062229007028006222
90070290062229007030006222900703100622290070320062229007063006222900708100622290080
55206222900805580622290080559062229055005006222905500600622290550160062229057001006
222905700700622290570080

A separate CRA boundary starts at the intersection of NE 146th Street and NE 18th Avenue and proceeds east approximately 830 feet and then turns left and travels north approximately 960 feet along the eastern parcel line of the parcels directly east of NE 18th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 18th Avenue where it turns right and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 18th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 18th Avenue.

An additional separate CRA Boundary includes the "Munisport" property east of Biscayne Boulevard and adjacent mangrove preserve areas east to the adjacent FIU property on the east and three properties fronting on the north side of NE 151st Street, from Biscayne Boulevard east to and including the property directly east of FIU Stadium Drive.

APPENDIX – LEGAL DESCRIPTION (4)

An additional separate CRA Boundary starts at the northwest corner of the parcel that is located north of NE 121st Street facing the easterly R/W of NE 18th Avenue. The boundary proceeds east along the northern parcel line of the parcels directly north of NE 121st Street and turns north along the western parcel line of the parcel west of NE 19th Avenue. The boundary jogs west approximately 65 feet before continuing north along the western parcel line of the parcel west of NE 19th Avenue below NE 123rd Street until it reaches the southern R/W line of NE 123rd Street. It then travels east on the southern R/W line of 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east of NE 123rd Street. It then proceeds west to the southern boundary of the R/W of the alley to the north of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 17th Road and turns right on the easterly R/W of NE 18th Avenue to the point of beginning.

Furthermore the CRA boundary shall include the following R/W's as follows:

1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 119th Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street
16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue
23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 6th Avenue and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue