

### **First Amendment to Interlocal Agreement**

This Amendment made and entered into this 20 day of December, 2003 by and between Metropolitan Miami-Dade County (County) and the City of Miami Beach (City)

#### **WITNESSETH:**

**WHEREAS**, the parties on November 16, 1993 entered into an Interlocal Cooperation Agreement, a true copy whereof being attached hereto and made a part of this instrument; and

**WHEREAS**, said Interlocal Cooperation Agreement addressed and embodied that Redevelopment Plan approved by the County on March 30, 1993 by Resolution No. 317-93 (the Plan); and

**WHEREAS**, the City has proposed and the County has approved amendments to the Plan by the adoption of City Resolutions No. 2002-24899 and 2003-25241 and County Resolution No. R-889-03, attached hereto and made a part hereof which addressed additional powers not specifically delegated in Resolution No. 317-93; and

**WHEREAS**, the parties wish to confirm the delegation of powers from the County to the City (and in turn, to the Miami Beach Community Redevelopment Agency) to implement the amendments to the Redevelopment Plan as provided in Resolution No. 2002-24899 and Resolution No. 2003-25241.

**NOW, THEREFORE, THE COUNTY AND THE CITY** agree as follows:

- I. The recitations set forth above are true and correct and adopted as part of this Amendment.
- II. The Interlocal Cooperation Agreement of November 16, 1993 attached and made a part hereof is hereby amended in the following respects:

A. Section I.A. is amended to read as follows:

I. Exercise of Delegated Powers and Implementation of Plan.

A. The City Commission, either directly or through its duly designated redevelopment agency, shall have the sole right and responsibility to exercise every power conferred upon the Board of County Commissioners pursuant to part III of Chapter 163, Florida Statutes, as amended, which have been delegated to the City Commission by the Board at its meetings on March 30, 1993 and September 9, 2003, and are specifically enumerated in County Resolutions numbered R317-93 and R-

889-03, respectively, provided, however, that said powers may be exercised only with respect to the Project and only with respect to the Plan as amended and adopted by the City Commission and approved and adopted by the Board, together with any supplements or amendments to the Plan provided that any supplements or amendments to the Plan must also be approved by the Board, which approval will not be unreasonably withheld or delayed. Any power not specifically delegated by the Board to the City Commission shall be reserved exclusively to the Board.

III. In all other respects, the Interlocal Cooperation Agreement is ratified and confirmed.

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

**WITNESS** our hands and seals on this 20 day of December, 2003.

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

By: [Signature]  
Jorge M. Gonzalez, City Manager

ATTEST:

By: [Signature]  
City Clerk

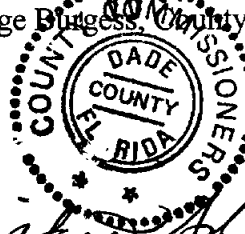
APPROVED AS TO FORM & LANGUAGE  
AND FOR EXECUTION

[Signature] 11-4-03  
City Attorney Date

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

By: [Signature]  
George Burgess, County Manager

By: [Signature]  
Deputy Clerk



APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY

[Signature]  
County Attorney

# MEMORANDUM

Amended  
Agenda Item No. 2(t)

TO: Honorable Mayor and Members  
Board of County Commissioners

DATE: March 30, 1993  
SUBJECT: Miami Beach City  
Center/Historic  
Convention Village  
Redevelopment and  
Revitalization Area:  
Redevelopment Plan  
and Interlocal  
Agreement

FROM: *Joaquin G. Avino*  
Joaquin G. Avino, P.E., P.L.S.  
County Manager

R#317-93

## Recommendation

It is recommended that the Board approve:

- The attached City Center/Historic Convention Village Redevelopment and Revitalization Area Plan.
- The delegation of redevelopment powers under Chapter 163, Florida Statutes except those specifically identified in the resolution.
- The attached Interlocal Cooperation Agreement between Dade County and the City of Miami Beach which establishes terms and conditions, including the County and City responsibilities for the implementation of the City Center/Historic Convention Village Redevelopment and Revitalization Area Plan.

## Background

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as is presently contained in Part III of Chapter 163, Florida Statutes, as amended (The "Act"). The Act authorizes counties and municipalities in the State of Florida to create community redevelopment agencies, to prepare redevelopment plans for certain defined areas within their boundaries, designated as community redevelopment areas and to delegate redevelopment powers at the discretion of the County, after a finding has been made determining that slum or blight exists within a defined area.

On January 26, 1993, the Board by Resolution No. R-14-92, found the City Center/Historic Convention Village Redevelopment and Revitalization Area to be a slum or blighted area and delegated certain redevelopment powers consistent with the Act to City of Miami Beach so that the City could proceed with the creation of a Community Redevelopment Agency and the preparation of a Redevelopment Plan for said area.

Honorable Mayor and Members  
Board of County Commissioners  
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The City has prepared a Redevelopment Plan which was adopted by the City Commission on February 12, 1993 (Resolution No. 93-20721). County staff has reviewed this plan and found it to be consistent with the Act and the County's Comprehensive Master Plan and, therefore, recommends its approval by the Board.

In order to implement the Redevelopment Plan, the City Commission has requested that all redevelopment powers under the Act be delegated to it by the Board. Said delegation is to be granted by this Board and formalized through an interlocal agreement between the County and the City. County staff has reviewed this request and recommends that every redevelopment power under the Act, except those pertaining to approval of annual budgets and the amount, duration and purpose of any bonds, notes, etc. for the Redevelopment Area pledging or otherwise obligating tax increment funds, and amendments to the redevelopment plan, be delegated to the City of Miami Beach.

RESOLUTION NO. 317-93

RESOLUTION REGARDING CERTAIN GEOGRAPHIC AREA  
WITHIN CITY OF MIAMI BEACH CALLED CITY  
CENTER/HISTORIC CONVENTION VILLAGE  
REDEVELOPMENT AND REVITALIZATION AREA,  
DESCRIBED GENERALLY AS BEING BOUNDED ON EAST  
BY ATLANTIC OCEAN, ON NORTH BY 24TH STREET,  
ON WEST BY WEST AVENUE, AND ON SOUTH BY 14TH  
LANE; ACCEPTING DELIVERY OF REDEVELOPMENT  
PLAN FROM CITY OF MIAMI BEACH AND MAKING  
CERTAIN FINDINGS WITH RESPECT TO SAID  
REDEVELOPMENT PLAN AND SAID GEOGRAPHIC AREA;  
ADOPTING SAID REDEVELOPMENT PLAN; DELEGATING  
CERTAIN POWERS TO CITY COMMISSION OF THE CITY  
OF MIAMI BEACH PURSUANT TO CHAPTER 163,  
PART III, FLORIDA STATUTES, FOR REDEVELOPMENT  
OF SAID GEOGRAPHIC AREA; APPROVING INTERLOCAL  
COOPERATION AGREEMENT AND AUTHORIZING  
EXECUTION OF SAID AGREEMENT

WHEREAS, the Legislature of Florida enacted the Community  
Redevelopment Act of 1969 during its 1969 Legislative Session,  
which enactment is presently codified in the Florida Statutes as  
Part III of Chapter 163, Sections 163.330 through 163.450; and

WHEREAS, all powers arising through the aforesaid enactment  
are conferred by that enactment upon counties with home rule  
charters, which counties in turn are authorized to delegate such  
powers to municipalities within their boundaries; and

WHEREAS, such authorization for counties to delegate such  
powers to municipalities is contained in Section 163.410, Florida  
Statutes, which states:

163.410 Exercise of powers in counties  
with home rule charters.--In any county which  
has adopted a home rule charter, the powers  
conferred by this part shall be exercised  
exclusively by the governing body of such  
county. However, the governing body of any

such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality. Such a delegation to a municipality shall confer only such powers upon a municipality as shall be specifically enumerated in the delegating resolution. Any power not specifically delegated shall be reserved exclusively to the governing body of the county. This section does not affect any community redevelopment agency created by a municipality prior to the adoption of a county home rule charter.

; and

WHEREAS, the City Commission ("City Commission") of the City of Miami Beach ("City") adopted Resolution No. 92-20646 ("City Resolution No. 92-20646") which, among other things, concludes that there exists a defined geographic area within the corporate limits of the City of Miami Beach which contains a large number of commercial buildings which are deteriorated or deteriorating as well as a large number of substandard housing units which contribute to ill health and pose other potential dangers to the residents, such area being generally described as being bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, all as more particularly described in Appendix "A" to this Resolution (which Appendix "A" is incorporated herein by reference and which described geographic area is hereinafter sometimes referred to as the "City Center/Historic Convention Village Redevelopment and Revitalization Area" (the "Redevelopment Area")); and

WHEREAS, the Board of County Commissioners of Dade County, Florida (the "Board") adopted Resolution No. R-14-93 on January 26, 1993 ("County Resolution No. R-14-93") which, among other things, declared the Redevelopment Area to be a blighted area, determined that it is necessary to redevelop said Redevelopment Area and establish a community development agency to redevelop such area, and delegated to the City Commission authority to exercise certain redevelopment powers conferred upon Dade County, Florida (the "County") within the Redevelopment Area in accordance with Part III, Chapter 163, Florida Statutes, so as to enable the City Commission to, among other things, exercise such delegated powers, make a finding of necessity with respect to the Redevelopment Area, establish and designate a community redevelopment agency, delegate certain powers to the redevelopment agency, and develop and approve a redevelopment plan for final approval by the County Commission; and

WHEREAS, the City Commission adopted Resolution No. 93-20709 on February 3, 1993 ("City Resolution No. 93-20709") which, among other things, accepted the County's findings and delegations in County Resolution No. R-14-93, declared the Redevelopment Area to be a "blighted area", made a finding of necessity as to the rehabilitation, conservation or redevelopment, or combination thereof, of such Redevelopment Area, declared the need to establish a community redevelopment agency, and declared the members of the City Commission as the members of the community redevelopment agency, declared that the existing Miami Beach

Redevelopment Agency ("Agency") may act as the community redevelopment agency with full power to exercise all the powers permitted by Part III of Chapter 163, Florida Statutes, which were delegated by Dade County to the City Commission, and directed the initiation, preparation and adoption of a redevelopment plan and any amendments thereto by the Agency, all for the redevelopment of said Redevelopment Area; and

WHEREAS, the Agency adopted Resolution No. 126-93 on February 3, 1993 ("Agency Resolution 126-93") which accepted the findings and delegations in City Resolution No. 93-20709 and caused there to be prepared a redevelopment plan (the "Redevelopment Plan") which was submitted to the Planning Board of the City of Miami Beach as the local planning agency of the City of Miami Beach for review and recommendations as to conformity with the comprehensive plan; and

WHEREAS, the Planning Board of the City of Miami Beach ("Planning Board") as the local planning agency of the City of Miami Beach, reviewed said Redevelopment Plan and held a public hearing with respect thereto, and the Planning Board adopted Resolution No. 93-1 on February 5, 1993 which found the Redevelopment Plan in conformity with the comprehensive plan of the City of Miami Beach; and

WHEREAS, the agency adopted Resolution No. 128-93 on February 12, 1993 which, after making certain findings at a public hearing with respect thereto, approved the Redevelopment



Plan and recommended the Redevelopment Plan for approval by the City Commission of the City of Miami Beach; and

**WHEREAS**, the City Commission adopted Resolution No. 93-20721 on February 12, 1993 ("City Resolution No. 93-20721") which, after making certain findings at a duly advertised public hearing with respect thereto, approved and adopted the Redevelopment Plan, a true copy of which is attached hereto as Appendix "B" and an original certified copy of which is on file with the Clerk of the Board of County Commissioners of Dade County, Florida recommended final approval of the Redevelopment Plan by the Board, recommended a further delegation by the Board to the City Commission of the right to exercise all redevelopment powers authorized under Part III of Chapter 163, Florida Statutes, in order for the City Commission to fully implement the adopted Redevelopment Plan, as well as any duly adopted amendment to the Redevelopment Plan as those amendments are from time to time adopted, recommended and directed its staff to negotiate and execute an appropriate interlocal cooperation agreement (the "Interlocal Agreement") between the City of Miami Beach and Dade County, Florida in connection with the implementation of the Redevelopment Plan, and directed its staff to take all further actions necessary and do all things required to accomplish implementation of the Redevelopment Plan and any amendments thereto including the adoption of an ordinance establishing a tax increment redevelopment trust fund, all with respect to the Redevelopment Area and all in accordance with Part III, Chapter

163, Florida Statutes, so as to enable the City Commission to exercise such powers, implement the adopted Redevelopment Plan for redevelopment and undertake projects which will involve the acquisition and redevelopment of properties in accordance with such Redevelopment Plan; and

**WHEREAS**, the Board has at this meeting conducted a public hearing with respect to the findings, conclusions and other matters set forth hereinabove and hereinbelow; and

**WHEREAS**, the County is sympathetic to the needs of the City to reverse the economic decline of said Redevelopment Area and concurs with the findings of the City Commission in City Resolution No. 93-20721; and

**WHEREAS**, the Board desires to enter into and execute an Interlocal Agreement between the City and the County which shall govern certain activities of the City Commission with respect to the exercise of the delegated authority with respect to said Redevelopment Area, all in accordance with Part III, Chapter 163, Florida Statutes; and

**WHEREAS**, this Board has taken all steps, approved all matters and made all findings necessary and appropriate to approve the Redevelopment Plan and to make the delegations, findings, resolutions and agreements referenced hereinabove and hereinbelow; and

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached to this resolution and incorporated herein, for the reasons delineated therein;

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

Section 1. The foregoing recitations are deemed true and correct and are hereby incorporated as a part of this resolution.

Section 2. This Board hereby accepts the delivery of the Plan delivered to it by the City Commission. This Board hereby finds and determines that:

(a) The redevelopment of the Redevelopment Area is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of Miami Beach and in the interests of implementing Part III of Chapter 163, Florida Statutes, by revitalizing the area economically and socially, thereby inhibiting the spread of disease and crime, and inter alia improving the tax base, promoting sound growth, and providing improved housing conditions.

(b) A feasible method exists for the location of families who will be displaced from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families.

(c) The Plan conforms to the comprehensive plan of the City of Miami Beach and the County as a whole.

(d) The Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

(e) The Plan will afford maximum opportunity, consistent with the sound needs of Dade County and the City of Miami Beach as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.

(f) To the extent that the Redevelopment Area consists of an area of open land to be acquired by the City of Miami Beach or the Redevelopment Agency so as to be developed for residential uses, such areas may be acquired because it is hereby determined that: (i) a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the City of Miami Beach, (ii) the need for housing accommodations has increased in the Redevelopment Area, (iii) the conditions of blight in the Redevelopment Area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare, and

(iv) the acquisition of the area for residential uses is an integral part of and is essential to the project set forth in the Plan.

(g) With respect to any open areas in the Redevelopment Area which are to be acquired so as to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, and acquisition may require the exercise of governmental action as provided in Part III of Chapter 163, Florida Statutes, because of:

1. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
2. Tax delinquency;
3. Outmoded street patterns;
4. Deterioration of site;
5. Economic disuse;
6. Unsuitable topography or faulty lot layouts;
7. Lack of correlation of the Redevelopment Area with other areas of the City of Miami Beach by streets and modern traffic requirements; or
8. Any combination of such factors or the other conditions set forth in the Plan which retard development of the area.

Section 3. This Board hereby further finds and determines that: (a) the Redevelopment Plan conforms to the comprehensive plan of the City of Miami Beach; (b) the Redevelopment Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Redevelopment Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements; (c) the Redevelopment Plan conforms with Part III of Chapter 163, Florida Statutes; and (d) the Redevelopment Plan is necessary in the interest of the public health, safety, morals, and welfare of the residents of the City of Miami Beach and will effectuate the purposes of the aforesaid statute, by revitalizing the Redevelopment Area economically and socially, thereby increasing the tax base, promoting sound growth, improving housing conditions, and eliminating the conditions which the Florida Legislature in such statute found constituted a menace which was injurious to the public health, safety, welfare, and morals of the residents.

Section 4. This Board, after having conducted a public hearing on the matter for the purpose of giving all interested persons an opportunity to express their views, notice of which public hearing was published on March 15, 1993 in The Miami Herald, a true copy of which notice is attached hereto as "Appendix C" and made a part hereof, and having made the findings expressed above, hereby approves and adopts the Redevelopment

Plan for the Redevelopment Area in accordance with Part III of Chapter 163, Florida Statutes, as amended. The Plan is hereby designated as the official redevelopment plan for the aforesaid Redevelopment Area and it is the purpose and intent of the City Commission that said Redevelopment Plan, as same may be supplemented and amended by the City Commission and approved by this Board, be implemented in the Redevelopment Area.

Section 5. Except for the specific powers retained by this Board as set forth in Section 6 below, this Board hereby delegates, pursuant to Section 163.410, Florida Statutes, to the City Commission as the governing body of the City, every power originating in Part III, Chapter 163, Florida Statutes, as amended, and conferred thereby upon the Board of County Commissioners of Dade County as the governing body of Dade County, Florida, a Home Rule County, including, without limitation, the following:

(a) The power to implement the Redevelopment Plan, as same may be amended from time to time;

(b) The power from time to time to adopt any amendments to the Plan, which amendments shall be subject to the final approval by this Board;

(c) The power to further delegate the powers delegated hereto to a community redevelopment agency, including, without limitation, to itself as the community redevelopment agency with the power to exercise such powers which may be assigned to the agency;

(d) The power to authorize the issuance of revenue bonds as set forth in Section 163.385;

(f) The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3)(a) and the power to assume the responsibility to bear loss as provided in Section 163.370(3)(b);

(g) The powers enunciated in Section 163.370(1) and in Section 163.375, Section 163.380, Section 163.385 and in Section 163.387, Florida Statutes, as amended, and any other powers which are exercisable by the Board and delegable to the City pursuant to Part III of Chapter 163, Florida Statutes, as amended; and

(h) The power to hold any public hearings with respect to the implementation of the Plan and the exercise of the powers herein conferred.

Said delegation is made solely with respect to the Redevelopment Area which is the geographic area described in Appendix "A" attached hereto, known as the "City Center/Historic Convention Village Redevelopment and Revitalization Area," which is bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane.

Section 6. This Board retains the power to: approve the annual budget for the Redevelopment Area; approve the amount, duration and purpose of any bonds, notes, advances or other indebtedness for the Redevelopment Area pledging or otherwise



obligating tax increment funds; and approve any amendments to the Redevelopment Plan. Any approval required by this Board as to the annual budget, amendments to the Plan or the amount, duration and purpose of bonds, notes or other indebtedness for the Redevelopment Area shall: not be unreasonably withheld or delayed; be deemed approved if not disapproved within 90 days of written submission by the City; and not adversely affect any matters previously approved either in a previous annual budget or pursuant to any previously approved bond, note or other form of indebtedness pledging or obligating tax increment revenues. The delegation in Section 5 herein shall be subject to the provisions of the Interlocal Agreement attached hereto as Appendix "D" and the exercise of said powers shall conform to the terms of the Interlocal Agreement.

Section 7. This Board hereby approves the Interlocal Agreement as attached hereto and made a part hereof and authorizes the County Manager to execute and deliver the Interlocal Agreement as attached hereto and to take all further actions necessary or appropriate to accomplish implementation of the Redevelopment Plan and to perform under the Interlocal Agreement.

Section 8. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

Section 9. This resolution shall take effect immediately upon its passage.

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

Mary Collins	aye
Charles Dusseau	aye
Joseph M. Gersten	absent
Larry Hawkins	aye
Alexander Penelas	aye
Arthur E. Teele, Jr.	aye
Sherman S. Winn	absent
Stephen P. Clark	aye

The Mayor thereupon declared the resolution duly passed and adopted this 30th day of March, 1993.

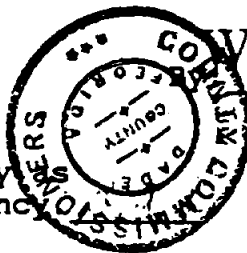
DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

VILLIAM G. OLIVER

Deputy Clerk

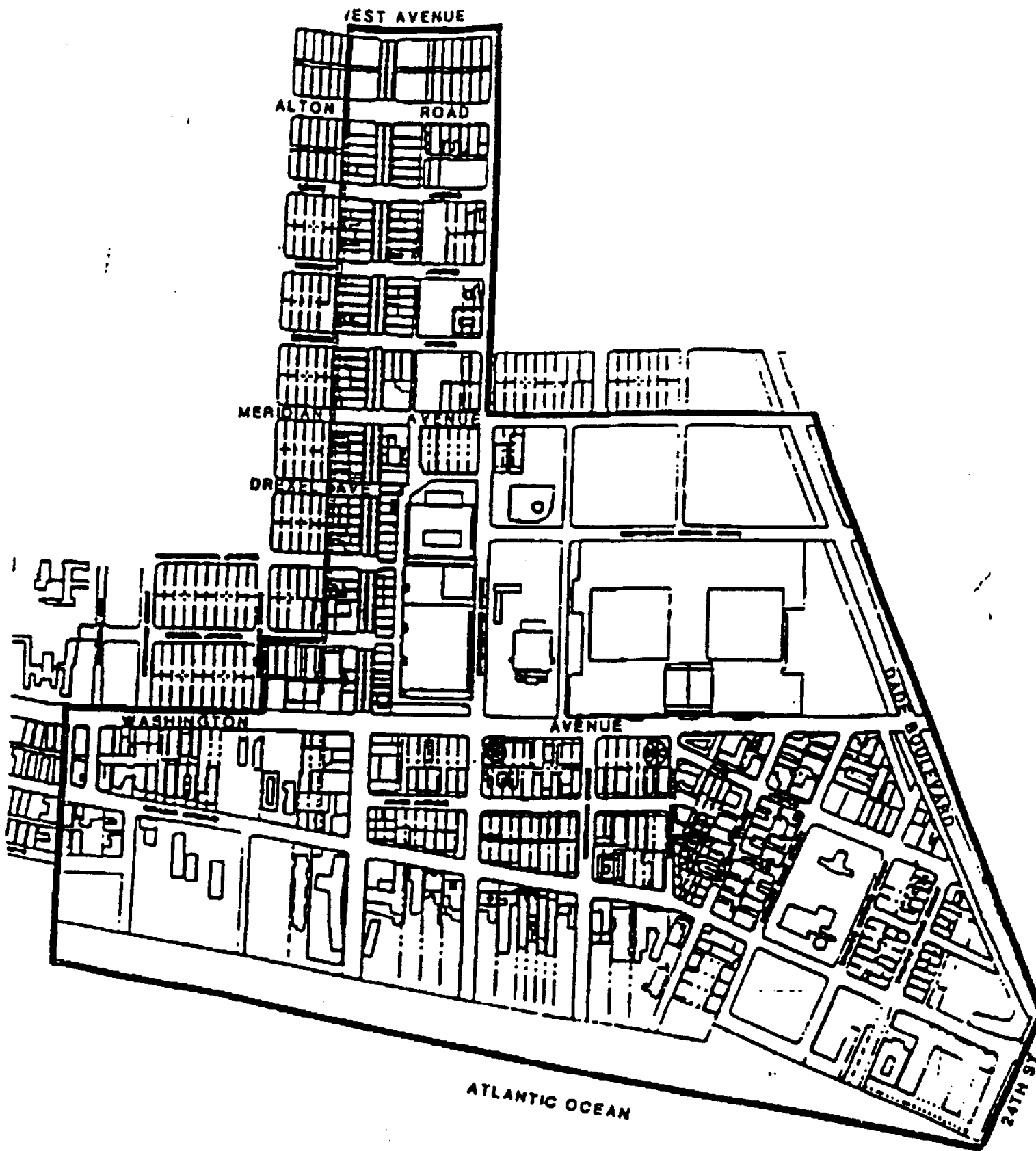
Approved by County Attorney  
to form and legal sufficiency



## LEGAL DESCRIPTION

### PROPOSED CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA

All that land area within the corporate limits of the City of Miami Beach, Florida, which is bounded by the line proceeding northerly from a POINT OF BEGINNING where the eastern extension of the south right-of-way line of 14th Lane meets the Erosion Control Line along the western shore of the Atlantic Ocean, said line following the Erosion Control Line to a point where it intersects the eastern extension of the north right-of-way line of 24th Street; then proceeding in a westerly direction along this extension and the north right-of-way line of 24th Street to a point where it intersects the north bulkhead wall of the Collins Canal; then proceeding in a southwesterly direction along the north bulkhead wall of the Collins Canal to a point where it intersects the east right-of-way line of Pine Tree Drive; then proceeding due west in a line traversing the intersection of Dade Boulevard and Pine Tree Drive to a point where it intersects the north right-of-way line of Dade Boulevard; then proceeding in a southwesterly direction along said right-of-way line of Dade Boulevard to a point intersecting the west right-of-way line of Meridian Avenue; then proceeding south from said point along the west right-of-way line of Meridian Avenue to a point where it intersects the north right-of-way line of 17th Street; then proceeding in a westerly direction along said right-of-way line of 17th Street to a point where it intersects the west right-of-way line of West Avenue; then proceeding in a southerly direction along said right-of-way line of West Avenue to a point where it intersects the eastern extension of the southern property line of lot 8 in Block 44; then proceeding in an easterly direction across West Avenue to the south property line of lot 12, Block 45; then proceeding easterly along the south property lines of lots 12 and 8, Block 45, thereby traversing Alton Court to a point intersecting the west right-of-way line of Alton Road; then proceeding southeast across Alton Road to a point where the east right-of-way line of Alton Road intersects the south right-of-way line of Lincoln Lane South; then proceeding in an easterly direction along the said right-of-way line of Lincoln Lane South to a point where it intersects the west right-of-way line of Drexel Avenue; then proceeding in a southerly direction along said right-of-way line of Drexel Avenue to a point where it intersects the south right-of-way line of 16th Street; then proceeding in an easterly direction along said right-of-way line of 16th Street to a point where it intersects the west right-of-way line of Washington Avenue; then proceeding in a southerly direction along said right-of-way line of Washington Avenue to a point where it intersects the western extension of the south right-of-way line of 14th Lane; then proceeding in an easterly direction along said right-of-way line of 14th Lane to the POINT OF BEGINNING where the eastern extension of the south right-of-way line of 14th Lane intersects the Erosion Control Line along the Atlantic Ocean.



APPENDIX A

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PROPOSED CITY CENTER/HISTORIC CONVENTION VILLAGE  
REDEVELOPMENT AND REVITALIZATION AREA MAP

**PUBLIC HEARING**

**METROPOLITAN DADE COUNTY, FLORIDA  
NOTICE OF PUBLIC HEARING**

A public hearing will be held on Tuesday, March 30, 1993, at 9:00 a.m. by the Dade County Board of County Commissioners in the Commission Chambers located on the second floor of the Metro-Dade Center, 111 N.W. First Street, Miami, Florida, at which time the Board will consider adoption of a resolution entitled:

RESOLUTION REGARDING CERTAIN GEOGRAPHIC AREA WITHIN CITY OF MIAMI BEACH CALLED CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA, DESCRIBED GENERALLY AS BEING BOUNDED ON EAST BY ATLANTIC OCEAN, ON NORTH BY 24TH STREET, ON WEST BY WEST AVENUE, AND ON SOUTH BY 14TH LANE; ACCEPTING DELIVERY OF REDEVELOPMENT PLAN FROM CITY OF MIAMI BEACH AND MAKING CERTAIN FINDINGS WITH RESPECT TO SAID REDEVELOPMENT PLAN AND SAID GEOGRAPHIC AREA; ADOPTING SAID REDEVELOPMENT PLAN; DELEGATING CERTAIN POWERS TO THE CITY COMMISSION OF THE CITY OF MIAMI BEACH PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, FOR REDEVELOPMENT OF SAID GEOGRAPHIC AREA; APPROVING INTERLOCAL COOPERATION AGREEMENT AND AUTHORIZING EXECUTION OF SAID AGREEMENT.

The general scope of the community redevelopment plan to be considered is as follows:

1. Development and installation of public facilities such as the upgrading of streets, construction of public parking facilities, landscaping, graphics, lighting, street furniture, park improvements, and other improvements of public areas.
2. Initiation of a rehabilitation program for private properties, particularly those which have historical or architectural importance. Programs may include property surveys, design, marketing, construction, and development of rehabilitation standards. Development in the Area shall be subject to such urban design guidelines as shall be adopted from time to time by the City Commission.
3. Acquisition of specific buildings to allow for rehabilitation and economic reuse.
4. Land assembly to promote redevelopment and facilitate development of a convention center hotel.
5. Vacation or realignment of streets, rights of ways and underground placement of utilities. Establish reservation of areas for public streets, rights of way and other public purposes. Install and relocate site improvements, utilities and facilities.
6. Administration of the redevelopment program to assure the general welfare of the project area is maintained.

Interested parties may appear and be heard at the time and place specified. Copies of this resolution may be obtained from the Clerk, Board of County Commissioners, Suite 210, Metro-Dade Center.

"A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based."

BOARD OF COUNTY COMMISSIONERS  
HARVEY RUVIN, CLERK OF THE BOARD  
BY: WILLIAM G. OLIVER, DEPUTY CLERK

## INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 1993, by and between Metropolitan Dade County, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the City of Miami Beach, a municipal corporation under the laws of the State of Florida (hereinafter referred to as the "City").

### WITNESSETH:

**WHEREAS**, by Resolution No. \_\_\_\_\_ adopted March 30, 1993 (the "Resolution") the County has, among other things, approved a community redevelopment plan (the "Plan"), and has delegated certain powers conferred on the Board of County Commissioners of Dade County ("Board") by Part III of Chapter 163, Florida Statutes, to implement the Plan to the City Commission of the City of Miami Beach ("City Commission"), all for the project area commonly called the City Center/Historic Convention Village Redevelopment and Revitalization Area (hereinafter referred to as the "Project"); and

**WHEREAS**, the Board has approved the first reading of a trust fund ordinance which provides for calculation and appropriation of tax increment funds; and

**WHEREAS**, the Project will take place within the corporate limits of the City; and

**WHEREAS**, the City played the major role in the preparation of the Plan; and

WHEREAS, the County and the City desire to delineate their areas of responsibility with respect to the redevelopment of the Project.

NOW, THEREFORE, the County, through the Board, and the City, through the City Commission, agree as follows:

I. Exercise of Delegated Powers and Implementation of Plan.

A. The City Commission, either directly or through its duly designated redevelopment agency, shall have the sole right and responsibility to exercise every power conferred upon the Board pursuant to Part III of Chapter 163, Florida Statutes, as amended, except those retained in the Resolution, which have been delegated to the City Commission by the Board at its meeting on March 30, 1993; provided, however, that said powers may be exercised only with respect to the Project and only with respect to the Plan as adopted by the City Commission and approved and adopted by the Board, together with any supplements or amendments to the Plan provided that any supplements or amendments to the Plan must also be approved by the Board, which approval will not be unreasonably withheld or delayed.

B. No more than 20% of the funds contemplated to be expended under the Plan shall be used for total administrative expenses allowable under Section 163.387(6)(a), Florida Statutes, including indirect and overhead expenses which may not exceed 6% of such funds contemplated to be spent under the Plan.

II. City/County Coordination.

A. The County Manager shall designate a Project Coordinator (the "Project Coordinator"). The Project Coordinator

shall serve as the County's liaison to the City for the Project. The County's Project Coordinator shall carry out the day-to-day County responsibilities for the Project and shall be the designated person to receive all data and reports pertaining to the Plan.

B. The City shall be responsible for implementing and conforming to the adopted Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities, coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Project, and such other projects and activities as are contemplated by the Plan. The City shall deliver copies of all accepted proposals for the Project to the County's Project Coordinator. Annual budget and Project progress reports will be submitted to the County each year. The annual budget shall be subject to review and approval by the County, provided however, that any such approval will not be unreasonably withheld or delayed. At the request of the County, the City shall submit additional progress reports on the Plan and Project activities.

C. Once adopted, the amendments and supplements shall become a part of the Plan and the powers previously delegated to the City Commission shall be exercisable with respect to the amendments and supplements. All powers delegated by the Board to the City Commission shall be delegable by the City Commission to, and shall be exercisable by, the Miami Beach Redevelopment Agency



("MBRA") to the extent delegated to the MBRA by the City Commission and further to the extent permitted by Part III of Chapter 163, Florida Statutes, as amended.

### III. City Responsibilities

#### A. Land Disposition

1. The City shall prepare, or cause to be prepared, land disposition guidelines and procedures for voluntary purchases in accordance with the Plan. The City shall be responsible for all land acquisition and disposition including eminent domain. The City shall advise the Project Coordinator whenever the City requires the use of eminent domain to acquire any land; however, no prior approval of the County shall be required to proceed with eminent domain or other methods of land acquisition or disposition.
2. The City shall prepare Project marketing materials and shall be responsible for advertising for developers to submit proposals. The City shall perform the function of evaluating proposals and recommending and selecting a developer according to the established Plan for the Project.
3. The City shall approve the selection of one or more developers whose proposal complies with requirements of the adopted Plan as well as with any request for proposals approved by the City. Any disposition of land for the Project shall be

accomplished in accordance with applicable provisions of state law and established City guidelines.

4. The City shall convey or lease the land to a developer for fair value as required by applicable law in accordance with the Plan. The City shall deposit the proceeds from the aforementioned sale or lease in an appropriate redevelopment account to be utilized in accordance with the Project budget and applicable law. The City may convey or lease land to qualified non-profit organizations pursuant to City procedures. Guidelines for selection of qualified non-profit organizations must be established by the City and comply with the Plan and applicable law.

**B. Other Project Activities**

1. The City shall be responsible for the administration and funding of all relocation activities. The City may contract with County agencies to assist in residential relocation.
2. The City shall design and construct public improvements necessary to support the redevelopment of the Project. Such activities shall comply with applicable federal, state and County laws and regulations relating to affirmative action.

3. All redevelopment activities conducted with respect to the Project shall be in conformance with the Plan as the same may be amended. Any amendments to the adopted Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the City may implement the changes contemplated by the amendments. Once approved, however, the City may implement the amendments thereto.
4. The City shall use its best efforts to enter into a development agreement with a developer as to a convention center hotel project within one of the project areas specified in the Plan for a convention hotel. By December 31, 1996, the City shall report to the County as to its progress with respect to the execution of such a development agreement. If no such development agreement is signed by December 31, 1996, then the City shall have one year (i.e. by December 31, 1997) within which to enter into a development agreement with a developer or submit a Plan amendment to the County eliminating or reconfiguring the Convention Center Redevelopment areas and changing the convention center hotel element of the Plan, which amendment shall be subject to approval of the County.

C. Project Financing

1. The City shall establish and maintain the Redevelopment Trust Fund (the "Fund") as required by applicable law. Both the City and the County shall deposit annually into the Fund an amount calculated pursuant to Section 163.387, Florida Statutes, and other provisions of applicable law.
2. The City shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the City may, expeditiously and without undue delay, utilize such funds in accordance with the approved budget for the Project.
3. The City shall prepare and submit for County approval at the beginning of each County fiscal year the Project budget in a format approved by the County.
4. The City shall select financial and legal consultants as necessary to assist in the preparation of the tax increment financing plans.
5. The City may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance the Project; however, County approval as to amount, duration and purpose of such bonds, notes or other indebtedness, including

advances pledging or obligating tax increment revenues, must be obtained prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenues. The County's obligation to annually appropriate to the Fund shall continue until all loans, advances and indebtedness, if any, and interest thereon, of a Community Redevelopment Agency incurred as a result of redevelopment in the Redevelopment Area, have been paid, or for as long as required by applicable law, whichever is later. In no year shall the County's obligation to the Fund exceed the amount of that year's tax increment as determined pursuant to Part III of Chapter 163, Florida Statutes. In any year in which the County appropriates tax increment revenues to the Fund pursuant to Section 163.387(3), Florida Statutes, the City shall promptly disburse the applicable portion of said increment revenues out of the Fund back to the County if and to the extent that such increment revenues are not: pledged, obligated or otherwise to be used for repayment of any bond, note or other form of indebtedness or obligation including advances pledging or obligating tax increment revenues; or pledged, obligated or otherwise to be used for payment or repayment of

any expenditure or obligation contemplated by any budget for the Redevelopment Area or any amendment to the Plan.

D. Citizen Participation

To carry out the citizen participation process, the City may utilize community groups and seek community involvement and consider citizen input in the development of Project activities.

E. Project Management, Administration and Coordination

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

IV. City Assurances Regarding Affirmative Action.

As part of this Agreement the City shall follow applicable federal, state and County laws and regulations concerning affirmative action and race conscious concerns in the hiring of all consultants.

V. Board Approval.

Any approval required by this Board as to the annual budget, amendments to the Plan or amount, duration and purpose of bonds,

notes or other indebtedness for the Redevelopment Area shall not be unreasonably withheld or delayed, shall not adversely affect any matters previously approved either in a previous annual budget or pursuant to any previously approved bond, note or other form of indebtedness pledging or obligating tax increment revenues and shall be deemed approved if not disapproved within 90 days of written submission by the City.

VI. Amendments.

This Agreement may be amended only by a written agreement signed by the City and the County.

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

WITNESS our hands and seals on this \_\_\_\_ day of \_\_\_\_\_, 1993.

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

By:   
\_\_\_\_\_  
Roger M. Carlton, City Manager

METROPOLITAN DADE COUNTY, a political subdivision of the State of Florida

By: \_\_\_\_\_  
Joaquin G. Avino, P.E.  
P.L.S., County Manager

ATTEST:

By: \_\_\_\_\_  
City Clerk

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

Approved as to form and legal sufficiency.

Approved as to form and legal sufficiency.

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

\_\_\_\_\_  
County Attorney

**RESOLUTION NO. 2002-24899**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE MIAMI BEACH REDEVELOPMENT AGENCY AND APPROVING AND ADOPTING AN AMENDMENT TO THE CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN, AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES; SAID AMENDMENT PROVIDING THAT THE PLAN INCORPORATE BY REFERENCE THE PROPOSED MASTER PLAN FOR THE 17<sup>TH</sup> STREET SURFACE LOTS, PREPARED BY ZYSCOVICH, INC., ON SEPTEMBER 21, 2001, AND REVISED ON MAY 16, 2002.**

**WHEREAS**, on February 12, 1993, the Mayor and City Commission adopted Resolution No. 93-20721, accepting and adopting the City Center Historic Convention Village (City Center) Redevelopment and Revitalization Plan (Redevelopment Plan), in accordance with Section 163.360, Florida Statutes; and

**WHEREAS**, Section 163.361, Florida Statutes, provides that if at any time after the approval of a community redevelopment plan by the governing body, it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon recommendation of the Redevelopment Agency; and

**WHEREAS**; the Miami Beach Redevelopment Agency (RDA), believes it is necessary to amend the Redevelopment Plan in order to reflect existing conditions and future plans for the City Center Area, as contemplated within the Preliminary Proposed Master Plan for the 17<sup>th</sup> Street Surface Lots, prepared by Zyscovich, Inc., dated September 21, 2001, which was adopted, in concept, by the Mayor and City Commission on October 17, 2001; and revised by Zyscovich, Inc. on May 16, 2002 (Zyscovich Plan); and

**WHEREAS**, Section 163.362, Florida Statutes, provides that every community redevelopment plan shall, among other things, 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; and



**WHEREAS**, the 1993 City Center Redevelopment Plan complies with Section 163.362, Florida Statutes; and

**WHEREAS**, during a public hearing held on May 29, 2002, to discuss possible amendments to the City Center Redevelopment Plan, a question arose as to the costs associated with conceptual future capital projects within City Center Redevelopment Area; and

**WHEREAS**, a detailed statement of the projected costs of the proposed capital projects outlined in the Zyscovich Plan\* is attached hereto and will be incorporated by reference in the amended City Center Historic Convention Village Redevelopment and Revitalization Area Plan; and

**WHEREAS**, the City Commission requested that the Zyscovich Plan be modified to reflect the Commission's commitment that the Miami Beach Botanical Garden remain in its present location; and

**WHEREAS**, the City Commission further reaffirmed its commitment to the continued negotiations with the New World Symphony to proceed with its expansion project; and

**WHEREAS**, in accordance with Chapter 163 Florida Statutes, the Mayor and City Commission, following a duly noticed and held public hearing on June 19, 2002, herein accepts the recommendation of the Miami Beach Redevelopment Agency regarding the aforestated proposed amendment to the Redevelopment Plan.

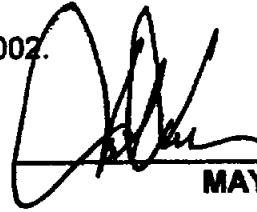
**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH**, that Mayor and City Commission hereby accept the recommendation of the Miami Beach Redevelopment Agency and approve and adopt an amendment to the City Center Historic Convention Village

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\* Attached Estimate of Proposed Capital Costs is based on present day value.

Redevelopment and Revitalization Area Plan, an approved Redevelopment Plan under the provisions of Section 163.360, Florida Statutes; said amendment to incorporate, by reference, the Preliminary Proposed Master Plan for the 17<sup>th</sup> Street Surface Lots, prepared by Zyscovich, Inc., dated September 21, 2001, and revised on May 16, 2002.

**PASSED and ADOPTED** this 19<sup>th</sup> day of June, 2002.



**MAYOR**


**ATTEST:**



**CITY CLERK**

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



City Attorney

6-25-02  
Date

					NWS Estimate \$15,000/space - Comparable projects
17th Street Surface Lot: NWS Soundstage 350-space parking facility Park Development					\$15,000/space - Comparable projects
City Hall Garage (500 spaces) w/ shuttle charging facility					\$15,000/space - Comparable projects
Convention Center Expansion: 50,000 s.f. +/- multi-purpose facility					Based on report by Conventions, Sports & Leisure (CSL), dated 11/5/01 (\$250/sf buildout & \$20,000-space)
2000-space +/- parking facility w/ 35-ft clear 1st flr exhibit space					Based on TVS&A Sept., 1997, Report
17th Street Garage - East facade retail modification					20 spaces @ 400 sq.ft ea \$100/sq.ft
Botanical Garden Improvements Existing location					
21st Street Community Ctr./Convention Ctr. Improvements					17th Street Master Plan Estimate - Zyscovich
Bass Museum Phase II Improvements					
Collins Canal & Greenway Path					
Beechwalk Project					Plan Specs prepared by Coastal Systems - Jan 1999
Collins Park Improvements					Preliminary estimates prepared by R.M. Stern
Streetscape Projects:					Average costs per linear foot based on Edaw's Basis of Design Report - Flamingo/Lummus Neighborhood R.O.W. Infrastructure
Drexel Ave Improvements (Lincoln Lane South - Lincoln Lane North)					360 l.f. @ \$500/l.f.
Lincoln Road Extension					522 l.f. @ \$700/l.f.
18th Street Improvements (Alton Rd - Washington Ave)					3000 l.f. @ \$400/l.f. (actual)
17th Street Improvements (Collins Ave - Washington Ave)					3800 l.f. @ \$500/l.f.
Pennsylvania Ave Improvements (Lincoln Lane South - 17th St)					300 l.f. @ \$500/l.f.
Meridian Ave Improvements Extension (17th St - Dade Blvd Bridge)					800 l.f. @ \$500/l.f.
Convention Center Drive (17th Street - Dade Blvd)					900 l.f. @ \$700/l.f.
Extension of Espanola Way (Collins - Washington Ave)					300 l.f. @ \$700/l.f.
Streetland Projects:					Plan Specs prepared by Coastal Systems
Lincoln Road					Plan Specs prepared by Coastal Systems
17th Street					Plan Specs prepared by Coastal Systems
18th Street					Plan Specs prepared by Coastal Systems
20th Street					Plan Specs prepared by Coastal Systems

Note: ♦ Proposed Amendment Projects  
 Note: ♦ Previously Planned Projects  
 Note: The above detailed statement of projected costs has been prepared in accordance with Chapter 163.362 (9), Florida Statutes. It should be noted that the Redevelopment Agency does not anticipate incurring indebtedness to fund the proposed projects. It should also be noted that the estimates are based on average construction costs in today's values and are subject to change.

**17<sup>th</sup> Street Master Plan**  
**Citywide Community Input Meeting Schedule**

**April 7, 2001**

**The Convention Center Advisory Board**

- Zyscovich 17<sup>th</sup> Street Master Plan scope overview & input session
- Miami Beach Convention Center**

**May 4, 2001**

**Lincoln Road Visioning Workshop**

- Zyscovich 17<sup>th</sup> Street Master Plan scope overview & input session
- Miami Beach Community Church**

**May 11, 2001**

**Business and Community-wide meeting #1**

- Zyscovich 17<sup>th</sup> Street Master Plan scope overview & input session
- City Hall**

**May 24, 2001**

**Collins Ave Hotel Task Force**

- Zyscovich 17<sup>th</sup> Street Master Plan scope overview & input session
- Delano Hotel**

**June 8, 2001**

**Lincoln Road & Washington Ave Task Force**

- Zyscovich 17<sup>th</sup> Street Master Plan scope overview & input session
- Miami Beach Community Church**

**July 30, 2001**

**Miami-Dade Transportation Authority**

- Determine implementation process for proposed bus route changes
- City Hall**

**October 17, 2001**

**City Commission Presentation**

- Adoption of preliminary proposed Master Plan
- City Hall**

**October 23, 2001**

**Joint Meeting of the Convention Center Advisory and Capital Development Oversight Committees**

- Plan overview and input session – Vote to endorse Plan
- Miami Beach Convention Center**

**November 18, 2001**  
**Community-wide Meeting #2**  
- Plan overview and input session  
**Miami Beach Community Church**

**November 29, 2001**  
**Business Community Meeting**  
- Plan overview and input session  
**Miami Beach Convention Center**

**December 26, 2001**  
**Arts, Culture & Entertainment**  
- Plan overview and input session  
**Miami Beach Convention Center**

**January 7, 2002**  
**Parking and Transportation Committee**  
- Plan overview and input session -- Vote to endorse Plan  
**Miami Beach Convention Center**

**May 28, 2002**  
**Planning Board Presentation**  
- Plan overview and input session - Vote to endorse Plan  
**City Hall**

**Note:** This is only a partial list of all the meetings that occurred in connection with the proposed 17<sup>th</sup> Street Master Plan. Numerous other meetings were held with members of the City Commission, the City Administration and private stake holders.

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17th Street Master Plan - Estimate of Proposed Capital Costs

17th Street Surface Lot: NWS Soundspace 350-space parking facility Park Development	♦ ♦ ♦ ♦	\$40,000,000 \$5,250,000 \$10,000,000 \$7,500,000	♦ ♦ ♦ ♦	NWS CDT, TIF, Grant funds CDT, TIF, Grant funds CDT, TIF, Grant funds	NWS Estimate \$15,000/space - Comparable projects \$15,000/space - Comparable projects
City Hall Garage (500 spaces) w/ shuttle charging facility Convention Center Expansion: 50,000 s.f. +/- multi-purpose facility 2000-space +/- parking facility w/ 35-ft clear 1st flr exhibit space	♦ ♦ ♦ ♦	\$15,000,000 \$40,000,000 \$800,000	♦ ♦ ♦	CDT CDT CDT, TIF	Based on report by Conventions, Sports & Leisure (CSL), dated 11/5/01 (\$250/sf buildout & \$20,000-space) Based on TVS&A Sept, 1997, Report 20 spaces @ 400 sq.ft ea \$100/sq.ft
17th Street Garage - East facade retail modification Botanical Garden Improvements Existing location Relocation - location to be determined	♦ ♦ ♦ ♦	\$300,000 \$3,800,000	♦ ♦	G.O. Bond, Grant funds G.O. Bond, Grant funds	Curtis & Rogers Master Plan
21st Street Community Ctr./Convention Ctr. Improvements	♦	\$2,000,000	♦		17th Street Master Plan Estimate - Zyscovich
Bass Museum Phase II Improvements	♦	\$9,000,000	♦		
Collins Canal & Greenway Path	♦	\$500,000	♦	G.O. Bond	
Beachwalk Project	♦	\$3,000,000	♦	TIF	Plan Specs prepared by Coastal Systems - Jan 1999
Collins Park Improvements	♦	\$1,600,000	♦	TIF	Preliminary estimates prepared by R.M. Stern
Streetscape Projects: Drexel Ave Improvements (Lincoln Lane South - Lincoln Lane North) Lincoln Road Extension 16th Street Improvements (Alton Rd - Washington Ave) 17th Street Improvements (Collins Ave - Washington Ave) Pennsylvania Ave Improvements (Lincoln Lane South - 17th St) Meridian Ave Improvements Extension (17th St - Dade Blvd Bridge) Convention Center Drive (17th Street - Dade Blvd) Extension of Espanola Way (Collins - Washington Ave)	♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦	\$175,000 \$365,000 \$1,200,000 \$1,513,200 \$104,400 \$320,000 \$630,000 \$210,000	♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦	TIF TIF TIF TIF TIF TIF TIF G.O. Bond	Average costs per linear foot based on Edaw's Basis of Design Report - Flamingo/Lummus Neighborhood R.O.W. Infrastructure 350 l.f. @ \$500/ft 522 l.f. @ \$700/ft 3000 l.f. @ \$400/ft (actual) 3900 l.f. @ \$500/ft 300 l.f. @ \$500/ft 600 l.f. @ \$500/ft 900 l.f. @ \$700/ft 300 l.f. @ \$700/ft
Streetland Projects: Lincoln Road 17th Street 18th Street 20th Street	♦ ♦ ♦ ♦	\$275,000 \$275,000 \$275,000 \$150,000	♦ ♦ ♦ ♦	Public/Private CDT CDT Public (TIF)/Private	Plan Specs prepared by Coastal Systems Plan Specs prepared by Coastal Systems Plan Specs prepared by Coastal Systems

Total Estimated 10 year Capital Expenditures:

\$140,442,600 TO \$143,942,600

Note: ♦ Proposed Amendment Projects

Note: ♦ Previously Planned Projects

Note: The above detailed statement of projected costs has been prepared in accordance with Chapter 163.362 (9), Florida Statutes. It should be noted that the Redevelopment Agency does not anticipate incurring indebtedness to fund the proposed projects. It should also be noted that the estimates are based on average construction costs in today's values and are subject to change.

**CITY OF MIAMI BEACH  
AGENDA ITEM SUMMARY**



**Condensed Title:**

A Resolution of the Mayor and City Commission accepting the recommendation of the Redevelopment Agency, to amend the City Center Historic Convention Village Redevelopment And Revitalization Area Plan; said Amendment providing that the plan incorporate by reference the Preliminary Proposed Master Plan for the 17<sup>th</sup> Street Surface Lots, prepared by Zyscovich, Inc., dated September 21, 2001; and revised on May 16, 2002.

**Issue:**

Shall the City Center Redevelopment plan be amended to incorporate provision of the 17<sup>th</sup> Street Master Plan.

**Item Summary/Recommendation:**

Section 163.361, Florida Statutes, provides that the governing body of the Redevelopment Agency may amend the Redevelopment Plan from time to time, upon recommendation of the Agency. The Administration believes it is opportune to amend the City Center/Historic Convention Village Redevelopment Area Plan in order to reflect existing conditions and future plans for the area, as contemplated in the Preliminary Proposed Master Plan submitted by Zyscovich, Inc., on September 21, 2001, which was accepted in concept by the City Commission on October 17, 2001, and revised on May 16, 2002. The Zyscovich Plan addresses the needs of the Convention Center and the New World Symphony, recommends parking and transportation enhancements, respects the need for an open space public plaza, identifies possibilities for gateway entrance features, evaluates the need and location of a charging facility for the Electric Shuttle, and complements the adjacent urban relationship and historic districts.

Subject to its adoption by the City Commission, the Amendment is scheduled to go before Miami-Dade County's Economic Development and Housing Committee on July 18, 2002, for consideration and recommendation to the Board of County Commissioners, which is expected to vote on the proposed Amendment at the July 23 County Commission meeting.

The Administration recommends that the Mayor and City Commission pass and adopt a resolution accepting the proposed Amendment to City Center Historic Convention Village Redevelopment and Revitalization Area Plan.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Amount to be expended:

Source of Funds:	Amount	Account	Approved
<input type="checkbox"/>	1		
	2		
	3		
	4		
	Total		

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager

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AGENDA ITEM R7A  
DATE 6-19-02

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
<http://ccl.miami-beach.fl.us>



## COMMISSION MEMORANDUM

To: Mayor David Dermer and  
Members of the City Commission

Date: June 19, 2002

From: Jorge M. Gonzalez  
City Manager

Subject: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA ACCEPTING THE RECOMMENDATION OF THE MIAMI BEACH REDEVELOPMENT AGENCY AND APPROVING AND ADOPTING AN AMENDMENT TO THE CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN, AN APPROVED REDEVELOPMENT PLAN UNDER THE PROVISIONS OF SECTION 163.360, FLORIDA STATUTES; SAID AMENDMENT PROVIDING THAT THE PLAN INCORPORATE BY REFERENCE THE PROPOSED MASTER PLAN FOR THE 17<sup>TH</sup> STREET SURFACE LOTS, PREPARED BY ZYSCOVICH, INC., ON SEPTEMBER 21, 2001, AND REVISED ON MAY 16, 2002.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### ANALYSIS

Section 163.361, Florida Statutes, provides that the governing body of the Redevelopment Agency may amend the Redevelopment Plan from time to time, upon recommendation of the Agency. The Administration believes it is opportune to amend the City Center/Historic Convention Village Redevelopment Area Plan in order to reflect existing conditions and future plans for the area as contemplated by the master planning initiative underway by Zyscovich, Inc.

### **Redevelopment Plan Update**

On April 18, 2001, the City Commission authorized the Administration to enter into contract with Zyscovich, Inc., (Consultant), to develop a concept plan for the 17<sup>th</sup> Street and Washington Avenue surface parking lots, incorporating the proposed expansion of the New World Symphony (NWS). Due to the significance of this site and the impact of future development alternatives contemplated thereon, the Consultant's scope was expanded to evaluate the site in the context of its importance to the surrounding core area of the City and to develop an updated Master Plan for City Center/Historic Convention Village Redevelopment Area in the process.



On September 21, 2001, Zyscovich, Inc., delivered a site utilization report and preliminary concept plan, entitled "Preliminary Proposed Master Plan", that addresses the needs of the Convention Center and the New World Symphony, evaluates parking and transportation requirements, respects the need for an open space public plaza, identifies opportunities for gateway entrance features, evaluates the need and location of an Intermodal Center, and complements the adjacent urban relationships and historic districts. The Plan was approved in concept by the City Commission at the October 17, 2001 Commission Meeting, and was revised (as to form) on May 16, 2002. This preliminary concept plan not only reflects updated conditions in the area since the inception of the original City Center Redevelopment Plan in 1993, but also continues to function as a working document to finalize outstanding urban planning issues essential to the completion of the Plan. These issues, which are being addressed by Zyscovich as part of its ongoing scope of services, include streetscape improvements for Convention Center Drive; streetscape improvements for 16<sup>th</sup> Street east-west corridor; potential re-zoning of 17<sup>th</sup> Street; analysis of the 21<sup>st</sup> Street Community Center and establishment of Dade Boulevard Traffic Circles; determining the location and phasing of a garage and charging facility for the Electrowave; the development of the preferred lots to address specialized meeting/exhibition space and parking requirements for the Convention Center; the short and long term plans for the location and development of the Garden Center; site development analyses relative to the New World Symphony expansion plans; concept plan development for Pennsylvania Avenue garage façade retail; resolution of Drexel Avenue closing; Lincoln Road streetscape issues; and streetscape design changes related to the bus route changes.

It should be noted, that this Master Planning initiative involved extensive public outreach and consensus building, in the form of community meetings and one-on-one planning sessions with individual citizens, community leaders, government officials and members of the Administration. A chronological listing of the public meetings is included as an attachment to this memorandum. While the Master Plan received the full endorsement of those organizations, boards and committees identified on the attached list, there are certain individuals who either oppose the plan or oppose specific elements of the plan for reasons which include but are not limited to the following:

- Concern with loss of parking adjacent to Lincoln Road and within close proximity of the hotels on Collins Avenue.
- Concern with dedicating prime city property for use by a cultural facility.
- Concern with the City's ability to maintain the proposed park, specifically as it relates to the homeless .

Recommendations by some of these same individuals include leaving the 17<sup>th</sup> Street surface lots as is, making Pennsylvania Avenue the primary entrance to Lincoln Road and incorporating the New World Symphony's proposed Sound Space facility into the existing 5-story parking garage.

On May 29, 2002, a public hearing was held to consider adopting certain amendments to the City Center Redevelopment Plan, to include A) incorporating, by reference, the Preliminary Proposed Master Plan for the 17<sup>th</sup> Street Surface Lots, prepared by Zyscovich, Inc., dated September 21, 2001; B) developing and implementing community policing innovations within the City Center Historic Convention Village district, as provided for in sections 163.340, 163.350, 163.356, 163.360, 163.361, and 163.370, Florida Statutes; and C) participating in the Miami Beach Business Assistance Program for the purpose of business recruitment within the Redevelopment Area, to the extent legally permissible under Chapter 163 Florida Statutes and to the extent that funding is available.

During the Hearing, concern was raised that the proposed Master Plan did not contain a detailed statement of projected costs associated with capital projects contemplated in the Plan, as provided for in Section 163.362(9) Florida Statutes. As such, the City Commission requested a re-hearing on Amendment A, upon submittal of these estimates by the Administration. The Commission did adopt Amendments B) involving Community Policing and C) involving the Business Assistance Program. The adopting Resolution was amended to reflect this action. The new hearing to consider Amendment A, was set for June 19, 2002. The Administration has since prepared a detailed cost estimate which has been incorporated as an Appendix to the Master Plan.

#### **Redevelopment Plan Amendment Process**

On May 10, 2002, the Administration gave a presentation on the proposed Amendment to the County's Tax Increment Finance (TIF) Committee, which voted to recommend in favor of the Amendment. Subject to the adoption of the proposed Amendment by the City Commission, the proposed Amendment will be presented to the County's Economic Development and Housing Committee on July 18, 2002. Provided the proposed Amendment receives a favorable recommendation, the item will be heard by the County Commission at its meeting on July 23, 2002.

As such, the Administration recommends adopting the Proposed Amendments to the City Center Redevelopment Plan.

JMG/CMC/Kob

Attachments

T:\AGENDA\2002JUN1902\REGULAR\CCPLANAMENDMEMO.DOC

**RESOLUTION NO. 2003-25241**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, PASSING AND ADOPTING AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF MIAMI BEACH AND METROPOLITAN DADE COUNTY, DATED NOVEMBER 16, 1993; SAID AMENDMENT CONFIRMS THE DELEGATION OF POWERS FROM MIAMI-DADE COUNTY TO THE CITY OF MIAMI BEACH, AND IN TURN TO THE MIAMI BEACH COMMUNITY REDEVELOPMENT AGENCY, TO IMPLEMENT AMENDMENTS TO THE CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN.**

**WHEREAS**, on November 16, 1993, Metropolitan Dade County, a political subdivision of the State of Florida (now known as Miami-Dade County, and hereinafter referred to as the "County"), and the City of Miami Beach, a municipal corporation under the State of Florida (hereinafter referred to as the "City"), entered into an Interlocal Cooperation Agreement; and

**WHEREAS**, said Interlocal Cooperation Agreement addressed and embodied that Redevelopment Plan approved by the County on March 10, 1993 by Resolution No. 317-93 (the Plan); and

**WHEREAS**, recent changes to Chapter 163.361, Florida Statutes, enable community redevelopment areas, to implement and fund community policing innovations, defined as a policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol; and

**WHEREAS**, the RDA believes it is necessary to amend the City Center Redevelopment Plan to include a community policing innovation program, which will provide an opportunity for the RDA to provide enhanced levels of police services within the boundaries of the City Center Redevelopment Area; and

**WHEREAS**, on May 10, 2002, the Administration gave a presentation to the County's Tax Increment Finance (TIF) Committee, regarding certain proposed Amendments to the City Center Redevelopment Plan; providing that the Plan:

- 1) incorporate by reference, the Proposed Master Plan for the 17<sup>th</sup> Street Surface Lots, prepared by Zyscovich, Inc., on September 21, 2001, and revised as of June 19, 2002, to reflect certain input by the Mayor and City Commission; and
  - 2) take advantage of the aforesaid provision under Section 163.361, Florida
-

Statutes, to implement and fund community policing innovations in the City Center area; and

**WHEREAS**, on June 19, 2002, The Mayor and City Commission adopted two Resolutions: Resolution No. 2002-24899, approving the proposed City Center Redevelopment Plan amendments, as recommended by the Miami Beach Redevelopment Agency (RDA); and Resolution No. 2002-24890, adopting an amendment to the Interlocal Cooperation Agreement, between the County and the City, dated November 16, 1993, confirming the delegation of powers from the County to the City, and in turn to the Miami Beach Redevelopment Agency, to implement said Plan amendments to the City Center Redevelopment Plan which would reflect updated conditions in the area; and

**WHEREAS**, on December 11, 2002, Miami-Dade County Commissioner Bruno Barreiro addressed the Miami Beach City Commission in connection with the City's proposed amendments to the City Center Redevelopment Plan and Interlocal Agreement, which were pending approval by the Board of Miami-Dade County Commissioners; and

**WHEREAS**, Commissioner Barreiro expressed concern that the proposed community policing element was going to provide funding for existing levels of police service in the City Center Area, thereby supplementing the City's General Fund expenditures; and

**WHEREAS**, on January 23, 2003, the Board of County Commissioners only adopted a Resolution approving the City Center Redevelopment Plan, amendment involving the Master Plan for the 17<sup>th</sup> Street Surface Lots; and

**WHEREAS**, the Administration has continued to meet with the County Administration, and with Commissioner Barreiro, who has now agreed to support the remaining amendment to the City Center Redevelopment Plan regarding the community policing element; provided it is only used to fund new or enhanced policing initiatives; and

**WHEREAS**, the Miami-Dade County Attorney's Office has requested that the City pursue a second public hearing process to consider adopting community policing innovations as an amendment to the City Center Redevelopment Plan, thereby complying with Section 163.361, Florida Statutes; and

**WHEREAS**, the Miami-Dade County Attorney's Office has also requested that the City Commission adopt a second resolution approving the amendments to the Interlocal Cooperation Agreement between the County and the City to confirm the delegation of powers from the County to the City, and in turn to the Miami Beach Redevelopment Agency, to implement amendments to the Redevelopment Plan as provided for in City of Miami Beach Resolution No. 2002-24899, adopted on June 19, 2002 and City of Miami Beach Resolution No. 2003 - 25241., adopted on June 11, 2003.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH:**

**Section I.** That the Interlocal Cooperation Agreement by and between the City of Miami Beach and Metropolitan Miami-Dade County, dated November 16, 1993, be amended to confirm the delegation of additional powers from Miami-Dade County to the City of Miami Beach and, in turn, to the Miami Beach Community Redevelopment Agency, as set forth in Appendix I.

**Section II.** The Mayor and City Clerk are hereby authorized and directed to execute and attest to respectively the First Amendment to Interlocal Agreement (Appendix I).

**Section III.** This Resolution shall become effective upon adoption.

**PASSED and ADOPTED** this 11th day of June, 2003.

  
VICE MAYOR

**ATTEST:**

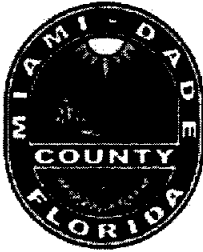


**CITY CLERK**

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

 5-29-03  
City Attorney Date



## Miami-Dade Legislative Item

### File Number: 032025

[Printable PDF Format](#)
**File Number:** 032025**File Type:** Resolution **Status:** Adopted**Version:** 0**Reference:** R-889-03 **Control:** County Commission**File Name:** MIA BCH CTR HISTORIC CONVENTION VILLAGE COMM REDEV AREA PLAN**Introduced:** 7/3/2003**Requester:** Office of Community and Economic Development**Cost:****Final Action:** 9/9/2003**Agenda Date:** 9/9/2003 **Agenda Item Number:** 4F

**Notes:** JAM Title: RESOLUTION APPROVING AN AMENDMENT TO MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE COMMUNITY REDEVELOPMENT AND REVITALIZATION AREA PLAN RELATING TO REDEVELOPMENT OF CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA DESCRIBED GENERALLY AS BOUNDED ON EAST BY ATLANTIC OCEAN, ON NORTH BY 24TH STREET, ON WEST BY WEST AVENUE, AND ON THE SOUTH BY 14TH LANE; DELEGATING TO THE CITY OF MIAMI BEACH THE POWER TO IMPLEMENT COMMUNITY POLICING INNOVATIONS WITHIN THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA IN ACCORDANCE WITH THE APPROVED REDEVELOPMENT PLAN, AS MAY BE AMENDED FROM TIME TO TIME; AND APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN COUNTY AND CITY OF MIAMI BEACH

**Indexes:** MIAMI BEACH  
REDEVELOPMENT  
RESOLUTION APPROVING

**Sponsors:** NONE**Sunset Provision:** No**Effective Date:****Expiration Date:****Registered Lobbyist:** None Listed

### Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
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Board of County Commissioners	9/9/2003	4F	Adopted		P
Economic Development and Human Services Committee	7/16/2003	4L	Forwarded to BCC with a favorable recommendation		P
County Attorney	7/7/2003		Assigned	Geri Bonzon-Keenan	7/9/2003
County Manager	7/3/2003		Assigned	Tony Crapp	7/3/2003
County Manager <b>REPORT:</b>	7/3/2003 OCED (EDHS COMTE 7/16/2003)		Assigned	County Attorney	9/9/2003
County Manager	7/3/2003		Assigned	Economic Development and Human Services Committee	7/16/2003

### Legislative Text

#### TITLE

RESOLUTION APPROVING AN AMENDMENT TO MIAMI BEACH CITY CENTER/HISTORIC CONVENTION VILLAGE COMMUNITY REDEVELOPMENT AND REVITALIZATION AREA PLAN RELATING TO REDEVELOPMENT OF CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA DESCRIBED GENERALLY AS BOUNDED ON EAST BY ATLANTIC OCEAN, ON NORTH BY 24TH STREET, ON WEST BY WEST AVENUE, AND ON THE SOUTH BY 14TH LANE; DELEGATING TO THE CITY OF MIAMI BEACH THE POWER TO IMPLEMENT COMMUNITY POLICING INNOVATIONS WITHIN THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA IN ACCORDANCE WITH THE APPROVED REDEVELOPMENT PLAN, AS MAY BE AMENDED FROM TIME TO TIME; AND APPROVING THE TERMS OF AND AUTHORIZING THE COUNTY MANAGER TO EXECUTE FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN COUNTY AND CITY OF MIAMI BEACH

#### BODY

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, the Act confers all redevelopment powers upon Counties with home rule charters and authorizes such counties to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R.-14-93 on January 26, 1993, which among other things, declared the geographic area described generally as bounded by on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, such geographic area being more particularly described in the attached Exhibit "A" and sometimes referred to as the "City Center/Historic Convention Village Redevelopment and Revitalization Area" (the "Redevelopment Area") to be a blighted area and delegated to the Miami Beach City Commission (the "City Commission") authority to exercise certain redevelopment powers conferred upon the County within the Redevelopment Area in accordance with the Act to enable the City Commission to, among other things, exercise such delegated powers to carry out the community redevelopment purposes of the Act in the Redevelopment Area; and

WHEREAS, the City Commission adopted Resolution No. 93-20709 on February 3, 1993 which, among other things, made a finding of necessity as to the rehabilitation, conservation or redevelopment, or combination thereof, of such Redevelopment Area, declared the need to establish a community redevelopment agency, declared the members of the City Commission as the members of the community redevelopment agency, declared that the existing Miami Beach Community Redevelopment Agency (the "Agency") may act as the community redevelopment agency with full power to exercise all the powers permitted by the Act, which were delegated by the Board to the City Commission, and directed the initiation, preparation and adoption of a redevelopment plan by the Agency, all for the redevelopment of the Redevelopment Area; and

WHEREAS, the Agency adopted Resolution No. 128-93 on February 12, 1993 which, after making certain findings at a public hearing with respect thereto, approved the redevelopment plan and recommended the redevelopment plan for approval by the City Commission; and

WHEREAS, the City Commission adopted Resolution No. 93-20721 on February 12, 1993 which, after making certain findings at a duly advertised public hearing with respect thereto, approved and adopted a redevelopment plan and recommended final approval of the redevelopment plan by the Board; and

WHEREAS, on March 30, 1993, the Board adopted Resolution No. 317-93 which, among other things, adopted the City Center/Historic Convention Village Redevelopment and Revitalization Area Plan (the "Plan") and approved an Interlocal Cooperation Agreement between the County and the City of Miami Beach dated November 23, 1993 (the "Interlocal") in connection with the implementation of the Plan; and

WHEREAS, on June 11, 2003, the Agency adopted Resolution No. 454-2003, which recommended that the Plan be amended to incorporate the development and implementation of community policing initiatives; and

WHEREAS, on June 11, 2003, the City Commission adopted Resolution No.2003-25237, which approved and adopted an amendment to the Plan; and

WHEREAS, on June 11, 2003, the City Commission adopted Resolution No.2003-25421, which, among other things, adopted an amendment to the Interlocal; and

WHEREAS, in order for the City to fully implement the amendment to the Plan it is necessary for the Board to approve and adopt the amendment to the Plan in accordance with the provisions of the Act; and



**STAFF RECOMMENDATION**

It is recommended that the Board of County Commissioners (the Board) approve the attached amendment to the Miami Beach City Center/Historic Convention Village Community Redevelopment and Revitalization Area Plan. By approving the amendment, the Board will delegate to the City of Miami Beach (The "City") the power to implement Community Policing innovations within the City Center/Historic Convention Village redevelopment area. It is further recommended that the Board authorize the County Manager to execute the First Amendment to the Interlocal Cooperation Agreement between Miami-Dade County (the "County") and the City of Miami Beach.

**MANAGER'S BACKGROUND**

On March 30, 1993, the Board adopted the Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area Plan (the "Plan") through Resolution No. 317-93. On November 23, 1993, the Board approved an Interlocal Cooperation Agreement between the County and the City of Miami Beach (the "Interlocal"), which establishes the terms and conditions for the implementation of the Plan. Section 163.361 Florida Statutes, provides that any time after the approval of a community redevelopment plan by the Governing body, it becomes necessary for desirable to amend or modify such plan, the governing body may amend such plan upon recommendation of the Redevelopment Agency. On June 11, 2003, the Miami Beach Community Redevelopment Agency (the "Agency") adopted Resolution No. 454-2003 which recommended the Plan be amended, to incorporate the development and implementation of community policing initiatives. Also on June 11, 2003, the City Commission of the City of Miami Beach adopted Resolution No. 2003-25237 which approved and adopted an amendment to the Plan. The City Commission also adopted Resolution No. 2003-25241, on June 11, 2003, amending the Interlocal Cooperation Agreement.

In order for the City to fully implement the amendment to the Plan, it is necessary for the Board to approve and adopt an amendment to the Plan in accordance with the provisions of the Act. The existing Interlocal must be amended to delegate to the City the power to implement community policing innovations within the Redevelopment Area in accordance with an approved Plan. Chapter 163.361, Florida Statutes, enables Community Redevelopment Areas to implement and fund community policing innovations, defined as a "policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol."

The Agency's proposed community policing program calls for implementing and funding new or enhanced policing initiatives which include the assignment of police officers to permanent areas of responsibility or beats. Police officers will work to form partnerships with residents and businesses, to jointly solve crime and disorder problems, and share ownership of the solution strategies. The initiatives would be designed to address specific issues indigenous to the sections/neighborhoods in the Redevelopment Area. Emphasis will be placed on maintaining a highly visible presence and addressing the quality of life issues within the geographic boundaries of the two districts. The staffing plan designed to address the objectives of the community policing initiative has the following characteristics:

Create a Community Policing Problem Solving Team, consisting of one sergeant and six officers for the City Center/Historic Convention Village Redevelopment Area.

Develop Task Forces to address specific problems utilizing \$500,000 in designated overtime.

Create Community Policing and, business and resident partnerships through innovative strategies.

On January 23, 2003, this proposed amendment to the Plan, together with another amendment, providing that the plan incorporate by reference the Proposed Master Plan for the 17th Street Surface Lots, prepared by Zyscovich, Inc., on September 21, 2001 and revised as of June 19, 2002, to reflect certain input by the Mayor and City Commission, was presented to the Board. The Board only adopted a resolution approving the amendment involving the Master Plan for the 17th Street Surface Lots. In a December 11, 2002 address to the Miami Beach City Commission in connection with the City's proposed amendments to the Redevelopment Plan and Interlocal Agreement, which were pending approval by the Board of County Commissioners, Commissioner Barreiro expressed concern that the proposed community policing element was going to provide funding for existing levels of police service in the City Center Area, thereby supplementing the City's General Fund expenditures. Commissioner Barreiro also proposed to add two County Commissioners as voting members to the Miami Beach Redevelopment Agency, to provide oversight in the policy decisions of the Agency. The City Commission declined this proposal.

At a meeting of the County's Tax Increment Financing and Coordinating Committee (the Committee") held on June 2, 2003, the Agency made a presentation of its proposed amendments to the Redevelopment Plan. While the Committee was supportive of the Agency's proposal, certain members expressed the following concerns and recommendations:

Case for Community Policing - the Committee, prior to the meeting, had asked for comparative crime statistics, comparing activity in the redevelopment areas to the rest of the City. Since the Police Department's records management system is in the process of being updated, this information could not be provided. Committee members emphasized the need to establish a system to track and monitor the effectiveness of community policing in the Redevelopment Areas.

Overtime - the preliminary proposed community policing budgets for the City Center and South Pointe contain substantive overtime allocations. The Committee asked whether the Agency could contract directly for off-duty police, in order not to incur overtime costs. Concern was raised regarding the City's ability to track and monitor overtime expenditures as being specific to officers assigned with the redevelopment areas. The Committee was informed that, due to the fact that the Agency is staffed by City personnel, it is probable that the Fraternal Order of Police may take issue with a City entity contracting separately for police services.

Monitoring expenditures and determining effectiveness of the investment in Community Policing - the Committee wanted to establish a mechanism to monitor the investment in community policing, either in the budget process or in the form of an annual report. The Committee was informed that the community policing budget is included as a line item in the respective budgets for each of the two Redevelopment Areas, which are already subject to the review and approval of the County.

On June 13, 2003, the Agency again met with the County's TIFC Committee with responses to the issues and concerns raised by the Committee. The Agency's response included some preliminary area specific crime data, stating that their City Attorney would not agree to the CRA contracting off-duty police services directly, and stating that they would put in place adequate budgeting, monitoring and reporting processes for the policing program, before their upcoming FY 2003-04 budget submission. The Committee in a unanimous vote recommended that the proposed amendments be forwarded to the Board for approval.

#### Economic Analysis Impact

The City proposes to fund these additional activities in the FY 2003-04 budget of the City Center District a cost of \$2,159,544. However, this has no immediate financial impact to the County, as the County's annual payments to the Redevelopment Agency is predetermined, and based on the growth in taxable property value in the redevelopment area. The agency is merely shifting the use of these proceeds from one need to another.

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