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A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, REGARDING A CERTAIN GEOGRAPHIC AREA WITHIN THE CITY OF MIAMI BEACH, CALLED THE CITY CENTER/HISTORIC REDEVELOPMENT CONVENTION VILLAGE REVITALIZATION AREA, DESCRIBED GENERALLY 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 PROPOSED DELIVERY OF LANE; ACCEPTING MIAMI REDEVELOPMENT PLAN FROM THE ADOPTING REDEVELOPMENT AGENCY; REDEVELOPMENT PLAN; DIRECTING STAFF TO SEEK APPROVAL OF A REDEVELOPMENT PLAN BY THE BOARD COMMISSIONERS OF DADE DELEGATION OF DIRECTING STAFF TO SEEK A CERTAIN POWERS FROM THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY WITH FULL POWER EXERCISE ALL THE POWERS PERMITTED BY CHAPTER 163, PART III, FLORIDA STATUTES, WHICH COUNTY BOARD OF BY THE DELEGATED THE CITY COMMISSIONERS OF DADE COUNTY TO CITY OF MIAMI COMMISSION OF THE DIRECTING STAFF TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MIAMI BEACH AND DADE COUNTY, FLORIDA; DIRECTING STAFF TO SEEK A TRUST FUND ORDINANCE FROM THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY; FOR THE REDEVELOPMENT OF SAID CITY CENTER/HISTORIC CONVENTION VILLAGE REVITALIZATION AREA. REDEVELOPMENT AND

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969 during the legislative session held during 1969, which enactment is presently codified in the Statutes of Florida as Part III of Chapter 163, Florida Statutes, also known as Sections 163.330 through 163.450, Florida Statutes; 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 which wish to undertake redevelopment projects within their respective municipal boundaries; and

WHEREAS, by Resolution No. R-14-93 of the Board of County Commissioners of Dade County adopted on January 26, 1993 (the

to redevelop such area, all in accordance with Part III of Chapter 163, Florida Statutes, and the County Commission delegated certain powers conferred upon the County Commission as the governing body of Dade County by Part III of Chapter 163, Florida Statutes, with regard to the Redevelopment Area, so that the City Commission, either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

 $x_1, \dots, x_n \in \{1, \dots, n_2\}$

whereas, by the County Resolution, the County Commission determined that the rehabilitation, conservation, or redevelopment, or combination thereof, of such Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Dade County within such geographic area; and

WHEREAS, by Resolution No. 93-20709 of the City Commission adopted on February 3, 1993 (the "City Resolution"), a copy of which is on file with the City Clerk, the City Commission 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 area; accepted a delegation of certain powers from Dade County to the City of Miami Beach pursuant to Chapter 163, Part III, Florida Statutes; 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 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; directed the initiation, preparation and adoption of a redevelopment plan and any amendments thereto by the community redevelopment agency; all for the Redevelopment Area; and

WHEREAS, the Miami Beach Redevelopment Agency (the "Agency") on February 3, 1993 by Resolution No. 126-93 accepted the findings

and the finding that the rehabilitation, conservation, or redevelopment, or combination thereof, of such Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Dade County within such Redevelopment Area; and

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whereas, on February 3, 1993 the Agency by resolution also accepted the declaration of the Miami Beach City Commission that the Agency may act as the community redevelopment agency for the City Commission with respect to the Redevelopment Area; and

whereas, the Agency has caused there to be prepared a 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 as the local planning agency of the City of Miami Beach by resolution on February 5, 1993 reviewed said redevelopment plan (a copy of which is appended to this Resolution as "Exhibit A", and which is hereinafter sometimes referred to as the "Redevelopment Plan" or "Plan") and held a public hearing with respect thereto, and further said Planning Board of the City of Miami Beach as the local planning agency found, by Resolution No. 93-1, said Plan in conformity with the comprehensive plan for the City of Miami Beach; and

WHEREAS, the Agency by Resolution No. 128-93 on February 12, 1993 recommended the Plan for approval by the City Commission of the City of Miami Beach, after making certain findings contained in said resolution of the Agency; and

whereas, the City Clerk has published a public notice of a public hearing with respect to the fact that at this meeting the City Commission would consider: (i) adopting said Plan, (ii)

interlocal cooperation agreement between the City of Miami Beach and Dade County, Florida, (v) directing staff to seek a trust fund ordinance from the Board of County Commissioners of Dade County, and (vi) providing for severability and providing an effective date; and

whereas, the City Commission has at this meeting conducted a public hearing with respect to the findings, conclusions and other matters set forth hereinabove and hereinbelow.

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

- The City Commission hereby accepts the delivery of the Plan delivered to it by the Agency.
 - 2. The City Commission hereby determines and finds 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 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

Beach as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.

- To the extent that the Redevelopment Area consists of an area of open land to be acquired by the City of Miami Beach or 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) that the need for housing accommodations has increased in the Redevelopment Area, (iii) that 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) that the acquisition of the area for residential uses is an integral part of and is essential to the project set forth in the Plan.
- 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:
 - Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
 - Tax delinquency;
 - Outmoded street patterns;

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.
- 3. It is hereby found and determined that said Plan for redevelopment of the Redevelopment Area conforms with Part III of Chapter 163, Florida Statutes, 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.
- 4. The City Commission having conducted a full public hearing on the matter and having made the findings expressed in Paragraphs 2 and 3 above, hereby and herewith approves and adopts the Plan.
- 5. The City Commission hereby directs its staff to seek approval of the Plan by the Board of County Commissioners of Dade County.
- 6. The City Commission hereby and herewith directs its staff to seek from the Board of County Commissioners of Dade County additional powers not already delegated to the City, which powers originate in the Community Redevelopment Act of 1969, so as to be able to fully exercise all powers originating in such Act and so to be able to fully implement the Plan and otherwise exercise the powers set forth in Part III of Chapter 163, Florida Statutes.

- The City Commission further hereby and herewith directs its staff to take all further actions necessary and do all things required to accomplish implementation of the Plan and any amendments thereto.
- The City Commission hereby and herewith directs its staff to negotiate and execute an appropriate interlocal cooperation agreement between the City of Miami Beach and Dade County, Florida in connection with the implementation of the Plan.
- The City Commission hereby and herewith directs its staff to seek an appropriate trust fund ordinance from the Board of County Commissioners of Dade County so as to implement the Plan.
- If any section, sentence, clause or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.
- This resolution shall take effect immediately upon its adoption.

Passed and Adopted this 12th day of February 1993.

Attest: Colland E Brown
City Clerk

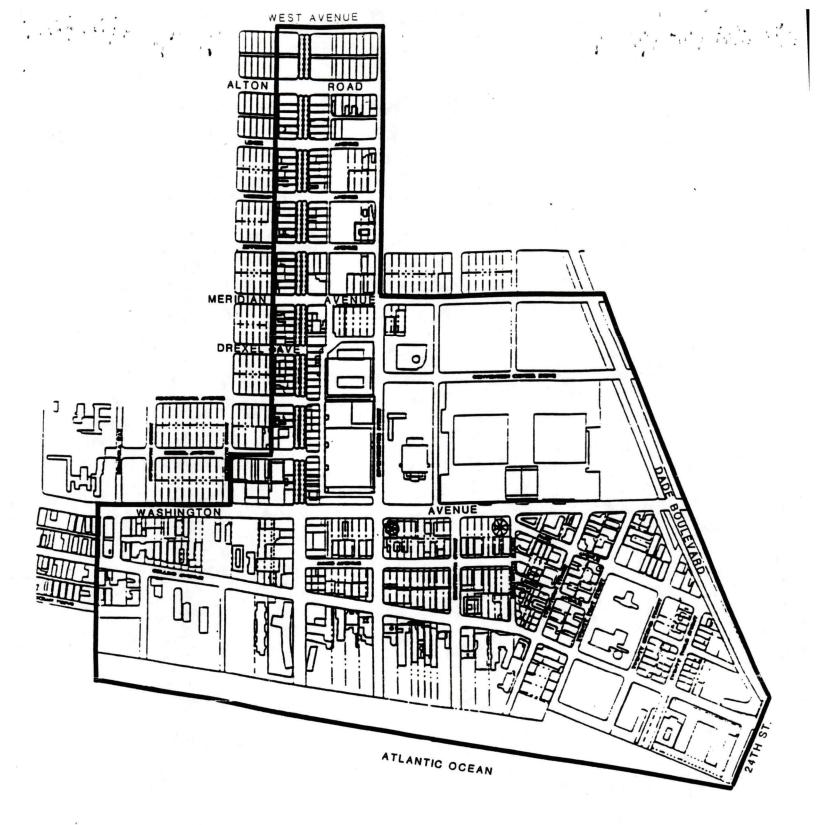
FORM APPROVED LEGAL DEPT.

Date 2-10-53

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-ofway 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.



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CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA DLAN

FEBRUARY 12

1993

ADOPTED BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH AND THE MIAMI BEACH REDEVELOPMENT AGENCY ON FEB. 12, 1993

> DREPARED BY: THE CITY OF MIAMI BEACH DEPARTMENT OF DEVELOPMENT, DESIGN & HISTORIC PRESERVATION SERVICES

CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA DIAN

Mayor: Seymour Gelber

Commissioners:

Sy Eisenberg
Susan F. Gottlieb
Neisen O. Kasdin
David T. Pearlson
Abe Resnick
Martin Shapiro

City Manager: Roger M. Carlton

Assistant City Manager: Stuart L. Rogel

Development, Design & Historic Preservation Services Director: Harry S. Mavrogenes

Special Counsel to City of Miami Beach and Miami Beach Redevelopment Agency:

David J. Berger, Esq. Randolph Fields, Esq. Broad and Cassel 175 N.W. 1st Avenue Suite 2000 Miami, Florida 33128

City of Miami Beach

Development, Design & Historic Preservation Services Department
1700 Convention Center Drive
Miami Beach, Florida 33139
(305) 673-7193

CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN FOR THE CITY OF MIAMI BEACH

FEBRUARY 12, 1993

100	Description of Project	
	101 102 103 104	
200	Land Use Plan	
	201 202 203 204	
300	Project Proposals	
	301 302 303 304 305 306 307 308	Owner Participation and Rehabilitation Land Acquisition and Clearance Redeveloper's Obligations Program Development Activity Project Improvements Property Management Land Disposition Neighborhood Impact Element
400	Other 401 402 403 404 405 406	
500	Appendix	
	501 502	Appendix A: Legal Description Appendix B: Finding of Necessity (Blight Report)

Agenda Item No. 2(t)

Honorable Mayor and Members TO: Board of County Commissioners

agyon G. Avino, P.E., P.L.S.

DATE:

March 30, 1993

SUBJECT:

Miami Beach City Center/Historic Convention Village Redevelopment and Revitalization Area: Redevelopment Plan

and Interlocal

Agreement

R#317-93

Recommendation

County Manager

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

1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as is presently contained in Part III of Chapter 163, Florida Statues, 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 and the preparation of a Community Redevelopment Agency Redevelopment Plan for said area.

Honorable Mayor and Members Board of County Commissioners Page 2

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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.

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

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

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

· >4.

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

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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

Amended
Agen Item No. (2(t))
Page No. 5

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

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.
- 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.
- 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

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.

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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.

- 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

- 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.

("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.

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- 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

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.

- The City shall be responsible for implementing and В. 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

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. <u>City/County Coordination</u>.

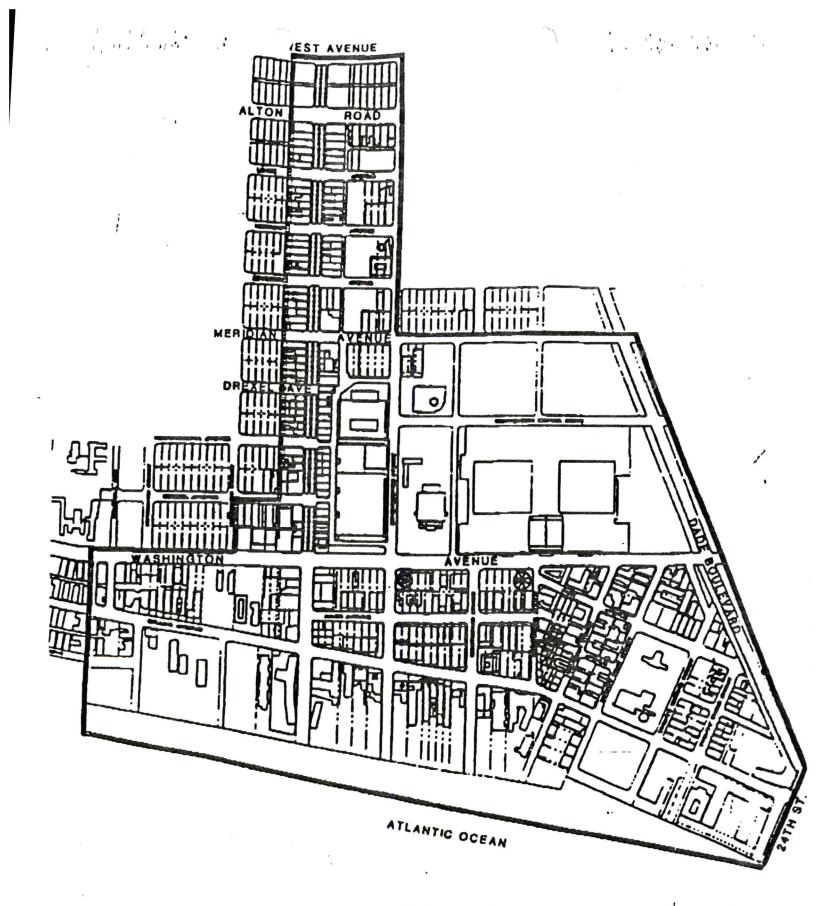
A. The County Manager shall designate a Project Coordinator (the "Project Coordinator"). The Project Coordinator

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-ofway 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.

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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 CONVENTION VILLAGE CENTERMISTORIC 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 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 AGREEMENT AND **AUTHORIZING** COOPERATION EXECUTION OF SAID AGREEMENT.

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

- 1. Development and installation of public fracilities 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.
- 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.
- Administration of the redevelopment program to assure the project area is maintained
- All nierested 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, Spite 210, Metro-Dade Centers.

"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 facord 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 DETHE BOARD BY: WILLIAM G. OLIVER DEPUTY CLERK

