

# CITY OF NORTH MIAMI BEACH



## COMMUNITY REDEVELOPMENT AGENCY

## AMENDED REDEVELOPMENT PLAN

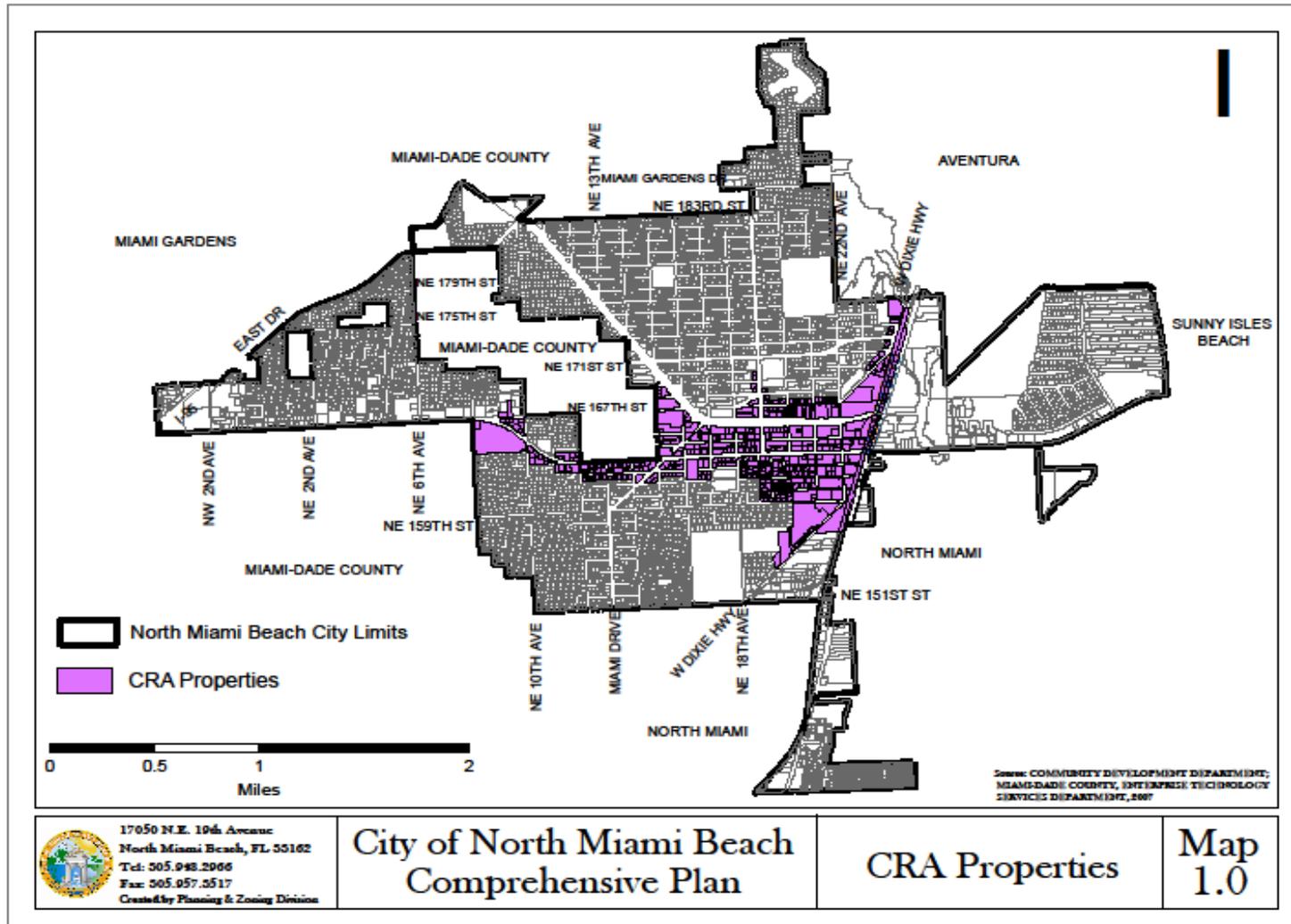
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2015

GENERAL  
DESCRIPTION OF  
COMMUNITY  
REDEVELOPMENT  
AREA

- A. CRA BOUNDARY MAPS
- B. LOCATION AND DESCRIPTION OF THE AREA
- C. LEGAL DESCRIPTION OF THE CRA AREA

## A.CRA BOUNDARY MAPS

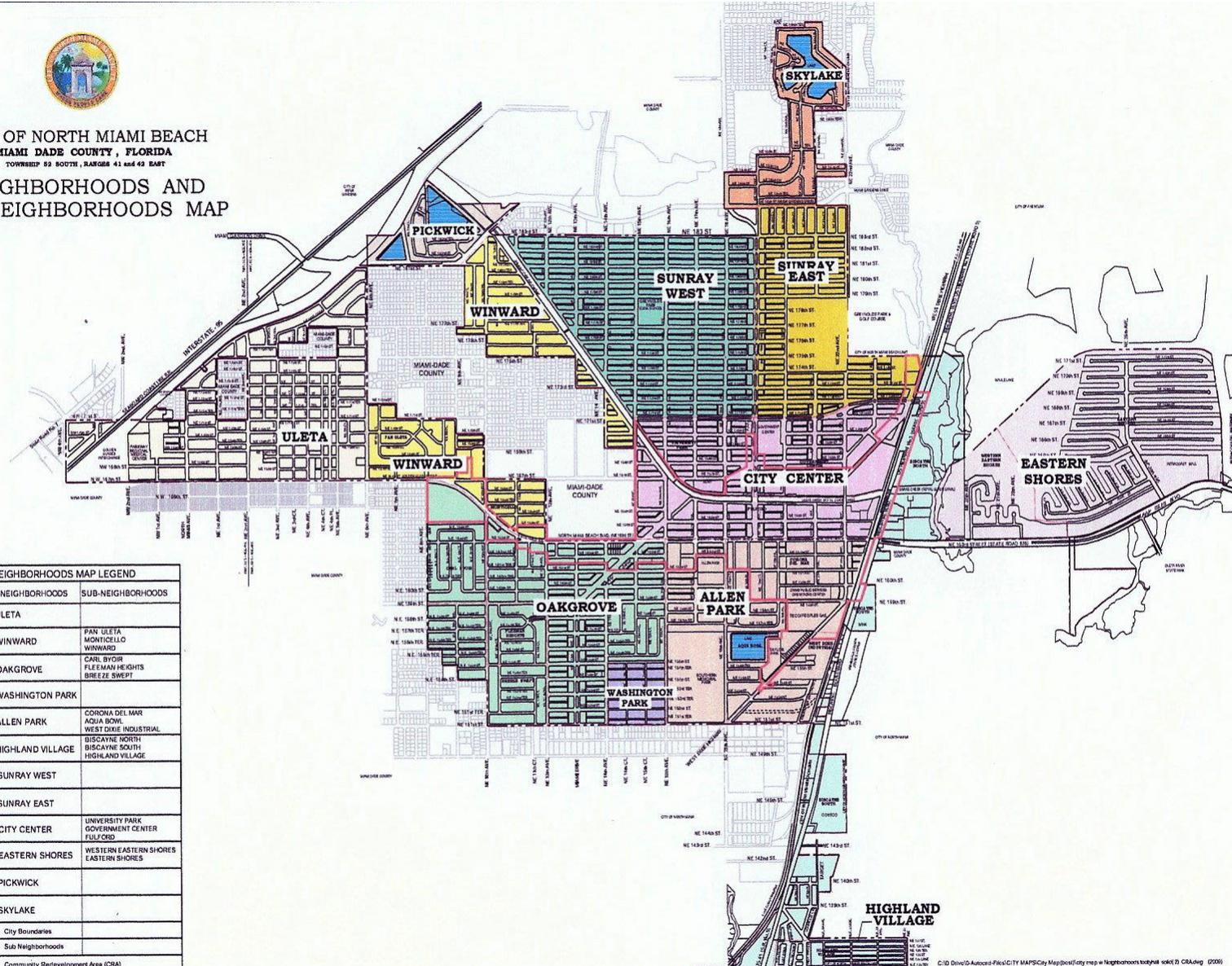


# SECTION 1 [NORTH MIAMI BEACH COMMUNITY REDEVELOPMENT PLAN 2015]



CITY OF NORTH MIAMI BEACH  
 MIAMI DADE COUNTY, FLORIDA  
 TOWNSHIP 23 SOUTH, RANGES 41 and 42 EAST  
 NEIGHBORHOODS AND  
 SUB-NEIGHBORHOODS MAP

NEIGHBORHOODS MAP LEGEND	
NMB NEIGHBORHOODS	SUB-NEIGHBORHOODS
	ULETA
	WINWARD PAN ELETA MONTICELLO WYWARD
	OAKGROVE CARL SPORN FLEEMAN HEIGHTS BREEZE SWEPT
	WASHINGTON PARK
	ALLEN PARK CORONA DEL MAR AGUA BONA WEST DIKE INDUSTRIAL
	HIGHLAND VILLAGE BISCAYNE NORTH BISCAYNE SOUTH HIGHLAND VILLAGE
	SUNRAY WEST
	SUNRAY EAST
	CITY CENTER UNIVERSITY PARK GOVERNMENT CENTER FULFORD
	EASTERN SHORES WESTERN EASTERN SHORES EASTERN SHORES
	PICKWICK
	SKYLAKE
	City Boundaries
	Sub Neighborhoods
	Community Redevelopment Area (CRA)



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## **B. LOCATION AND DESCRIPTION OF THE AREA**

The North Miami Beach community redevelopment area is located at what is essentially the center of the North Miami Beach community. The major east/west highway is S.R. 826, which within the CRA is also known as NE 163 Street and North Miami Beach Boulevard.

The CRA extends approximately two miles east/west from Biscayne Boulevard to NE 8 Avenue, on both the north and south sides of S.R. 826.

The north/south centerline is NE 15 Avenue, from NE 171 Street (the intersection of NE 15 Avenue and the Snake Creek Waterway) south to NE 161 Street. The Mall at 163rd Street, located just west of NE 15 Avenue and just north of NE 163 Street, is not within the City's boundaries and therefore not within the CRA.

The CRA also extends north along NE 19 Avenue to NE 170 Street just south of the City Complex that includes City Hall, the Police Department Facility, Julius Littman Performing Arts Theater, McDonald Center, Victory Park, and Public Services Administrative Center. The City Complex is not included in the CRA.

On the east, the CRA is bounded for the most part by the east right-of-way line of Biscayne Boulevard. However, the highway "spine" along the east portion of the CRA is West Dixie Highway, from the City boundary at NE 175 Street on the north to NE 154 Street on the south.

This is the originally adopted boundary. The Amended Plan does not alter the original boundary.

## C. LEGAL DESCRIPTION

CITY OF NORTH MIAMI BEACH, FLORIDA  
COMMUNITY REDEVELOPMENT AREA

Adopted 2005  
Readopted 2015

Being a portion of Sections 7, 8, 9, 16, 17, and 18, Township 52 North, Range 42 East, all the following plats recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the intersection of the centerlines of S.R. #826 and of NE 8th Avenue as shown on Right-of-Way Map of said S.R. #826 Section No. 87510-2250, Sheet 4 of 5; thence Southerly along the centerline of said NE 8th Avenue for 963 feet, more or less, to the Westerly projection of the Southerly line of Tract "A" of CARL BYOIR SUBDIVISION as recorded in Plat Book 53, Page 29; thence Easterly along said Southerly line of Tract "A" for 1,287 feet, more or less, to the Westerly right-of-way line of NE 10th Avenue; thence Southerly along said Westerly right-of-way for 400 feet, more or less, to the Southerly right-of-way line of NE 163rd Street; thence Easterly along said Southerly right-of-way line for 671 feet, more or less, to the Westerly right-of-way line of NE 11th Avenue; thence Southerly along said Westerly right-of-way line for 225 feet, more or less; thence Easterly along the Southerly line of Lots 3 and 12, Block 14 of UNIT NO. 3 MONTICELLO PARK as recorded in Plat Book 44, Page 73, and its Westerly projection thereof for 230 feet, more or less, to the Westerly right-of-way line of NE 11th Court; thence Southerly along said Westerly right-of-way line for 75 feet, more or less; thence Easterly along the Southerly line of Lot 4, Block 15 OF UNIT NO. 3 MONTICELLO PARK and its Westerly and Easterly projection thereof for 320 feet, more or less, to the Westerly right-of-way line of NE 12th Avenue; thence Southerly along said Westerly right-of-way line for 175 feet, more or less, to

the Westerly projection of the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line of alley for 1255 feet, more or less, to the Westerly right-of-way line of NE 14th Avenue; thence Southerly along said Westerly right-of-way for 180 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 15th Avenue; thence Northerly along said Easterly right-of-way line for 190 feet, more or less, to the Southerly line of an alley between NE 161st Street and NE 162nd Street; thence Easterly along said Southerly line for 580 feet, more or less, to the Westerly right-of-way line of NE 16th Avenue; thence Southerly along said Westerly right-of-way line for 190 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 740 feet, more or less, to the Easterly right-of-way line of NE 17th Avenue; thence Northerly along said Easterly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 162nd Street; thence Easterly along said Southerly right-of-way line for 580 feet, more or less, to the Westerly right-of-way line of NE 18th Avenue; thence Southerly along said Westerly right-of-way line for 320 feet, more or less, to the Southerly right-of-way line of NE 161st Street; thence Easterly along said Southerly right-of-way line for 495 feet,

more or less, to the Westerly right-of-way line of NE 18th Place; thence Southerly along said Westerly right-of-way line for 674 feet, more or less, to the Southerly right-of-way line of NE 159th Street; thence Easterly along said Southerly right-of-way line for 825 feet, more or less, to a point being the Northwesterly corner of Tract 'B' of PEOPLES GAS SUBDIVISION as recorded in Plat Book 142, Page 55; thence Southerly along the Westerly boundary line of said Tract 'B' for 638 feet, more or less; thence Westerly along the Southerly line of Block 1 of FULFORD HOMES as recorded in Plat Book 55, Page 55, for 99 feet, more or less, to the Northwest corner of Tract 'C' of said PEOPLES GAS SUBDIVISION Plat; thence Southerly along the Westerly line of said Tract 'C' for 40 feet; thence Westerly for 50 feet, more or less, to the Easterly shoreline of a lake; thence Southerly for 85 feet, more or less, to the Northerly line of Aqua Bowl Park; thence Westerly along the Northerly boundary line of said park for 235 feet, more or less, to the Northwesterly corner of said park; thence Southerly along the Westerly boundary line of said park for 540 feet, more or less, to the Northeast corner of Block 1 of ECONOMY HOMESITES as recorded in Plat Book 44, Page 74; thence Southwesterly along the Northwesterly line of Lot 11 of said Block 1, and its Southwesterly projection line for 245 feet, more or less, to the Westerly right-of-way line of NE 19th Avenue; thence Southerly along said Westerly right-of-way line for 274 feet, more or less, to the Southwesterly right-of-way line of NE 154th Avenue; thence Southeasterly along said Southwesterly right-of-way line for 88 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 90 feet, more or less; thence Southeasterly for 70 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 60 feet, more or less, to the Southerly right-of-way line of NE 154th Street; thence Easterly along said Southerly right-of-way line for 145 feet, more or less; thence Northerly for 70 feet to the Northerly right-of-way line of

said NE 154th Street; thence Westerly along said Northerly right-of-way line for 75 feet, more or less, to the Southeasterly right-of-way line of said West Dixie Highway; thence Northeasterly along said Southeasterly right-of-way line for 1350 feet, more or less, to a point being the Northwesterly corner of Tract "A" of ADELE SUBDIVISION as recorded in Plat Book 126, Page 80; thence Easterly along the exterior Northerly line of said Tract "A" for 564 feet, more or less, to the Westerly right-of-way line of FEC Railroad; thence Northeasterly along said right-of-way line for 900 feet, more or less, to the Easterly projection of the Southerly right-of-way line of NE 159th Street; thence Easterly along said Easterly projection of the Southerly right-of-way line for 275 feet, more or less, to the Easterly right-of-way line of S.R. #5 as shown on Right-of-Way Map of said S.R. #5 Section 87030-2573, Sheet 3 of 7; thence Northeasterly along said Easterly right-of-way line for 400 feet, more or less, to the Northwesterly corner of Tract A of BELL GROVE TRACT as recorded in Plat Book 121, Page 37, the following three (3) courses being along the city limits of the City of North Miami Beach; (1) thence Westerly along the Westerly projection of the Northerly line of said Tract A for 125 feet, more or less, to the Westerly right-of-way line of said S.R. #5; (2) thence Northerly along said Westerly right-of-way line for 1,050 feet, more or less, to the centerline of S.R. #826 lying 50 feet South of the Northerly right-of-way line of said S.R. #826 as shown on said S.R. #5 Right-of-way Map; (3) thence Easterly along said centerline for 125 feet, more or less, to the Easterly right-of-way line of said S.R. #5; thence Northeasterly along said Easterly right-of-way line for 3,485 feet, more or less, to the Easterly projection of the Northerly line of the South 600 feet of Tract C of MAULE FEDERAL HIGHWAY INDUSTRIAL SITES as recorded in Plat Book 46, Page 55; thence Westerly along said Northerly line and its projection thereof for 340 feet, more or less, to the Westerly right-of-way line of said FEC Railroad; thence Northerly along said Westerly right-of-way line for 475 feet, more or less, to the Southeasterly projection of the

Northeasterly line of Tract 1 of LEADER SUBDIVISION as recorded in Plat Book 82, Page 17, the following three (3) courses being along the exterior boundary line of said LEADER SUBDIVISION Plat; (1) thence Northwesterly the said Northeasterly line for 398 feet, more or less, to the Northeasterly corner of said Tract 1; thence Westerly along the Northerly line of said Tract 1 and also being the city limits of the City of North Miami Beach for 245 feet to the Northwesterly corner of said Tract 1; thence Southerly along the Westerly line of said Plat for 700 feet, more or less, to the centerline of NE 173rd Street; thence Southwesterly along the Westerly line of an alley which lies in between Blocks 30 and 31 of FULFORD BY THE SEA SECTION "C" as recorded in Plat Book 25, Page 8, for 700 feet, more or less, to the Northerly right-of-way line of NE 171st Street; thence Westerly along said Northerly right-of-way line for 120 feet, more or less, to a point of intersection of the Northerly projection of the Westerly line of an alley which runs through Block 4 of GREYNOLDS PARK GARDENS as recorded in Plat Book 47, Page 32, the following two (2) courses being along said Westerly line of alley; (1) thence Southerly for 131 feet, more or less; (2) thence Southwesterly for 580 feet, more or less, to the Southwesterly right-of-way line of NE 170th Street; thence Southeasterly along said right-of-way line for 155 feet, more or less, to the Northwesterly right-of-way line of West Dixie Highway; thence Southwesterly along said Northwesterly right-of-way line for 810 feet, more or less, to the Easterly projection of the Northerly line of an alley which runs between NE 167th Street and NE 168th Street, and also being through Blocks 55 thru 57 of FULFORD BY THE SEA SECTION "D" as recorded in Plat Book 8, Page 58; thence Westerly along said Northerly line of alley for 1920 feet, more or less, to the Southwesterly corner of Lot 7 of said Block 57; thence Northerly for 330 feet, more or less, to the Northerly line of an alley which runs through Blocks 52 of said FULFORD BY THE SEA SECTION "D" Plat; thence Westerly along said Northerly line of alley for 156 feet, more or less, to the Easterly right-of-way line of NE 19th Avenue;

thence Northerly along said Easterly right-of-way line for 425 feet, more or less; thence Westerly for 225 feet, more or less, to the Westerly line of an alley which runs through Block 46 of said Plat; thence Southerly along said Westerly line for 720 feet, more or less, to the Northwesterly right-of-way line of Miami Drive; thence Southwesterly along said right-of-way line for 570 feet, more or less, to the Westerly right-of-way line of NE 18<sup>th</sup> Avenue; thence Southerly along said Westerly right-of-way line for 275 feet, more or less, to the Northerly right-of-way line of Canal C-9, as shown on Canal's C-9 Right-of-Way Map; thence meander Westerly and Northwesterly along the Northerly and Northeasterly right-of-way line of Canal C-9 for 2700 feet, more or less, to the centerline of NE 15th Avenue; thence Southerly along said centerline for 2690 feet, more or less, to the centerline of S.R. #826, as shown on Right-of-Way Map of said S.R. #826 Section 87510-2250, Sheet 4 of 5; thence Westerly along said centerline for 1980 feet, more or less, to the centerline of NE 12<sup>th</sup> Avenue; thence Northerly along said centerline for 357 feet, more or less, to the Northerly right-of-way line of NE 164th Street; thence Westerly along said Northerly right-of-way line for 686 feet, more or less, to the Westerly right-of-way line of NE 11th Avenue; thence Southerly along said Westerly right-of-way line for 130 feet, more or less, to the Northerly right-of-way line of said S.R. #826 as shown on said Right-of-Way Map; thence Northwesterly along said Northerly right-of-way line for 770 feet, more or less, to the Easterly right-of-way line of NE 10th Avenue; thence Northerly along said Easterly right-of-way line for 660 feet, more or less, to the Northerly right-of-way line of NE 167th Street; thence Westerly along said Northerly right-of-way line for 366 feet, more or less, to the Southwesterly corner of Tract 'C' of NEULAN SUBDIVISION as recorded in Plat Book 71, Page 98; thence Northerly along the Westerly line of said Plat for 438 feet to a point; thence Westerly for 166 feet, more or less, to the Northeasterly corner of Tract A of S. L. & S. SUBDIVISION as recorded in Plat Book 98, Page 38; thence Southerly along the Easterly line of said

Plat for 313 feet, more or less, to the Southeasterly corner of said Tract A; thence Westerly along the Southerly line of said Tract A and its Westerly projection for 246 feet, more or less, to the Westerly right-of-way line of NE 9th Avenue; thence Southerly along said Westerly right-of-way line for 85 feet, more or less, to the Northerly right-of-way line of NE 167th Avenue, the following

two (2) courses as shown on said Right-of-Way Map of S.R. #826; (1) thence Westerly along said Northerly right-of-way line for 635 feet, more or less, to the centerline of NE 8th Avenue; (2) thence Southerly along said centerline for 40 feet to the Point of Beginning.

Prepared by: Fortin, Leavy, Skiles, Inc.

Consulting Engineers, Surveyors, Mappers

Florida certificate of authorization number: 00003653

180 Northeast 168th Street

North Miami Beach, Florida 33162

Phone: 305-653-4493 Email: fls@flssurvey.com

*Date: July 27, 2004 Scale: NONE Job. No. 040798*

*Dwg. No. 1004-086 Drawn by: GEM Cad. No. 040798*

*Plotted: 7/27/04 3:10p*

Registered Land Surveyor: Daniel C. Fortin, Certificate No. 2853, State of Florida

**CREATION,  
SEVERABILITY,  
AND POWERS OF  
THE COMMUNITY  
REDEVELOPMENT  
AGENCY**

**A. CREATION OF THE COMMUNITY  
REDEVELOPMENT AGENCY**

**B. POWERS OF THE AGENCY**

## A. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY (THE “AGENCY”)

The North Miami Beach Community Redevelopment Agency was created and adopted its initial redevelopment plan in 2005.

A brief history of the Agency’s evolvement is as follows:

- **September 14, 2004**

North Miami Beach City Council adopted Resolution No 2004-57 providing a Finding of Necessity declaring that a blighted area as defined in Section 163.340, F.S. existed within the City’s boundaries and further declared that the rehabilitation, conservation, redevelopment, or a combination thereof, of this area was necessary in the interest of public health, safety, morals, or welfare of the residents of the City.

- **November 30, 2004**

The Board of County Commissioners of Miami-Dade County adopted Resolution R1345-04 declaring that a slum or blighted area existed in the geographic area described by map and legal description, determined that it was necessary to redevelop such Redevelopment Area in accordance with the provisions of Part III of Chapter 163, F.S. and delegated to the North Miami Beach City Council the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Part III of Chapter 163, F.S. to enable the City Council to declare the need for, create and delegate powers to a community redevelopment agency, and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board of County Commissioners of Miami Dade County.

- **December 21, 2004**

The North Miami Beach City Council adopted Resolution R2004-86 accepting a delegation of powers from the Board of County Commissioners of Miami Dade County, found a need for, and created the Agency, declared the members of the City Council to be the members of the Agency, granted the Agency the power to exercise all powers permitted by Chapter 163, Part III, F.S. which

were delegated by the Board of County Commissioners of Miami Dade County to the Agency and directed the initiation, preparation and adoption of a community redevelopment plan by the Agency.

- **February 5, 2005**

The North Miami Beach City Council adopted Resolution R2005-05 giving final approval to the North Miami Beach CRA Plan.

- **June 7, 2005**

The Board of County Commissioners of Miami Dade County approved the North Miami Beach CRA Plan. The Plan was initially granted a 10-year life. The Board of County Commissioners of Miami Dade County adopted Ordinance 05-110 to create a community redevelopment trust fund (TIF)

- **October 11, 2005**

An Interlocal Cooperation Agreement between Miami Dade County, the City of North Miami Beach, and the North Miami Beach Community Redevelopment Agency was executed. A copy of the formal and complete Interlocal Cooperation Agreement is included in this plan as appendix A.

- **November 21, 2006**

Subsequently, the North Miami Beach CRA (Resolution R 2006-48 – November 21, 2006) and Miami Dade County (Relevant to Plan, Resolution 611-05, Relevant to Trust Fund, Ordinance 05-110, Relevant to Revenue Note, Resolution 1427-06) adopted legislation approving the issuance of two loans, and Miami Dade County approved the extension of the life of the Agency to coincide with the schedule for repayment of the loans.

The Agency should focus its resources on creating an environment to encourage private investment. In many instances this will require the Agency to establish public/private partnerships.

The Agency is a public body and is constituted as a public instrumentality. The composition of the Community Redevelopment Board (the "Board") shall adhere to the requirements established in Section 163.356, *Florida Statutes*, and Section 163.357, *Florida Statutes*. The agency shall have a maximum life of operation as provided by state law. The adoption of this plan shall trigger terms of Section 163.387(2) (a) and Section 163.362(10), *Florida Statutes*. This Amended Plan does not extend the life of the Agency beyond 2028.

*163.387(2)(a). Except for the purpose of funding the trust pursuant to subsection (3), upon the adoption of an ordinance providing for funding of the redevelopment trust fund as provided in this section, each taxing authority shall, by January 1 of each year, appropriate to the trust fund for so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum that is no less than that increment as defined and determined in subsection (1) or paragraph (3)(b) accruing to such taxing authority. If the community redevelopment plan is amended or modified pursuant to s. 163.361(1), each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was*

*initially approved or adopted. However, for any agency created on or after July 1, 2002, each taxing authority shall make the annual appropriation for a period not to exceed 40 years after the fiscal year in which the initial community redevelopment plan is approved or adopted.*

*163.362(10). Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.*

## **B. POWERS OF THE AGENCY**

The powers of the Agency shall be in compliance with Chapter 163, Part III, Florida Statutes. All powers provided by the governing statute shall be granted to the Agency unless

- 1) All powers of the Agency are controlled and delegated by the Board of County Commissioners of Miami Dade County through the Interlocal Agreement.
- 2) These powers are specifically prohibited by the existing Interlocal Agreement between the City of North Miami Beach and the Agency.
- 3) These powers are removed from Agency control and placed with the City Council of North Miami Beach

### **POWERS WITHHELD FROM THE AGENCY**

These powers shall be vested in the City Council unless specifically assigned to the Miami-Dade Board of County Commissioners under the Interlocal Agreement

- The power to determine an area to be appropriate for Community Redevelopment.
- The power to grant final approval to Community Redevelopment plans and modifications.
- The power to authorize the issuance of revenue bonds or debt instruments.
- The power to approve the development of community policing innovations.
- The power of eminent domain.
- The power to approve the acquisition, demolition, removal, or disposal of property as provided in F.S. Section 163.370(3) and the power to assume responsibility to bear loss as provided in F.S. section 163.370(3).
- The power to zone or rezone or make exceptions from building regulations or to enter into agreements with a housing authority.
- The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways, or other places and to plan or re-plan any part of the City.

**AUTHORITY TO  
UNDERTAKE  
REDEVELOPMENT**

## AUTHORITY TO UNDERTAKE REDEVELOPMENT

The amended North Miami Beach Community Redevelopment Plan has been prepared in accordance with the Community Redevelopment Act, Chapter 163, Part III, Florida Statutes. The adoption of this amended Plan, and any subsequent modifications or amendments, shall follow the procedures as required by public hearings and the adoption of the necessary resolutions and ordinances. This amended Plan does not extend the life of the Agency beyond 2028.

In recognition of the need to prevent the spread of and eliminate the existence of slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment Activities." For purposes of the Agency's Plan, the following definitions as provided in Chapter 163, Part III, Florida Statutes, shall apply:

*"Community Redevelopment or redevelopment means undertakings, activities or projects of a county, municipality or Community Redevelopment Agency in a Community Redevelopment Area for the elimination and prevention of the development or spread of slums and blight for the provision of affordable housing, whether for rent or sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a Community Redevelopment Area, or any combination or part thereof, in accordance with a Community Redevelopment plan and may include the preparation of such a plan."*

INTERLOCAL AGREEMENT

BETWEEN THE AGENCY, THE CITY, AND MIAMI-DADE COUNTY

The Interlocal Agreement between the City of North Miami Beach, Miami-Dade County, and the North Miami Beach Community Redevelopment Agency was executed and effective in 2005.

The Interlocal Agreement delineates the delegation of powers as provided in FS 163.370 and also delineates powers retained, and required approvals by the North Miami Beach City Council and the Miami-Dade Board of County Commissioners. The Interlocal Agreement establishes the term of the life of the Agency, procedures for coordination between the County and the City/Agency, and delineates required approval procedures for certain redevelopment activities and for the Agency's annual budget.

A summary of conditions and requirements is listed below:

**1. Implementation of Plan**

- A. The Plan, and any amendments and supplements to the Plan must be approved by the Miami-Dade County Board of Commissioners.
- B. The Plan, as approved by the Miami-Dade Board of County Commissioners initially in 2005 was for a period of ten (10) years. Subsequently, the life of the Agency was extended to the year 2028.
- C. Establishes a cap of 20% of funds to be used for total administrative expenses, and no more than 6% to be allocated to indirect and overhead expenses.
- D. Establishes a "County Administrative Fee" to be charged annually.

**2. City/County Coordination**

- A. Provides for the County to designate a Redevelopment Area Coordinator to serve as the County’s liaison to the City and the Agency.
- B. Requires County approval with regard to indebtedness and bond financing, acquisition, disposition and relocation activities.
- C. Requires submission and approval procedures for the Agency’s annual budget.

**3. Land disposition**

- A. Requires that any disposition of land shall be accomplished in accordance with applicable provisions of federal, state and local law, the Plan and the Interlocal Agreement.

**4. Other Redevelopment Area Activities**

- A. Addresses relocation activities, requiring adherence to procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act.
- B. Requires preparation and distribution of an annual report in accordance with Section 163 F.S.

**THE COMPLETE INTERLOCAL AGREEMENT REFERENCED IN THIS SECTION IS ATTACHED IN  
SECTION 12 (APPENDIX A)**

### FINANCIAL AND BUDGET

- A. FINANCE AND BUDGET PROCESS
- B. TAX INCREMENT PROJECTIONS
- C. BONDING AUTHORITY
- D. ALLOCATION AND EXPENDITURE OF  
NON-BOND RELATED TIF REVENUE
- E. ADMINISTRATION

## A. FINANCE AND BUDGET PROCESS

The Agency's primary revenue source is generated through Tax Increment Financing (TIF) as defined in Section 163.387, F.S.. In addition to TIF, the Agency shall have the authority to pursue public funding through grants and loans, and private revenue through loans, contributions, disposal of any real property, mortgages, hypothecation, bond anticipation notes, lines of credit, and bond issues backed primarily by TIF. For purposes of successfully implementing the redevelopment strategy as presented, it is imperative to have a fully funded (at least 50% as per statute) TIF mechanism for the life of the Agency as established by the latest CRA Plan adopted by the City. Under certain conditions, the law allows a CRA to extend its life as well as the maturity date of its bonds. It should be understood that the purpose of this updated and amended plan is not to extend the life of the Agency or its supporting TIF funding mechanism.

## B. TAX-INCREMENT PROJECTIONS

The CRA was established in 2005 and the County approval was initially for a period of 10 years, and was subsequently extended to the year 2028 by subsequent County action.

### **Projecting TIF Revenues: How TIF Works**

Annual Tax-Increment Financing (TIF) revenues are determined utilizing the formula delineated by Florida Statutes.

A simple "straight-line" version of this formula is depicted on the following page. Other factors such as historic growth trends and market conditions can be interpolated to project future TIF growth.

**North Miami Beach Community Redevelopment Area Five-Year Projected Annual Tax Increment Revenues**

It is important for any future planning that the CRA Board of Commissioners has up to date TIF projections. This will serve as vital information to assist the CRA Board when entering into multi-year commitments. It will also provide a basis upon which to negotiate public-private partnerships and in preparing annual budgets. This redevelopment plan delineates all investment and leverage strategies that are allowable under the governing state statutes for redevelopment agencies. While it is imperative that the Agency avail itself to these investment vehicles, it is also important to monitor the impending federal initiatives to provide infrastructure funding as part of a comprehensive economic stimulus package. The Agency should utilize its TIF resources to maximize its potential to deliver revenue for its parent city. This plan recognizes that the statutorily defined time limitations on the life of the TIF mechanism, the ability to secure an investment grade bond rating as well as bond insurance, and other existing agency financial obligations may impede the agency’s ability to generate capital through traditional debt instruments. A more innovative set of strategies may be required to generate capital.

<b>YEAR</b>	<b>City TIF</b>	<b>County TIF</b>	<b>Total TIF</b>
<b>2015/16</b>	\$504,541	\$356,569	\$861,110
<b>2016/17</b>	\$563,959	\$398,561	\$962,520
<b>2017/18</b>	\$625,160	\$441,813	\$1,066,973
<b>2018/19</b>	\$688,196	\$486,363	\$1,174,559
<b>2019/20</b>	\$1,294,207	\$914,643	\$2,208,850
<b>2020/21</b>	\$1,857,232	\$1,312,544	\$3,169,776
<b>2021/22</b>	\$1,957,231	\$1,383,215	\$3,340,446
<b>2022/23</b>	\$2,146,062	\$1,516,666	\$3,662,728
<b>2023/24</b>	\$3,011,830	\$2,128,522	\$5,140,353
<b>2024/25</b>	\$3,258,665	\$2,302,965	\$5,561,630
<b>2025/26</b>	\$3,519,075	\$2,487,003	\$6,006,077
<b>2026/27</b>	\$3,793,808	\$2,681,162	\$4,474,970
<b>2027/28</b>	\$4,083,651	\$2,886,000	\$6,969,651

## **C. BONDING AUTHORITY**

The Agency has the authority, subsequent to the approval of the City Council and the Miami Dade County Board of Commissioners to issue redevelopment bonds which pledge the annual TIF revenue stream as the source of repayment. The Agency shall have the authority granted by Section 163.385, F.S. at the time of bond or any debt instrument issuance.

It is the intent of the CRA Plan to provide maximum flexibility with regard to the financial arrangements and deal structures, which utilize these funds for capital investment. The Agency intends to use full authority granted by this Plan and Chapter 163, *Florida Statutes*, and all covenants delineated in an Official Statement that will be prepared to govern any bond issue. Further, the agency intends to utilize the maximum term of life for the TIF mechanism as provided in Section 168.387(2)(a) and Section 163.362(10), F.S.

## **D. ALLOCATION AND EXPENDITURE OF NON-BOND RELATED TIF REVENUE**

As prescribed in the Powers section of this Plan (Section 2) the Agency shall have the authority to expend funds for all professional and administrative services necessary to carry out the implementation of the redevelopment strategies and programs in this Plan. In addition, the Agency is authorized to expend funds for completion of audits and other statutorily required reports with TIF revenue. The Agency shall also prepare a budget on an annual basis, which addresses the expenditure of all TIF trust fund revenues.

If workable, the CRA TIF budget should be prepared and adopted in accordance with the City's budget authorization, the same schedule, public hearings, workshops, and legal notices. All TIF funds shall be expended or encumbered as set forth in Section 163.387, F.S. Any funds not expended in a fiscal year shall be allocated as prescribed by Section 163.387(7)(a-d).

## E. ADMINISTRATION

The Agency may incur costs for management and administration activities. The Agency will be empowered to pay costs associated with management and administration of the Agency, including but not limited to, salaries and benefits for staff, operating supplies, vehicles, professional consulting, legal and engineering services, software and equipment.

## **SECTION 5**

### **CAPITAL IMPROVEMENT PROGRAM**

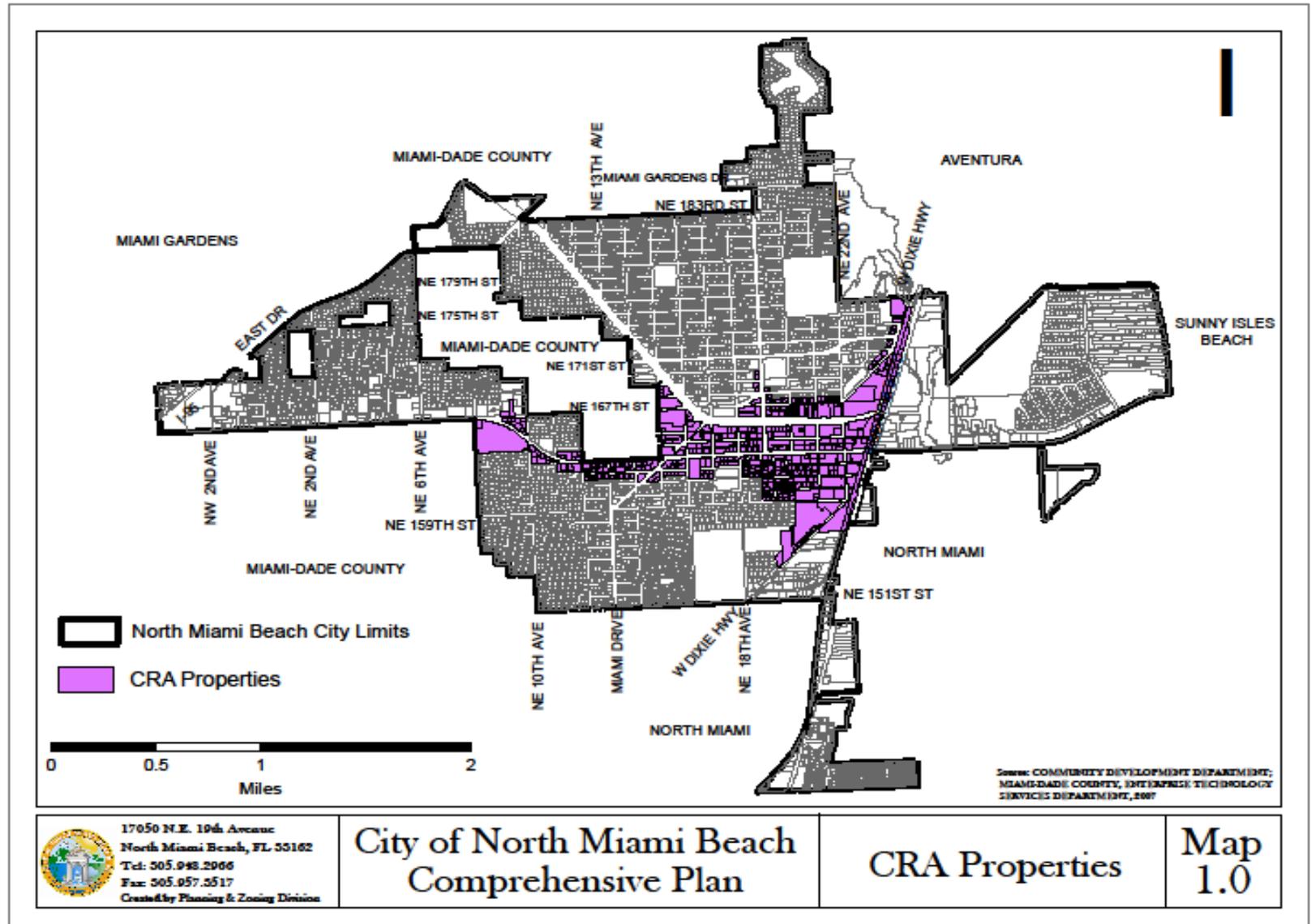
- A. CAPITAL IMPROVEMENT PROJECT (CIP) POLICY AND STRATEGY
- B. CIP PLANNED AND ONGOING PROJECTS
- C. LAND ACQUISITION POLICY, STRATEGY AND PROTOCOLS
- D. REDEVELOPMENT ACTIVITIES & INFRASTRUCTURE PROJECTS

**DRAFT**

## A. CAPITAL IMPROVEMENT PROJECT (CIP) POLICY AND STRATEGY

The Agency CIP shall be considered a "living" document. It will evolve to ensure and allow the Agency to respond to the needs and opportunities that best serve the citizens, taxpayers, businesses, and the overall redevelopment area community. This section of the CRA Plan sets forth an initial list of select ongoing improvement projects and land acquisition areas of priority. Some projects, those with well defined and agreed upon public purposes that are consistent with the CRA Plan, would be appropriate candidates for public investment through the CRA. The project pages in this section include project summaries as well as preliminary general cost estimates for CRA capital expenditures. Some projects will require additional financial participation by other entities. Actual funding allocations for projects will be determined annually through the budget process, and must be approved by the CRA Board of Commissioners.

THE MAP ON THE NEXT PAGE SHOWS THE LOCATION OF PROPERTIES LOCATED IN THE CRA AREA



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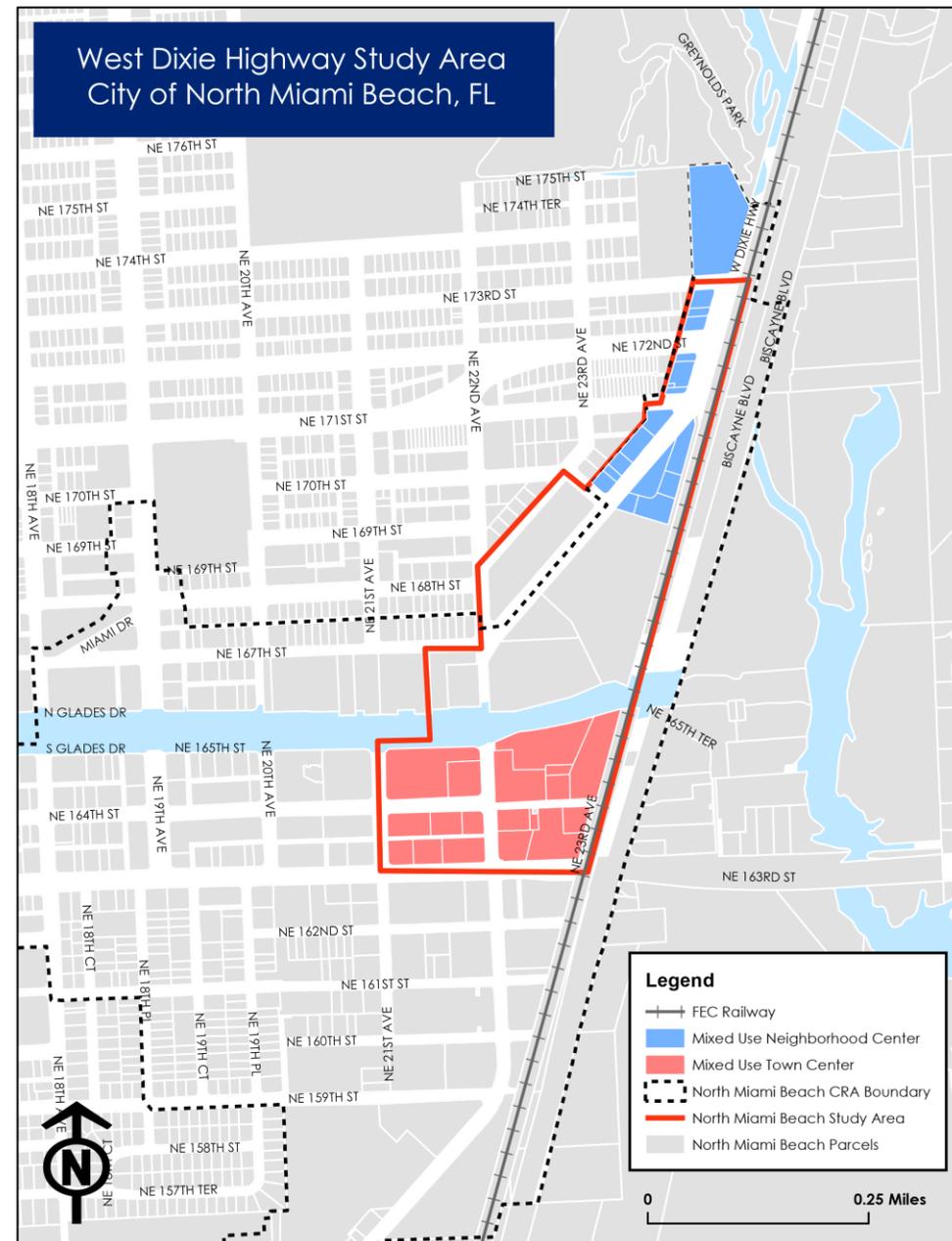
## C.CIP PLANNED AND ONGOING PROJECTS

### West Dixie Highway Road and Bridge Improvements

**DESCRIPTION:** This project will rebuild West Dixie Highway between NE 163<sup>rd</sup> Street and NE 173<sup>rd</sup> Street, including the creation of a signature bridge over the Snake Creek Canal. County/MPO funding has been allocated, and designs will be guided by the recently adopted updates to the North Miami Beach Comprehensive Plan and Zoning Code.

**BUDGET:** A total of \$12.5 million has been allocated to this project by the county, but additional ped/bike improvements, related shared parking, and enhancements for a signature bridge may require limited additional CRA funding.

**SCHEDULE:** Project design is expected to begin in 2015 with construction occurring between 2016 and 2018.



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### Coastal Link Rail Station

**DESCRIPTION :** This project will create a new commuter rail station at the eastern end of Fulford Avenue just west of Biscayne Boulevard in partnership with RTA/TriRail.

**BUDGET:** No formal budget has been created for this specific station, but the overall Coastal Link system construction budget is approximately \$800 million. It is likely that the CRA will need to invest in the station at some point in the future, but the needed amount is not clear.

**SCHEDULE:** The design and the construction of the Station will depend on the timing of State and Federal funding. No formal project schedule has been approved as of November 2015.



## Shared Parking Facilities

**DESCRIPTION:** These projects will create new shared parking facilities to serve the West Dixie Highway Corridor north of 163<sup>rd</sup> Street and other areas within the CRA area in order to support smaller businesses and development projects.

**BUDGET:** No formal design or budget has been created for these specific projects, but it is likely that the CRA will need to invest in shared parking at some point in the near future along with private property owners. The needed amounts are not clear yet.

**SCHEDULE:** The initial shared parking project for West Dixie will likely be designed in parallel with the roadway and bridge designs during 2016 and 2017. Construction will depend on the progress of private developments in the area.

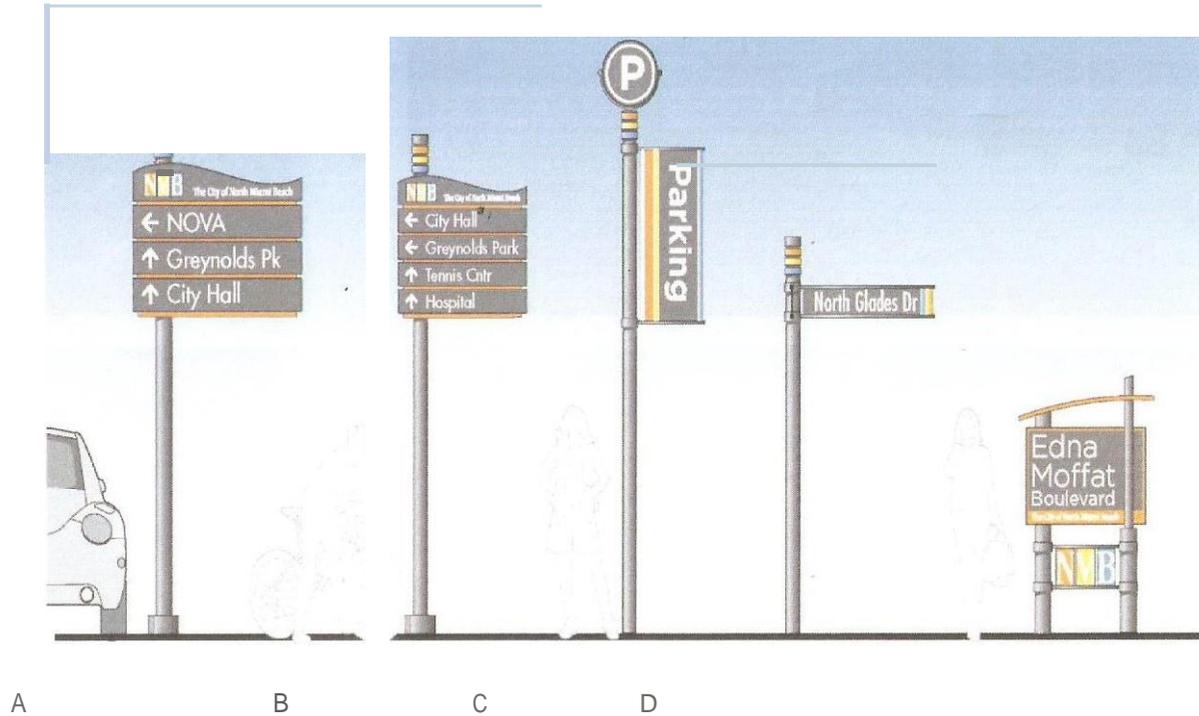


Potential area of shared parking facilities

**Wayfinding Signage for CRA**

**DESCRIPTION :** This project will create new way finding signage and clearly mark public parking, public facilities, and other key locations

Wayfinding Sign Palette



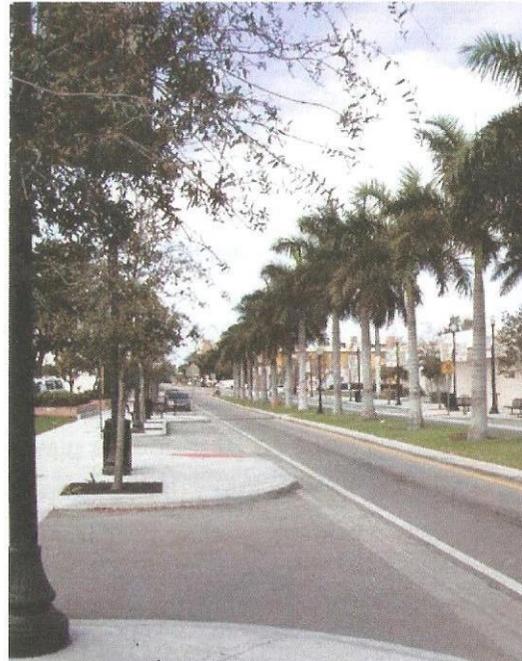
AECOM / Glatting Jackson

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### Hanford Boulevard Maintenance

#### DESCRIPTION:

Hanford Boulevard has been reconstructed by the City and CRA to serve as the "Main Street" centerpiece of Fulford City Center. The CRA will maintain the improvements



## D. LAND ACQUISITION POLICY, STRATEGY AND PROTOCOLS

The acquisition of land should be a strategic measure to help ensure that the Community Redevelopment Area evolves in a coordinated and desirable manner. The strategy shall also avail itself of market conditions.

The future redevelopment within the CRA area may necessitate land acquisition and all other redevelopment actions allowable under the State Statute and the Interlocal Agreement to effectively redevelop privately owned properties. As redevelopment projects develop in the future, the CRA will document specific land/building acquisition needs and attempt to acquire necessary lands and/or buildings through public/private development partnerships or private market purchases. The CRA shall commission a land acquisition projection report in 5 (five) year intervals based upon redevelopment activities and needs within the CRA area.

The City of North Miami Beach Community Redevelopment Agency shall adhere to all statutory requirements as set forth in Section 163.380 with regard to the acquisition and disposition of property in the redevelopment area. In addition to this governing statutory requirement, the agency shall also adhere to the responsibilities set forth in the Interlocal Agreement with the Miami-Dade Board of County Commissioners.

To ensure full compliance with state mandated procedures regarding acquisition and disposition of properties the City/Agency shall be governed by the following procedures and parameters delineated in Chapter 163, Part 111, F.S. In addition the CRA shall prepare a detailed Land Acquisition and Disposition Protocols that will be adopted by the CRA Board. These protocols shall meet and/or exceed the requirements presented in the Plan.

### *163.370 Powers; counties and municipalities; community redevelopment agencies*

2. (c) 1 Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.

6. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property

*in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.*

7- Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.

8. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air

**163 .380 Disposal of property in community redevelopment area.**

The disposal of property in a community redevelopment area which is acquired by eminent domain is subject to, the limitations set forth in s. 73.013.

(1) Any county, municipality, or community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person, or may retain such property for public use, and may enter into contracts with respect thereto for residential, recreational, commercial, industrial, educational, or other uses, in accordance with the community redevelopment plan, subject to such covenants, conditions, and restrictions, including covenants running with the land, as it deems necessary or

rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.

9. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.

desirable to assist in preventing the development or spread of future slums or blighted areas or to otherwise carry out the purposes of this part. However, such sale, lease, other transfer, or retention, and any agreement relating thereto, may be made only after the approval of the community redevelopment plan by the governing body. The purchasers or lessees and their successors and assigns shall be obligated to devote such real property only to the uses specified in the community redevelopment plan and may be obligated to comply with such other requirements as the county, municipality, or community redevelopment agency may determine to be in the public interest, including the obligation to begin any improvements on such real property required by the community redevelopment plan within a reasonable time.

*(2) Such real property or interest shall be sold, leased, otherwise transferred, or retained at a value determined to be in the public interest for uses in accordance with the community redevelopment plan and in accordance with such reasonable disposal procedures as any county, municipality, or community redevelopment agency may prescribe. In determining the value of real property as being in the public interest for uses in accordance with the community redevelopment plan, the county, municipality, or community redevelopment agency shall take into account and give consideration to the long-term benefits to be achieved by the county, municipality, or community redevelopment agency resulting from incurring short-term losses or costs in the disposal of such real property; the uses provided in such plan; the restrictions upon, and the covenants, conditions, and obligations assumed by, the purchaser or lessee or by the county, municipality, or community redevelopment agency retaining the property; and the objectives of such plan for the prevention of the recurrence of slum or blighted areas. In the event the value of such real property being disposed of is for less than the fair value, such disposition shall require the approval of the governing body, which approval may only be given following a duly noticed public hearing. The county, municipality, or community redevelopment agency may provide in any instrument of conveyance to a private purchaser or lessee that such purchaser or lessee is without power to sell, lease, or otherwise transfer the real property without the prior written consent of the county, municipality, or community redevelopment agency until the purchaser or lessee has completed the construction of any or all improvements which he or she has obligated himself or herself to construct thereon. Real property acquired by the*

*county, municipality, or community redevelopment agency which, in accordance with the provisions of the community redevelopment plan, is to be transferred shall be transferred as rapidly as feasible in the public interest, consistent with the carrying out of the provisions of the community redevelopment plan. Any contract for such transfer and the community redevelopment plan, or such part or parts of such contract or plan as the county, municipality, or community redevelopment agency may determine, may be recorded in the land records of the clerk of the circuit court in such manner as to afford actual or constructive notice thereof*

*(3)(a) Prior to disposition of any real property or interest therein in a community redevelopment area, any county, municipality, or community redevelopment agency shall give public notice of such disposition by publication in a newspaper having a general circulation in the community, at least 30 days prior to the execution of any contract to sell, lease, or otherwise transfer real property and, prior to the delivery of any instrument of conveyance with respect thereto under the provisions of this section, invite proposals from, and make all pertinent information available to, private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof Such notice shall identify the area or portion thereof and shall state that proposals must be made by those interested within 30 days after the date of publication of the notice and that such further information as is available may be obtained at such office as is designated in the notice. The county, municipality, or community redevelopment agency shall consider all such redevelopment or rehabilitation proposals and the financial and*

legal ability of the persons making such proposals to carry them out; and the county, municipality, or community redevelopment agency may negotiate with any persons for proposals for the purchase, lease, or other transfer of any real property acquired by it in the community redevelopment area. The county, municipality, or community redevelopment agency may accept such proposal as it deems to be in the public interest and in furtherance of the purposes of this part. Except in the case of a governing body acting as the agency, as provided in s. 163.357, a notification of intention to accept such proposal must be filed with the governing body not less than 30 days prior to any such acceptance. Thereafter, the county, municipality, or community redevelopment agency may execute such contract in accordance with the provisions of subsection (1) and deliver deeds, leases, and other instruments and take all steps necessary to effectuate such contract.

(b) Any county, municipality, or community redevelopment agency that, pursuant to the provisions of this section, has disposed of a real property project with a land area in excess of 20 acres may acquire an expanded area that is immediately adjacent to the original project and less than 35 percent of the land area of the original project, by purchase as provided in this chapter, and negotiate a disposition of such expanded area directly with the person who acquired the original project without complying with the disposition procedures established in paragraph (a), provided the county, municipality, or community redevelopment agency adopts a resolution making the following findings:

1. It is in the public interest to expand such real property project to an immediately adjacent area.
  2. The expanded area is less than 35 percent of the land area of the original project.
  3. The expanded area is entirely within the boundary of the community redevelopment area.
- (4) Any county, municipality, or community redevelopment agency may temporarily operate and maintain real property acquired by it in a community redevelopment area for or in connection with a community redevelopment plan pending the disposition of the property as authorized in this part, without regard to the provisions of subsection (1), for such uses and purposes as may be deemed desirable, even though not in conformity with the community redevelopment plan.
- (5) If any conflict exists between the provisions of this section and s. 159.61, the provisions of this section govern and supersede those of s. 159.61.
- (6) Notwithstanding any provision of this section, if a community redevelopment area is established by the governing body for the redevelopment of property located on a closed military base within the governing body's boundaries, the procedures for disposition of real property within that community redevelopment area shall be prescribed by the governing body, and compliance with the other provisions of this section shall not be required prior to the disposal of real property.

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### CRA INNOVATIONS AND INITIATIVES

- A. AREAWIDE FAÇADE IMPROVEMENT PROGRAM
- B. TAX INCREMENT RECAPTURE PROGRAM
- C. EXPANSION OF CAPITAL FOR IMMEDIATE REINVESTMENT

1. a

## A. AREAWIDE FAÇADE IMPROVEMENT PROGRAM



The North Miami Beach Community Redevelopment Area (NMB CRA), under the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes, may provide financial assistance to qualified owners of commercial properties located within the boundaries of the CRA for eligible building or site improvements that contribute to the physical, economic, social, and aesthetic enhancement of the NMB CRA area. Through the Façade Improvement Grant Program, the NMB CRA seeks to help businesses improve the attractiveness of properties, and thereby work to achieve the agency's goal of eliminating conditions that have a negative impact on private investment and economic growth. All improvements must be in compliance with any and all applicable codes, design standards, and all other restrictions of the City of North Miami Beach. Every project must be approved by the CRA, and is subject to fund availability.

## B. TAX INCREMENT RECAPTURE PROGRAM

The North Miami Beach Community Redevelopment Area (NMB CRA), under the Community Redevelopment Plan and Chapter 163, Part III, Florida Statutes, may provide financial assistance to qualified owners of commercial properties located within the boundaries of the CRA for eligible building or site improvements that contribute to the physical, economic, social, and aesthetic enhancement of the NMB CRA area. Through the Tax Increment Recapture Program, the NMB CRA seeks to encourage private investors and developers to build or expand commercial and mixed-use projects that support one or more public policy goals important to the implementation of the Community Redevelopment Plan and consistent with the City's Comprehensive Plan and Zoning regulations. Such enhancements may include, but are not limited to: inclusion of prioritized or targeted uses; job creation; stimulative activities; open space or infrastructure improvements; transit oriented development; public parking; public art; and Green Building features.

## C. EXPANSION OF CAPITAL FOR IMMEDIATE REINVESTMENT

One of the driving factors generating the need for this amended plan is the condition of the economy. Currently (2015) the national and North Miami Beach area economies are actively recovering from the effects of a severe economic retraction and a series of systemic problems in the credit markets. Market demand is strong for walkable urban places in South Florida, and the North Miami Beach CRA area is well positioned to take advantage of this current window of opportunity for private investment.

Therefore the Agency's role as an economic catalyst will be magnified for the next 24-48 months. All public stimulus infusion to private sector markets must be timely.

To allow the Agency to better serve the local economy it will be necessary to maximize the expansion of available capital for immediate reinvestment. To this date the Agency has only availed itself of the narrow use of credit facilities which cap at \$3 million.

The impact of the innovative strategy presented in this plan will be most significant if the Agency retains the option to secure and invest additional capital in a timely manner.

## Section 7 North Miami Beach Community Redevelopment Plan 2015

### AREAWIDE PROGRAMS AND TOOLS

This section provides the tools for the implementation of redevelopment activities. The programs outlined in this section may be utilized as needed over the life of the Agency. Specific details and criteria will be established and approved by the Agency Board in accordance with the procedure delineated in Section 9 (Safeguards to Ensure Redevelopment Activities Follow the Redevelopment Plan).

The programs included within the CRA Plan may be designed either in a site-specific manner or in a comprehensive manner such that the programs exist as "tools in a toolbox" whereby any individual program may apply to a number of different properties or initiatives within the redevelopment area. The Agency has determined that an appropriate strategy to achieve the agency's goals is to utilize the "toolbox" approach. This policy decision provides the Agency with the greatest ability to serve the redevelopment needs of the community as they evolve over the remaining life of the Agency.

### ECONOMIC DEVELOPMENT AND JOB CREATION PROGRAMS

*163.345 Encouragement of private enterprise.*

*(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality); the development and implementation of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired, subject to the limitations of s.73.013; and the provision of necessary public improvements.*

*(2) In giving consideration to the objectives outlined in subsection (1), the county or municipality shall consider making available the incentives provided under the Florida Enterprise Zone Act and chapter 420.*

#### 1. Direct Financial Incentives to Generate New Private Development

There is often an economic "gap" between the total cost of development of a project and the market value of the completed project, due largely to the high cost of site acquisition. There is a need for a reduction in cost to make projects financially viable for private developers. With regard to residential uses, there is sometimes a need to stimulate homeownership and offer new housing options in a range of prices in accordance with sound inclusionary housing strategies. The Agency will be empowered to financially subsidize commercial, residential, and mixed-use private development

projects, including but not limited to direct grants and the sale of real estate owned by the Agency at a discounted price. The Agency will prepare and adopt guidelines for determining eligibility and the amount of the incentive payment or discount before such initiatives are implemented. The guidelines will include the use of up to 75% of anticipated new tax increment to help fill such gaps, and the program will be reviewed every two years to determine if adjustments are needed.

## 2. Direct Financial Incentives to Stimulate Property Improvements

Owners of commercial or residential properties often cannot justify the cost of renovations because rents will not increase enough to provide an acceptable return on investment. The Agency will be empowered to financially subsidize the cost of renovations through loans or matching grants to property owners, including commercial properties, rental apartment properties, and condominium associations. Property improvements such as conversion of rental units to condominiums shall also be eligible. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such incentives are implemented.

## 3. Financial Incentives for New Businesses

Attracting new businesses will be critical to the success of the redevelopment and revitalization of the commercial portions of the Community Redevelopment Area. The ability to offer financial incentives increases the potential for success in attracting the numbers and types of businesses needed and desired to create a sustainable business community.

The Agency is empowered to use TIF fund monies to pay incentives to new businesses that locate in the Community Redevelopment Area. The Agency will prepare and adopt guidelines as to the type of businesses that will be eligible and the amount of the financial incentive, before such incentives are implemented.

## 4. Rehabilitation of Vacant Commercial Buildings

Key underutilized vacant commercial buildings may be identified within the Community Redevelopment Area. The Agency may pursue the purchase of these buildings, work to establish joint-venture opportunities, or assist in the attraction of business occupants to ensure these structures perform to their economic potential.

## 5. Market Research

The Agency may provide funding and guidance to create a useful and locally tailored economic analysis to identify demand for various real estate offerings including: hotels, office, residential, entertainment, and retail, including the appropriate retail mix for any portion of the Community Redevelopment Area. The goal of this research would be to provide information for business owners and developers indicating what profitable business opportunities exist, given the market area, socio-economic character, and dynamics of the market.

## 6. Advertisement and Promotions

There will be an ongoing need to ensure awareness of investment, development, business and residential opportunities within the Community Redevelopment Area. In addition, there will also be a need to provide promotional support for area businesses and to create an identity for various parts of the CRA district (place brands).

Towards this end, the Agency may assist in the funding for the creation of marketing and promotional programs aimed at increasing business volume and residential demand in the area. Appropriate media venues shall include but not be limited to television commercials, radio commercials, web sites and social media, outdoor billboards and banners, special events, and print media (newspaper, magazine, specialty publications, marketing collateral). The Agency may also consider assisting in the funding of special events. The Agency is empowered to pay for promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment and systems, and events.

## 7. CRA Web Page to comply with Florida Statutes

The Agency shall create and maintain a web site/page in compliance with State law (FS 189.069) as follows:

(b) Dependent special districts shall be preeminently displayed on the home page of the Internet website of the local general-purpose government that created the special district with a hyperlink to such webpages as are necessary to provide the information required by this section. Dependent special districts may maintain a separate Internet website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, address, e-mail address, and, if applicable, the term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter, but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and Internet website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
  9. The primary contact information for the special district for purposes of communication from the department.
  10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
  11. The budget of each special district, in addition to amendments.
- 

#### 8. Business and Redeveloper Attraction

The Agency may take steps to actively attract quality businesses, investors and redevelopers to the Community Redevelopment Area in cooperation with appropriate entities such as the local Chamber of Commerce. In carrying out its functions, the Chamber will use its resources to ensure that economic development events which take place within the CRA are marketed, and information is provided through the resources of the Chamber to ensure maximum exposure of CRA economic development activities in an effort to attract more business and encourage investment and job creation.

#### 9. Business Incentive Loans

The Agency may create a loan pool and program for qualified businesses in the redevelopment area to assist with the start-up costs and capital needs of new and expanding businesses in order to reconstruct a better CRA Area. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such incentives are implemented.

#### 10. Coalition of Financial Institutions

The Agency may recruit interested local financial institutions to participate in any and all redevelopment programs, ranging from business loans and residential rehabilitation to subsidized mortgages and loan guarantees. This may include assistance to create shared pools of loan funds targeted for the CRA Area.

## BEAUTIFICATION AND APPEARANCE IMPROVEMENT

### 1. Clean-Up Program

The appearance of the redevelopment area sends a direct message to property owners and potential investors regarding the community's commitment towards its success. Working with community residents and property owners, the Agency may provide funding for a program to remove trash and graffiti, clean streets and sidewalks, and otherwise clean up key parts of the CRA Areas.

### 2. Signage/Entry Features

The visual appearance of Community Redevelopment Area gateway areas needs to be enhanced. Further, there is a need to establish a brand identity for this important core area of the community.

The Agency is empowered to pay for aesthetic and identity enhancements, including but not limited to, signage, entry features, public art, banners, lighting, and landscaping.

### 3. Landscaping/Streetscaping Programs

The Agency may design and install landscape and streetscape improvements, including but not limited to landscape materials, lighting, wayfinding signage, benches and trash receptacles in areas identified by the Board.

### 4. Paint- Up/Fix-Up

The Agency may create and fund a simplified rehabilitation program designed to improve the appearance of the redevelopment area through extensive exterior repainting of public and private structures in the Community Redevelopment Area. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such incentives are implemented.

### 5. Pedestrian Amenities

The Agency may provide public pedestrian amenities including as an incentive to private development initiatives. These amenities may include, but are not limited to, park benches, shade trees, bicycle racks, gazebos, lighting, signage, crosswalks, bridges, walk signals, and trash containers.

### 6. Signage Program

The Agency may encourage business owners to develop attractive signage by awarding partial funding for such signs. All signage must conform to the

City's standard sign ordinances. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such incentives are implemented.

#### 7. Art in Public Places

The Agency may appropriate or secure funds for the purchase and installation of Art in Public Places within the Community Redevelopment Area. Emphasis shall be placed on utilizing local artists to create local themes.

#### 8. Continuing Maintenance Responsibilities

All projects that the CRA undertakes or contributes to must receive a continuing commitment regarding maintenance and upkeep. The Agency shall be committed to protecting the return on investment for all projects funded by TIF revenues. The Agency may contract with the City of North Miami Beach or private entities to assure proper maintenance of public improvements.

### **Specific Projects and Programs to Advance**

While this plan anticipates an evolving array of project and program investments depending on community needs and private development concepts within the framework and policies of this plan, the following projects and programs comprise an initial list of anticipated investments:

***West Dixie Highway North – Road/Right of Way and Bridge Improvements:*** In keeping with the new comprehensive plan and zoning regulations, and in partnership with Miami-Dade County, this project will include capacity improvements for vehicles, pedestrians, and bicycles as well as walkability amenities like improved lighting, a signature bridge, and drainage and sewer improvements, among other things. *Total estimated cost: TBD.*

***West Dixie Highway South*** – In keeping with the new comprehensive plan and zoning regulations, and in partnership with FDOT and Miami-Dade County, this project will include capacity improvements for vehicles, pedestrians, and bicycles as well as walkability amenities like improved lighting, and drainage and sewer improvements, among other things. *Total estimated cost: TBD.*

***Wayfinding Signage*** – To enhance the retail/entertainment visitor experience, support district branding initiatives, and expand business growth and attraction, additional elements of a comprehensive wayfinding system will be designed and installed. Initially, these will be focused on the 163<sup>rd</sup> and

West Dixie Highway corridors along with the Town Center, Spanish Monastery, and commuter rail station Transit Oriented Development as key destinations. Total estimated cost: TBD.

**Drainage improvements and sewer connections** – A limited investment will be made to assist with sewer connections and drainage improvements related to new private investments. These projects will focus on Hanford Boulevard and West Dixie Highway. Total estimated cost: TBD.

**Snake Creek Parks/Open Space** – To attract additional private investment along Hanford Boulevard and parts of West Dixie, improvements to the recreational spaces along portions of Snake Creek will be made, often in conjunction with private developer investments. Total estimated cost: TBD.

**Parking Improvements** – To attract additional businesses, business expansions, and development investments to Hanford Boulevard and West Dixie Highway, new or expanded parking garages or lots will be developed, most likely in partnership with major private projects, but designed and managed to serve the larger districts. Total estimated cost: TBD.

**Business Attraction Programs** – A variety of marketing initiatives will be used to help attract new customers and businesses to the district. This will include special events, printed and electronic promotional materials, social media campaigns, and other similar investments. Total estimated cost: TBD.

**Transit-Oriented Development (TOD) Projects** – The planned Coastal Link rail station will create a unique opportunity for mixed use projects nearby, and a variety of investments will be made to assist such projects in order to help reduce traffic congestion and attract private investments. Total estimated cost: TBD.

**Public-Private Partnerships (P3s)** – As noted throughout this plan, P3s are authorized and will be used regularly to help attract new developments, attract new businesses, and expand existing businesses. Such partnerships may involve transit, parks, and parking facilities. Total estimated cost: TBD.

**Façade Improvement Programs** – To improve the image and place-brand of the district, exterior façade grants and loans will be made for commercial and large multi-family residential properties in key locations. Where appropriate, these programs will also help to correct interior code violations in conjunction with comprehensive exterior improvements. Total estimated cost: TBD.

**Complete Streets Improvements for 163<sup>rd</sup> Street** – Given the crucial role that 163<sup>rd</sup> street plays in the image and brand of the district and Ctiy, a variety of roadway, pedestrian, bicycle, landscaping and related improvements will be made to gateway areas of the street. This will be accomplished in partnership with Miami-Dade County and FDOT. Total estimated cost: TBD.

## **C. INFRASTRUCTURE IMPROVEMENT PROGRAMS**

Working with appropriate City departments, the Agency may consider allocating funds to remedy infrastructure deficiencies and projected needs, including but not limited to utilities, roadways, sidewalks, bridges, and storm water management. All infrastructure projects funded by the Agency shall be directly tied to increasing the area's redevelopment potential to generate a higher return of tax increment funds and increase the likelihood of private investment. This program is not designed to replace the City's efforts to secure CD BG and other similar funds but rather to augment them.

### **Street, Sidewalk, and Alley Improvements**

There are streets, sidewalks, and alleys in the Community Redevelopment Area that are in need of repair or rebuilding. The Agency is empowered to pay the cost of repairing and rebuilding streets, sidewalks, intersections, and alleys in the Community Redevelopment Area. Improvements also may include, but not be limited to, sidewalks, landscaping, street and pedestrian lights, street furniture and signs.

### **Stormwater Drainage Improvements**

There are streets, alleys, and sidewalks in the Community Redevelopment Area that flood during rainstorms. In some cases, the ponding remains for days after the storm. Further, many individual properties in the anticipated rebuilt urban environment will not be able to retain stormwater on-site, which will seriously limit the potential for new development.

To maximize its ability to address water quality issues the agency may avail itself of the authority to create a storm water utility mechanism and funding source. If initiated, this effort shall be properly coordinated with appropriate government entities. The use of a storm water utility will likely minimize the land area necessary to advance water quality improvement, will further protect the Maule Lake, the Oleta River, Snake Creek Canal, and Biscayne Bay, and will provide a dedicated revenue source to support this effort. The agency will be empowered to pay for stormwater drainage solutions, including but not limited to, subsidizing stormwater management costs incurred on privately owned property, creation of a storm-water utility for the CRA, and development of one or more master drainage systems.

Improvements to the water quality of Maule Lake, the Oleta River, Snake Creek Canal, and Biscayne Bay should be a consideration of undertaking any program or strategy for improving drainage infrastructure within the CRA.

### **Sanitary Sewer Installations**

There are commercial properties in the Community Redevelopment Area that do not have connections to the sanitary sewer system. This limits the potential for new development. The Agency may pay the cost to extend sanitary sewer lines. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such

incentives are implemented.

### **Parking Facilities**

As redevelopment occurs and encourages a higher and more efficient intensity of development, there will be a need for public and publicly accessible private parking lots or structures to supplement the private parking. The Agency may pay for developing such parking facilities, including both surface lots and structured parking. The Agency may also participate in public/private joint ventures for the provision of public and publicly accessible private parking. The Agency may either purchase or lease property or air rights for parking facilities.

### **Underground Utilities**

The Agency may encourage and advocate future development projects to construct underground utilities by offering assistance and incentives, which may include financing, density bonuses, or other means to ensure that development order approvals consider this as a condition of approval. Further, the Agency may undertake an advocacy role on behalf of project proposals which include the voluntary placement of utilities underground.

## **D. ENVIRONMENTAL CLEAN-UP PROGRAMS**

### **1. Brownfields**

Redevelopment of contaminated properties requires additional expenses due to remediation costs, which limits redevelopment opportunities. The Agency may be empowered to provide grants, loans or other forms of financial assistance to developers and property owners to cover costs associated with redevelopment of contaminated properties.

### **2. Environmental Clean-Up**

The Agency may establish a fund, which may be used to assist in the clean up of environmentally contaminated sites. The Agency will activate this program in the event that a viable and desirable redevelopment project necessitates the reuse of a contaminated site. The degree of the Agency's financial participation will be determined by the Agency on a case-by-case basis contingent upon the redevelopment value of the project. The Agency may also seek grants for the purpose of assessment and remediation. These grant funds may be used by the Agency directly or provided in the form of a grant or loan to a property owner.

## **E. REDEVELOPMENT ADVOCACY**

### **1. Redevelopment Advocacy Activities**

The Agency shall actively advocate for actions by other public and private bodies, which are to the benefit of area residents and businesses.

## **2. Provide Matching Funds for Grants**

As provided by Chapter 163, Part 111, *Florida Statutes*, the Agency may apply for and receive grants. Most grant programs require some level of matching funding from the recipient. The Agency may use trust fund monies to provide matching funds for grants when the proceeds of the grant will be used for undertakings that are specified in the Community Redevelopment Plan and are within the Community Redevelopment Area.

## **F. CODE ENFORCEMENT ENHANCEMENT**

The Agency may fund increased code enforcement services within the Community Redevelopment Area. The goal of this program is to increase the marketability and aesthetics of the properties in the Community Redevelopment Area.

Adequate code enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the Community Redevelopment Area and also for reducing slum and blighted areas. Code enforcement also is important to attracting new investment, new development, new businesses and new residents. The Agency will be empowered to pay for one or more code enforcement officers who shall operate solely within the Community Redevelopment Area. In addition the Agency may pay for support vehicles and equipment.

Some of the major areas in which enhanced Code Enforcement can be beneficial to the CRA are :

- Graffiti removal
- Right-of-way landscape maintenance
- Window coverage on businesses
- Parking lot usage and access

The Agency also may reimburse the City for additional code officers that operate only part time in the Community Redevelopment Area.

## **G. COMMUNITY POLICING INNOVATION ACTIVITIES**

Adequate law enforcement is required to protect property values, commercial activity levels and the quality of life of the residents within the Community Redevelopment Area. Law

enforcement and other innovative efforts to improve real and perceived safety are also important to attract new investment, new development, new businesses and new residents. The Agency shall have the authority to pay for the cost of utilizing innovative community policing strategies designed to prevent and reduce crime and enhance safety perceptions within the Community Redevelopment Area.

## **H. HOUSING POLICIES AND PROGRAMS**

Attracting new residents and homeowners to the Community Redevelopment Area helps to support retail businesses, stabilize neighborhoods, improve property values, and achieve the mixed use vision of the plan for key districts. Carefully designed housing will also help improve both real and perceived safety for the CRA Area.

Goal: To achieve a “Healthy Mix” of affordable, workforce, market rate, luxury, and mixed-income housing for the district and the City.

Private Sector Initiatives: The Agency may work with the private sector to identify and create public-private partnerships for commercial, residential, industrial or mixed use projects to realize redevelopment goals and increase the tax base. This may include providing incentives to developers in the form of loans, grants, or discounted land to create such carefully designed and placed new housing in ways that help support the overall vision. The Agency will prepare and adopt guidelines as to the type of eligible costs and the funding ceiling of grants or loans before such incentives are implemented.

Public Sector Initiatives: The Agency may invest in roadways, parking, sidewalks, streetscape, parks, and similar public improvements to support a healthy mix of housing in ways that realize redevelopment goals and increase the tax base.

Other Housing Initiatives: The Agency may invest in improvements to existing multi-family housing projects in key locations to enhance quality of life, image and brand, property values, and safety. Such investments may include exterior improvements as well as improvements to remedy code violations.

**SAFEGUARDS TO  
ENSURE  
REDEVELOPMENT  
ACTIVITIES FOLLOW  
THE  
REDEVELOPMENT**

- A. SAFEGUARDS TO ENSURE FINANCIAL ACCOUNTABILITY
- B. SAFEGUARDS TO ENSURE PROPER IMPLEMENTATION AND PROJECT/PROGRAM ACCOUNTABILITY
- C. SAFEGUARDS THROUGH RETENTION OF POWERS BY THE CITY AND THE COUNTY

## A. SAFEGUARDS TO ENSURE FINANCIAL ACCOUNTABILITY

- The Agency shall be fully subject to the Florida Sunshine Law and will meet as necessary to carry out the business of the Agency.
- The Agency shall publicly adopt by-laws to govern its activities and to ratify its administrative policies.
- The Agency shall file an annual report with the State of Florida Special District Program and the Miami-Dade County Board of County Commissioners, and the North Miami Beach City Clerk's Office. This report shall contain a programmatic overview of the activities of the Agency as allowed by the Redevelopment Plan.
- The Agency shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan and Chapter 163, Part III, and other governing statutes.
- The Agency shall maintain adequate records to provide for an annual audit, which shall be conducted by an independent knowledgeable auditor selected by the City Council. The findings of the audit shall be presented at a public meeting of the Agency Board and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year, which shall run from October 1 through September 30.

*Section 163.356(3) (c) The governing body of the county or municipality shall designate a chair and vice chair from among the commissioners. An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation. For such legal service as it requires, an agency may employ or retain its own counsel and legal staff. An agency authorized to transact business and exercise powers under this part shall file with the governing body, on or before March 31 of*

*each year, a report of its activities for the preceding fiscal year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such fiscal year. At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that such report has been filed with the county or municipality and that the report is available for inspection during business hours in the office of the clerk of the city or county commission and in the office of the agency.*

- The annual Audit Report shall be accompanied by the Agency’s Annual Report and shall be provided to the City Clerk’s Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report. The Agency shall file all reports necessary to comply with the “Special Districts” requirements of the state of Florida.
- All Agency tax increment financing funds shall be held in a Redevelopment Trust Fund accounted for separately from other funds as required by state law.

## **B. SAFEGUARDS TO ENSURE PROPER IMPLEMENTATION AND PROJECT/ PROGRAM ACCOUNTABILITY**

1. Objectives for each Agency activity shall be established upon its administrative design and funding approval by the Board.
2. The Agency shall hold an annual informational public workshop to:
  - a) Report on the status and progress of programs and projects;
  - b) Gather input from property owners, citizens and interested parties regarding redevelopment activities; and;
  - c) Discuss strategies relating to local redevelopment issues.

## C. SAFEGUAGDS THROUGH RETENTION OF POWERS BY THE CITY AND THE COUNTY

Powers retained by the City and County are provided in the Interlocal Agreements between the Agency, the City, and Miami-Dade County.

### Powers Retained by the City:

1. The power to determine an area to be appropriate for Community Redevelopment.
2. The power to grant final approval to Community Redevelopment plans and modifications.
3. The power to authorize the issuance of revenue bonds.
4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in F.S. Section 163.370(3) and the power to assume responsibility to bear loss as provided in F.S. section 163.3.70(3).
5. The power to zone or rezone or make exceptions from building regulations or to enter into agreements with a housing authority.
6. The power to close, vacate, plan, or re-plan streets, roads, sidewalks, ways, or other places and to plan or re-plan any part of the City.

### COMMUNITY REDEVELOPMENT AGENCY GOALS, OBJECTIVES, AND POLICIES

- A. ENCOURAGEMENT OF PRIVATE ENTERPRISE
- B. COMPLIANCE WITH CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS
- C. GOALS, OBJECTIVES AND POLICIES

## A. ENCOURAGEMENT OF PRIVATE ENTERPRISE

At the time this 2015 Amended Redevelopment Plan is being prepared, the national economy is in a period of moderate economic growth. The South Florida regional economy has seen healthy growth and extensive real estate development over the last two years, and investor interest in the NMB CRA area is increasing.

To take advantage of this renewed interest, the North Miami Beach CRA may consider advancing its role as an economic catalyst by investing in and partnering with the private sector.

While this Amended Plan allows for the Agency to allocate its resources and revenue towards the public sector infrastructure, the leadership of the City's redevelopment effort may also consider utilizing its powers, strategies, and innovative tools to strongly encourage the economic health of private enterprise.

### **Section 163.345 Encouragement of private enterprise.**

*(1) Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to this objective in exercising its powers under this part, including the formulation of a workable program; the approval of community redevelopment plans, communitywide plans or programs for community redevelopment, and general neighborhood redevelopment plans (consistent with the general plan of the county or municipality); the development and implementation*

*of community policing innovations; the exercise of its zoning powers; the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements; the development of affordable housing; the disposition of any property acquired, subject to the limitations of s. 73.013; and the provision of necessary public improvements.*

*(2) In giving consideration to the objectives outlined in subsection (1), the county or municipality shall consider making available the incentives provided under the Florida Enterprise Zone Act and chapter 420.*

## B. COMPLIANCE WITH CITY OF NORTH MIAMI BEACH COMPREHENSIVE PLAN AND LAND USE DESIGNATIONS

As required by Section 163.360, Part III, F.S., the CRA Plan shall: Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Local Government Comprehensive Planning and Land Development Regulation Act.

## C. GOALS, OBJECTIVES, AND POLICIES

The following Objective and Policies are taken from the current City of North Miami Beach Comprehensive Plan. By their inclusion in the Amended Redevelopment Plan the Agency is adopting and operating in support of the City's Comprehensive Plan. This CRA Plan shall be subordinate to any and all future amendments and modifications to the City's Comprehensive Plan.

### Future Land Use Element

#### Goal 1

Encourage redevelopment and development to enhance the economic base of the City, improve the aesthetic quality of the commercial corridors and existing neighborhoods, and provide a range of housing and employment opportunities to accommodate, serve and employ the projected population, while protecting established single family neighborhoods. Policy 1.1.8

The City shall require proposed amendments to the Future Land Use Map provide data and analysis demonstrating adequate water supply and facilities are available.

#### Objective 1.2

Detail a redevelopment strategy for potential redevelopment areas, including those cited in this plan (see Map 1.16, Volume Four). Redevelopment could include Future Land Use Map designation changes as necessary to facilitate enhancement of these areas. (e.g.

additional recreation and open space land). Measure: This objective shall be measured by progress in implementing its policies.

**Policy 1.2.3**

The City shall continue to seek federal, state, and local funds for redeveloping the S.R. 826 (NW 163 and 167 Street) Corridor and ensure the redevelopment of said corridor encourages a strong regional commercial atmosphere.

**Policy 1.2.5**

Amend the Future Land Use Map (See Map 1.22, Volume Four) as necessary to support the intent of the Goal of the Future Land Use Element. Future Land Use Map amendments allowing additional residential units in the City through increased density or conversion of nonresidentially designated land to a residential designation shall be allowed only if it can be demonstrated that such amendments will not negatively affect the City's transportation facilities, infrastructure, schools, recreation opportunities, and overall quality of life.

**Policy 1.2.6**

The City's redevelopment strategy shall address the full range of redevelopment impacts, including the displacement of existing

populations, the loss of historic structures and neighborhood character, and the overburdening of existing infrastructure.

**Policy 1.2.7**

The City shall encourage redevelopment in proximity to transit stops and hubs through the implementation of activities and programs (i.e. density bonuses, park and ride, establishing a land use category for transit hub areas...) that promote redevelopment in targeted areas.

**Policy 1.2.8**

The City shall encourage development and redevelopment of appropriate scale and type in areas adjacent to established residential neighborhoods. Appropriate scale and type shall be determined by reviewing the compatibility of proposed development and redevelopment with the adjacent residential uses.

**Policy 1.2.9** By 2015, the City shall evaluate the feasibility of developing a waterfront promenade to enhance the city center and Snake Creek Canal in accordance with the recommendations of the 2007 Urban Design Plan.

**Policy 1.2.11**

All redevelopment shall be sensitive to the community character, and should seek to promote transit and pedestrian friendliness through features such as: interconnected sidewalks; transit shelters; an interesting pedestrian environment, and; shade from shade trees, awnings, or canopies.

**Policy 1.2.12**

The City should consider developing and adopting form-based land development regulations that specify acceptable transitions within redevelopment areas.

**Policy 1.2.13**

In order to evaluate applications for Future Land Use Map changes in redevelopment areas, the City should require applicants to provide market studies that reflect real estate market demands.

**Policy 1.2.14**

The Community Redevelopment Agency should seek to strengthen businesses in the redevelopment areas.

**Policy 1.2.15**

The City will require development in the redevelopment areas to promote mixed-use development, defined as design-unified,

vertically and or horizontally integrated, pedestrianfriendly development. Mixed use areas should provide for multi-modal transportation connectivity to other areas, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

**Policy 1.2.17**

The City should consider changes to the Zoning and Land Development Code and Future Land Use categories to permit mixed-use development in proximity to the FEC railway, major transit corridors and within the City's redevelopment areas.

**Policy 1.2.18**

The City should encourage the use of Crime Prevention Through Environmental Design (CPTED) standards in the redevelopment of the City and formalize these standards within the Zoning and Land Development Code, enhancing the safety of the City by limiting design factors which abet crime.

**Policy 1.3.3**

The City's street tree planting program shall concentrate on increasing landscape buffers between residential and commercial.

**Objective 1.5**

The City shall coordinate with Miami-Dade County, the South Florida Regional Planning Council and the State of Florida in evaluating the impacts of development and redevelopment on hurricane evacuation clearance times, structural integrity, and disaster-preparedness needs. Measures: Demonstrable examples of coordination through the development review process.

**Policy 1.5.1**

Unless extremely compelling reasons are advanced, deny any developer plan amendments and rezoning requests that would increase population densities in the Eastern Shores area in order to avoid further burdens on the hurricane evacuation process. Vacant parcels should be developed at densities and intensities consistent with the Future Land Use Map.

**Policy 1.5.2**

The City will coordinate with the South Florida Regional Planning Council (SFRPC) in order to evaluate the effect that development and redevelopment in accordance with the densities and intensities allowed under Policy 1.8.1, as adopted in September, 2006, may have on hurricane evacuation clearance times for the coastal zone

area. The City will commit to working with the appropriate parties to mitigate the impact of Policy 1.8.1, to the extent that development or redevelopment in accordance with Policy 1.8.1 would increase the allowable clearance times for various hurricane intensities.

**Policy 1.5.5**

The City shall evaluate all proposed large-scale amendments to the Comprehensive Plan and/or zoning applications to determine their impact on hurricane evacuation routes and times, and effect on currently available off-site shelter capacities. Roadway improvements and shelter improvements shall be required to mitigate negative impacts, if deemed necessary, and phased with new residential development.

**Objective 1.6**

Facilitate mixed-use and planned unit development projects that are of appropriate intensity, density, land use mix, and urban design to foster walkable neighborhoods, great public spaces, and increase the viability of pedestrian, bicycle and public modes of transportation, and reduce dependency on the automobile. Measures: Number of successful developments or redevelopments implemented in accordance with revised Land Development

Regulations for Mixed-Use (objective – at least one by January 1, 2015). “Successful means general satisfaction of parties involved with approval, including property owner, City officials, and the public.

**Policy 1.6.1**

Consider amending the Land Development Regulations in accordance with the Mixed-Use Future Land Use Designation and assess its potential effectiveness in encouraging and achieving such projects.

**Policy 1.6.2**

Direct future residential, office and retail growth to the Fulford City Center (MU/TC, Mixed-Use Town Center) and Community Redevelopment Area.

**Policy 1.6.3**

The City shall facilitate and encourage development of the Fulford City Center (MU/TC, MixedUse Town Center) at the maximum permitted residential density and nonresidential intensity. The City shall explore incentives for maximum land utilization, including proportions of mixeduse, which may include the following, and shall

amend the land development regulations as necessary to implement these incentives:

- a. reduction of required off-street parking requirements
- b. strict enforcement of existing codes
- c. reduction of road impact fees (reverse impact fee structure, since higher density and intensity supports transit usage)
- d. revision of impact fees to instead fund transit, bicycle and pedestrian infrastructure
- e. Financial assistance and/or parcel assemblage coordination assistance from the Community Redevelopment Agency
- f. Marketing assistance from the Community Redevelopment Agency
- g. Location of circulator bus stop in front of the development
- h. Initial property tax rebate program

**Policy 1.6.4**

The City should consider changes to the Zoning and Land Development Code and Future Land Use categories to permit

mixed-use development in proximity to the FEC railway, major transit corridors and within the City’s redevelopment areas.

Policy 1.8.4

By 2015 the City will amend its land development regulations and/or will take other actions to implement the 2007 Urban Design Plan.

Objective 1.12

Provide for land use categories in the Future Land Use Element and Map that allow for the continued redevelopment and development of housing at a variety of densities and appropriate for the full range of incomes and lifestyles. Measure: This objective shall be implemented by its policies to provide sufficient housing types, including affordable housing.

Goal 1

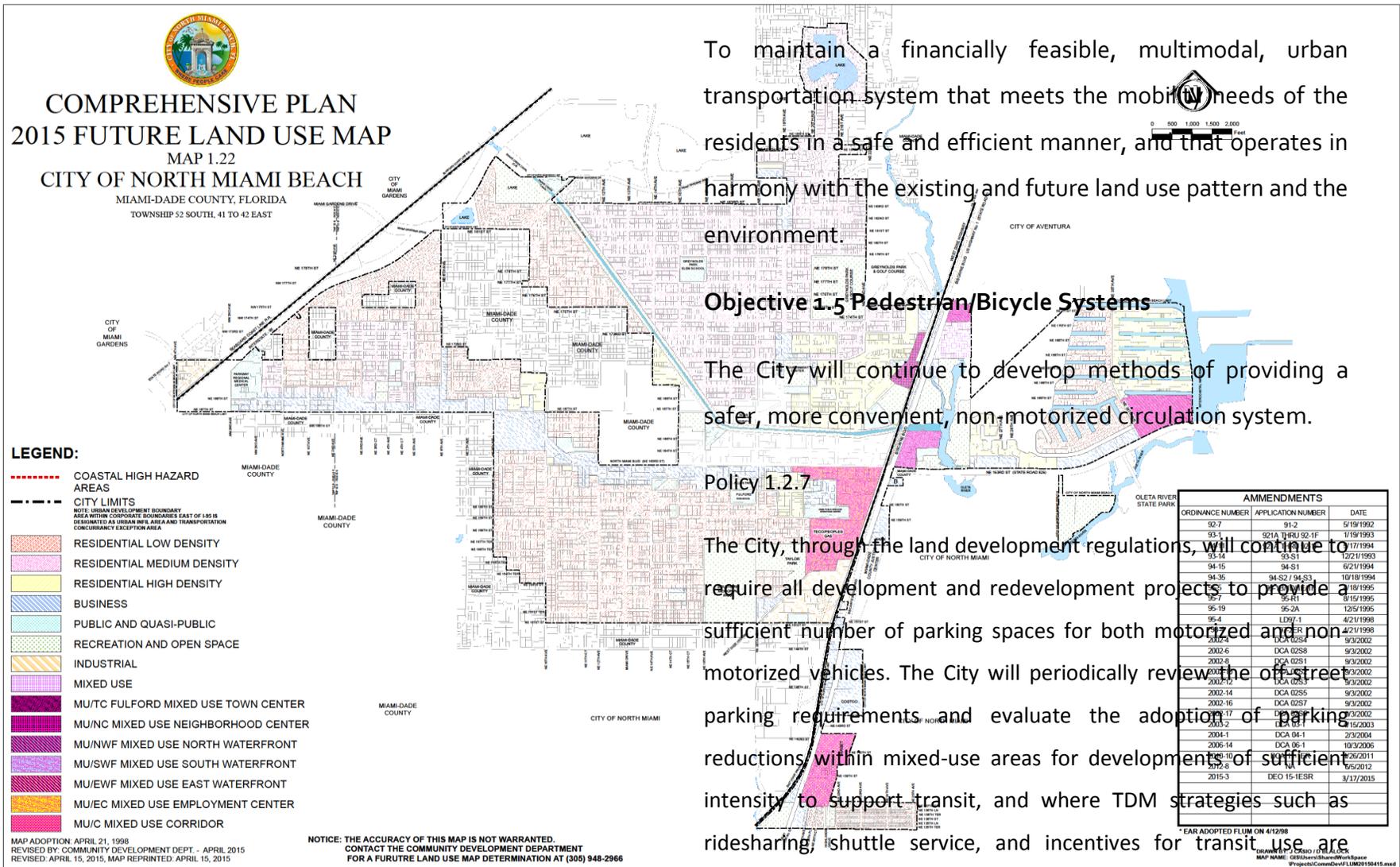
To maintain a financially feasible, multimodal, urban transportation system that meets the mobility needs of the residents in a safe and efficient manner, and that operates in harmony with the existing and future land use pattern and the environment.

Objective 1.5 Pedestrian/Bicycle Systems

The City will continue to develop methods of providing a safer, more convenient, non-motorized circulation system.

Policy 1.2.7

The City, through the land development regulations, will continue to require all development and redevelopment projects to provide a sufficient number of parking spaces for both motorized and non-motorized vehicles. The City will periodically review the off-street parking requirements, and evaluate the adoption of parking reductions within mixed-use areas for developments of sufficient intensity to support transit, and where TDM strategies such as ridesharing, shuttle service, and incentives for transit use are implemented consistent with Policy 1.1.3.



Policy 1.2.8

The City will ensure that the design of new and redevelopment mixed-use projects are conducive to pedestrian, bicycle and transit use. At a minimum other new development and redevelopment projects will address development intensity and mix of land uses, building and parking lot orientation, bicycle storage, connectivity of pedestrian and bicycle infrastructure, and pedestrian amenities to enhance multimodal transportation alternatives.

Policy 1.2.10

The City shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies may include but are not limited to: the promotion of compact mixed-use development that provides for a mixture of residential and nonresidential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals. The City will require development in the redevelopment areas to promote mixed-use development, defined as design unified, vertically and or

horizontally integrated, pedestrian- friendly development. Mixed-use areas should provide for multi-modal transportation connectivity to other areas, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

Policy 1.2.11

In the event that the proposed high speed rail line is constructed, the City should consider encouraging the location of a station within its boundaries.

Policy 1.4.6

Long term strategies for the North Miami Beach circulator bus service include: improved connectivity to the Golden Glades intermodal terminal, and other transportation modes, through express service to the terminal, the accommodation of bicycles, and bus stop benches and shelter; improved service to commercial and mixed-use districts and employment centers, and; acquisition of distinctive, alternatively fueled vehicles such as trolleys.

Policy 1.4.9

The City will cooperate with MDTA in the development of multi-modal transit facilities along the Biscayne Boulevard/ U.S. 1 and/or

North Miami Beach Boulevard corridors by ensuring that the City's Future Land Use Element and land development regulations encourage development of appropriate design, intensity, urban context, and mix of uses which will support usage of, and complement, these facilities. This policy shall be implemented in part through FLUE Policy 1.8.1 and Transportation Policy 1.1.3.

**Policy 1.4.11**

The City shall coordinate the infilling and redevelopment of the Fulford City Center and other portions of the Community Redevelopment Area with the MPO to best ensure that transit service keeps pace with the demand and feasibility of mass transit created by the additional residential units and nonresidential growth that will be located conveniently to MDTA transit routes and proposed transit centers.

**Policy 1.4.13**

The City shall continue to support the establishment of FEC commuter rail service, and shall promote the location of a rail station within the city to further strengthen the transit alternatives and convenience of using transit from within and around the city.

**Policy 1.4.15**

The City shall coordinate with the MPO to seek provision of bus shelters at all bus stops within the Fulford City Center, the remainder of the Community Redevelopment Area, and along NMBB and US-1.

**Policy 1.5.2**

The City will maintain its Greenway Corridor and bicycle path along the Snake Creek Canal as a linear natural area consisting of environmentally sensitive lands and recreation opportunities and extend this corridor when funds and additional public land becomes available.

**Policy 1.5.3**

The City will seek to expand the existing Greenway Corridor and bicycle path through the implementation of appropriate improvements, including the construction of additional paths where feasible and appropriate. (Ref. Map 2.6)

**Policy 1.5.4**

The City will continue to implement improvements to the Greenway Corridor and existing bike path and construct additional linear paths to establish connectivity with various recreational areas within the City. (Ref. Map 2.6)

Policy 1.5.5

Where appropriate, the City will require new development and redevelopment to provide sidewalks abutting public streets adjacent to the development.

Policy 1.5.6

The City shall encourage the establishment of bicycle rental and repair services within the Fulford City Center area.

**Objective 1.6 Land Use/Transportation Compatibility**

The Transportation Element will be compatible with the Future Land Use Element and other elements of the plan ensuring that the transportation system meets the current and future needs of the population and land use patterns of North Miami Beach.

Policy 1.6.3

The City will maintain the mixed-use category in the Future Land Use Element to allow maximum flexibility for redevelopment projects so as to reduce traffic impacts and encourage transit usage. Development standards for mixed-use development will permit the

density and intensity needed to support transit in existing and planned transit corridors.

Policy 1.6.4

The City will allow sufficient densities along major roadway corridors to support transit where appropriate. The City will evaluate applications for amendments to the Future Land Use Map within existing and planned transit corridors for compatibility of intensity and type of use with transit usage.

Policy 1.6.5

The City supports the development of multimodal transit facilities along the Biscayne Boulevard/U.S. 1 corridor, and will cooperate with Miami- Dade County for the development of such facilities in alternative locations. The City will provide conditions conducive to redevelopment of the area around these transit facilities that will enhance and encourage transit usage. In support of these efforts, the City will provide the County with requested information regarding existing and potential types, densities and intensities of land use upon request.

**Policy 1.6.6**

The City shall continue to maintain and enforce a concurrency management system to ensure that development orders and permits are not issued unless transportation facilities are available to serve development, consistent with Objective 1.1.

Housing Element Goals, Objectives, and Policies

Policy 1.1.1

In order to accommodate the market as it responds to the increased demand for a diversity of housing types, including middle, low, and very low income single-family housing units, the City should investigate the possibility of identifying areas where changes to future land use designations, density and intensity restrictions, land development regulations, and urban design principles would be appropriate. In accordance with the Coastal Management Element, density and intensity increases shall not be considered in the Coastal High Hazard Area.

Policy 1.4.1

The City shall support efforts to bring rental units within the reach of low and moderate income households, with a particular focus on infill lots and redevelopment areas west of Biscayne Boulevard.

**Objective 1.7 Intergovernmental Coordination**

The City will have a system which ensures that all transportation requirements, procedures and improvements are coordinated with all applicable government entities responsible for transportation activities.

**Policy 1.7.1**

The City will coordinate with Miami-Dade County MPO in its transportation planning activities. This coordination effort will include participation in the MPO Technical Coordinating Committee.

**Policy 1.7.2**

The City will participate in all corridor studies impacting North Miami Beach initiated or undertaken by FDOT and/or Miami-Dade County.

**Policy 1.7.6**

The City will support public transit by coordinating with Miami-Dade County for the placement and operation of

multi-modal transit facilities along the Biscayne Boulevard/U.S. 1 corridor.

**Policy 1.7.8**

Program and the City’s comprehensive and transportation planning.

Policy 1.9.5 The City will forward notice of proposed future land use plan policies on hurricane shelters and evacuation routes, as well as

The City will coordinate with the Florida Department of Transportation Five-Year Work Program through annual reviews in order to ensure consistency between FDOT’s Work

map amendments resulting in an increase in population within coastal high hazard areas, to the SFRPC and the Miami-Dade County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes.

**Infrastructure Element Goals, Objectives, and Policies**

**Goal 2**

To provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.

**Policy 1.1.2**

The City shall continue its drainage improvement program and continue the supporting catch basin cleaning program so that adequate street drainage can be achieved and maintained.

**Objective 1.2**

5.5 pounds per capita per day.

**Policy 1.2.3**

Drainage: The City's storm drainage facilities shall accommodate runoff from a one-day storm that statistically occurs once in ten years.

The City shall provide an adequate level of service during the planning period.

**Policy 1.2.1**

Sanitary Sewer: The sanitary sewer collection system within the City shall accommodate an average daily flow of at least 85 gallons per person per day. The County treatment and disposal system shall operate with a design capacity of 2% above the daily flow of the preceding year. Otherwise, septic tanks shall be the level of service.

**Policy 1.2.2**

Solid waste: The City's trucks and the County disposal system shall accommodate

**Policy 1.2.4**

Potable Water: the City's water system shall provide 150 gallons per person per day at a pressure of 40 pounds per square inch.

**Objective 1.3**

Maintain and expand water conservation programs.

**Objective 1.4**

Protect the City’s natural drainage and recharge areas by retaining all existing lakes and prohibiting any new development with 100 percent impervious coverage.

**Objective 1.6**

Incorporate and provide particular support to South Florida Regional Planning Council Goals 2.2 and 2.3 and Policies 2.2.1, 2.2.1, 2.3.11 and 2.2.15, which read as follows:

**SFRPC Strategic Regional Goal 2.2**

Revitalize deteriorating urban areas.

**SFRPC Strategic Regional Policy 2.2.1**

Strategic Regional Policy 2.2.1 – Give priority to development in areas that are blighted, characterized by underdevelopment or underemployment and are in need of redevelopment. Among these, secondary priority should be

given to areas within which adequate infrastructure and support services are either programmed or available.

**SFRPC Strategic Regional Goal 2.3**

Enhance the economic competitiveness of the region and ensure the adequacy of its public facilities and services by eliminating the existing backlog, meeting the needs for growth in a timely manner, improving the quality of services provided and pursuing cost-effectiveness and equitability in their production, delivery, and financing.

**SFRPC Strategic Regional Policy 2.3.11**

Give priority to the construction, maintenance or reconstruction of public facilities needed to serve existing development most effectively.

**SFRPC Strategic Regional Policy 2.3.15**

Impact review procedures shall consider the impacts of development on state, regional and local public facilities and services.

**Capital Improvement Element Goals, Objectives and Policies**

**Goal 1**

To undertake capital improvements necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.

**Objective 1.1**

The City Manager shall continue to monitor public facilities as a basis for annual recommendations to the City Council in the form of a five-year Capital Improvement Program (CIP).

**Policy 1.1.1**

Comprehensive Plan Data and Analyses and /or staff and engineering studies which include analyses of maintenance and operation costs shall form the basis for the annual preparation of the five-year Capital Improvement Program. No capital improvement expenditure shall be included in the CIP unless and until such improvement is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan

and specifically supported by at least one Comprehensive Plan Policy. Each Department Head, as part of annually preparing and submitting his or her Department’s five-year CIP proposal to the City Manager, shall insure that the Comprehensive Plan supports each proposed expenditure OR is scheduled to be amended so as to support each proposed expenditure. Funds for capital improvements shall not be budgeted unless funds for maintenance and operation are also budgeted.

**Policy 1.1.2**

Include in the annual capital improvement programming process a systematic replacement of equipment, infrastructure, and facilities as required to maintain existing services and operations and as needed to improve the security, safety, accessibility and efficiency of those services and operations.

**Policy 1.1.3**

In annually setting priorities, the following prioritized criteria will be used by the City Manager and City Council.

- Public Safety implications: a project to address a threat to public safety will receive first priority. All elements.
- Level of service or capacity problems; next in priority would be projects needed to maintain the stated Level of Service. Traffic, Infrastructure and Recreation Elements.
- Redevelopment: Does it further one of the redevelopment areas or enhance the tax base through new development? Land Use Element
- Ability to finance: A third criterion is the budgetary impact; will it exceed budget projections? All Elements
- Quality of life projects: lowest priority would be those projects not in the above categories but that would enhance the quality of life. All Elements except Land Use.
- State or other public jurisdictions: does it further one of their projects. All Elements except Land Use.

**REDEVELOPMENT  
PLAN AMENDMENT  
PROCESS**

**DRAFT**

## REDEVELOPMENT PLAN AMENDMENT PROCESS AND REQUIREMENTS

The Community Redevelopment Plan shall be in effect for a maximum of thirty years from the date of the adoption of the initial Redevelopment Plan (adopted February 2005). Extensions shall be allowed as provided by state statute. Initially the Agency was created by the Miami Dade Board of County Commissioners to have a 10-year life span. Subsequently the life span has been modified by the BCC and the BCC retains the power to create further modifications in this regard in accordance with state statute.

The Community Redevelopment Plan may need to be amended in order for it to maintain its relevance and currency; to respond to priorities as they emerge; to serve new redevelopment areas; and to add needed specificity as projects, tax increment revenues and expenditures are defined in more detail over time. The Agency and City shall consider amendments in 5-year intervals.

Amendments to the Community Redevelopment Plan can only be made by the Board with approval of the City Council. The Agency will initiate any amendment action by creating a Resolution and recommending that the City Council approve the amendment. The Agency may then hold an advertised public hearing on the proposed modification or amendment and approve the modification by passage of an appropriate Resolution. Any Plan amendments shall be subject to Miami Dade County review and approval as per the terms of the adopted interlocal agreement. Any amendment action may also require pre-notification of the affected taxing authorities by registered mail.

If any provision of this CRA Plan or subsequent amendments shall be found to be invalid, unconstitutional or otherwise legally infirm, such provision shall not affect the remaining portions of the CRA Plan. All amendments to the redevelopment plan are subject to the approval of the Miami-Dade County Board of Commissioners.

The amendment process is governed by state statutes which may change over the lifetime of the Plan. Therefore, the statute shall be overriding guide to all amendment procedures. Section 163.361 (2008) is included on the following pages.

**163.361 Modification of community redevelopment plans**

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

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

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

(b) For any community redevelopment agency that was not created pursuant to a delegation of authority under s. 163.410 by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:

1. Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.

2. If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of

commissioners of the community redevelopment agency are comprised as specified in s. 163.356(2), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. 163.355. If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

3. If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

4. Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

(4) A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in s. 163.355.

(5) If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

**NEIGHBORHOOD  
IMPACT OF  
PROGRAMS**

- A. LAND USE, ZONING AND DEVELOPMENT APPROVALS
- B. EFFECT ON TRAFFIC
- C. EFFECT ON COMMUNITY FACILITIES
- D. EFFECT ON SCHOOLS

## **A. LAND USE, ZONING, AND DEVELOPMENT APPROVALS**

At the time of the adoption of the Community Redevelopment Plan, the Agency shall conform to all pertinent laws, land development regulations, the existing Comprehensive Plan, ordinances and resolutions of the City of North Miami Beach as they relate to the approval of required permits or development orders for Agency-initiated projects which require such approvals. The current North Miami Beach Land Use Map is provided in Appendix D – Future Land Use Map for the City of North Miami Beach.

## **B. EFFECT ON TRAFFIC**

It is the intent of the Agency to promote and improve safe, efficient and convenient traffic circulation throughout and within the Community Redevelopment Area. As the existing roadway network provides considerable connectivity with arterials and connectors, the Agency shall emphasize the need to improve those roadways within the Community Redevelopment Area. The Agency shall also serve as an advocate for aggressive grant and state funding for roadway and traffic circulation improvements.

## **C. EFFECT ON COMMUNITY FACILITIES**

Any existing community facilities within the boundary of the Community Redevelopment Area may benefit from the economic improvement of the area by the implementation of the redevelopment initiatives, and the physical improvements of the surrounding area that will create economic revitalization with the advent of new businesses and job opportunities. Community services such as innovative policing and code enforcement can be expanded utilizing the programs included in the Community Redevelopment Plan.

## D. EFFECT ON SCHOOLS

### Educational Facilities

There are no public schools located within the community redevelopment area. Fulford Elementary is located adjacent to the CRA, between NE 160 and 161 Streets on NE 18 Avenue. The CRA will have no physical impacts on this school property. The Plan does contemplate the development of additional housing units in the redevelopment area, including mixed use and multi-family projects. As a result, there likely will be some increase in school population. At this time, however, it is not possible to calculate how much of an increase. Future impacts generated by redevelopment will be reviewed on a case-by-case basis as part of the project approval required by the Comprehensive Plan and related concurrency regulations.

In anticipation of the possible need for additional school space, the Plan provides that the Agency will be empowered to provide financial support for development of charter school plant facilities. All CRA initiatives are subordinate to the Comprehensive Plan, the Land Development Regulations or any County-wide concurrency guidelines.