City of Miami Beach

North Beach CRA

Community Meeting

February 18, 2020

MIAMIBEACH

What is a CRA?

- A **Community Redevelopment Agency** is a legislative tool established by Florida Law to re-invest property taxes in community revitalization projects within the neighborhoods where the taxes are generated.

- It reinvests City and County property tax revenue into projects including infrastructure, parking, housing, parks and economic development.
  - Funds critical public projects, such as new streets and sidewalks, parks and landscaping, stormwater infrastructure and seawalls
  - Promotes historic preservation, residential building repairs and attainable housing initiatives
  - Enhances business corridors and public spaces, while preserving neighborhood character

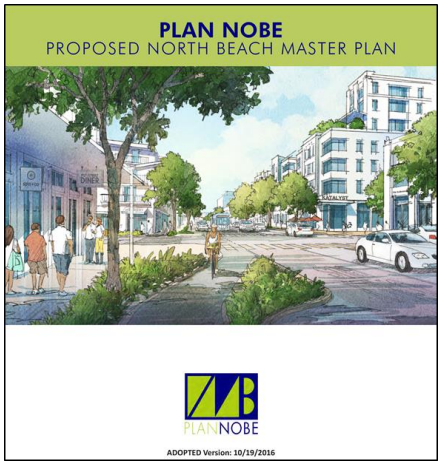
- It does NOT levy new taxes.

- It does NOT have zoning or land use powers.

- It cannot condemn or seize property by eminent domain.

- It is governed by the RDA, which is comprised of the City Commission and a County Commissioner

What Can a CRA do for North Beach?



- Public Infrastructure and Resiliency
- Transportation and Mobility
- Housing and Historic Preservation
- Community Revitalization

What is the Process of Forming a CRA?

JULY 2019	• Finding of Necessity adopted by City Commission
October 2019	• Presentation to Miami-Dade County Tax Committee
February 2020	• City Commission to vote on Expanded Boundary
Spring 2020	• "Finding of Necessity" Presented to County Commission Committee and County Commission
Summer 2020	• Creation of the CRA
Fall/Winter 2020	• Adoption and Implementation of the CRA

Finding of Necessity Requirements

163.340 – At least 2 of 15 blight* criteria must be present. North Beach meets 9 of 15

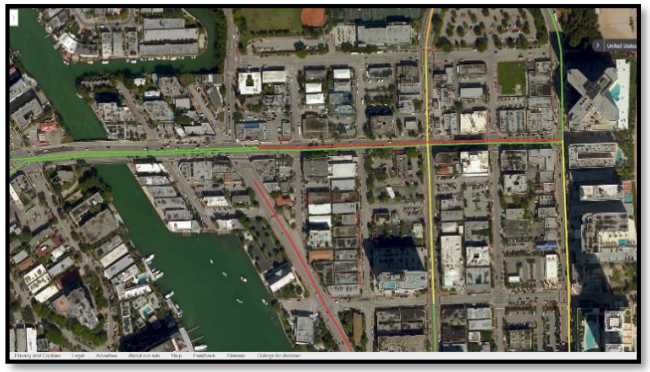
- Inadequate street layout/parking
- Property values not increasing
- Faulty lot layout
- Unsanitary/unsafe conditions
- Site deterioration
- Inadequate density patterns
- Falling lease rates
- Tax delinquency
- High vacancy rates
- High crime
- High emergency calls
- Building code violations
- Ownership challenges
- Contaminated property
- Sinkhole activity

*Urban Blight, not your standard dictionary definition

Inadequate Street Layout/Parking

Inadequate and Inefficient Parking

Lanes Blocked by Commercial Deliveries

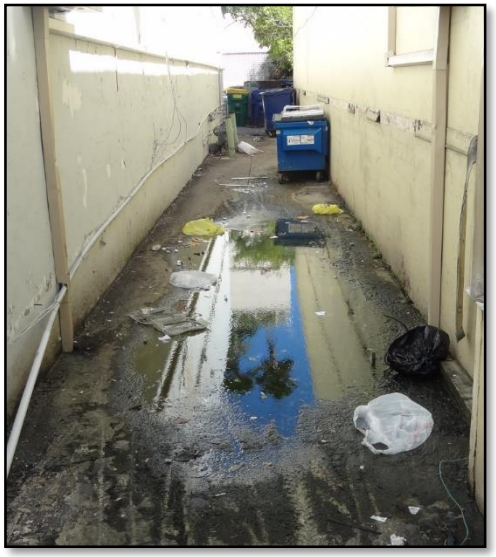


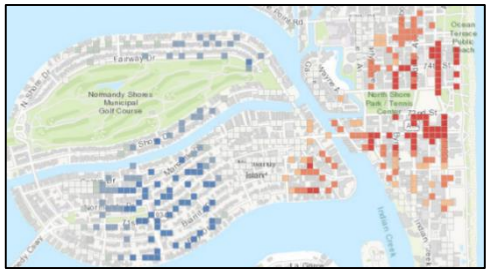
Deficient Transportation and Mobility Options

Everyday Traffic Backups

- Traffic Congestion
- Flooding of Streets
- Lack of Parking
- Lack of Delivery Space

Unsanitary/Unsafe Conditions





Concentration of Building Code Violations

Higher Calls for Service

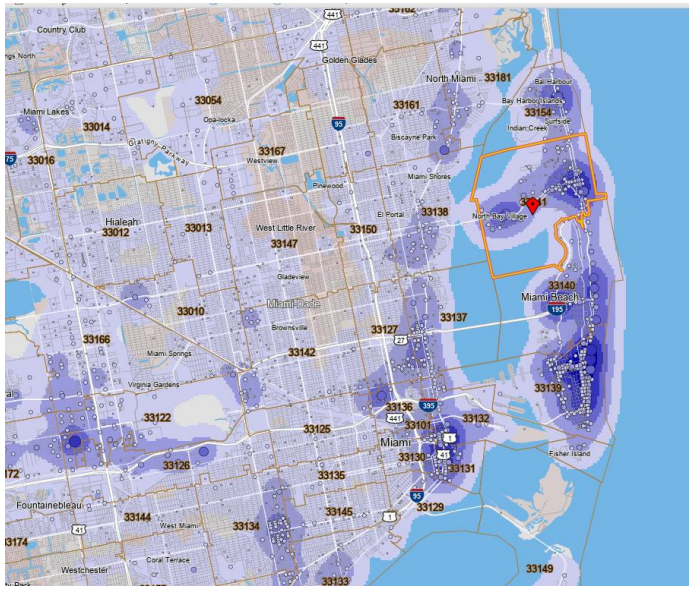
205 Sanitation Code Violations in 2018

Site Deterioration

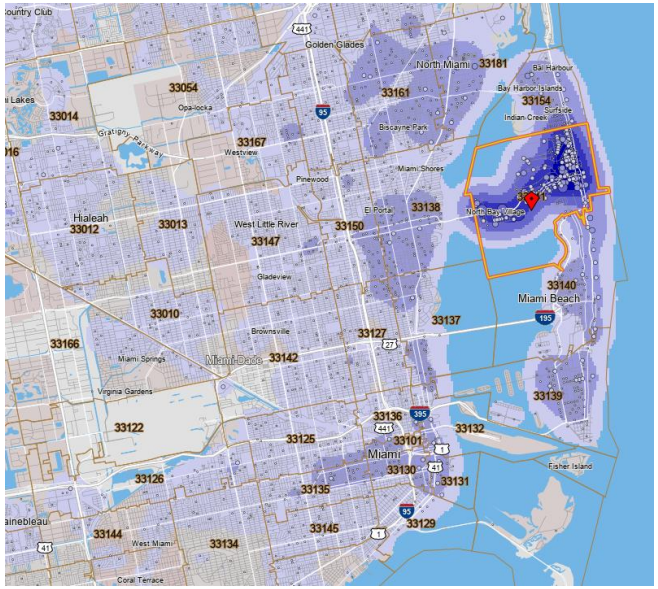
- Exposed Electrical
- Crumbling Concrete
- Cracked Pavers
- Broken Windows

Worsening by King Tide and Flooding

Labor Shed Trend



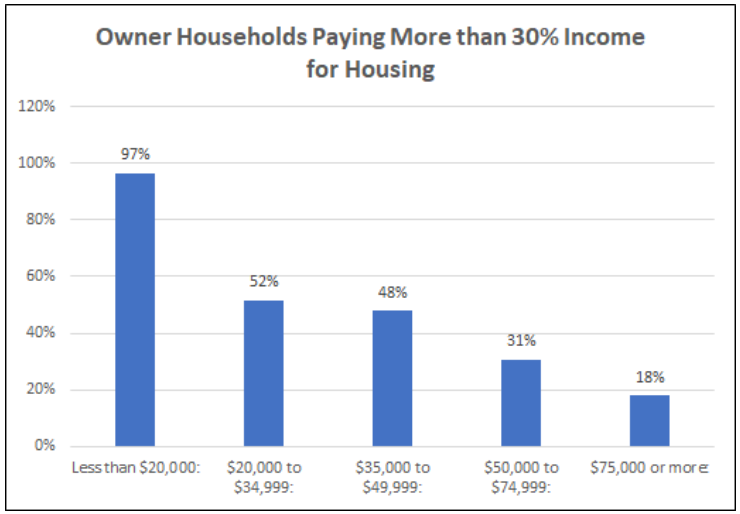
Where North Beach Residents Work



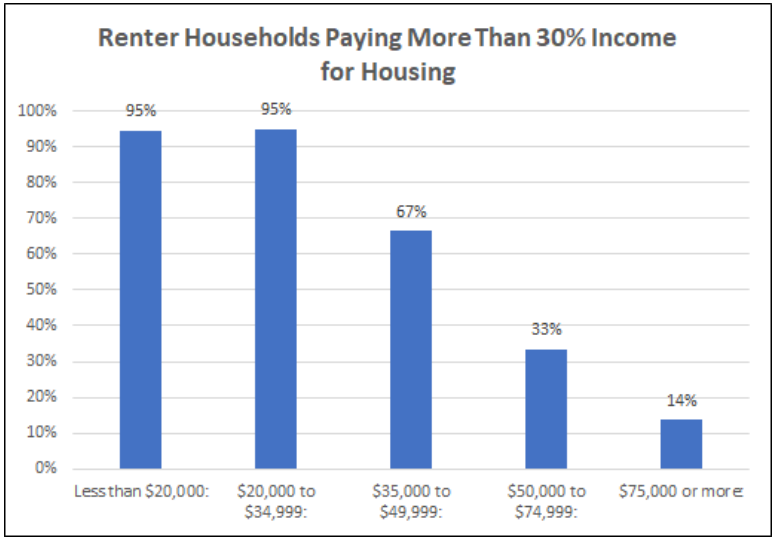
Where North Beach Workers Live

On The Map, US Census Bureau

Community

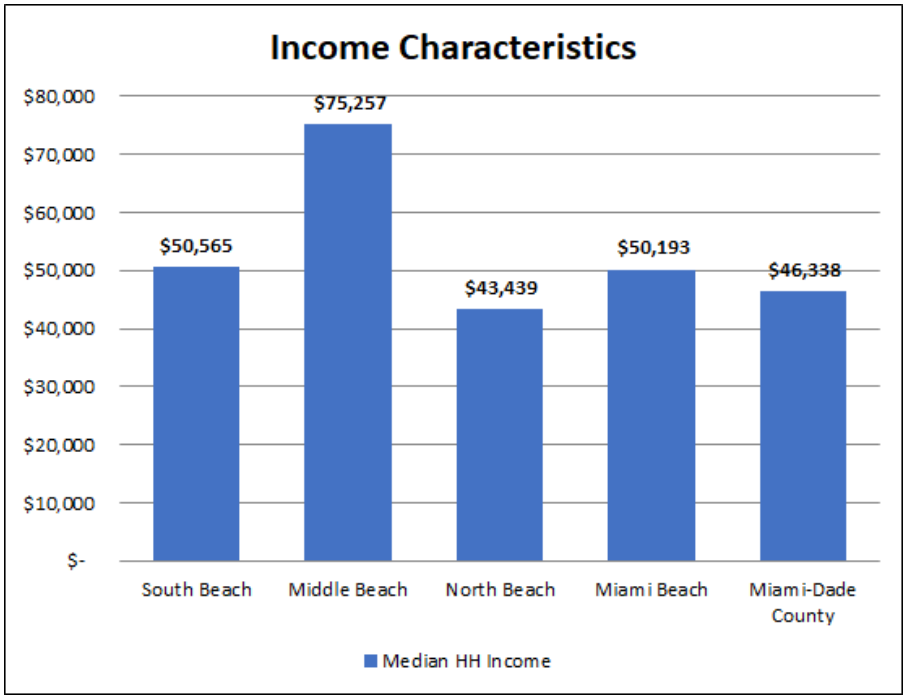


US Census Bureau

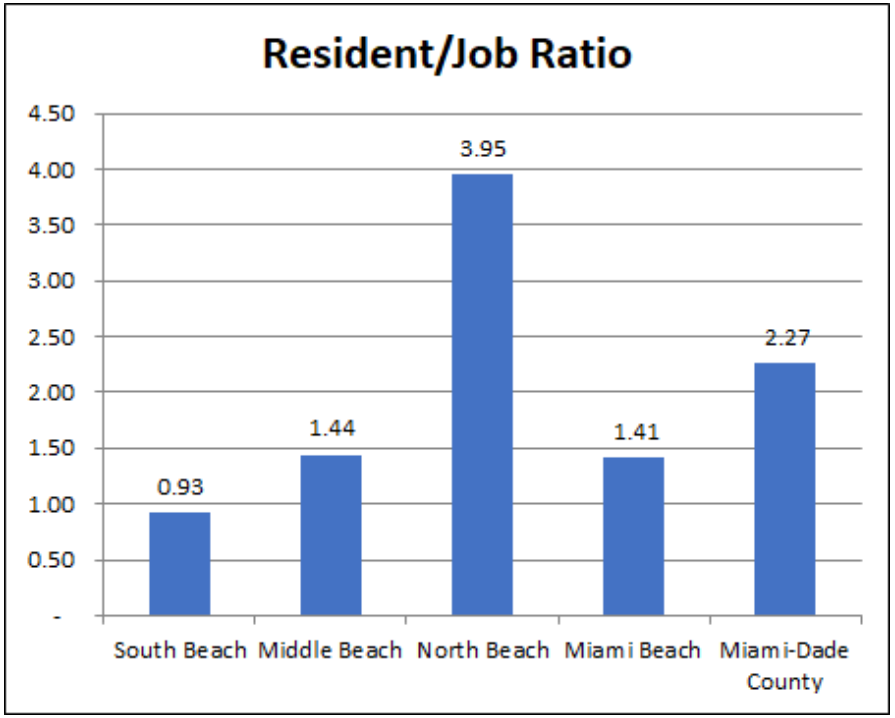


US Census Bureau

Community



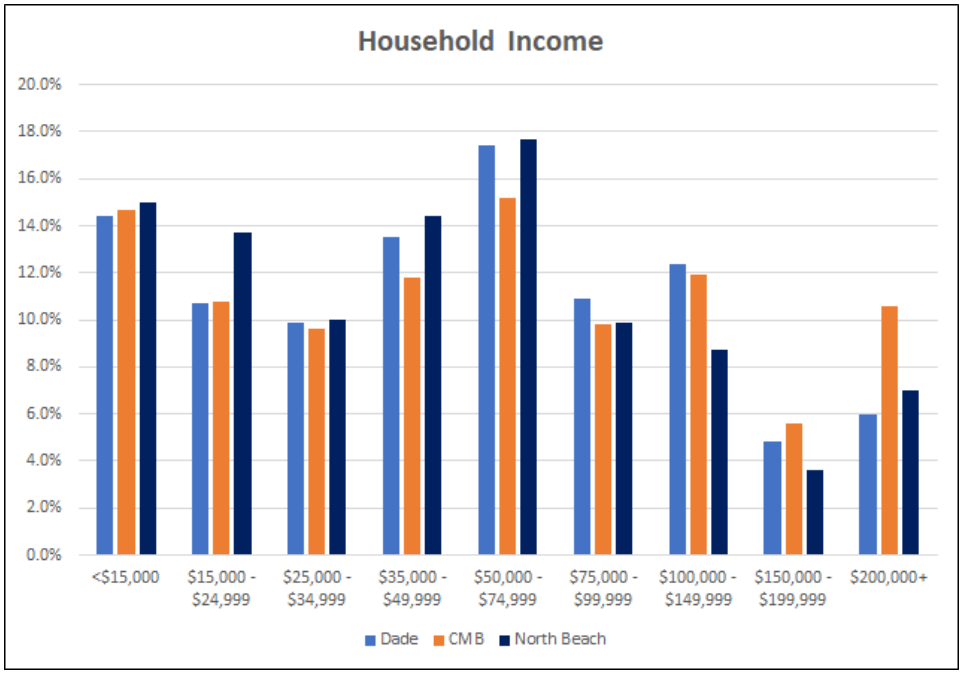
2017 American Community Survey 5-Year Estimates



ESRI, US Census Bureau

Community

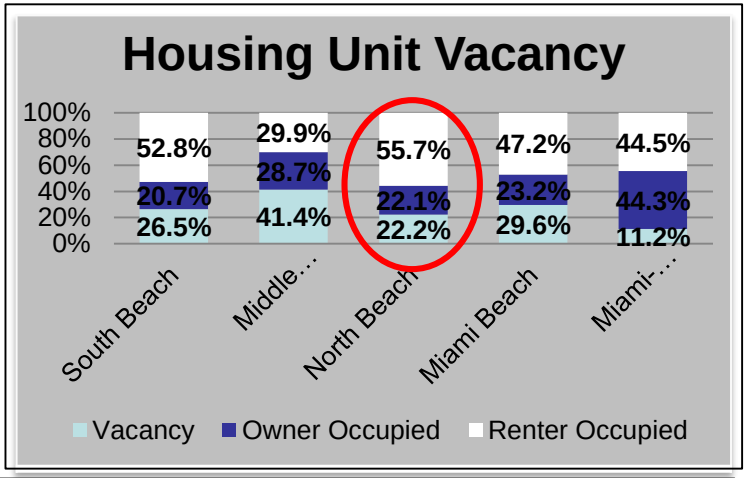
- Median Household Income: $43,439
- Median Age: 42.8
- 18.7% Population below $25,000 Household Income
- 55.7% employed in Service Industry

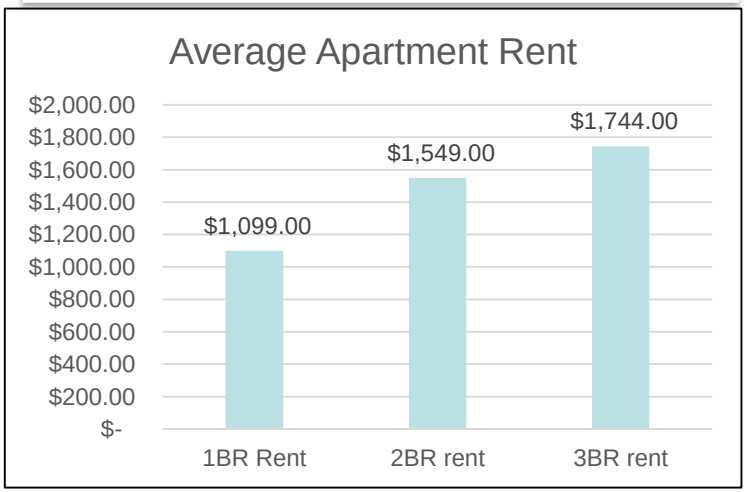


ESRI, US Census Bureau

High Vacancy Rate: Residential

23,093 Housing Units





Multiple Listing Service, US Census Bureau

High Vacancy Rate: Commercial Real Estate

21 Vacant Retail Spaces

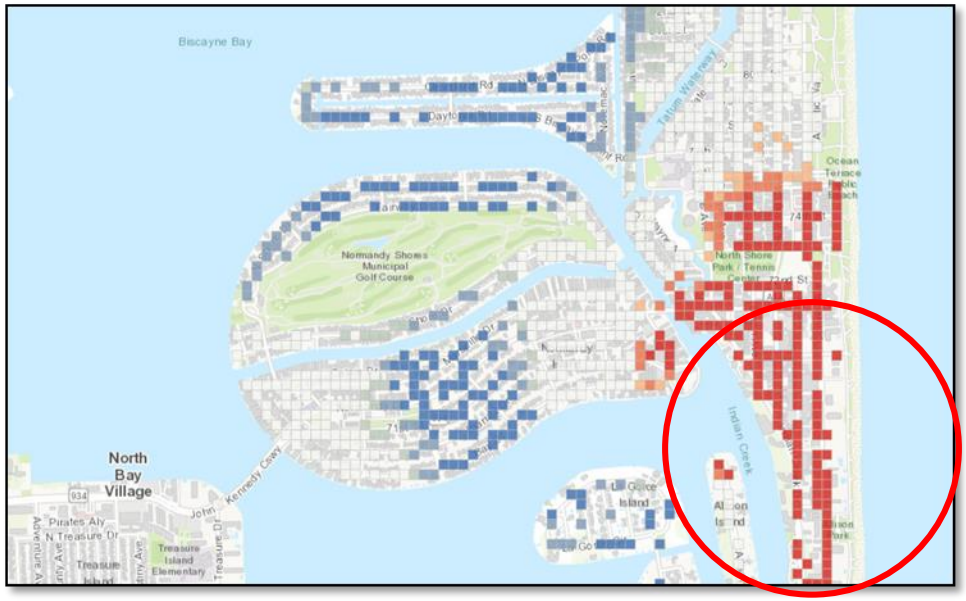
61,000 sf Vacant

Rent $39.82/sf

BusinessFlare, CoStar

Emergency Calls, Building and Code Violations

- 31% Citywide Electrical Calls
- 50% Vehicle Extraction
- 38% Vegetation Fires
- 31% Vehicle Fires



Building Code Violations

Ownership Challenges

uld take.
as seen
opted by

currently not found in North Beach like ample dining, shopping, and access to the airport.

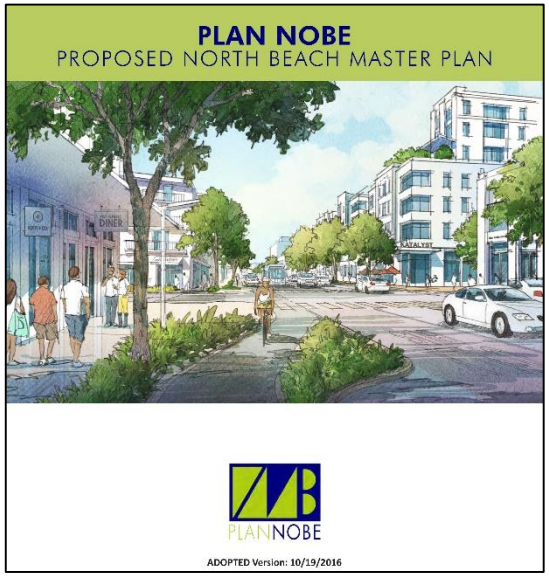
Property Ownership and Physical Layout

One challenge in North Beach is the small size of lots in the Town Center, generally 50 by 100 feet deep. Excessive parking requirements - reflections of our history of over-reliance on one-person car trips - should be questioned; they make the small lots hard to use. Today's parking requirements, require parking to be built on site, which would turn ground floor spaces into parking rather than the retail that would encourage a walkable environment.

Traffic

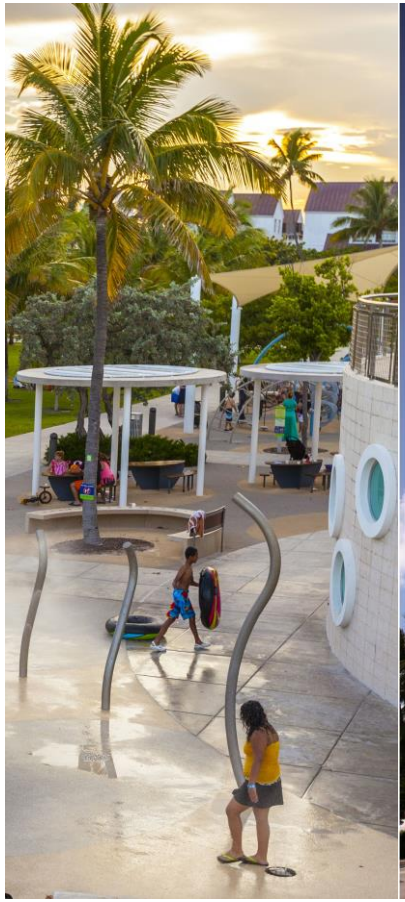
71st Street sees rush hour and peak time congestion

North Beach Master Plan



- Small Lot Sizes, Older Buildings
- Condominiums
- 3,500 owners

Example: South Pointe CRA



- Geographic Size: 250 acres
- Years Active: 1976 – 2005
- Increase in Assessed Property Values: from $59 million to $3.5 billion today
- Responsible for transforming the South of Fifth neighborhood from blighted conditions, including construction of public amenities:
  - South Pointe Park Master Plan and South Pointe Pier
  - South of Fifth Streetscape and Infrastructure Master Plan
  - Funded South Pointe Park Public Art, a children's playground and dog park
  - Miami Beach Marina, Public Baywalk, and Parking Garage Facilities
  - Public-private partnerships to develop new housing and public amenities such as parking garages.

Example: City Center CRA

- Geographic Size: 332 acres
- Years Active: 1993 – Present
- Increase in Assessed Property Values: from $292 million to $6 billion today
- Provided funding for:
  - Renovation of Miami Beach Convention Center and Pride Park
  - Renovation of Miami Beach Botanical Garden, Collins Canal and Seawall Project
  - Beachwalk Extension from 21st Street to Lummus Park
  - Public Beaches Master Plan and Beach Renourishment Projects
  - Policing initiatives to bolster visibility and address neighborhood quality of life
  - Purchase of multifamily buildings in order to maintain the attainable housing stock (such as Barclay, Allen House, London House, and Meridian Place)

Next Steps

~~JULY 2019~~	~~• Finding of Necessity~~
~~October 2019~~	~~• Meeting with Miami-Dade County Tax Committee~~
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For more information email:

MbBiz@miamibeachfl.gov