

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DECLARING A CERTAIN GEOGRAPHIC AREA WITHIN THE CITY OF MIAMI BEACH, CALLED THE CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA, DESCRIBED GENERALLY AS BEING BOUNDED ON THE EAST BY THE ATLANTIC OCEAN, ON THE NORTH BY 24TH STREET, ON THE WEST BY WEST AVENUE, AND ON THE SOUTH BY 14TH LANE, TO BE A "BLIGHTED AREA"; MAKING A FINDING OF NECESSITY AS TO THE REHABILITATION, CONSERVATION OR REDEVELOPMENT, OR COMBINATION THEREOF, OF SUCH AREA; ACCEPTING A DELEGATION OF CERTAIN POWERS FROM DADE COUNTY TO THE CITY OF MIAMI BEACH PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, DECLARING THE NEED TO ESTABLISH A COMMUNITY REDEVELOPMENT AGENCY, AND DECLARING THE MEMBERS OF THE CITY COMMISSION AS THE MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY; DECLARING THAT THE EXISTING MIAMI BEACH REDEVELOPMENT AGENCY MAY ACT AS THE COMMUNITY REDEVELOPMENT AGENCY WITH FULL POWER TO EXERCISE ALL THE POWERS PERMITTED BY PART III OF CHAPTER 163, FLORIDA STATUTES, WHICH ARE DELEGATED BY DADE COUNTY TO THE CITY COMMISSION; DIRECTING THE INITIATION, PREPARATION AND ADOPTION OF A REDEVELOPMENT PLAN AND ANY AMENDMENTS THERETO BY THE COMMUNITY REDEVELOPMENT AGENCY; ALL FOR THE REDEVELOPMENT OF SAID CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA.

**EFFECTIVE DATE.**

WHEREAS, the Legislature of Florida enacted the Community Redevelopment Act of 1969 during the legislative session held during 1969, which enactment is presently codified in the Statutes of Florida as Part III of Chapter 163, Florida Statutes, also known as Sections 163.330 through 163.450, Florida Statutes; and

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

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

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

**WHEREAS**, the City of Miami Beach adopted Resolution No. 92-20646 on November 4, 1992 (the "City Resolution"), a copy of which is on file with the City Clerk, which City Resolution accepted a Preliminary Report (a copy of which is appended to the City Resolution as "Exhibit A") which concludes that there exists a defined geographic area within the corporate limits of the City of Miami Beach which contains a large number of commercial buildings which are deteriorated or deteriorating as well as a large number of substandard housing units which contribute to ill health and pose other potential dangers to the residents, such area being generally described as being bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, all as more particularly described in Appendix "A" to this Resolution (which Appendix "A" is incorporated herein by reference and which described geographic area is sometimes commonly referred to as the "City Center/Historic Convention Village Redevelopment and Revitalization Area" and hereinafter referred to as the "Redevelopment Area"); and

**WHEREAS**, by the City Resolution, the City Commission of the City of Miami Beach ("City Commission") directed staff to request, and staff has requested, the Board of County Commissioners of Dade County, Florida ("County Commission") to delegate to the City Commission the authority to exercise certain redevelopment powers conferred upon Dade County within the Redevelopment Area in accordance with Part III, Chapter 163, Florida Statutes, so as to enable the City Commission to exercise such powers and thereby undertake projects which



will involve the acquisition and redevelopment of properties in accordance with a plan for redevelopment of the Redevelopment Area; and

**WHEREAS**, the City Commission requested the County Commission to adopt a resolution pursuant to the provisions of Section 163.410, Florida Statutes, delegating to the City Commission certain powers conferred upon the County Commission as the governing body of Dade County by Part III of Chapter 163, Florida Statutes, with regard to the Redevelopment Area, so that the City Commission, either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

**WHEREAS**, by County Resolution adopted on January 26, 1993 Resolution No. R-14-93 (the "County Resolution"), the County Commission declared the Redevelopment Area to be a blighted area and determined that it is necessary to redevelop said Redevelopment Area and establish a community development agency to redevelop such area, all in accordance with Part III, Chapter 163, Florida Statutes, and the County Commission delegated certain powers conferred upon the County Commission as the governing body of Dade County by Part III of Chapter 163, Florida Statutes, with regard to the Redevelopment Area, so that the City Commission, either directly or through its duly designated community redevelopment agency, may proceed to exercise such powers; and

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

**WHEREAS**, the City Clerk has published a public notice of a public hearing with respect to this meeting; and

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

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

1. The City Commission hereby accepts the County Resolution and the findings and delegations referenced therein.

2. The City Commission hereby independently determines the aforementioned Redevelopment Area known as the City Center/Historic Convention Village Redevelopment and Revitalization Area to be a "blighted area" within the meaning of Part III of Chapter 163, Florida Statutes.

3. The City Commission hereby independently makes a finding that the rehabilitation, conservation, or redevelopment, or combination thereof, of such Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Dade County within such Redevelopment Area, said finding of necessity being made within the meaning of Part III of Chapter 163, Florida Statutes.

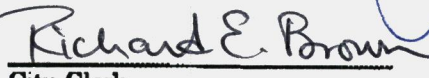
4. The City Commission hereby declares the need to establish a community redevelopment agency, and declares the members of the City Commission as the members of the community redevelopment agency and declares that the existing Miami Beach Redevelopment Agency may act as the community redevelopment agency with full power to exercise all the powers permitted by Part III of Chapter 163, Florida Statutes, which are delegated by the County Commission to the City Commission.

5. The City Commission hereby directs and delegates the initiation, preparation and adoption of a redevelopment plan and any amendments thereto by the Miami Beach Development Agency as the community redevelopment agency for the City Commission, all for the redevelopment of said Redevelopment Area, with full power to hold any public hearings required with respect thereto.

Passed and Adopted this 3rd day of February, 1993.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

FORM APPROVED

LEGAL DEPT.

By 

Date 1/29/93



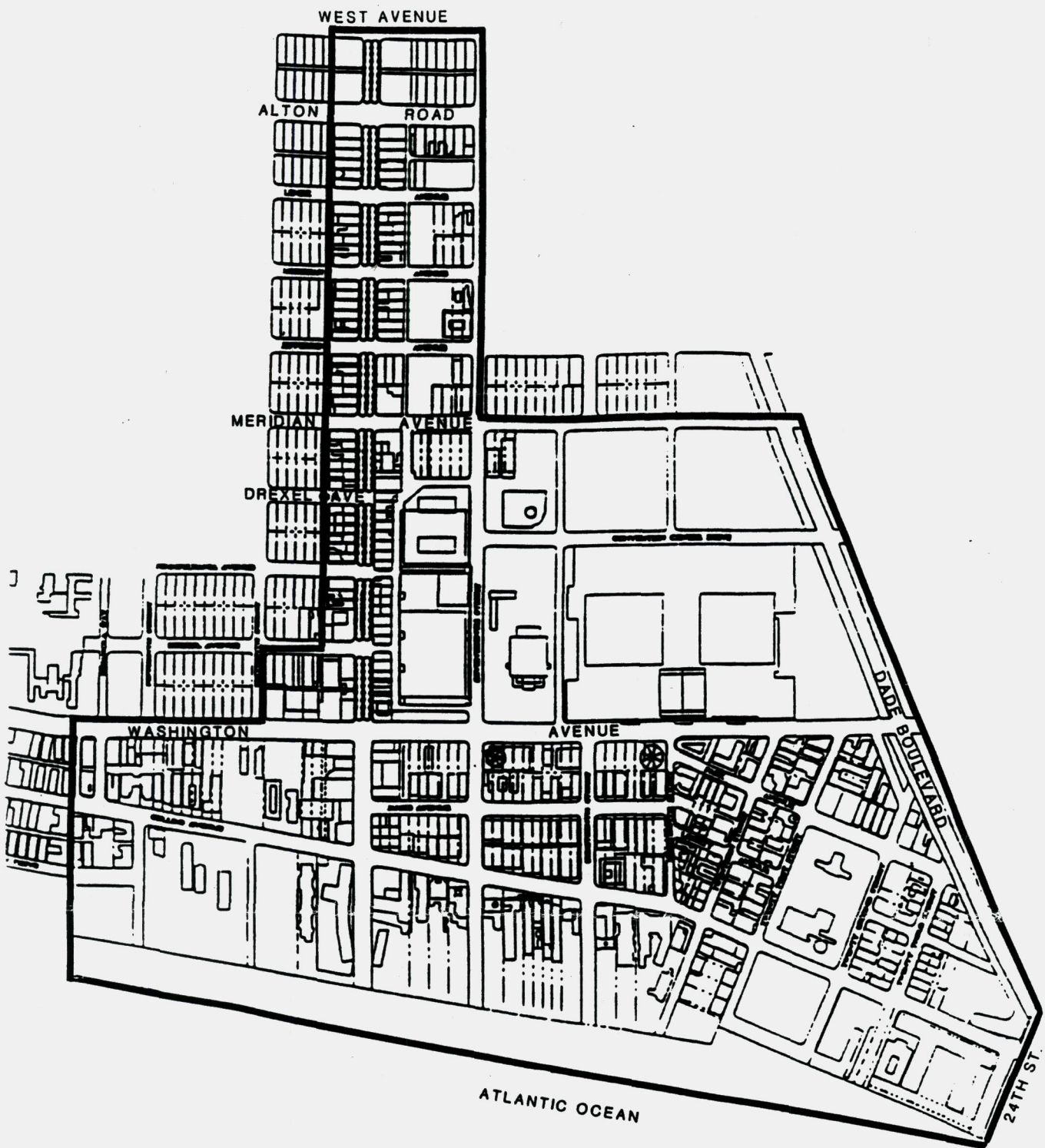
## **APPENDIX A**

### **LEGAL DESCRIPTION**

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

#### **BOUNDARY DESCRIPTION**

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





# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010  
FAX: (305) 673-7782

## COMMISSION MEMORANDUM NO. 62-93

TO: Mayor Seymour Gelber and  
Members of the City Commission

DATE: February 3, 1993

FROM: Roger M. Carlton  
City Manager

SUBJECT: A Resolution of the City Commission of the City of Miami Beach, Florida, declaring a certain geographic area located within the City of Miami Beach, called the City Center/Historic Convention Village Redevelopment and Revitalization Area, described generally as being bounded on the East by the Atlantic Ocean, on the North by 24th Street, on the West by West Avenue, and on the South by 14th Lane, as set forth in "Exhibit A", to be a "Blighted Area"; making a finding of necessity as to the rehabilitation, conservation and redevelopment, or combination thereof, of such area; accepting a delegation of certain powers from Dade County to the City of Miami Beach pursuant to Part III of Chapter 163, Florida Statutes, declaring the need to establish a community redevelopment agency, and declaring the members of the City Commission as the members of the community redevelopment agency; declaring that the existing Miami Beach Redevelopment Agency may act as the Community Redevelopment Agency with full power to exercise all the powers permitted by Part III of Chapter 163, Florida Statutes, which are delegated by Dade County to the City of Miami Beach Commission; directing the initiation, preparation and adoption of a redevelopment plan and any amendments thereto by the Community Redevelopment Agency; all for the Redevelopment of said City Center/Historic Convention Village Redevelopment and Revitalization Area.

### ADMINISTRATION RECOMMENDATION:

The Administration recommends that the accompanying resolution be passed which:

- Declares the proposed City Center/Historic Convention Village Redevelopment and Revitalization Area to be a "Blighted Area", and makes a finding of necessity as to the rehabilitation, conservation and redevelopment, or combination thereof of said area;
- Accepts a delegation of certain powers from Dade County to the City of Miami Beach in accordance with Chapter 163, Florida Statutes;
- Declares a need to create a Redevelopment Agency, and establishes the members of the Miami Beach City Commission as said agency; and,

1

-1-

AGENDA  
ITEM

R-3-A

DATE

2-3-93



- Directs the Redevelopment Agency to prepare for adoption, a Redevelopment Plan for the City Center/Historic Convention Village Redevelopment and Revitalization Area.

BACKGROUND:

Consistent with the actions and directions of the City Commission over the past year, the City Administration has been working towards a financing and development strategy to facilitate a convention hotel. The strategy also spawned the creation of the "City Center" concept, recognizing that Miami Beach truly has a vibrant urban center which needs help to "put all the pieces together." The creation of the Redevelopment Area with the tax increment financing vehicle is the most effective tool that the City of Miami Beach can take advantage of to realize the plan. The City has been working with Metropolitan Dade County which plays a major role in the creation of the new Redevelopment Area.

On January 26th, 1993, the Board of County Commissioners of Metropolitan Dade County passed a resolution making a finding of necessity declaring the City Center/Historic Convention Village Redevelopment a "Blighted Area," based on the report entitled Miami Beach Historic Convention Village - Finding of Necessity for a Redevelopment Area, set forth as "Exhibit B" to the Commission Memorandum.

The resolution also delegates certain redevelopment powers to the City of Miami Beach, as follow:

- A. Make findings to determine the City Center/Historic Convention Village Redevelopment Area to be a slum or blighted Area, or a combination thereof, of such area;
- B. Make findings of necessity as to the rehabilitation, conservation, or redevelopment, or combination thereof, of such area;
- C. Declare the need for and create a community redevelopment agency and to delegate powers to that agency with the power to exercise such powers which may be assigned to the agency;
- D. Initiate, prepare and adopt a plan for redevelopment any amendments thereto, which plan and amendments shall be subject to the subsequent review and approval by the Board of County Commissioners.

ECONOMIC IMPACT:

The creation of a Redevelopment Area allows the City to freeze the tax base at its current value. Any increase in Ad Valorem taxes normally going to the City and the County is directed into a trust fund to be utilized primarily for capital projects in the Redevelopment Area. The debt service for the County, the City and the School District tax will not be adversely affected.

The Administration has asked the firm of Kenneth Leventhal and Company to prepare an impact analysis concerning the creation of the Redevelopment Area. This report will be available at the February 3rd Commission meeting.

In general, even though the City will forego a small amount of general fund incremental revenue, it will gain an equivalent amount that normally would go to the County.

Rec'd  
2/3/93



Commission Memorandum  
Page Three

It is the Administration's firm belief that the Redevelopment designation will induce significantly greater investment activity than if the area remained as is. In this regard, everyone comes out a winner because the substantial portion of the increment would otherwise have never been realized.

In addition to the increment, the City will realize other income from induced development including:

- \* increased convention development tax revenues
- \* increased resort tax revenues
- \* increased sales tax revenues
- \* increased utility tax revenues

ANALYSIS:

This public hearing represents the first of two "official" hearings mandated in order to establish a community redevelopment area in accordance with Chapter 163, Florida Statutes.

Passage of this resolution empowers the City to officially proceed with the steps involved in establishing the proposed City Center/Historic Convention Village Redevelopment Area. The time frame and the steps involved are outlined in the attachment to this Commission Memorandum.

The report entitled Miami Beach Historic Convention Village - Finding of Necessity for a Redevelopment Area, set forth as "Exhibit B" to the resolution, outlines the blight findings per the resolution.

It is anticipated that the City will finalize the redevelopment plan and submit it for County review by the end of February, 1993. The County will then work with the City to prepare an interlocal agreement and an ordinance for the County Commission's consideration on March 16, 1993.

CONCLUSION

The City Administration is requesting that this resolution be passed on February 3, 1993.

RMC/HSM:kob:jph

Attachments

CONVENTION VILLAGE REDEVELOPMENT AREA

ACTION STEPS / TIME FRAME

