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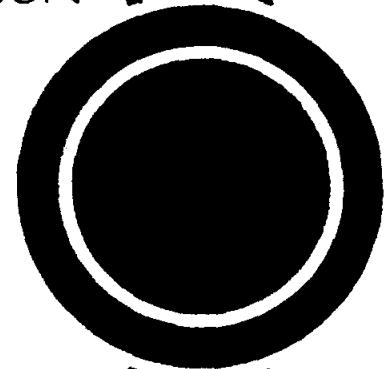
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**CITY CENTER
HISTORIC CONVENTION VILLAGE
REDEVELOPMENT AND REVITALIZATION
AREA PLAN**



**FEBRUARY 12
1993**

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

**PREPARED BY:
THE CITY OF MIAMI BEACH
DEPARTMENT OF DEVELOPMENT, DESIGN &
HISTORIC PRESERVATION SERVICES**

CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN

Mayor: Seymour Gelber

Commissioners:

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

City Manager: Roger M. Carlton

Assistant City Manager: Stuart L. Rogel

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

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

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

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

FEBRUARY 12, 1993

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MEMORANDUM

Amended
Agenda Item No. 2(t)TO: Honorable Mayor and Members
Board of County Commissioners

DATE: March 30, 1993

SUBJECT: Miami Beach City
Center/Historic
Convention Village
Redevelopment and
Revitalization Area:
Redevelopment Plan
and Interlocal
AgreementFROM: 
Joaquin G. Avino, P.E., P.L.S.
County Manager

R#317-93

Recommendation

It is recommended that the Board approve:

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

Background

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

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

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

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

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

; and

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

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RESOLUTION NO. 317-93

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (a) The power to implement the Redevelopment Plan, as same may be amended from time to time;
- (b) The power from time to time to adopt any amendments to the Plan, which amendments shall be subject to the final approval by this Board;
- (c) The power to further delegate the powers delegated hereto to a community redevelopment agency, including, without limitation, to itself as the community redevelopment agency with the power to exercise such powers which may be assigned to the agency;

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

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

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

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

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

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

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

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

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

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

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

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

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

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

 WILLIAM G. OLIVER

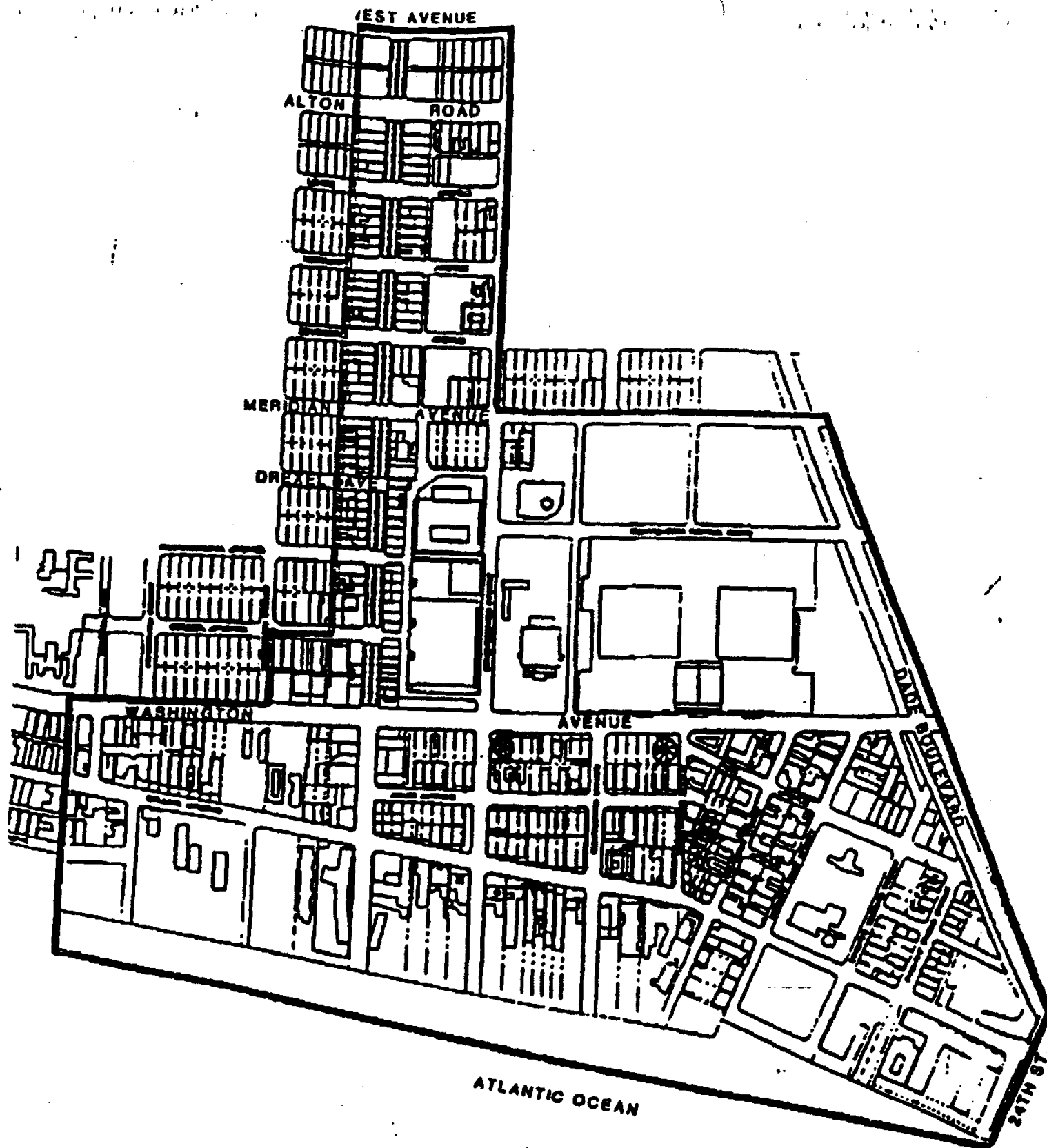
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency

LEGAL DESCRIPTION

PROPOSED CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA

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



APPENDIX A

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



PUBLIC HEARING

METROPOLITAN DADE COUNTY, FLORIDA NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement"), made this 16 day of November, 1993, by and between Metropolitan Dade County, a political subdivision of the State of Florida (hereinafter referred to as the "County"), and the City of Miami Beach, a municipal corporation under the laws of the State of Florida (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, by Resolution No. 317-93 adopted March 30, 1993 (the "Resolution") the County has, among other things, approved a community redevelopment plan (the "Plan"), and has delegated certain powers conferred on the Board of County Commissioners of Dade County ("Board") by Part III of Chapter 163, Florida Statutes, to implement the Plan to the City Commission of the City of Miami Beach ("City Commission"), all for the project area commonly called the City Center/Historic Convention Village Redevelopment and Revitalization Area (hereinafter referred to as the "Project"); and

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

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

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

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

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

I. Exercise of Delegated Powers and Implementation of Plan.

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

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

II. City/County Coordination.

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

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

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

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

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

III. City Responsibilities

A. Land Disposition

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

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

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

B. Other Project Activities

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

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

C. Project Financing

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

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

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

D. Citizen Participation

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

E. Project Management, Administration and Coordination

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

IV. City Assurances Regarding Affirmative Action.

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

V. Board Approval.

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

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

VI. Amendments.

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

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

WITNESS our hands and seals on this 16 day of November, 1993.

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

By: [Signature]
Roger M. Carlton, City Manager

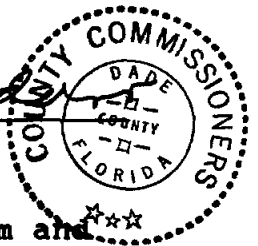
METROPOLITAN DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Joaquin G. Avino, P.E.
P.L.S., County Manager

ATTEST:

By: [Signature]
City Clerk

By: [Signature]
Deputy Clerk



Approved as to form and legal sufficiency.

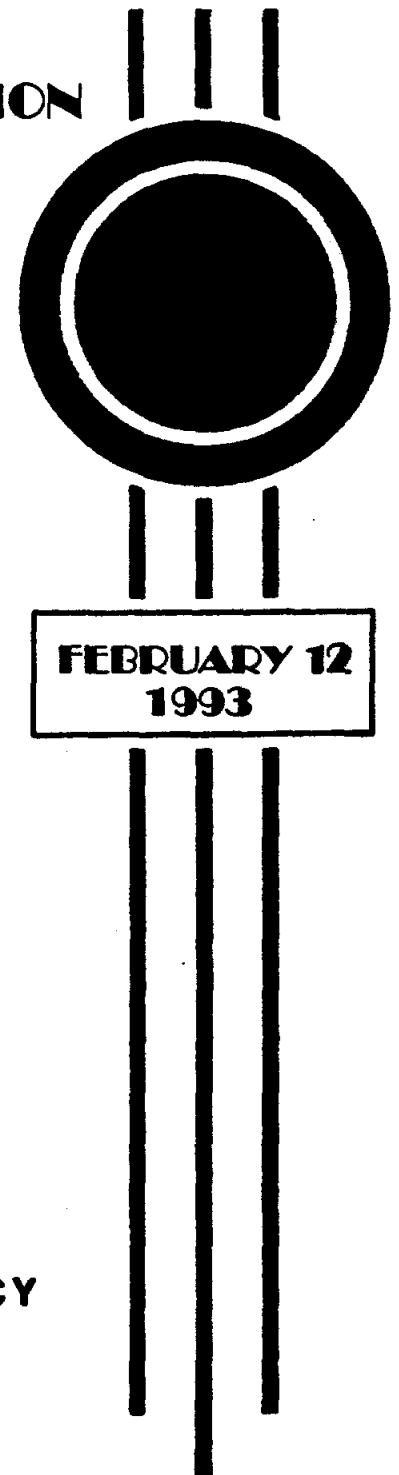
Broad and Cassel

By: [Signature], Pres. David J. Berger, P.A. partner
City Attorney
Special

Approved as to form and legal sufficiency.

[Signature]
County Attorney

**CITY CENTER
HISTORIC CONVENTION VILLAGE
REDEVELOPMENT AND REVITALIZATION
AREA PLAN**



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

**PREPARED BY:
THE CITY OF MIAMI BEACH
DEPARTMENT OF DEVELOPMENT, DESIGN &
HISTORIC PRESERVATION SERVICES**

CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN

City of Miami Beach

Mayor: Seymour Gelber

Commissioners:

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

City Manager: Roger M. Carlton

Assistant City Manager: Stuart L. Rogel

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

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

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Randolph Fields, Esq.
Broad and Cassel
175 N.W. 1st Avenue
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Miami, Florida 33128**

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

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

FEBRUARY 12, 1993

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- 400 Other Provisions**
 - 401 Project Financing**
 - 402 Duration of Projects**
 - 403 Enforcement of Plan**
 - 404 Procedure for Amendment**
 - 405 Severability**
 - 406 Housing Element Addendum**
- 500 Appendix**
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City Center/Historic Convention Village Redevelopment and Revitalization Plan

100. DESCRIPTION OF PROJECT

101. Introduction

The City Center/Historic Convention Village Redevelopment and Revitalization Plan began as an effort and commitment of the City of Miami Beach to revitalize the blighted area surrounding the Miami Beach Convention Center and Lincoln Road and to foster the development of a convention hotel and necessary linkages to the Convention Center. The plan has evolved into a true City Center concept plan, recognizing that Miami Beach has all of the amenities and features of a true downtown within a fairly compact geographic area. The challenge of the plan is to infuse public policy and improvements that will provide the glue to bring the area together, and to eliminate the blight conditions existing in the area.

Located within and adjacent to the Art Deco district, an important element of this plan will be to strengthen the historic character of the area with renovations, new construction and upgrading of public improvements, including streets, public parking facilities, public plazas, parks and beach areas.

The key to the success of this plan will be the attraction of private investment. The plan offers public partnership opportunities to help make private investment economically viable.

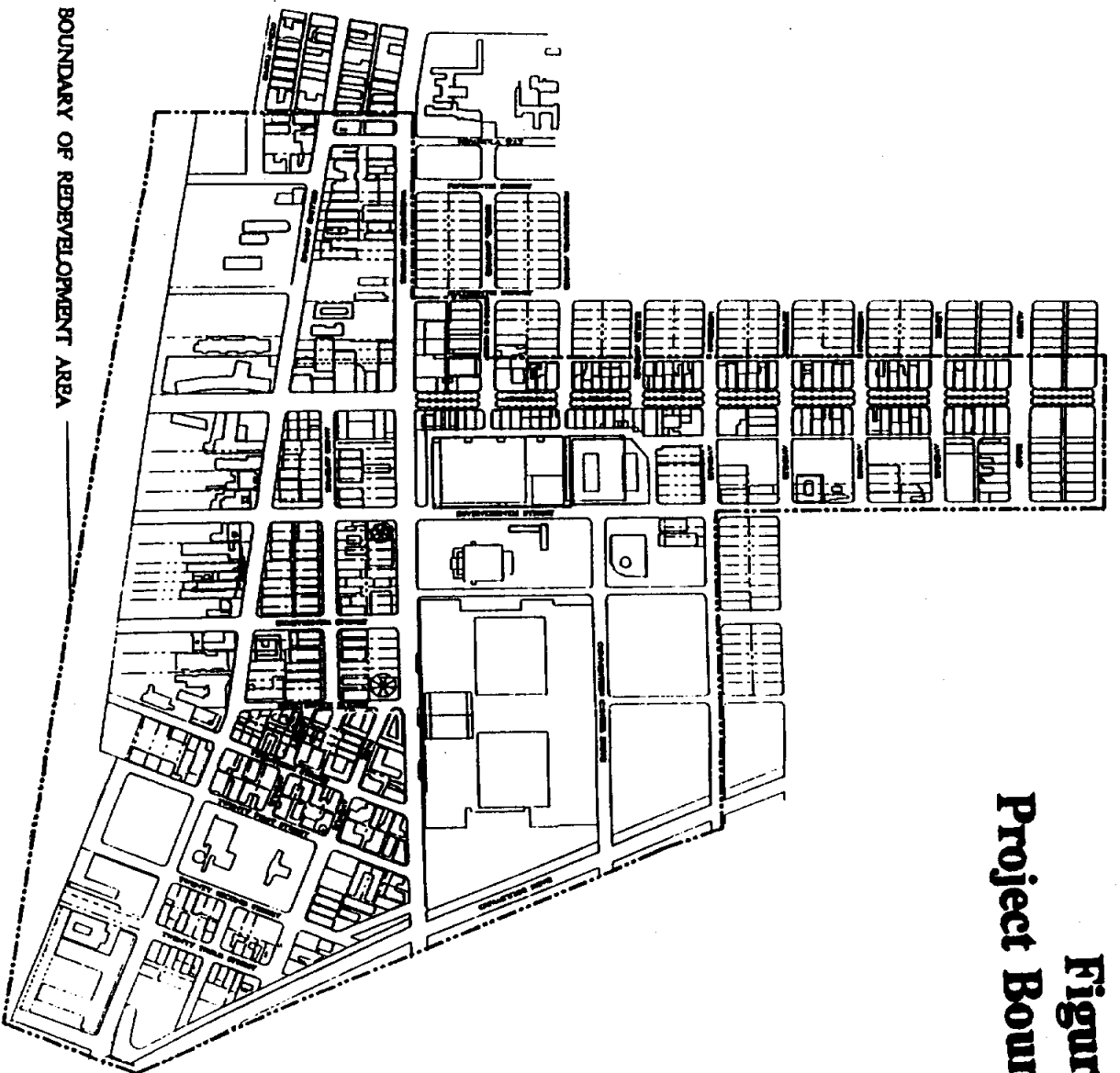
102. Boundary Description

The project area which contains approximately 50 city blocks, is generally bounded by the Atlantic Ocean to the east, 24th Street on the north, West Avenue on the west, and 14th Lane on the south. The area contains approximately 332 acres of land, of which 27 percent is occupied by public space and 39 percent by private use.

The boundaries of the project area are shown in Figure 1, "Project Boundary Map" and a legal description of the project area is contained in Appendix "A" of this redevelopment plan.

These boundaries have been established to encompass all of the area deemed to be blighted in accordance with the State statutes, and all the land area necessary to accommodate the level of new development, redevelopment and revitalization that can eliminate conditions causing blight.

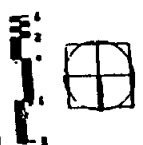
Figure 1
Project Boundary Map



BOUNDARY OF REDEVELOPMENT AREA

**CITY CENTER/HISTORIC CONVENTION VILLAGE REDEVELOPMENT
AND REVITALIZATION AREA PLAN**

**FEBRUARY
1993**



The boundaries provide for a logical identification of this as the City Center, encompassing all of the major components of a City Center including commercial, retail and office, cultural, civic and major hotel and residential uses.

These boundaries will also effectuate linkages between the ocean front sites which are deemed most desirable for convention hotel development and the Convention Center itself.

103. Existing Conditions

The establishment of a redevelopment district and exercise of redevelopment powers requires an official finding of the necessity for redevelopment. In the proposed City Center/Historic Convention Village Redevelopment and Revitalization Area, a finding of necessity for redevelopment conditions can be based on conditions in the Community Redevelopment Act of 1969, as set forth in Part III of Chapter 163, Florida Statutes.

After examination of the study area, and application of appropriate criteria, the City Center/Historic Convention Village Redevelopment and Revitalization Area was found to possess a combination of conditions that conclude it to be a "blighted area" and indicate a need for redevelopment. Among these conditions are:

- . Building deterioration. A substantial number of deteriorating structures were found to exist, and are dispersed over a substantial proportion of the area. The overall rate of deterioration was found to be 61% of all buildings. Building deterioration affects 78% of all blocks in the area.
- . Site deterioration and deficiencies. Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences. Site deterioration and deficiencies were found in 38% of all blocks in the area.
- . Unsanitary and Unsafe Conditions. Unsanitary conditions including accumulations of trash, debris, discarded appliances and furniture, and broken glass and were found in 51% of all blocks in the area.
- . Drainage deficiencies. Drainage deficiencies were identified in blocks where flooding was observed that made streets and sidewalks impassable and unsanitary. This involved 18% of all blocks in the area.
- . Diversity of Ownership. Excessive diversity of ownership was found in blocks that have five or more different owners. Such diversity, found in 49% of all blocks in the area, makes it difficult to assemble land for development.

- . **Age of Structures.** Excessive age of structures was identified in blocks where the average age of buildings was 40 years or more, involving 51% of all blocks in the area.
- . **Non-conforming structures: size of units.** Non-conforming unit size was identified in 60% of all blocks in the area. This is where dwelling units do not meet minimum code standards.
- . **Non-conforming structures: parking required.** Non-conforming parking conditions were identified in 85% of all blocks in the area. This is where off-street parking does not meet minimum code standards.
- . **Non-conforming structures: Setbacks.** Non-conforming setbacks were identified in 73% of all blocks in the area. This is where building setbacks do not meet minimum code standards.
- . **Non-conforming structures: Floor Area Ratio (F.A.R.)** Non-conforming F.A.R. was identified in 84% of all blocks in the area. This is where buildings do not meet minimum code standards relative to the density of development.
- . **Closed buildings.** Closed buildings in 20% of all blocks indicate economic disuse and obsolescence.
- . **Vacant lots.** Vacant lots in 40% of all blocks indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills.
- . **Violations of fire code.** Violations of fire code in 36% of all blocks are dangerous to life and property.
- . **High crime rates: robbery, burglary, auto theft, and auto burglary.** High crime rates demonstrate a lack of public safety that inhibits sound development of the area. The area experienced 12% of the City's major crimes while having only 9% of the City's population.
- . **Property maintenance and commercial properties code violations.** Violations of property maintenance standards in 51% of all blocks are substandard conditions that inhibit investment and sound development of the area.

The complete report regarding the above conditions is attached to and made a part of the Redevelopment Plan as Appendix B.

The project area is found to have both physical and economic liabilities and conditions which endanger life and property and which substantially impairs the sound growth of the area and is a menace to the public health, safety, morals or welfare in its present condition. The area constitutes a "blighted area" within the City of Miami Beach as defined set forth in Section 163.340 (8) of the Florida Community Redevelopment Act of 1969. Furthermore, it is determined that redevelopment efforts from the private sector have not been able to stimulate economic growth in the subject area without the designation of a public project.

104. Summary of Plan Objectives

This plan sets forth the principal objectives and planning concepts of the City Center/Historic Convention Village Redevelopment and Revitalization project and illustrates how revitalization will be promoted through the redevelopment process. The Miami Beach Convention Center is within the core of the area. It is found that the development of a major convention hotel, coupled with other substantial redevelopment, would be critical to the redevelopment of the area and to the continued economic success of the Miami Beach Convention Center. In light of these concerns, the following major objectives will be sought:

1. Promote redevelopment and eliminate causes of physical and economic blight.
2. Support and enhance the values of private properties and improvements.
3. Create the environment and opportunity to allow the construction by the private sector of a major convention center hotel.
4. Assist in the development of the hotel by lawful means available under state law.
5. Attract additional private investment into the project and adjoining area.
6. To encourage and support rehabilitation of historic properties.
7. To improve infrastructure streets, parks, etc. in the area.
8. To encourage the production and presentation of arts and cultural activities.

200. LAND USE PLAN

201. Summary of Proposed Activities

The primary types of redevelopment activities to be considered in the area will include:

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

202. City Center Concept Plan

The City Center Concept Plan (Figure 2) embodies the consensus developed by the City in melding historic preservation concerns with the ability to develop at least one and probably several convention headquarters hotels within the project area. More importantly, the plan recognizes, for the first time, that Miami Beach does have the ingredients for a true City Center. These ingredients include retail, residential, entertainment, civic and cultural facilities. What is needed and what the concept plan provides is a mechanism to weave these uses together into one cohesive unit to create a true urban City Center for Miami Beach.

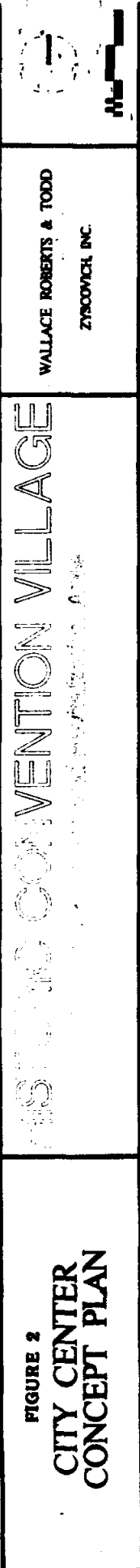


FIGURE 2
CITY CENTER
CONCEPT PLAN

LEGEND

VILLAGE RESIDENTIAL CORE

VILLAGE/MIXED USE

OCEANFRONT HOTEL CORRIDOR

CONVENTION HOTEL
REDEVELOPMENT

LINCOLN ROAD RETAIL/
ENTERTAINMENT CORRIDOR

MIXED USE ACTIVITY
GENERATORS

PUBLIC PARKING GARAGE

CTVIC/CULTURAL CORE

OPEN SPACE AMENITIES

NEIGHBORHOOD ACTIVITY CORE

REDEVELOPMENT CATALYSTS
PROJECTS

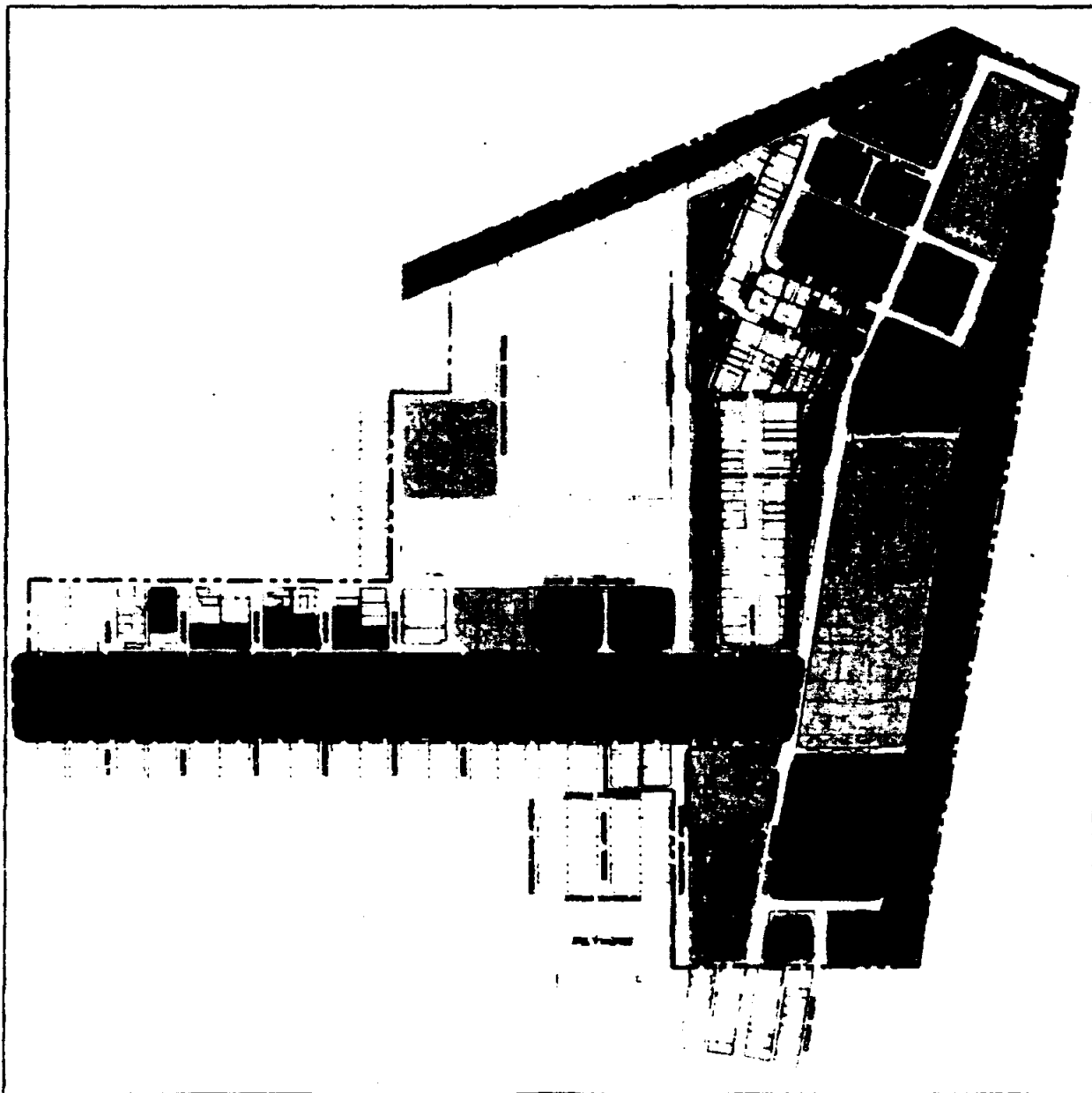


FIGURE 3

USE CONCEPT

The concept plan identifies and recognizes the significance of the area's true historic resources, the numerous art deco buildings within their proper context, in an historic district. The plan then suggests a number of development opportunities, public and private or combinations of both, that will enhance this environment.

The plan conforms and shall conform to the City's comprehensive land use plan. No major change of land uses is required. Instead, refinement and enhancement of existing urban patterns will be utilized.

A. Private Land Uses

- (1) **Hotel Development:** The plan fosters the rehabilitation of existing historic buildings as well as the development of new hotels within at least three sites along the ocean front at 15th Street and Collins Avenue, at 16th Street and Collins Avenue and 21st Street and Collins Avenue.
- (2) **Commercial/Retail:** The plan will strengthen the Lincoln Road and Washington Avenue corridors as key retail shopping streets for the area, reinforcing their traditional role.
- (3) **Residential:** There are currently approximately 4,760 dwelling units in the project area of which 2,060 or 43% are low and moderate income. The plan calls for the preservation of the James Avenue neighborhood, the creation of new residential development opportunities along the Dade Boulevard canal between Collins Avenue and Washington Avenue.

B. Public Uses: The plan will improve the linkages between the public and civic uses and the commercial areas in the following way:

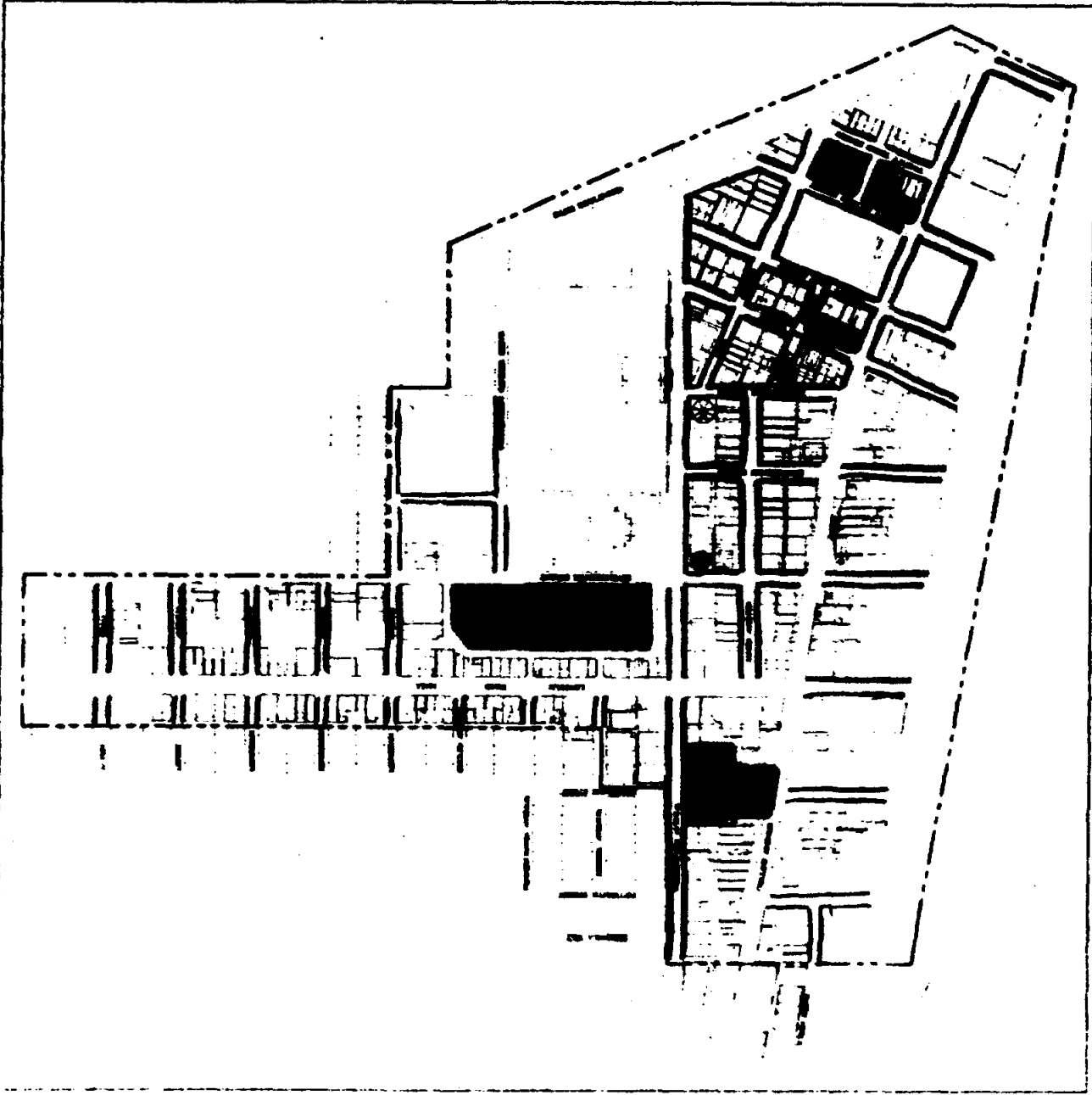
- (1) Provide improved vehicular and pedestrian access from the Convention Center to Lincoln Road, subject to the plan being developed for Lincoln Road and approved by the City Commission of the City of Miami Beach, and to build up linkages to and from Lincoln Road.
- (2) Enhance the streetscape on all streets from the Convention Center to the ocean, providing pleasant, safe connections and enhanced view corridors.
- (3) Restore Collins Park to its original urban park design.

- (4) Create a viable riverwalk along the Dade Canal, use it to link other open spaces and to provide restaurant, boating and recreational uses.
- (5) Revitalize and enhance the Garden Center as a viable public use and Convention Center amenity.
 - Develop enhanced access to the Holocaust Memorial.
 - Relocate the public library to a site adjacent to City Hall, more central to the user population.
 - The area contains approximately 18.5 acres of public open space. The plan proposes to enhance and improve this acreage by the above projects.
- (6) Parking: The plan will provide adequate public parking facilities to serve private redevelopment. It is recognized that in a setting with historic buildings, urban densities and other constraints that strategically located public garages will provide the best solution to the area's needs. (See Figure 3 Parking.)
- (7) Transit: The plan will provide for improved and enhanced public transit, including:
 - . Accommodation of future extension of light rail.
 - . A pedestrian friendly "people mover" system along Lincoln Road.
 - . A possible multi-modal center to allow the transfer of people from buses to light rail.

203. Standards for Development

A. General Provisions & Limitations on Type, Size, Height, Number and Proposed Use of Buildings:

The City of Miami Beach has a Comprehensive Plan and a Zoning Ordinance to which all new development and redevelopment must adhere. These documents serve as the limitations referred to in Chapter 163, Florida Statutes (the Community Redevelopment Act of 1969). The Land Use Concept Plan, developed and attached hereto as Figure 3, along with Figures 4 through 7, diagrammatically express these limitations also. New development and



LEGEND

GARAGES



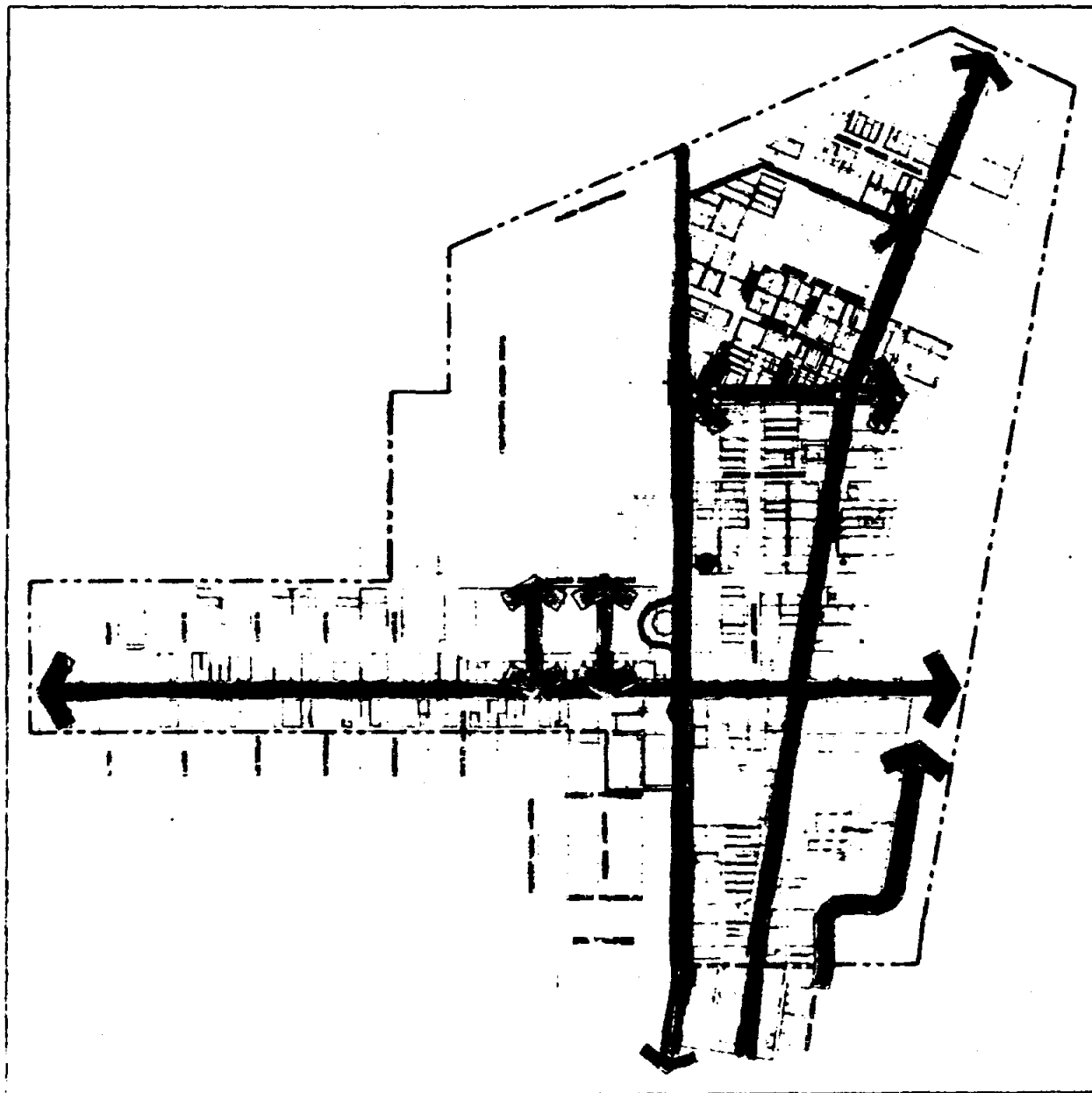
SURFACE LOTS

ON-STREET PARKING



FIGURE 4

PARKING








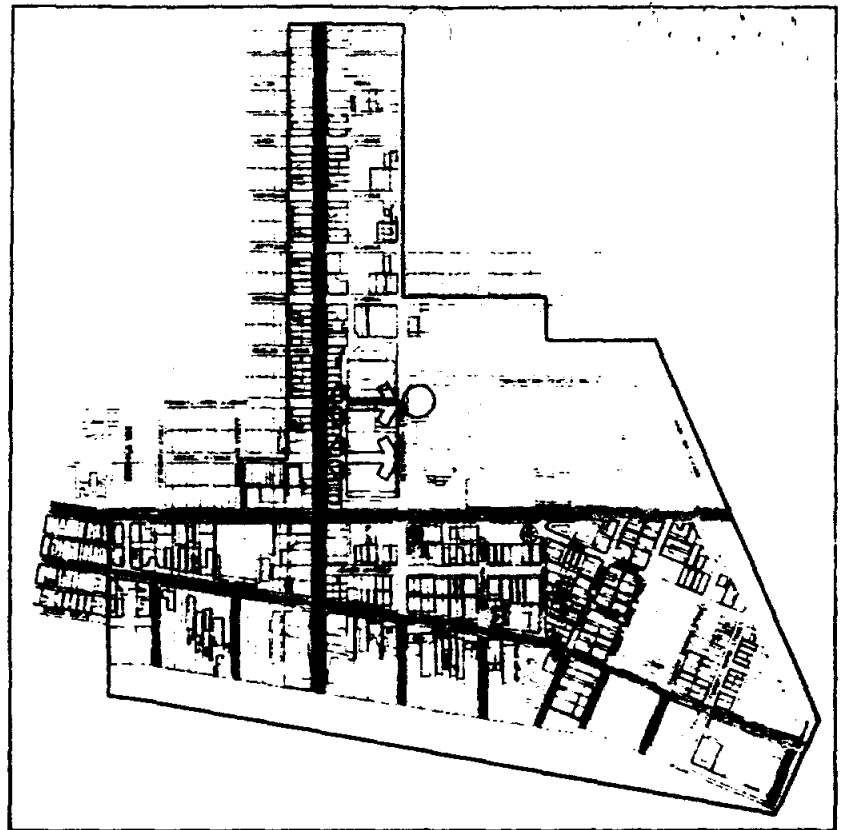
LEGEND

- MAJOR PEDESTRIAN CORRIDORS
(LINCOLN ROAD/OCEAN DRIVE)
- MAJOR PEDESTRIAN/VEHICULAR
CORRIDORS (COLLINS/WASHINGTON)
- KEY LINKAGES
- SHUTTLE LOOP
- LIGHT RAIL

FIGURE 5
CIRCULATION

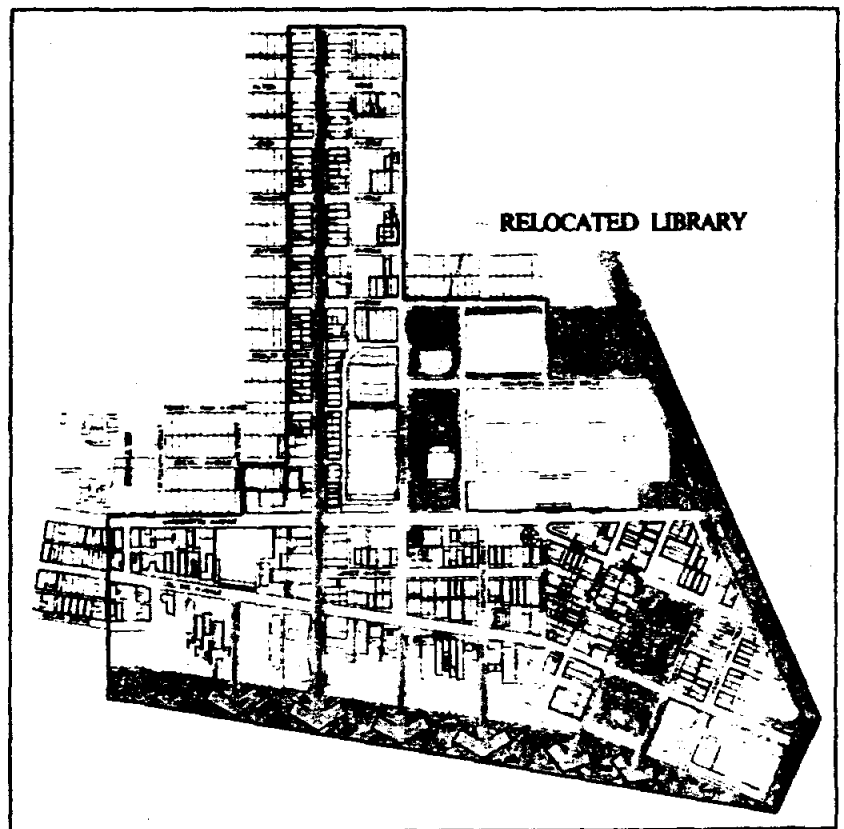
LEGEND

-  MAJOR PEDESTRIAN CORRIDOR (LINCOLN ROAD)
-  PEDESTRIAN/VEHICULAR ARTERIALS (COLLINS/WASHINGTON)
-  OCEAN ACCESS
-  VILLAGE STREETS
-  NEW LINKAGES



STREETSCAPE

FIGURE 6



OPEN SPACE ENHANCEMENT

FIGURE 7

redevelopment will utilize development standards applicable to existing zoning at the time development is considered. This includes setback, site coverage, off-street parking, height and signage.

B. Permit Process:

Future projects will be processed under the provisions of the applicable city zoning districts and in conformity with the comprehensive plan, in place at the time the development is considered.

C. Historic Designation:

The applicable city historic overlays and designations will be utilized in review of development projects. A majority of the project area is within both a national and local historic district, and, as such, development proposals will require additional scrutiny per applicable City ordinances.

204. Circulation Plan

The circulation system for the area must be multimodal and take into account the needs of the various groups utilizing the City Center:

Tourists
Conventioneers
Theater goers
Shoppers
Residents
Elderly
Handicapped

Collins Avenue: The City is currently working with the Florida Department of Transportation to upgrade the conditions on Collins Avenue including traffic flow and pedestrian flow. Development of one or more convention hotels will require localized improvements including new signals and traffic channelization. Collins Avenue should have wider sidewalks to facilitate pedestrian flow.

Ocean Drive Extension: The concept plan envisions the extension of pedestrian flow from the current terminus of Ocean Drive at 15th Street north/northeasterly along the rear of private parcels through the project area, to reflect enhanced beach access. The concept was fleshed out with the compatibility analysis for hotel sites that led to the Concept Plan (Figure 3). If major hotels are to be developed between 15th and 16th Streets, then at least a pedestrian continuation of Ocean Drive needs to be explored to tie the area together.

Espanola Way Extension: The concept plan envisions improvement of Espanola Way between Washington Avenue and Collins Avenue and possible development of a pedestrian extension of the street between Collins Avenue and the ocean. This street, a center of Hispanic heritage on Miami Beach, has received recent attention by the public and private sector, particularly in the block between Drexel Avenue and Washington Avenue. Its continuation to Ocean Drive will provide a critical commercial link.

Washington Avenue: The concept plan calls for strengthening Washington Avenue as a pedestrian/shopping street. If light rail is extended into the City, Washington Avenue is the logical corridor.

Lincoln Road: Lincoln Road, the "center of a world class city" is envisioned as a specialty shopping street and cultural center with a focus on pedestrian amenities and environment. The physical improvement of this currently deteriorated open-air mall is a high priority of the city and the Lincoln Road Task Force. Circulation will likely include a tram or other user friendly circulation element. Design of buildings will be pedestrian friendly and encouraging pedestrian activity.

PUBLIC TRANSPORTATION

Bus: The area has and will continue to enjoy high usage of public transit. No bus route changes are currently contemplated.

Shuttle: A shuttle system, expediting connections between area hotels, the Ocean Drive area and the Convention Center needs to be developed. There is currently a successful prototype system in operation, known as "the Breeze." Actual operational experience from the Breeze will assist in formulating the future system, which, like the Breeze, may continue into North Miami.

Light Rail: Much discussion and planning has gone on regarding the development of a light rail system from Miami Beach to the mainland. Current County-wide studies include Miami Beach as part of an east/west transit corridor from Florida International University West Dade Campus, through the airport, downtown Miami and to Miami Beach. The system should run on Washington Avenue and terminate at the Convention Center. The terminus could be a logical multi modal terminal to fan out to other bus routes and a water taxi system.

Pedestrian Streets: Other than those already mentioned, many of the east/west streets need to provide a strong pedestrian orientation to encourage movement of people from the Convention Center to the ocean. This will involve development of streetscape amenities and lighting to enhance their attractiveness and safety.

300. PROJECT PROPOSALS

301. Owner Participation and Rehabilitation

This plan encourages owners and business people to rehabilitate and renovate existing buildings. An owner or owners of property not subject to acquisition in the project area may participate in the redevelopment of their property in the Area in conformance with the plan simply by filing the appropriate development review permits with the City. An owner of property subject to acquisition may also participate. The owner involved shall enter into an owner participation agreement with the Agency, specifying the quality and extent of improvements proposed and the timing of such improvements. Each agreement shall be approved by the Redevelopment Agency.

In the event an owner does not wish to rehabilitate his/her property, the Agency may acquire (by purchase, lease, grant, bequest or, if appropriate, by eminent domain) all or a sufficient interest in the property in order to carry out the objectives of the plan.

302. Land Acquisition and Clearance

A. The Redevelopment Agency may purchase, lease, obtain options upon, acquire by gift, grant or bequest or any other means, or acquire by eminent domain, any real or personal property, any interest in property, and any improvements thereon, within the project area whenever such action is necessary in order to:

- 1) Remove buildings which are structurally substandard.
- 2) Remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences that include, but are not limited to, the following:
 - a. Inadequate Street Layout: Buildings which must be acquired to resolve inadequacies in the existing street layout.
 - b. Physical Obsolescence: Buildings which are functionally obsolete and unsuitable for improvement or conversion.
 - c. Incompatible Uses or Land-Use Relationships: Buildings which house uses or use relationships that exert significant downgrading or otherwise harmful influence on the immediate area.

- d. Overcrowding of Buildings on Land: Buildings which exceed recommended standards of coverage.
 - e. Continuously Vacant Structures: Buildings which have been boarded up or vacant for a period of time and produce a deleterious influence on adjacent uses or structures.
 - f. Improper Location on the Parcel: Buildings which are situated on the property in an improper manner, such as on or over property lines directly adjacent to another use or structure.
- 3) Provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
 - 4) Allow for the renovation and preservation of historically designated structures.
 - 5) Clear basically sound or deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this redevelopment plan.

In all cases above, City procedures, ordinances, and policies relating to historically designated buildings, in place at the time of the proposed action, shall be complied with.

- B. The Redevelopment Agency shall exercise its power of eminent domain only within the areas delineated on the attached map (Figure 8). The authority of eminent domain shall be utilized for the expressed purposes outlined in Section 302 A above and only as permitted by applicable law.

Within the Lincoln Road area, and delineated on Figure 8, the Agency may use eminent domain solely for the purpose of facilitating access to and from public parking facilities and to develop public/private joint ventures. This authority shall only become effective upon adoption of a specific plan for Lincoln Road by the City Commission of the City of Miami Beach.

303. Redeveloper's Obligations

In order to provide adequate safeguards to insure that the work of redevelopment will be carried out pursuant to the redevelopment plan, the disposition of the land by the Agency shall be subject to a Disposition Agreement and other appropriate documents which shall include the following provisions:

1. The purchase of land is for the purpose of redevelopment and not for speculation.
2. The land shall be built upon and improved in conformity with the provisions of the plan.
3. Preliminary site and architectural plans, specifications, and final plans for the construction of improvements on the land shall be submitted to the Agency and City for review and approval. Thereby, the Agency and the City may determine the compliance of such plans and specifications with this plan and other terms and conditions of Disposition Agreements.
4. The building of improvements shall be commenced and completed within a reasonable time as fixed by the Agency.
5. The Agency shall provide for the retention of control and the establishment of any restriction or covenants running with land sold or leased for private use for such periods of time and under such conditions as the Agency deems necessary to effectuate the redevelopment project.
6. The purchaser/developer shall demonstrate an acceptable financial commitment and ability to perform.

304. Program Development Activity

In order to enhance the economic opportunities within the project area, the Agency will develop and implement an investment strategy that will accomplish this objective.

Key elements of the program will include a detailed evaluation of existing conditions and an analysis of the investment opportunities to insure that the program achieves the objectives of the project.

The Agency will retain the responsibility for developing and initiating the program. Where appropriate, the Agency will work with the City, or contract with private and/or non-profit firms, to complete specific items required.

305. Project Improvements

The Agency and the City will endeavor to provide those project improvements necessary to implement this plan. These improvements may include, but are not limited to, such items as street improvements, sanitary and storm sewers, utility distribution facilities, public facilities of a project or area wide nature, and transportation facilities.

306. Property Management

Property acquired by the Agency for a project shall be under the management and control of the Agency during its ownership of such property. This property may be rented or leased by the Agency, pending its conveyance for redevelopment, in accordance with Section 163.380, Florida Statutes (the Community Redevelopment Act of 1969).

307. Land Disposition

All real property acquired by the Agency shall be leased or sold except property that will be conveyed to the City of Miami Beach.

Purchasers or lessees of property shall be obligated pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the plan.

308. Neighborhood Impact Element

The project area does contain a number of low and moderate income residential units. As such, as required by Section 163.362, Florida Statutes (the Community Redevelopment Act of 1969), an analysis of impacts of the redevelopment activity upon residents of the area is required. The following comprises that analysis.

A. Relocation Impacts:

The plan does not envision acquisition of any low or moderate income housing units and, hence, no displacement of residents is contemplated. However, as the area becomes revitalized, rents may increase, which may require low and moderate income tenants to relocate. The City of Miami Beach and the Redevelopment Agency will monitor this situation. Through its Community Development Block Grant Program, the City has created, over the last decade, 1,000 affordable rehabilitated units, most within a two mile radius of the project. The City of Miami Beach and the Redevelopment Agency will continue to create affordable housing opportunities both within and outside the project area to minimize loss of such housing.

The Agency shall provide relocation assistance for those persons, businesses or institutions who are either temporarily or permanently displaced as a result of project activities and shall make reasonable payments for their relocation expenses.

B. Traffic Circulation:

The plan does not envision any major changes in traffic circulation. No major streets are proposed for closure or rerouting. The circulation plan in Section 204 of this document outlines all proposed improvements. Depending on the outcome of a separate study on Lincoln Road, it is conceivable that all or a portion of that road may be reconsidered for re-streeting. This, however, would have minimal impact to residential, as there are no residences on the street.

Improvements to public transportation, desirable for new hotel and other development, will enhance mobility for area residents. (See Section 204, Public Transportation.)

C. Environmental Quality:

The plan proposes to improve the quantity and quality of public open space; to improve public transportation, streetscapes, infrastructure and the overall environment in steps enumerated throughout this document. A detailed statement of project costs is outlined in Section 401 B. of this document. Residents living in the area will be able to enjoy these environmental improvements.

D. Availability of Community Facilities and Services:

The plan proposes to retain and/or improve community facilities and services. The 21st Street Community Center will be retained, the Garden Center will be expanded. The library will be relocated into a more accessible and central location. City Hall, TOPA, and the arts and cultural facilities will all be retained and enhanced.

One of the missing ingredients for current residents is shopping opportunities. The plan envisions creating a site for a grocery store and other neighborhood needs at a site on 23rd Street, west of Collins Avenue.

Collins Park is proposed to be expanded and restored to its original public open space use.

E. Effect on School Population:

Again, no relocation of area residents is contemplated. The predominant residents in the study area are older and generate few school age children. The plan does envision at least one site for new housing development north of 23rd Street. Depending on the type and nature of the housing, it is possible that a small number of school children may be added to the enrollment of Fienberg-Fisher Elementary School, Nautilus Middle School and Miami Beach High School.

F. Other Matters Affecting the Physical and Social Quality of the Neighborhood:

Upon completion of the proposed redevelopment improvements, residents will have a more viable and physically improved neighborhood to live in.

400. OTHER PROVISIONS

401. Project Financing

A. Financing Provisions:

General Provisions. The financing for this project will be provided from a number of different sources. Immediate street improvements associated with typical commercial and residential development may be paid for by the developers either through direct contributions, payment of impact fees, or through payment to assessment districts. In addition, the developers shall be responsible for securing all private financing for on-site development of buildings, equipment, parking, and landscaped areas. Other development costs may be financed in part through the use of tax increment financing.

The City of Miami Beach may expend or advance monies for or in connection with the project in accordance with a Cooperation Agreement entered into between the City and the Agency, and other parties as applicable, and such expenditures and advances may be reimbursed to the City from proceeds of tax increment financing or any other source permitted by law. Those expenditures, which might normally be the responsibility of other jurisdictions, may be financed through joint agreements and efforts with those agencies.

The Agency may enter into an agreement with the City or other governmental entity to create a Joint Powers Authority for any purpose to carry out any part of this Plan as permitted by law. The Agency may also provide financial contributions as authorized by Section 163.387, Florida Statutes. Other sources of funds include:

1. **Special Assessment.** Portions of the cost of the street improvements and public utilities which are of direct benefit to private properties may be financed by special assessment and assessment bond proceedings under the appropriate state legislation.
2. **Resort Tax.** To implement specific projects, the City and Agency may utilize proceeds from a special one cent resort tax allocation, approved by the voters in November 1992, to apply to hotels only (bed tax). The tax will begin upon the City signing a development agreement with a hotel developer and up to 50% of the proceeds may be utilized for public assistance/participation in a convention quality hotel. The balance may be utilized for quality of life improvements city-wide, including within the project area.
3. **Parking Revenue Bonds.** In cooperation with the Agency, the City may issue parking revenue bonds to construct or improve parking facilities in the area.
4. **Bonds and Tax Increments.** In order to pay for other project costs that may be incurred as a result of implementing the project proposals, the Agency may, from time to time, issue bonds, notes, interim certificates, debentures or other obligations for any of its corporate purposes authorized by law. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it. No bonds shall be issued by the Agency unless the Agency determines that there are sufficient monies available for the repayment of principal and interest when they become due and payable.

B. Detailed Statement of Project Costs:

The Redevelopment Agency is positioned to invest in the upgrading and improvement of public infrastructure, utilities and other public area/public purpose improvements so as to encourage the investment by the private sector in the area. Improvements may be publicly funded, or jointly private and publicly funded with any sources (or combination of sources) noted in Section 401 A, above.

Following is Figure 9, a list of capital projects that could be funded from these sources over the next five years. For purposes of this plan, it is anticipated that no more than 50% of the total improvement costs for this capital program would be sourced from tax increment funds, either directly or through bonds.

It is anticipated that tax increment revenues will initially be generated slowly. As public improvements spur additional private investment, increments will grow, allowing bonds to be issued in an amount necessary to fund the \$65.6 million program share outlined above. To raise the \$65.6 million in bonds will require a commitment of approximately \$6.6 million annually in tax increments over a 30 year period.

The Agency will prepare and adopt a resolution authorizing the issuance of bonds and defining their terms. Such a resolution must be adopted prior to the sale of the bonds. The bonds shall be marketed in accordance with statutory requirements.

The Agency may issue Redevelopment Revenue Bonds for the following purposes:

- a. To pay for site improvements, project improvements and supporting facilities constructed at the Agency's expense and to pay for all other expenditures made by the Agency for or in connection with the project.
- b. With the consent of the applicable governing body, to pay all or part of the value of land and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the project area to the extent that such buildings, facilities, structures, or other improvements are of benefit to the project area.
- c. Reimbursement to the City of Miami Beach for monies expended or advanced.
- d. For any other purposes permitted by law and authorized by the Agency.

Any bond, note or other form of indebtedness pledging increment revenue shall mature no later than the maximum period allowed by applicable law.

402. Duration of Projects

The redevelopment activities contemplated by this plan are scheduled for completion thirty (30) years from the date of adoption of this Plan by the City Commission of the City of Miami Beach or such later date as permitted by applicable law.

403. Enforcement of Plan

The provisions of the plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law and pursuant to the terms of Disposition Documents and other applicable agreements pertaining to the plan.

404. Procedure for Amendment

This Plan may be amended in any manner that is now or hereafter permitted by law.

405. Severability

If any provision, section, subsection, subdivision, sentence, clause or phrase of the plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the plan.

406. Housing Element Addendum

The Proposed Historic Convention Village Redevelopment and Revitalization Area contains almost 4,700 residential units, of which approximately 2,000 are occupied by low-moderate income families.

The Redevelopment plan does not envision acquisition of any of these moderate income housing units, nor does it call for displacing any of the area's residents. In fact, the Redevelopment Agency hopes to create an additional 200 units through a combination of new construction and rehabilitation throughout the area.

Additionally, the City of Miami Beach has recently adopted a H.U.D approved five-year Comprehensive Housing Affordability Strategy (CHAS), which also directly benefits the proposed Redevelopment Area. This Citywide strategy addresses rental housing needs for the elderly, small and large related households, and first-time homebuyers. Special housing programs funded through Community Development Block Grant (CDBG) money, are already in place and have been responsible for creating over 1,000 affordable rehabilitated housing units in the South Beach area. These programs include:

- The City's Multi-Family Residential Rehabilitation Program,
- Miami Beach Development Corporation's Homeownership Program which also taps County Surtax dollars and CDBG dollars,
- The H.U.D. Rental Rehabilitation Program, and
- The new federally funded HOME Program which has allocated \$1.8 million in 1992 and \$1.2 million in 1993.

These programs will continue to be utilized in the project area to rehabilitate existing housing and to help create new affordable housing development.

FIGURE 9

City Center/Historic Convention Village Redevelopment and Revitalization Plan Ten Year Capital Improvement Program in 1992 Dollars

1.	Parking Facilities - acquiring of land and development	
A.	1,500 car garage @ 16th St. & Collins Ave.	\$12 million
B.	400 car garage @ 20th St. & Collins Ave.	\$ 3 million
C.	600 car garage @ 23rd St. & Collins Ave.	\$ 4 million
2.	Bass Museum Expansion	\$16.5 million
3.	Collins Park Improvements	\$ 3 million
4.	Retail development assistance/land acquisition (22nd St. & Collins Ave.)	\$ 2 million
5.	Residential development assistance/land acquisition (23rd St. & Collins Ave./Dade Canal)	\$ 4 million
6.	Riverwalk Improvements (Dade Canal - Meridian Ave. to Collins Ave.)	\$ 3 million
7.	Light rail station (along Washington Avenue)	\$ 2 million
8.	Lincoln Road Improvements (physical improvements - ocean to West Ave.)	\$12 million
9.	Lincoln Road mixed use development/land acquisition (17th St. & Washington Ave.)	\$ 2 million
10.	Lincoln Road theater development incentives (Meridian Ave. and Lincoln Rd.)	\$ 2 million
11.	Relocated Public Library (17th St. & Meridian Ave.)	\$ 5 million
12.	Garden Center Renovations	\$ 1 million
13.	Oceanwalk extension (15th St. to 23rd St.)	\$.5 million

14.	Street end improvements at the ocean (15th, 16th, Linc. & 17th, 18th, 19th, 21st & 22nd Sts.)	\$.8 million
15.	Espanola Way extension improvements (ocean to Washington Ave.)	\$.5 million
16.	Historic Streetscape Projects:	
	Washington Ave., 14th to 23rd Sts.	\$ 1 million
	Collins Ave., 14th to 23rd Sts.	\$ 2 million
	Dade Blvd., Meridian Ave. to Collins Ave.	\$ 1 million
	17th St., Meridian to ocean	\$.6 million
	18th St., Washington Ave. to Collins Ave.	\$.3 million
	19th St., Washington Ave. to Collins Ave.	\$.3 million
	20th St., Washington Ave. to Collins Ave.	\$.3 million
	21st St., Washington Ave. to Collins Ave.	\$.3 million
	22nd St., Washington Ave. to Collins Ave.	\$.3 million
	23rd St., Washington Ave. to Collins Ave.	\$.3 million
17.	Hotel Rehab improvements	\$ 2 million
18.	Hotel Development Initiatives:	
	Land acquisition	\$15 million
	Parking assistance	\$12 million
	Public infrastructure	\$ 8 million
	Public area improvements	\$15 million
	TOTAL HOTEL	\$50 million
	Total Ten-Year Budget	\$131.2 million
	Maximum Anticipated From Tax Increment Financing	\$65.6 million
	Anticipated From Other Sources	\$65.6 million

PROPOSED PROJECTS & SOURCE OF FUNDS

FIGURE 10

City Center/Historic Convention Village Redevelopment and Revitalization Plan Ten Year Capital Improvement Program in 1992 Dollars

Public Infrastructure Improvements

		<u>SOURCE</u>
1. Parking Facilities - acquiring of land and development		
A. 1,500 car garage @ 16th St. & Collins Ave.	\$12.0 million	CMB Parking Fund
B. 400 car garage @ 20th St. & Collins Ave.	\$ 3.0 million	CMB Parking Fund
C. 600 car garage @ 23rd St. & Collins Ave.	\$ 4.0 million	CMB Parking Fund
2. Bass Museum Expansion	\$16.5 million	50% private/ 50% CMB
3. Collins Park Improvements	\$ 3.0 million	50% new bed tax/ 50% TIF
4. Riverwalk Improvements (Dade Canal - Meridian Ave. to Collins Ave.)	\$ 3.0 million	33% State of Florida 33% TIF 33% New Bed Tax
5. Light rail station (along Washington Avenue)	\$ 2.0 million	UMTA
6. Lincoln Road Improvements (physical improvements - ocean to West Ave.)	\$12.0 million	50% Assess. Dist./ 25% TIF/ 25% CDBG Sec. 10
7. Relocated Public Library (17th St. & Meridian Ave.)	\$ 5.0 million	50% New Bed Tax/ 50% TIF
8. Garden Center Renovations	\$ 1.0 million	50% EDA/ 50% TCCEA
9. Oceanwalk extension (15th St. to 23rd St.)	\$ 0.5 million	50% New Bed Tax/ 50% TIF
10. Street end improvements at the ocean (15th, 16th, Linc. & 17th, 18th, 19th, 21st & 22nd Sts.)	\$ 0.8 million	TCCEA
11. Espanola Way extension improvements (ocean to Washington Ave.)	\$ 0.5 million	50% New Bed Tax/ 50% TIF

12. Historic Streetscape Projects:

Washington Ave., 14th to 23rd Sts.	\$ 1.0 million	50% CDBG/ 50% TIF
Collins Ave., 14th to 23rd Sts.	\$ 2.0 million	FDOT
Dade Blvd., Meridian Ave. to Collins Ave.	\$ 1.0 million	50% CDBG/ 50% TIF
17th St., Meridian to ocean	\$ 0.6 million	CDBG
18th St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA
19th St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA
20th St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA
21st St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA
22nd St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA
23rd St., Washington Ave. to Collins Ave.	\$ 0.3 million	TCCEA

Commercial Projects

13. Retail development assistance/land acquisition (22nd St. & Collins Ave.)	\$ 2.0 million	50% CDBG/ 50% TIF
14. Lincoln Road mixed use development/land acquisition (17th St. & Washington Ave.)	\$ 2.0 million	50% TIF/ 50% Pkg. Fund
15. Lincoln Road theater development incentives (Meridian Ave. and Lincoln Rd.)	\$ 2.0 million	33% Pkg. Fund/ 33% TIF/ 33% CDBG
16. Hotel Rehab improvements	\$ 2.0 million	Resort Tax

Residential/Housing Development

17. Residential development assistance/land acquisition (23rd St. & Collins Ave./Dade Canal)	\$ 4.0 million	30% HOME/30% TIF CDBG
-------------------------------------------------------------------------------------------------	----------------	--------------------------

Hotel Development Initiatives

18. Hotel Development Initiatives:

Land acquisition	\$15 million	Combination of:	
Parking assistance	\$12 million	Tax Increment:	\$25 million
Public infrastructure	\$ 8 million	Resort Tax:	\$10 million
Public area improvements	\$15 million	New Bed Tax:	\$10 million
TOTAL HOTEL	\$50 million	GMCVB:	\$ 5 million

FUNDING BY SOURCE:

Tax Increment	\$40.0 million
CMB Parking Fund	\$21.0 million
New Bed Tax	\$16.25 million
Tourist & Convention Center Expansion Authority (TCCEA)	\$ 3.1 million
Florida Department of Transportation (FDOT)	\$ 2.0 million
City of Miami Beach Resort Tax	\$12.0 million
Community Development Block Grant (CDBG)	\$ 7.3 million
HOME	\$ 1.3 million
UMTA	\$ 2.0 million
Assessment District	\$ 3.0 million
Economic Development Administration (EDA)	\$.5 million
Other	\$16.5 million
State of Florida	\$ 1.0 million
Greater Miami Convention & Visitors Bureau (GMCVB)	\$ 5.0 million

500. 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.

FINDING OF NECESSITY

Historic Convention Village Redevelopment Area

City of Miami Beach

**Wallace Roberts & Todd
Coral Gables, Florida**

Casella & Associates

Clearwater, Florida

October 1992

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Appendix 1

Key map and conditions survey and summary by block

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

EXECUTIVE SUMMARY

The establishment of a redevelopment district and exercise of redevelopment powers requires an official finding of the necessity for redevelopment. In the proposed Historic Convention Village Redevelopment Area, a finding of necessity for redevelopment conditions can be based on conditions the Florida Redevelopment Act, Chapter 163.355. F.S.

After examination of the study area, and application of appropriate criteria the Historic Convention Village Redevelopment Area was found to possess a combination of conditions that indicate a need for redevelopment. Among these conditions are:

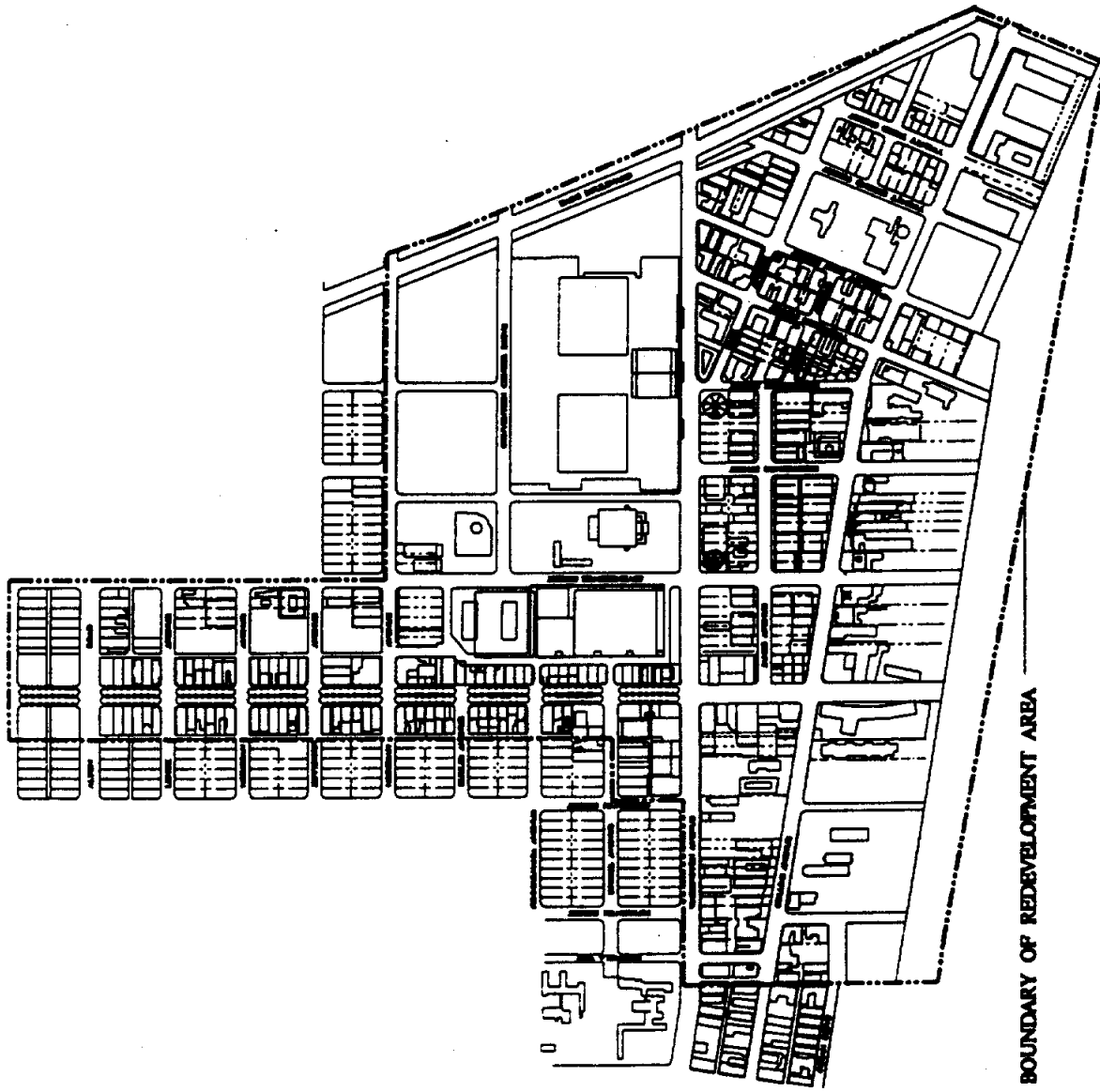
- *Building deterioration.* A substantial number of deteriorating structures were found to exist, and are dispersed over a substantial proportion of the study area.
- *Site deterioration and deficiencies.* Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.
- *Unsanitary Conditions.* Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.
- *Drainage deficiencies.* Drainage deficiencies were identified in blocks where flooding was observed that made streets and sidewalks impassable.
- *Diversity of Ownership.* Excessive diversity of ownership was found in blocks that have five or more different owners. Such diversity makes it difficult to assemble land for redevelopment.
- *Age of Structures.* Excessive age of structures was identified in blocks where the average age of buildings was 40 years or more.
- *Non-conforming structures: size of units.* Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code stan

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

dards.

- ***Non-conforming structures: parking required.*** Non-conforming parking facilities were identified in blocks where off-street parking does not meet minimum code standards.
- ***Non-conforming structures: setbacks.*** Non-conforming setbacks were identified in blocks where building setbacks do not meet minimum code standards.
- ***Non-conforming structures: F.A.R.*** Non-conforming F.A.R. was identified in blocks where buildings do not meet minimum code standards relating to floor area ratio.
- ***Closed buildings.*** Closed buildings indicate economic disuse and obsolescence.
- ***Vacant lots.*** Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills.
- ***Violations of fire code.*** Violations of fire code are dangerous to life and property.
- ***High crime rates: robbery, burglary, auto theft, and auto burglary.*** High crime rates demonstrate a lack of public safety that inhibits sound development of the area.
- ***Property maintenance and commercial properties code violations.*** Violations of property maintenance standards are substandard conditions that inhibit investment and sound development of the area.

Based on the facts presented in this report, the City's governing body may reasonably request a delegation of authority from Dade County under the Florida redevelopment act, and may make an official finding that a redevelopment area is necessary in the historic convention village area.



BOUNDARY OF REDEVELOPMENT AREA

FIGURE 1
PROPOSED CONVENTION VILLAGE
REDEVELOPMENT AREA

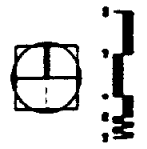
HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY
Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD
ARCHITECTS

CABELLA & ASSOCIATES
PLANNERS



**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

METHODOLOGY

Study area

The initial study area was defined by the City to include a 55 block area, also known as the proposed Historic Convention Village Redevelopment Area. The boundaries of the study area are shown in *Figure 1: Proposed Historical Convention Village Redevelopment Area*.

Field survey

The study area was examined by consultants and City staff during September and October of 1992. The consultants examined buildings from the exterior, and when encountering a deteriorated building, completed a building condition work sheet for that building. Work sheets were set up so that buildings could be classified as having minor deterioration, major deterioration, or dilapidation. While in the field, the consultants also examined the study area for other conditions, including: deterioration of site or other improvements, and unsanitary conditions. During heavy rains on October 1, 1992, the consultants were able to observe drainage deficiencies that resulted in impassable streets and sidewalks.

Public records

Additional information was obtained from city records, including a print-out of property owners in the study area, records of the age of each building, records of violations of the fire, zoning, and property maintenance and commercial properties codes, a police report relating to crime in the area, and city inspectors' reports relating to substandard dwelling units, substandard off-street parking, substandard building setbacks, non-conforming floor-area ratio, closed building, and vacant lots.

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

In addition, the consultants obtained copies of various documents that describe the general conditions and needs of the area, such as the Comprehensive Plan, the Miami Beach Parking and Traffic Study, the Comprehensive Housing Affordability Strategy, and an infrastructure inadequacy report by the public works director.

Aggregation of data

Data obtained in both the field survey and from city records and reports was entered into a computer spreadsheet and aggregated into block data. Block data include the number of buildings, number and percent of deteriorated buildings, presence of deteriorated site conditions, presence of unsanitary conditions, presence of drainage deficiencies, number of ownership parcels, average age of buildings, number of structures not in conformance with zoning codes relating to size of dwelling units, parking requirements, building setbacks, and floor-area ratio (F.A.R.), number of closed buildings, number of vacant lots, number of buildings in violation of fire codes, presence of high crime rates as reported by the police department, and number of buildings in violation of the property maintenance and commercial properties code. Detailed block data is shown in Appendix 1: Key Map and Conditions Survey and Summary by Block.

Criteria

Each block was then evaluated for whether it did or did not meet the following criteria that relates to Chapter 163.340 and 163.355.

1. Building deterioration of 20% or more. (Standards for building deterioration are explained in the building deterioration section of this report).
2. Presence of site deterioration or deficiencies.
3. Presence of unsanitary conditions.

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

4. Five or more ownership parcels.
5. Average age of structures of 40 years or more.
6. Presence of structures not in conformance with zoning codes relating to size of dwelling units.
7. Presence of structures not in conformance with zoning codes relating parking requirements.
8. Presence of structures not in conformance with zoning codes relating to setbacks.
9. Presence of structures not in conformance with zoning codes relating to floor-area ratio (F.A.R.).
10. Presence of closed buildings.
11. Presence of vacant lots.
12. Presence of buildings in violation of fire codes.
13. A robbery rate of more than 20 per grid. (The police department tracks crime by manageable geographic sections called grids).I
14. A burglary rate of more than 50 per grid.
15. An auto theft rate of more than 40 per grid.
16. An auto burglary rate of more than 80 per grid.
17. Presence of buildings in violation of the property maintenance and commercial properties code.

Determination of Need

Using the logical functions of the spreadsheet, the data was examined to determine whether each block individually met a test of exhibiting either (a) deterioration, or (b) at least 3 of the other blighting criteria. For example, two of the four buildings in Block #31 are found to show signs of deterioration, a deterioration rate of 50%. Another example: Block #9 met ten of the criteria, including diversity of

**FINDING OF NECESSITY
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ownership, presence of non-conformances to code with respect to size of units, required parking, setbacks, and F.A.R., presence of a vacant lot, high crime rates for robbery, burglary, auto theft, and auto burglary. Even though Block #9 did not exhibit building deterioration, it is classified as blighted on the basis of the ten conditions that it did meet. It is possible for a block to meet more than one part of the blight test and most blocks did.

Mapping

As an aid in understanding the extent of blight and the interrelationships of the criteria, a series of 18 maps were prepared, each showing the distribution of one of the criteria. For example, the first map shows the blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the relative severity of blight within the study area. Finally, a composite map was prepared that shows the blocks that met the criteria of deterioration or at least three other conditions.

Proposed boundary

As a general standard the boundary of a proposed redevelopment area includes a number of blocks which clearly found to meet the blight criteria, and other blocks within the area that may not be considered blighted individually but which are otherwise necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that additional parking will be needed for the success of the convention center.

**FINDING OF NECESSITY
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The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.
3. A functional relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Performing Arts (TOPA), the Convention Center, and the parking facilities that serve them are all related to the economic health of the adjacent Lincoln Road Mall, and the larger Historic Convention Village. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center and other public buildings and parking lots are located.

BUILDING DETERIORATION
 Blocks where 20% of the buildings
 meet minimum standards for deteriora-
 tion

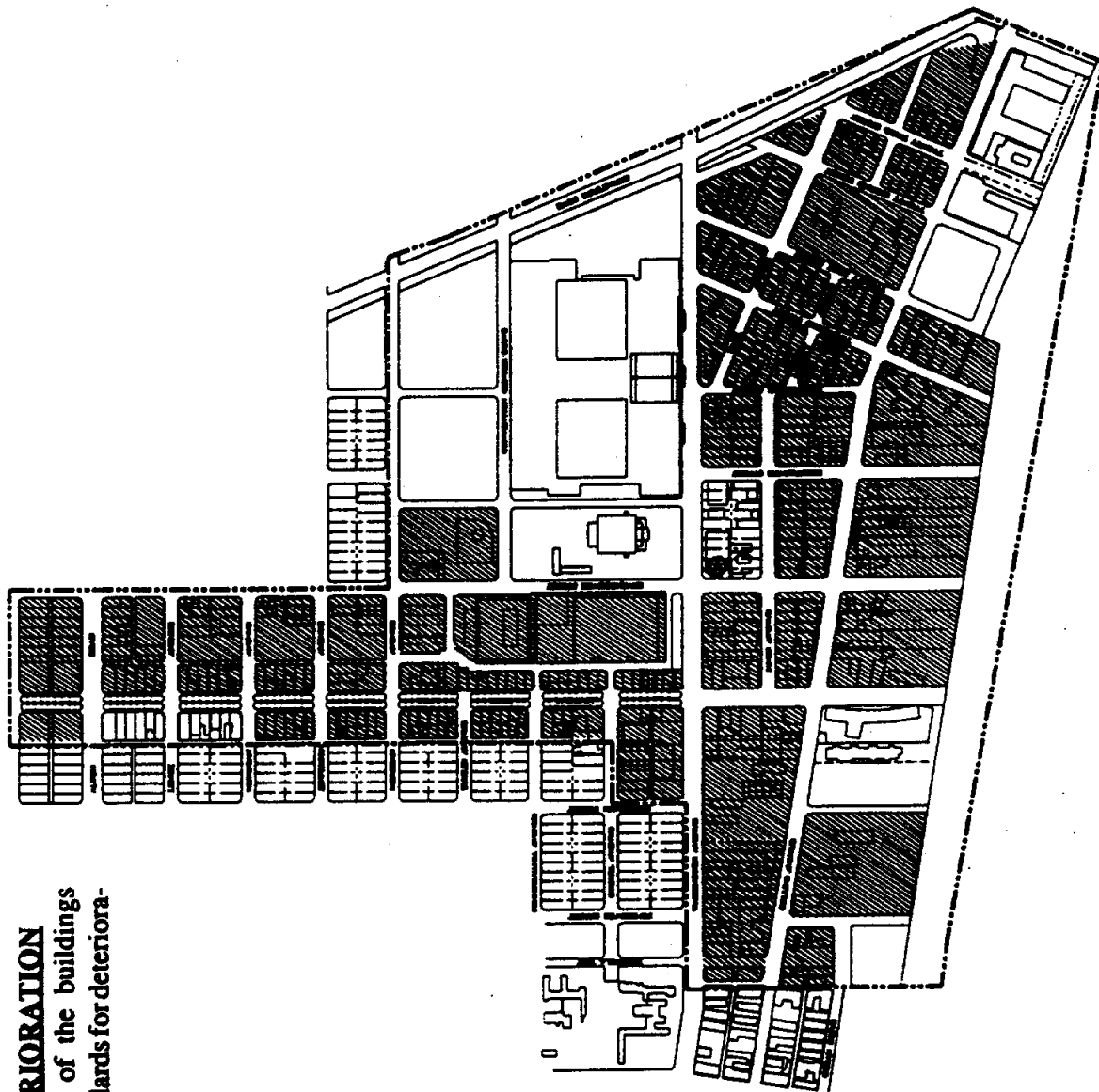
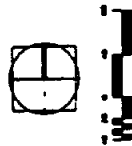


FIGURE 2
BUILDING DETERIORATION
 ARE THAN 20 PERCENT DETERIORATED STRUCTURES PER BLOCK

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BUILDING CONDITION

An exterior building condition survey was conducted by the consultants during September and October 1992. Buildings were classified in four categories:

- (1) sound condition,
- (2) showing minor deterioration,
- (3) showing major deterioration,
- (4) dilapidated.

Buildings classified as showing minor deterioration may have defects in the roof, wall, chimney, doors, windows, or other elements such as porches. Buildings with extensive combinations of such conditions can be classified as having major deterioration. Buildings in which major elements are giving way, in which virtually no doors and windows are in good condition, or which have a combination of major defects can be classified as dilapidated.

Building deterioration affects a high proportion of buildings in the study area. The overall rate of deterioration in the study area was 61% of all buildings, as shown in Table 1. The blocks that met the criteria of having a building deterioration rate of more than 20% are shown in *Figure 2: Building Deterioration*. Building deterioration affects 43 blocks in the study area, which is 78% of all blocks in the area.

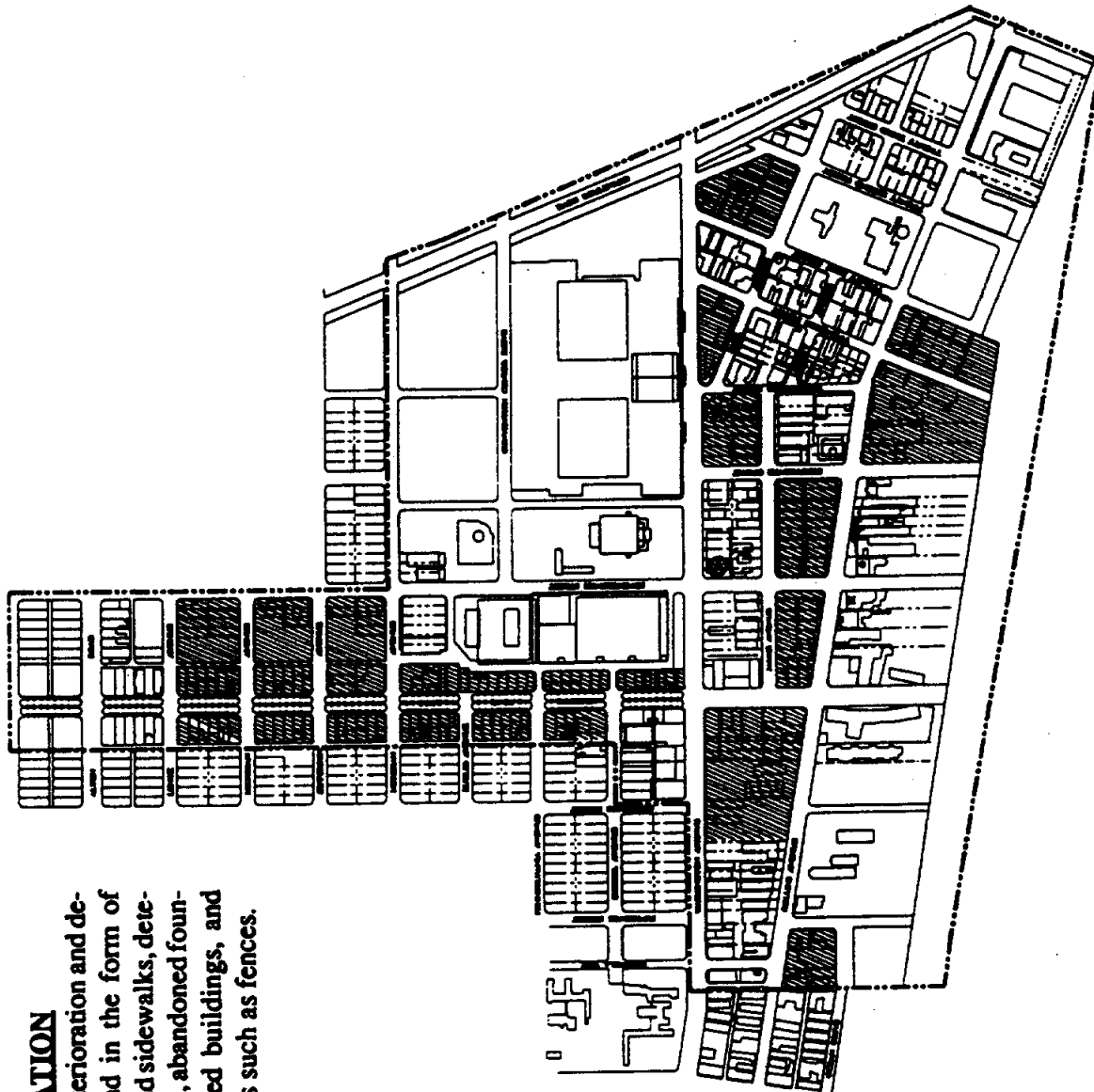
TABLE 1 - BUILDING CONDITION
Historic Convention Village Study Area - October 1992

NUMBER OF BUILD- INGS	DETERIORATING			PERCENT DETERIO- RATING
	MINOR	MAJOR	DILAPIDA- TED	
275	157	11	1	61%

Source: Wallace Roberts & Todd and Casella & Associates

SITE DETERIORATION

Blocks where site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations of demolished buildings, and deteriorating fixtures such as fences.



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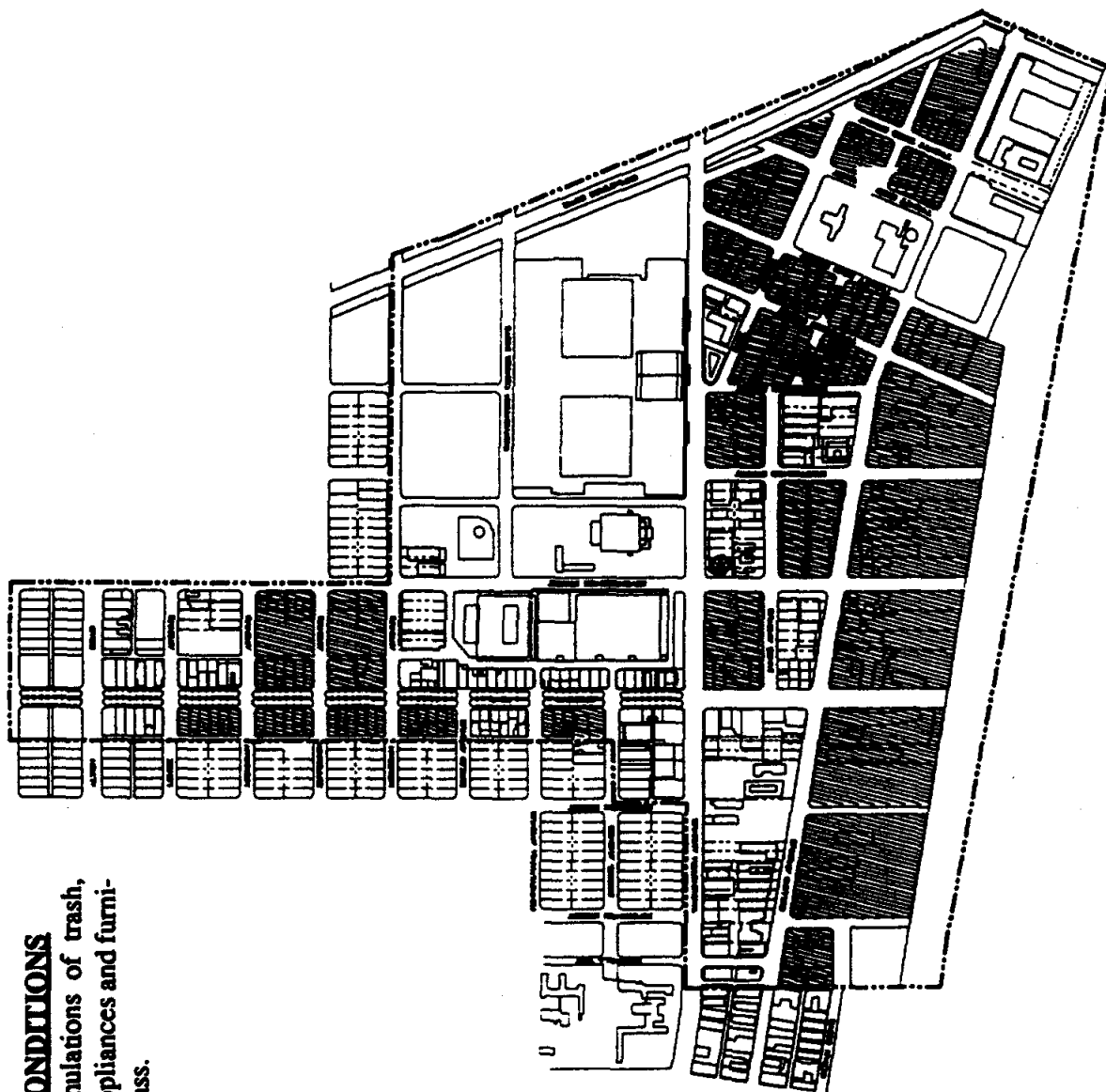
CABELLA & ASSOCIATES

1400 BROADWAY, SUITE 2000, MIAMI, FL 33139



UNSANITARY CONDITIONS

Blocks with accumulations of trash, debris, discarded appliances and furniture, and broken glass.



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DRAINAGE DEFICIENCIES

Blocks where flooding makes streets and sidewalks impassable.

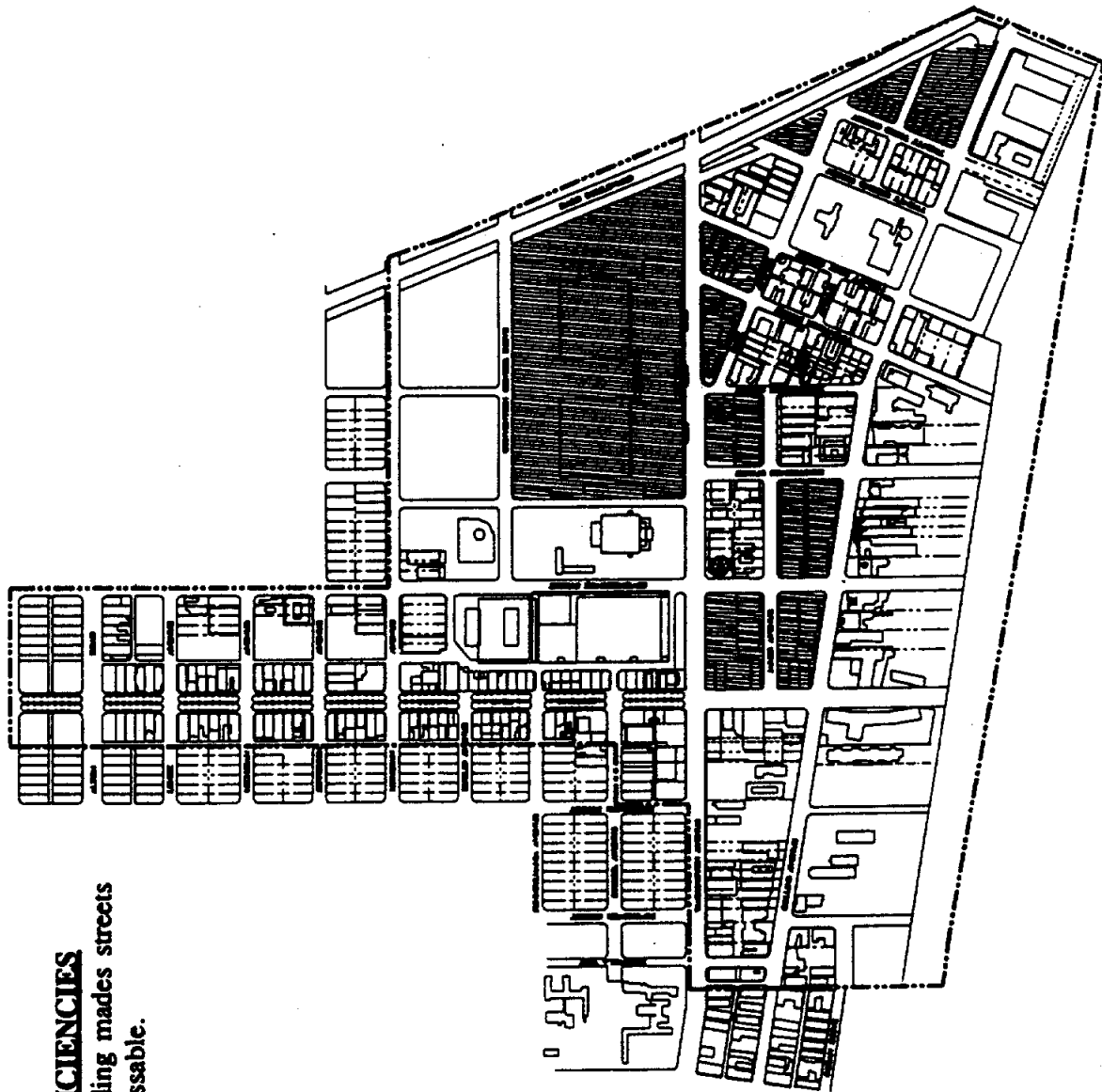


FIGURE 5

DRAINAGE DEFICIENCIES

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SITE DETERIORATION

Site deterioration and deficiencies were found in the form of broken pavements and sidewalks, deteriorating parking lots, abandoned foundations from demolished buildings, and deteriorating fixtures such as fences.

Site deterioration and deficiencies were found in 21 blocks (38% of all blocks in the study area). These blocks were widely dispersed in the study area, as shown by block in *Figure 3: Site Deterioration*.

UNSANITARY CONDITIONS

Unsanitary conditions included accumulations of trash, debris, discarded appliances and furniture, and broken glass.

Unsanitary conditions were found in 28 blocks, which is 51% of all blocks in the study area. The dispersal of unsanitary conditions is shown by block in *Figure 4: Unsanitary Conditions*.

DRAINAGE DEFICIENCIES

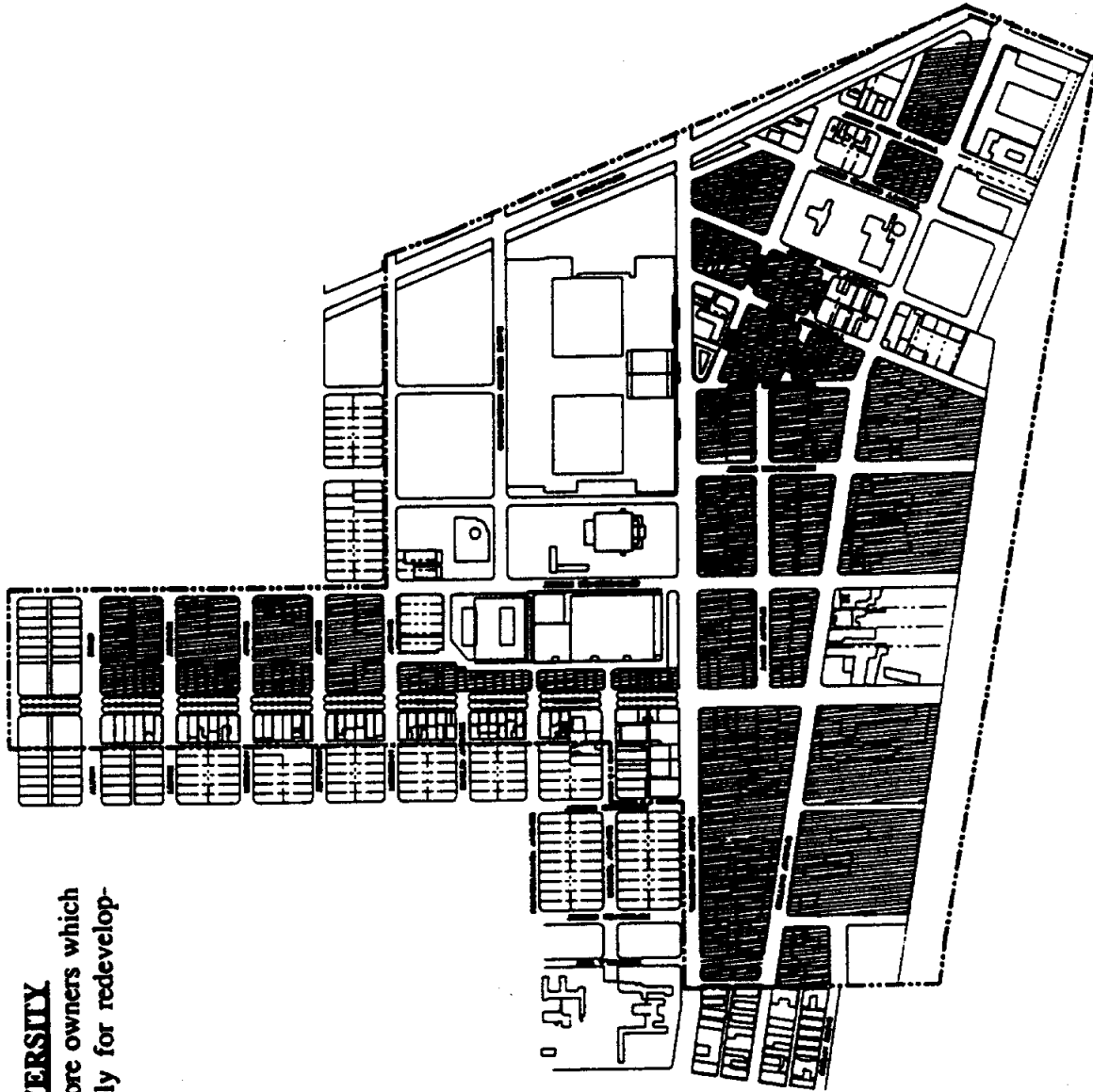
Drainage deficiencies were identified during rains on October 1, 1992, in blocks where flooding was observed that made streets and sidewalks impassable. In addition, an infrastructure adequacy report from the city public works department concludes that "storm sewers in the entire area are totally inadequate for the type of development proposed. The report describes the storm sewers as a syphon system which backs up at high tide. This circumstance combined with a concentrated rainfall results in significant flooding throughout the area."¹

Drainage deficiencies were observed in 10 blocks, which is 18% of all blocks in the study area. The dispersal of drainage deficiencies is shown by block in *Figure 5: Drainage Deficiencies*.

¹ Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

OWNERSHIP DIVERSITY

Blocks with 5 or more owners which makes land assembly for redevelopment difficult.



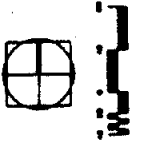
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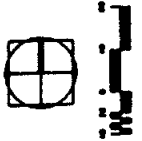
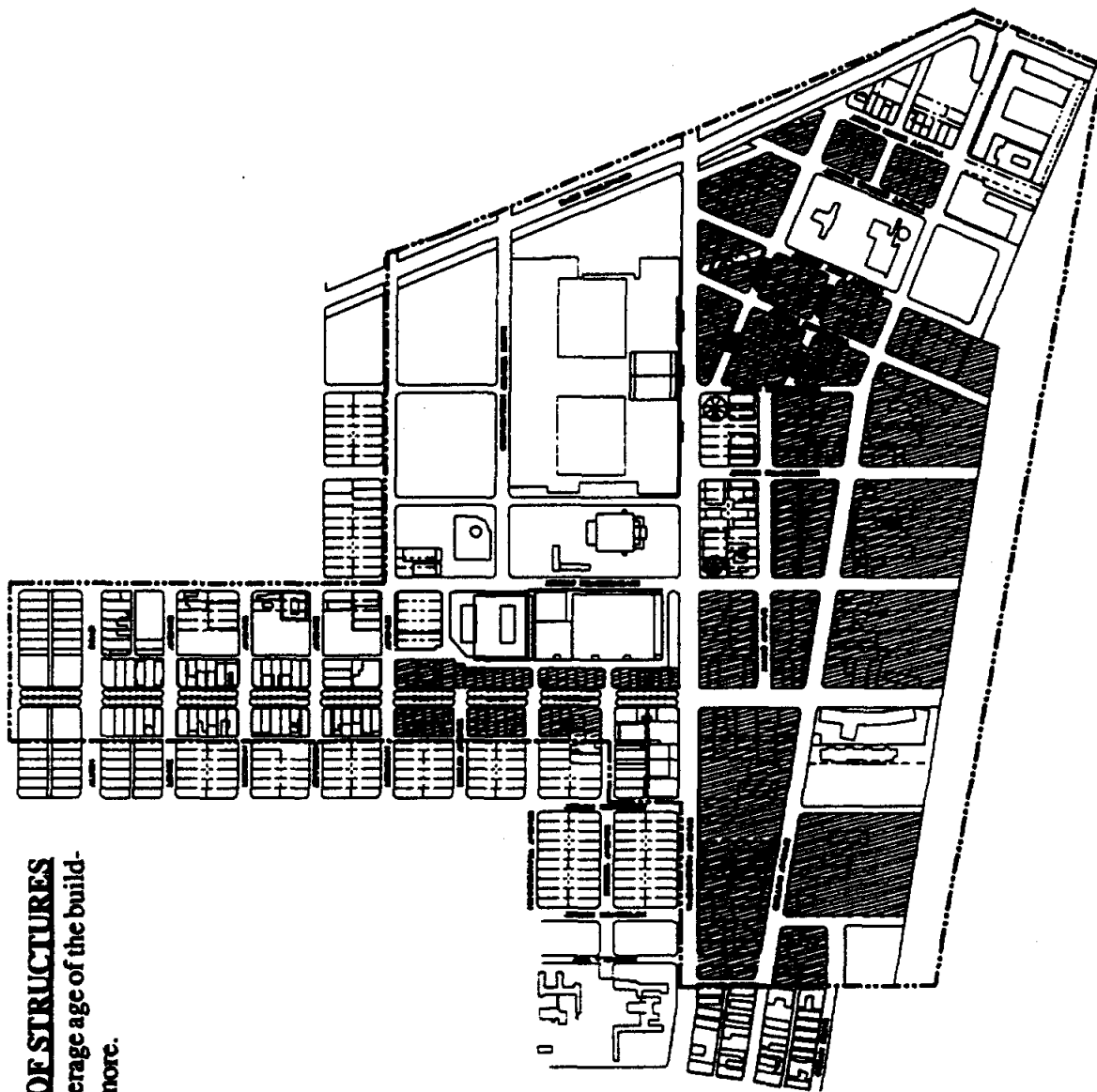
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ARCHITECTS

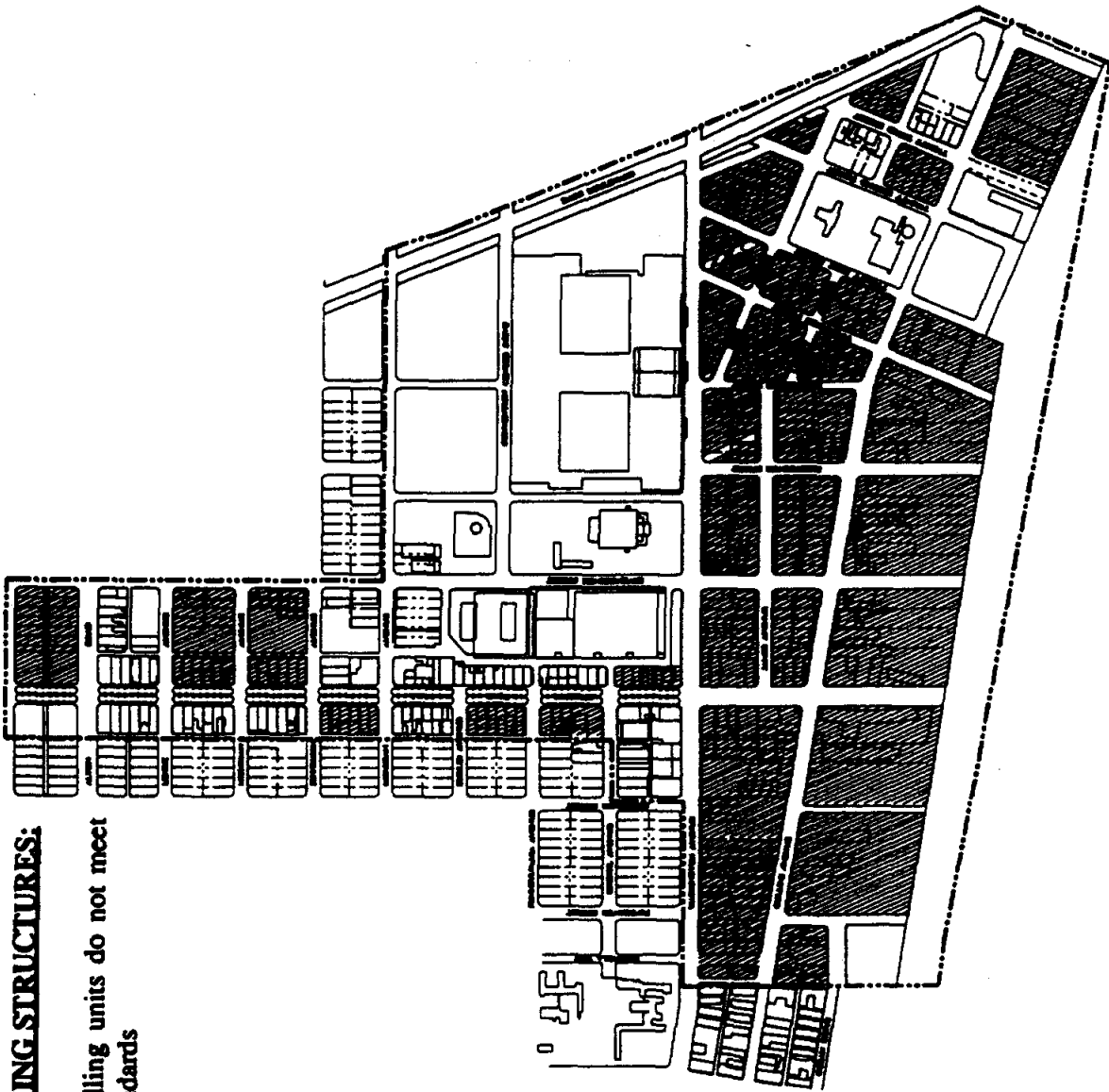


AVERAGE AGE OF STRUCTURES
 Blocks where the average age of the buildings is 40 years or more.



**NON-CONFORMING STRUCTURES:
SIZE OF UNITS**

Blocks where dwelling units do not meet
minimum code standards



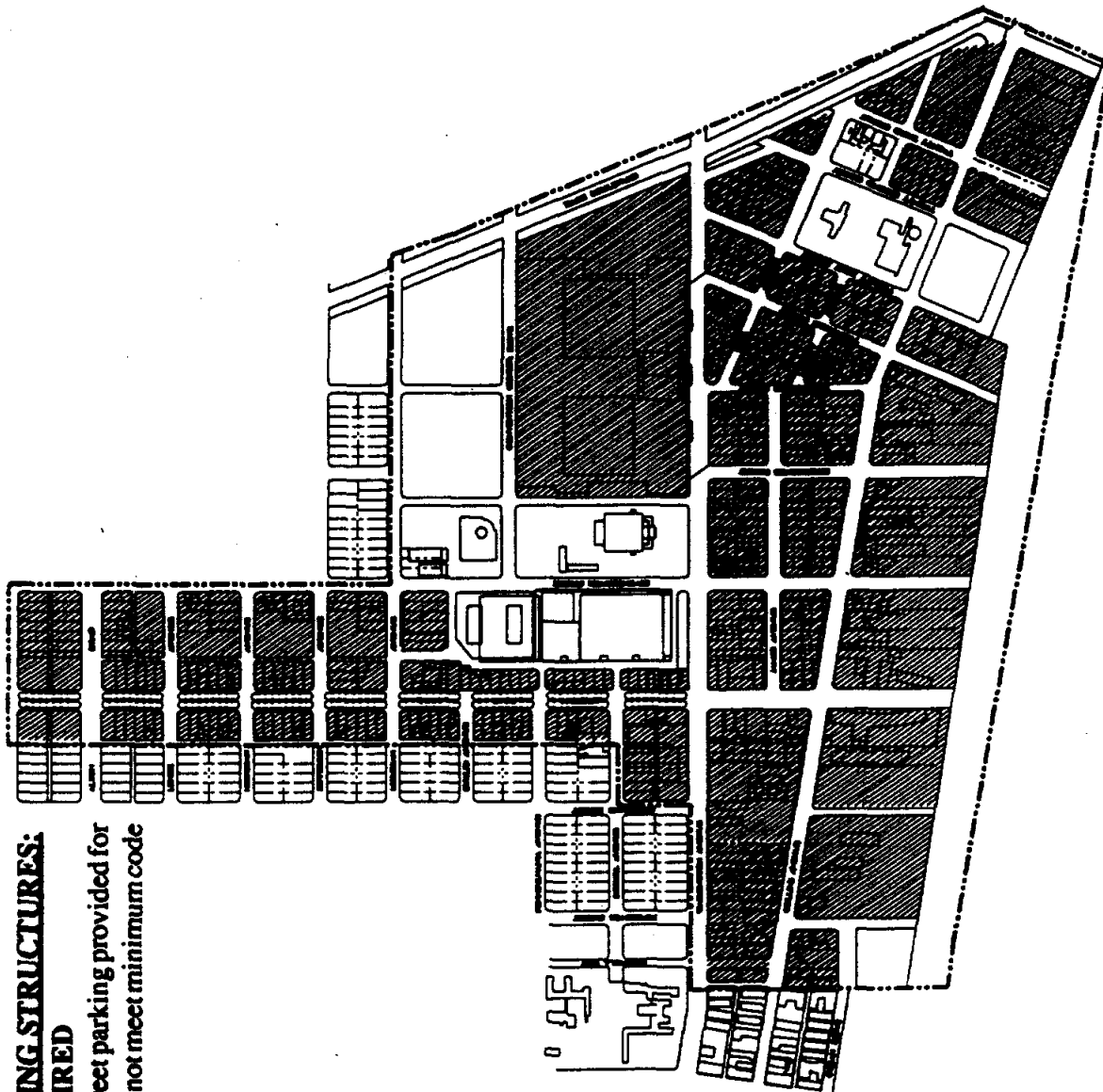
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**NON-CONFORMING STRUCTURES:
PARKING REQUIRED**

Blocks where off-street parking provided for some buildings does not meet minimum code requirements.



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DIVERSITY OF OWNERSHIP

Excessive diversity of ownership is recognized as a condition which inhibits the assembly of land for redevelopment, and makes the use of redevelopment powers necessary in order to facilitate reinvestment. The Florida Redevelopment Act refers to "diversity of ownership ... which prevent(s) the free alienability of land within the deteriorated or hazardous area."

The standard used in this study is that any block having five or more ownership parcels is considered to display excessive diversity of ownership. Using that standard, 27 blocks, which is 49% of all blocks in study area, had excessive diversity of ownership. The dispersal of ownership diversity is shown by block in *Figure 6: Ownership Diversity*.

AGE OF STRUCTURES

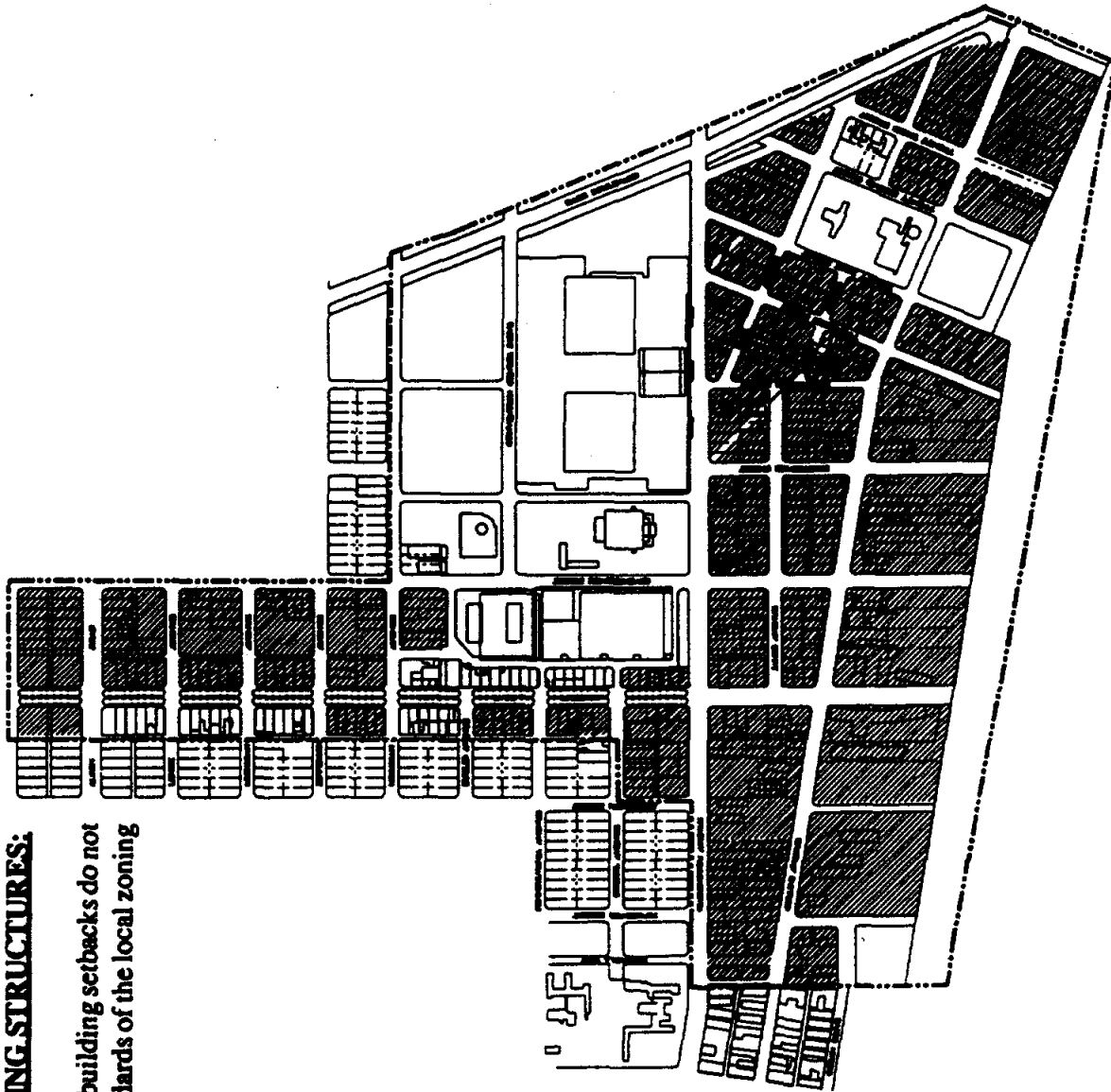
Blocks where the average age of buildings was 40 years or more, were identified as having aged structures. In the study area, 28 blocks (51% of all blocks in the area) met the criteria of average building age of 40 years or more. The location of those blocks is shown in *Figure 7: Average Age of Structures*.

NON-CONFORMING STRUCTURES: SIZE OF UNITS

Non-conforming unit size was identified in blocks where dwelling units do not meet minimum code standards. In the study area, 33 blocks (60% of all blocks in the area) included dwelling units whose size is non-conforming to the local code, based upon information provided by City staff. The location of those blocks is shown in *Figure 8: Non-Conforming Structures: Size of Units*.

**NON-CONFORMING STRUCTURES:
SETBACKS**

Blocks where some building setbacks do not meet minimum standards of the local zoning code.



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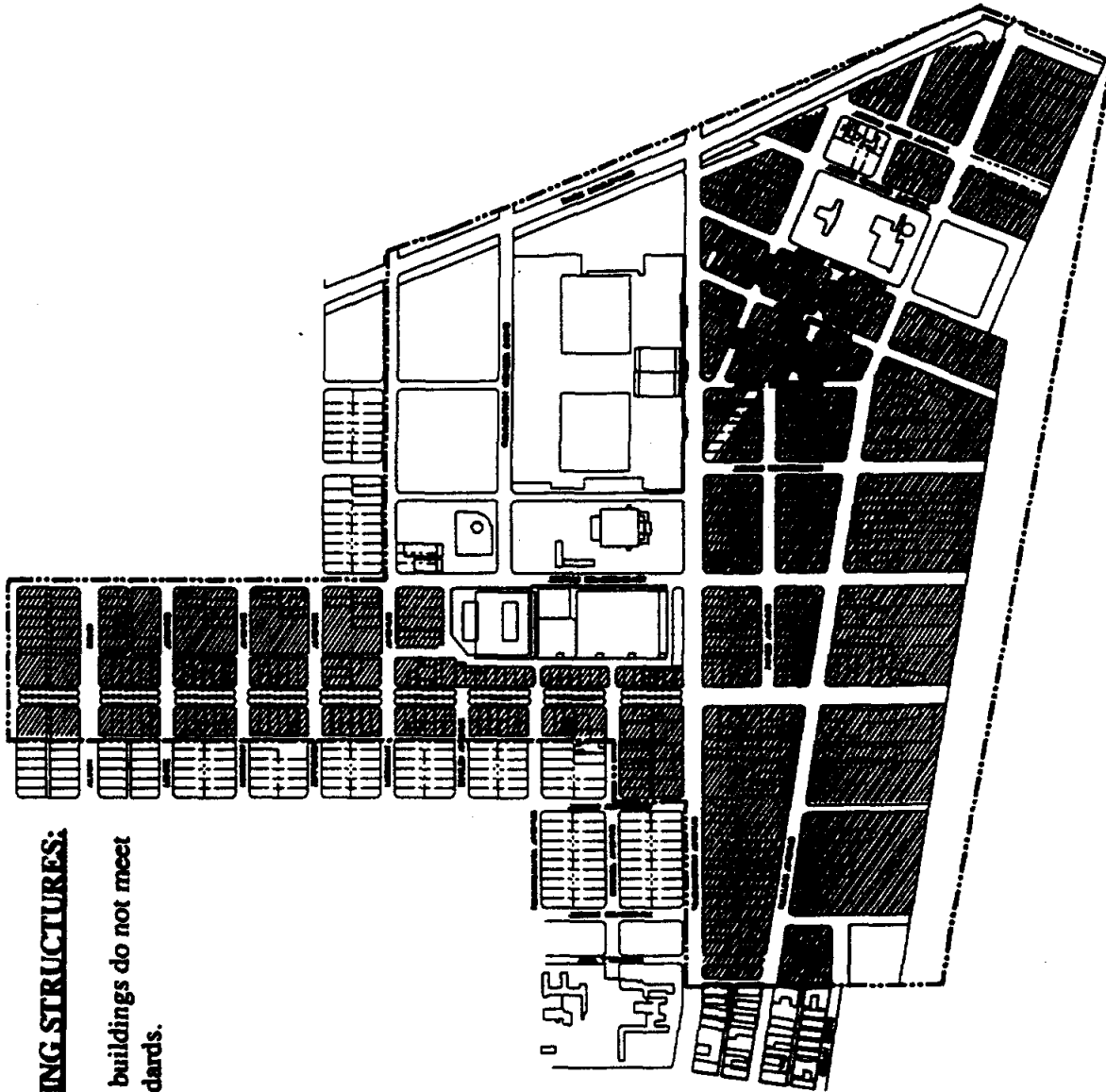
CASSELL & ASSOCIATES



NON-CONFORMING STRUCTURES:

F.A.R.

Blocks where some buildings do not meet minimum code standards.



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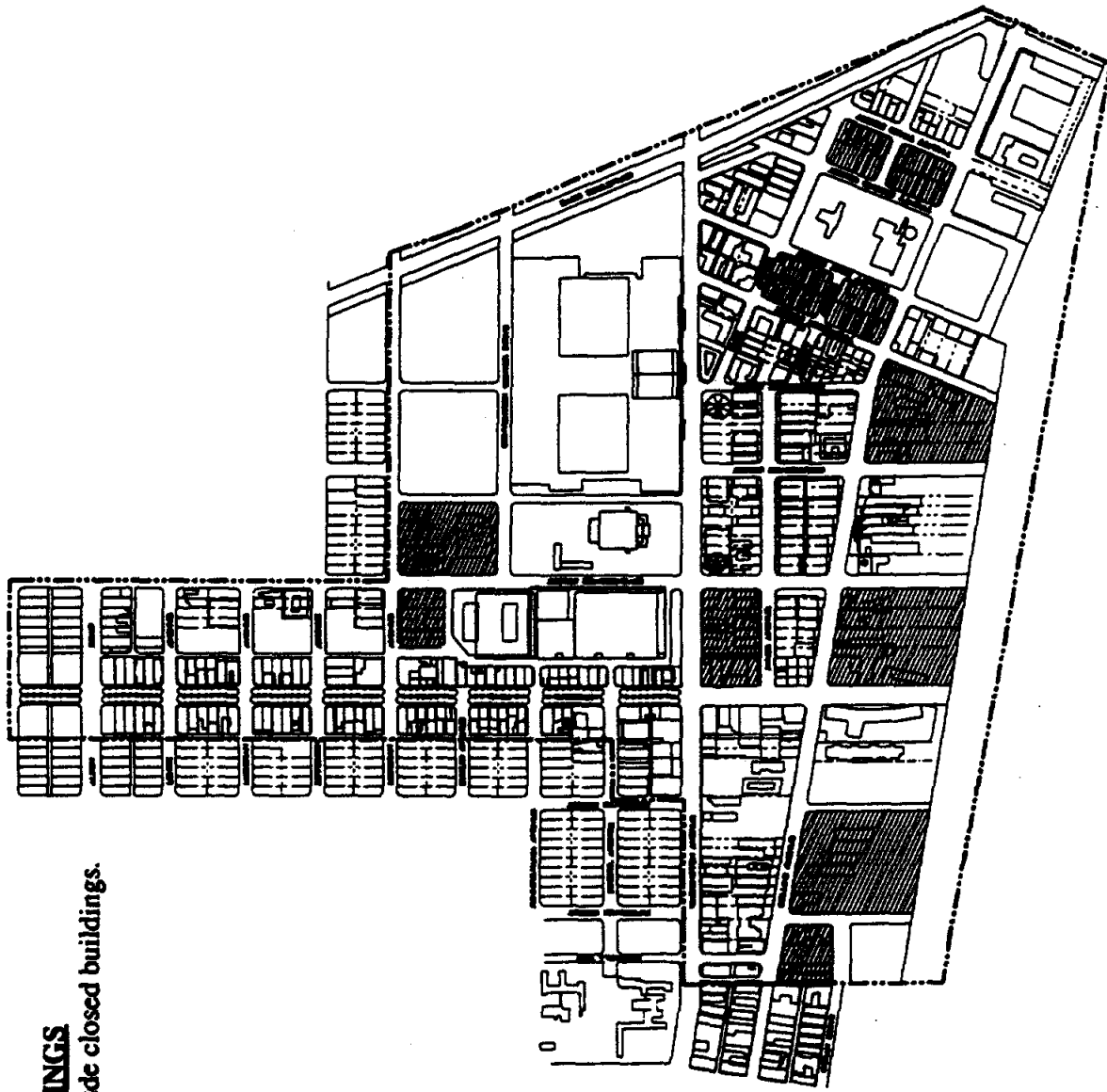
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CLOSED BUILDINGS

Blocks which include closed buildings.



10-C

FIGURE 12
CLOSED BUILDINGS

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NON-CONFORMING STRUCTURES: PARKING REQUIRED

Non-conforming parking facilities were identified in blocks where off-street parking provided for some buildings does not meet minimum code standards. In addition, a finding was made that the convention center will need additional parking in the future, based on the Miami Beach Parking and Traffic Study.²

In the study area, 47 blocks (85% of all blocks in the area) included buildings that are non-conforming to parking requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 9: Non-Conforming Structures: Parking Required.*

NON-CONFORMING STRUCTURES: SETBACKS

Non-conforming setbacks were identified in blocks where some building setbacks do not meet minimum standards of the local zoning code. In the study area, 40 blocks (73% of all blocks in the area) included buildings that are non-conforming to setback requirements of the zoning code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 10: Non-Conforming Structures: Setbacks.*

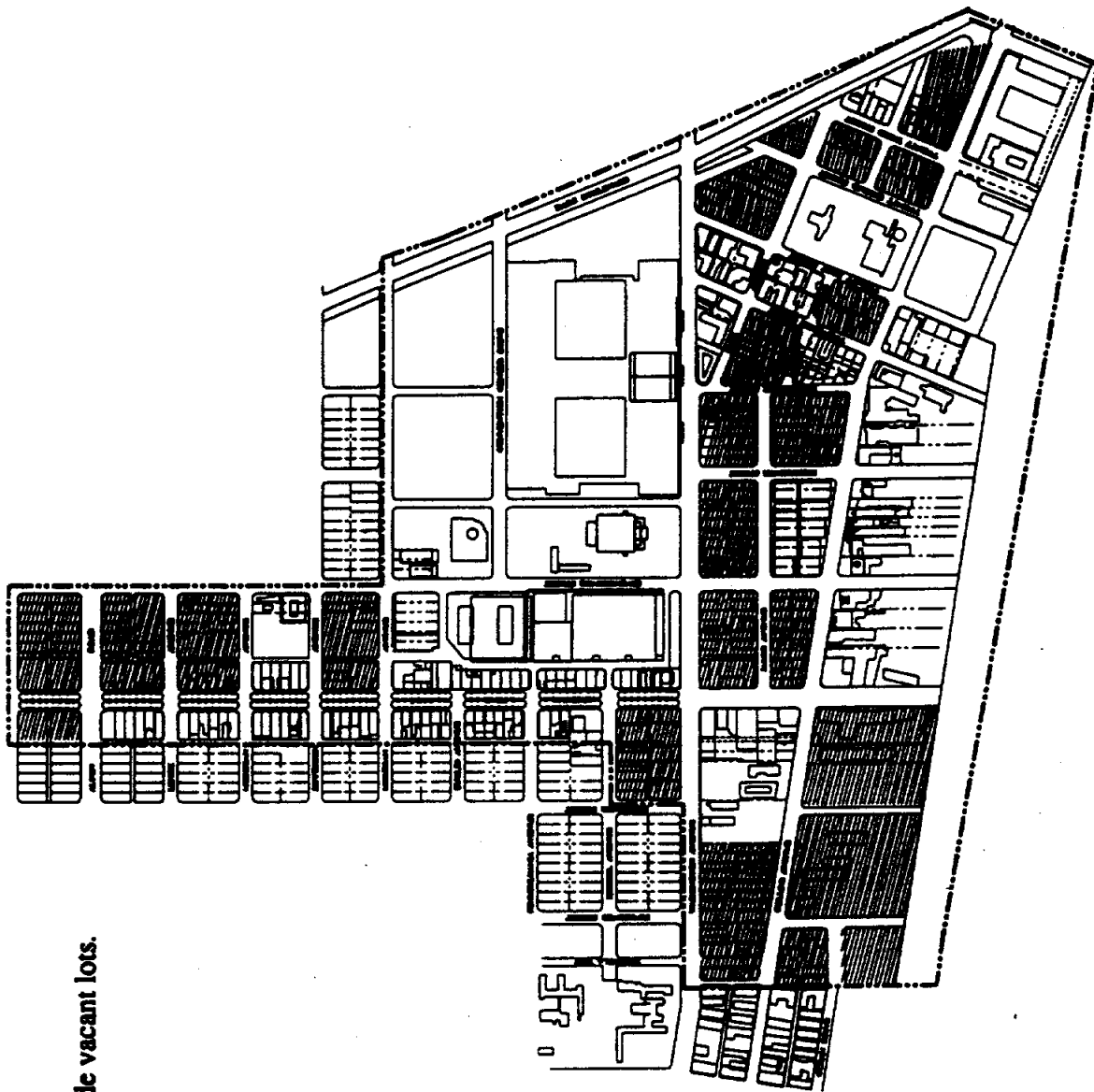
NON-CONFORMING STRUCTURES: F.A.R.

Non-conforming floor area ratio (F.A.R.) was identified in blocks where some buildings do not meet minimum code standards. In the study area, 46 blocks (84% of all blocks in the area) included buildings that are non-conforming to F.A.R. requirements the zoning code, based upon information provided by the city staff. Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

² Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

VACANT LOTS

Blocks which include vacant lots.



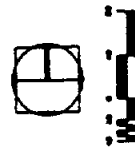
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VIOLATIONS OF FIRE CODE
 Blocks which contain buildings with recent violations of the fire code.

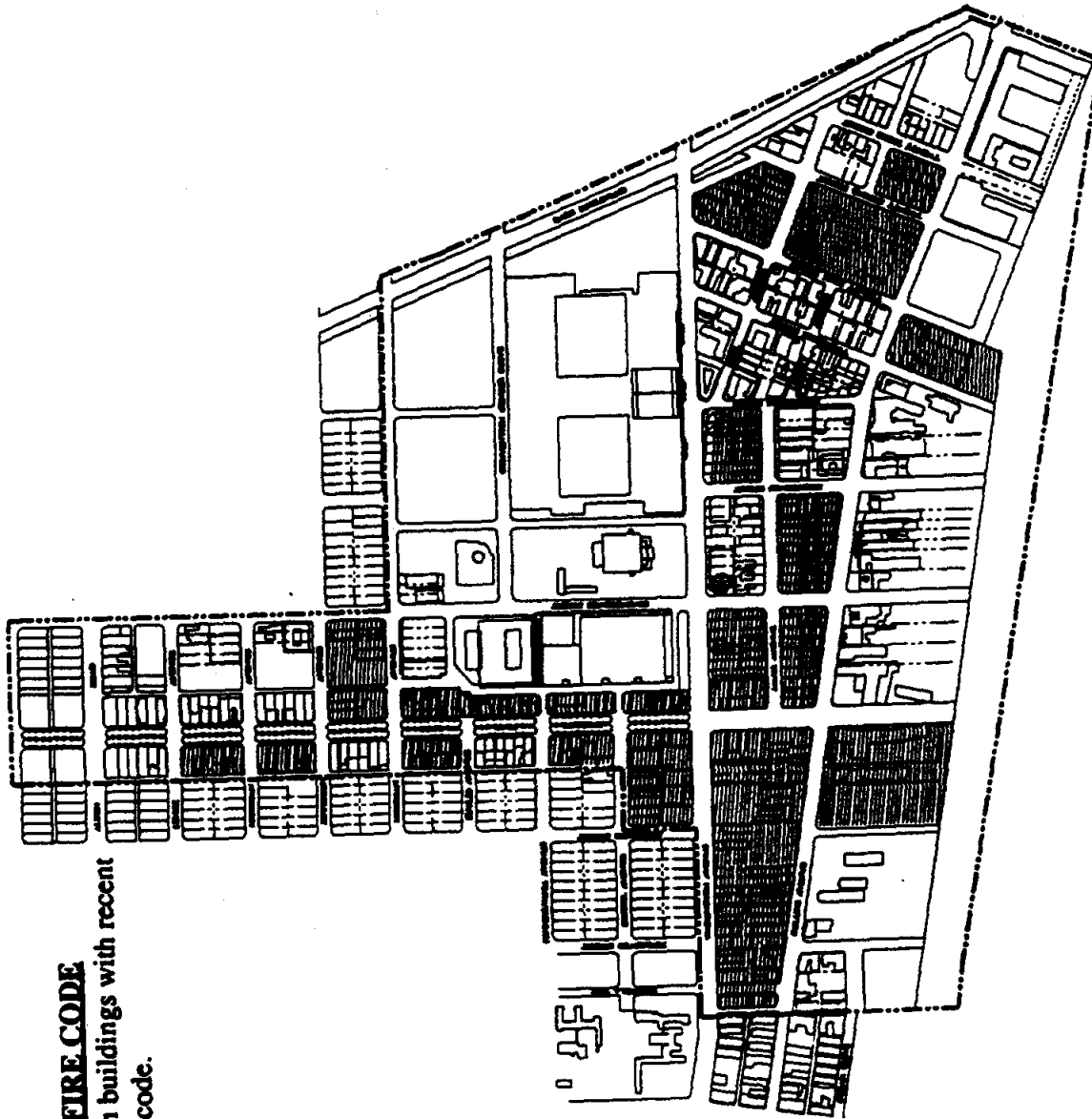
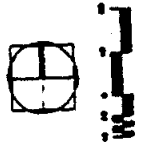


FIGURE 14
FIRE VIOLATIONS

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**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

Those blocks are shown in *Figure 11: Non-Conforming Structures: F.A.R.*

CLOSED BUILDINGS

Closed buildings indicate economic disuse and obsolescence. In the study area, 11 blocks (20% of all blocks in the area) included vacant buildings, based upon information provided by the city staff. The location of those blocks is shown in *Figure 12: Closed Buildings*.

VACANT LOTS

Vacant lots indicate that land is not being put to productive use, which limits the efficiency of local services, limits tax revenues, and can serve as a breeding ground for crime, unsanitary conditions, and other social ills. In the study area, 22 blocks (40% of all blocks in the area) included vacant lots, based upon information provided by the city staff. The location of those blocks is shown in *Figure 13: Vacant Lots*.

VIOLATIONS OF FIRE CODE

Violations of fire code are dangerous to life and property. In the study area, 20 blocks (36% of all blocks in the area) included buildings that have recent violations of the fire code, based upon information provided by the city staff. The location of those blocks is shown in *Figure 14: Fire Violations*.

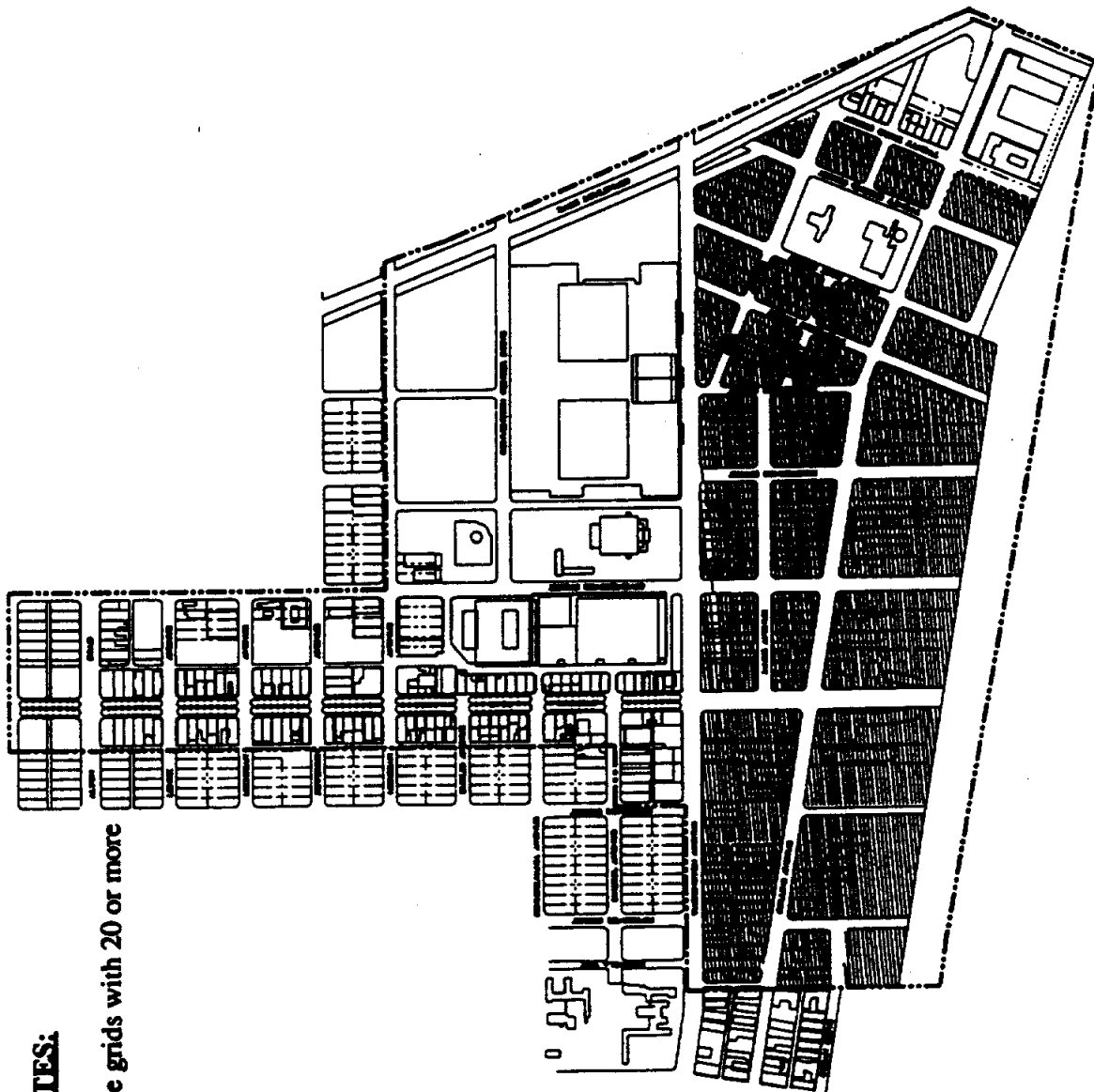
HIGH CRIME RATES

High crime rates demonstrate a lack of public safety that inhibits sound development of the area. Information on four types of crime was provided by the

HIGH CRIME RATES:

ROBBERY

Blocks which include grids with 20 or more robberies per grid.



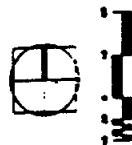
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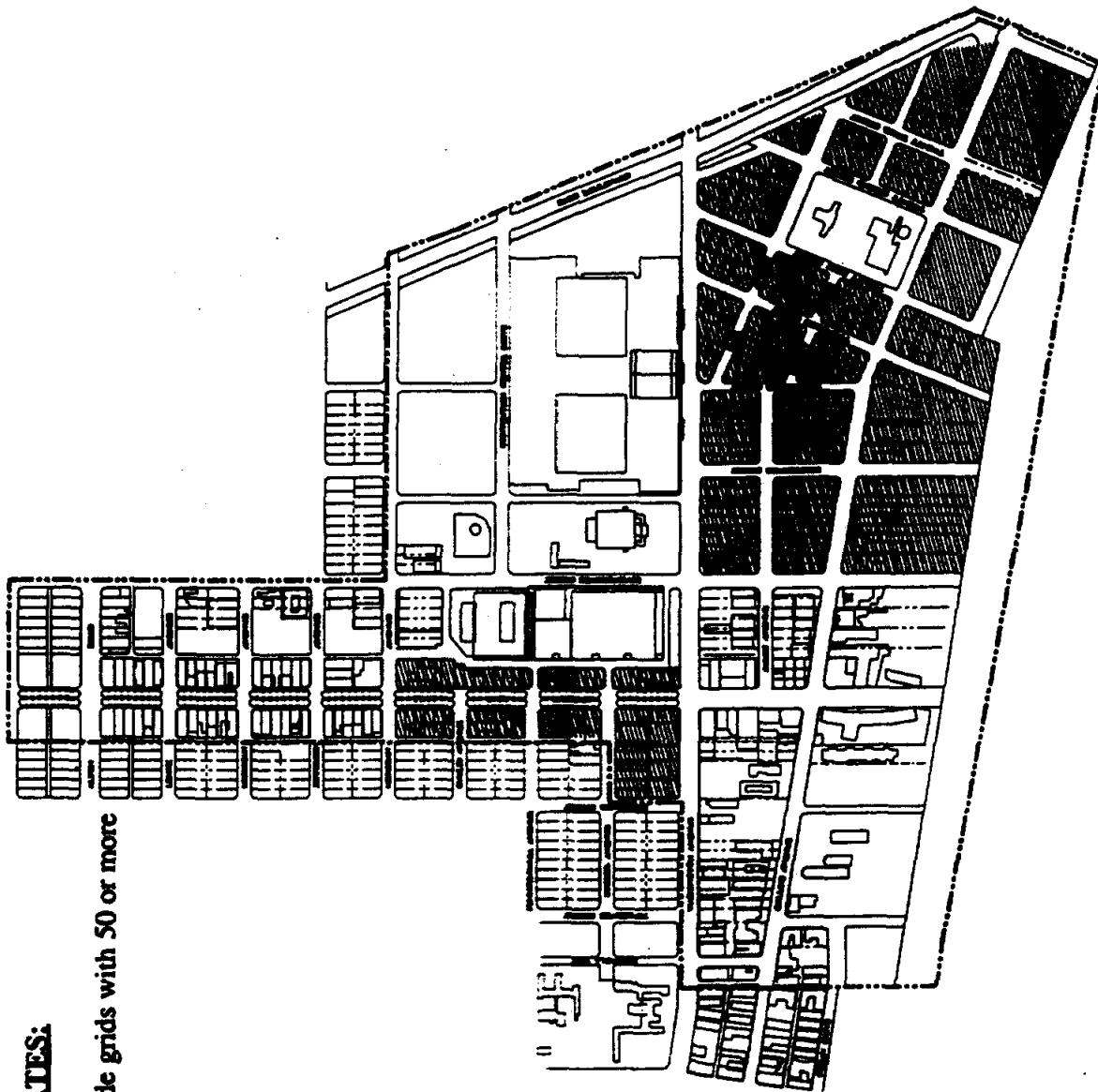
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CONSULTANTS
CARRILLA & ASSOCIATES
PLANNERS



**HIGH CRIME RATES:
BURGLARY**

Blocks which include grids with 50 or more
burglaries per grid.



**FIGURE 16
HIGH CRIME RATES
BURGLARY**

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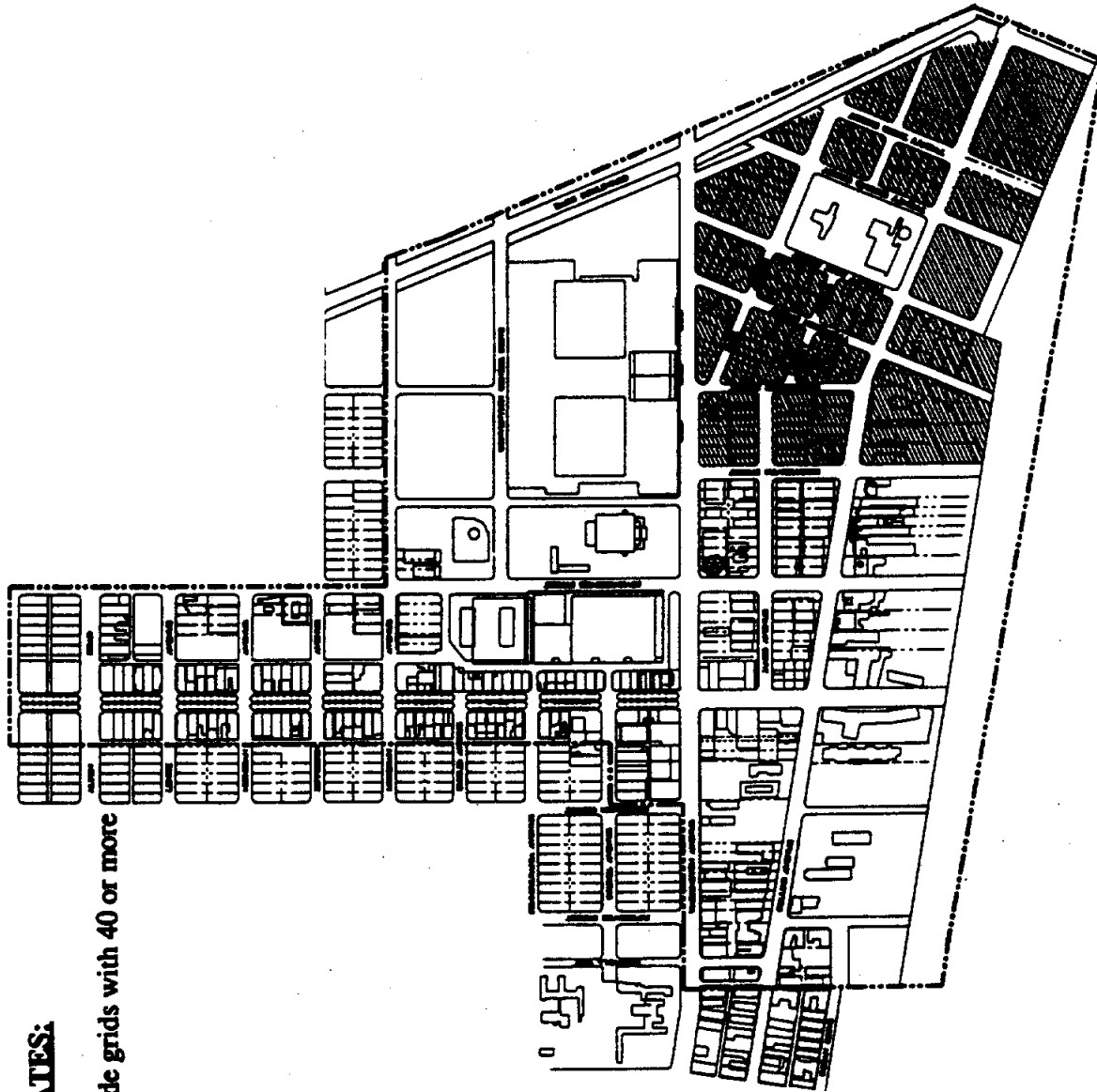
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HIGH CRIME RATES:

AUTO THEFT

Blocks which include grids with 40 or more auto thefts per grid.



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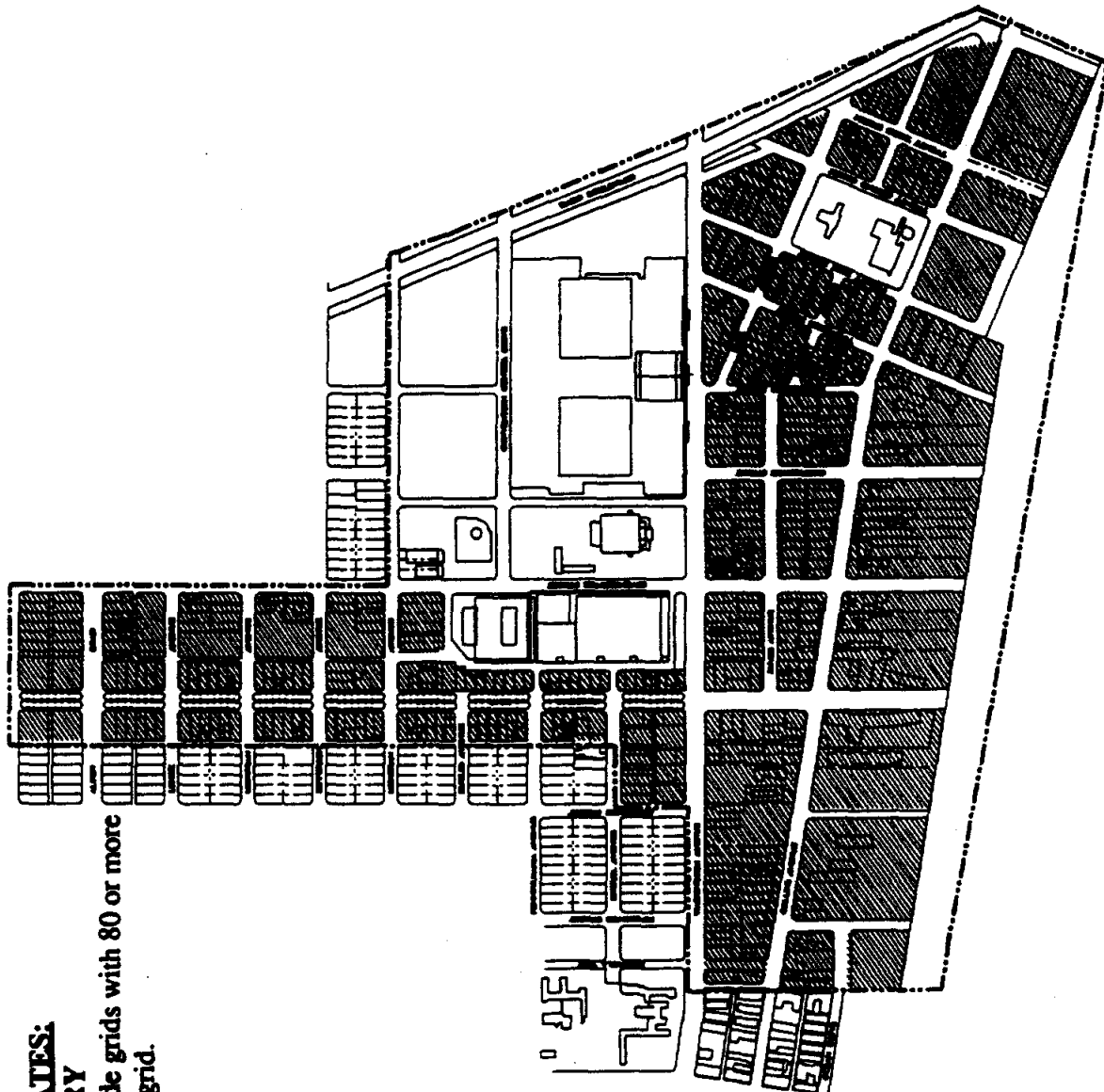
10000 BAY DRIVE, SUITE 1000, MIAMI BEACH, FL 33154



HIGH CRIME RATES:

AUTO BURGLARY

Blocks which include grids with 80 or more
auto burglaries per grid.



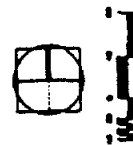
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FIGURE 18
HIGH CRIME RATES
AUTO BURGLARY

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**FINDING OF NECESSITY
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Miami Beach Police Department: robbery, burglary, auto theft, and auto burglary.³ During the period from January 1st to September 15th, 1992, 800 major crimes occurred in the proposed Historic Convention Village Redevelopment Area. This was 12% of the city's major crime, committed in an area that has 9% of the city's population.

Compounding the crime problem is a streetlight system that is below standard, in extremely poor condition, and subject to frequent outages. According to a report from the city public works department, the entire area needs to be upgraded, both in terms of light levels and conditions of equipment.⁴

Crime is tracked in the city by manageable geographic sections called "grids". The police department report concludes that the historic convention village study area is among the highest, in major crime, of all grids in the city.

Robbery

The highest robbery grid in the city is in the historic convention village study area, and the top six robbery grids are either part of the historic convention village study area or in close proximity to it. Twenty-four percent of all robberies in the city occurred in the historic convention village study area.

In the study area, 27 blocks (49% of all blocks in the area) were included in grids that had more than 20 robberies per grid. The location of those blocks is shown in *Figure 15: High Crime Grids - Robbery*.

³ Report entitled "Convention Village Redevelopment Area Crime Data", by the Miami Beach Police Department, September 30, 1992.

⁴ Infrastructure Inadequacy Report by Richard A. Gatti, Public Works Director, October 2, 1992.

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

Burglary

The highest burglary grid in the city is part of the historic convention village study area. The second highest burglary grid in the city is adjacent to the study area, and the third highest grid is part of the study area.

In the study area, 29 blocks (53% of all blocks in the area) were included in grids that had more than 50 burglaries per grid. The location of those blocks is shown in *Figure 16: High Crime Grids - Burglary*.

Auto Theft

The highest auto theft grid in the city is part of the historic convention village study area. Three of the top ten auto theft grids in the city are in the historic convention village study area.

In the study area, 22 blocks (40% of all blocks in the area) were included in grids that had more than 40 auto thefts per grid. The location of those blocks is shown in *Figure 17: High Crime Grids - Auto Theft*.

Auto Burglary

The highest auto burglary grid in the city is part of the historic convention village study area. Of the top four auto burglary grids in the city, two are in the historic convention village study area. Fifteen percent of all auto burglaries in the city occurred in the historic convention village study area.

In the study area, 48 blocks (87% of all blocks in the area) were included in grids that had more than 80 auto burglaries per grid. The location of those blocks is shown in *Figure 18: High Crime Grids - Auto Burglary*.

**PROPERTY MAINTENANCE
CODE VIOLATIONS**
Blocks which contain buildings that
have recent violations of the prop-
erty maintenance standards of the
city code.

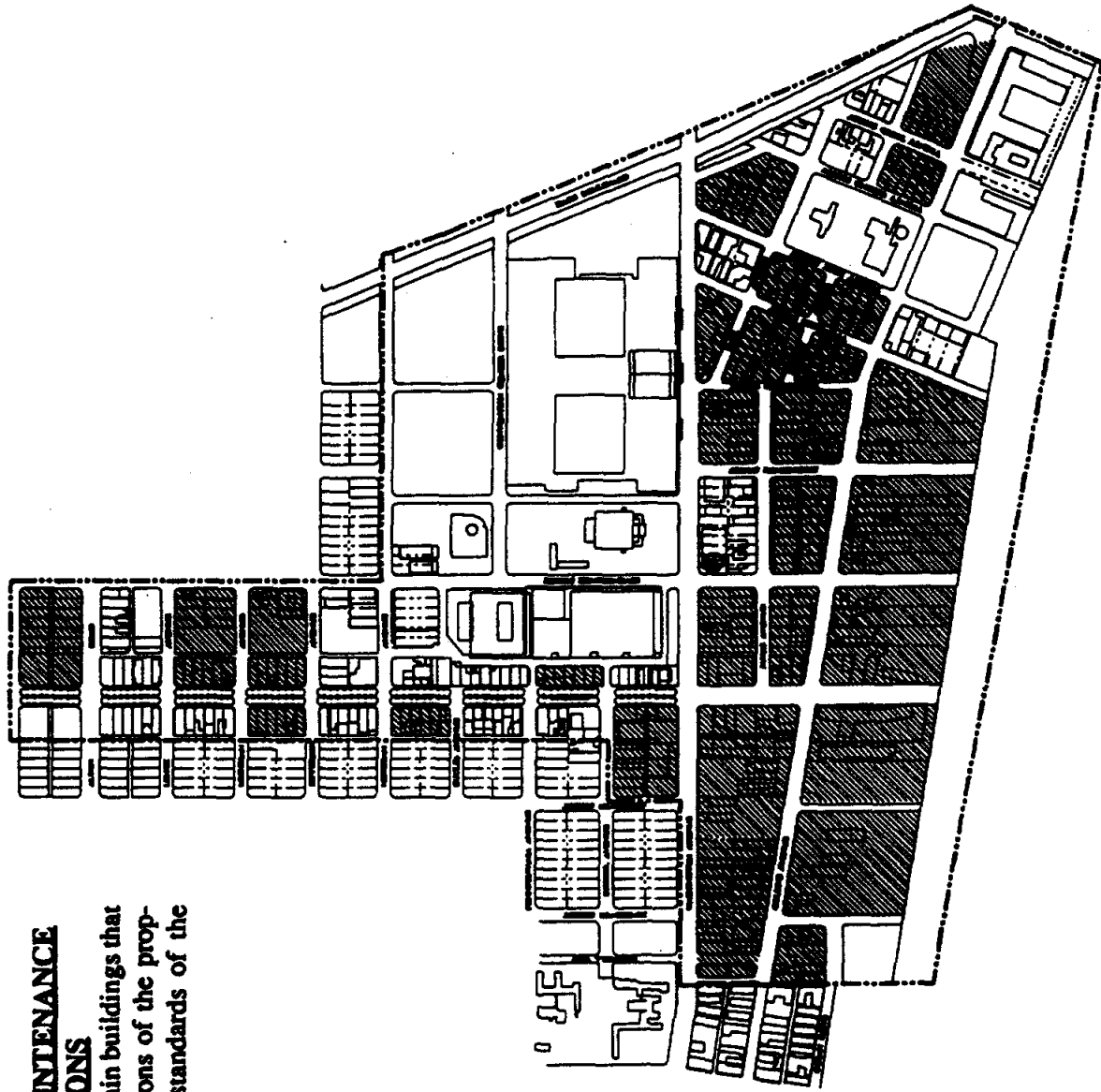


FIGURE 19
PROPERTY MAINTENANCE CODE
VIOLATIONS

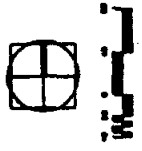
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Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for City of Miami Beach

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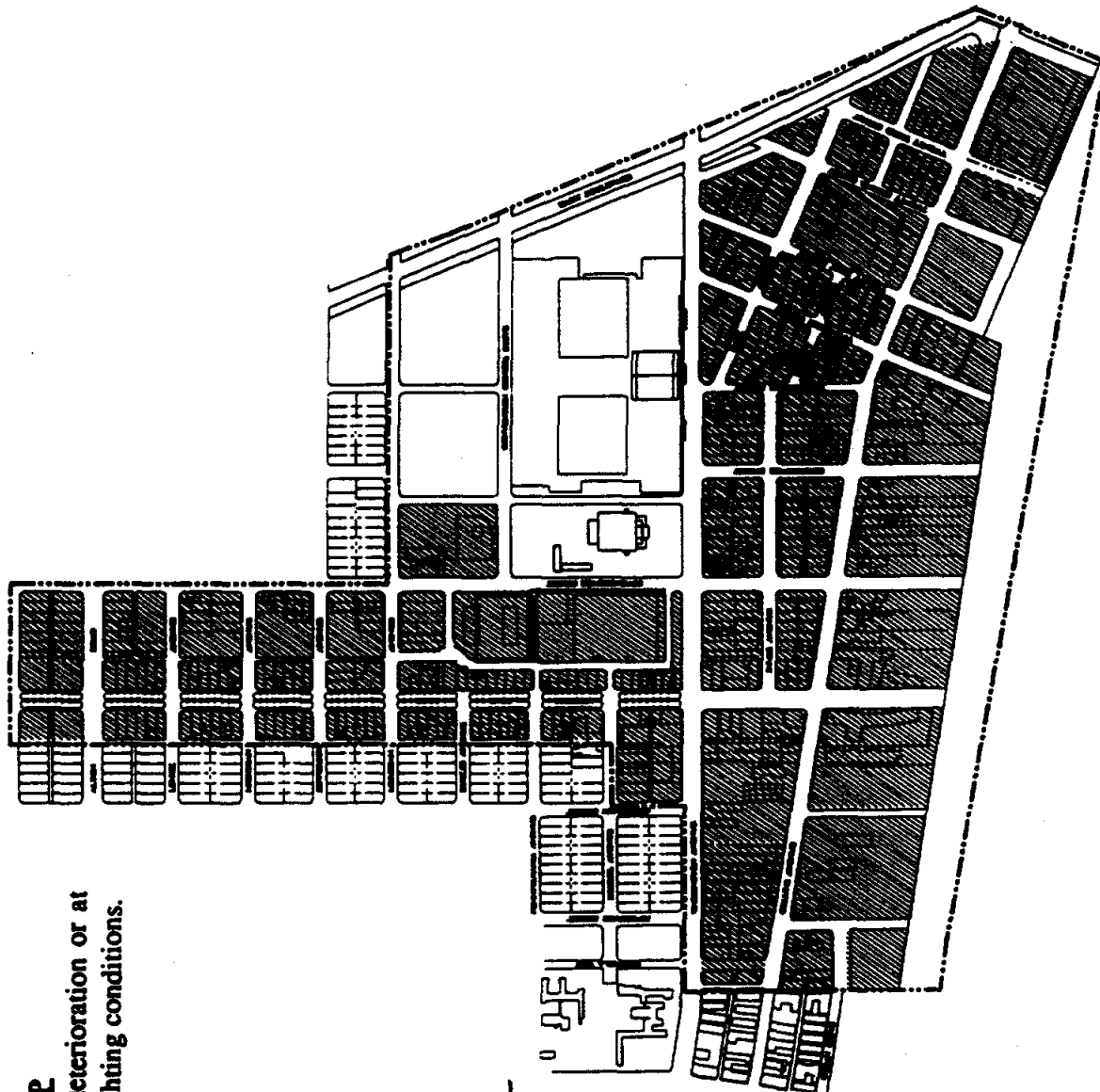
PROPERTY MAINTENANCE CODE VIOLATIONS

Property maintenance and commercial properties code violations demonstrate a variety of substandard conditions that inhibit sound development of the area. Examples of these violations include: damage to interior walls and ceilings, broken plaster, unsanitary conditions and vermin infestation, broken glass, peeling paint, inoperative windows, and defective electrical wiring and plumbing.

In the study area, 28 blocks (51% of all blocks) included buildings that have recent violations of the property maintenance standards of the city code. The location of those blocks is shown in *Figure 19: Property Maintenance and Commercial Code Violations*.

COMPOSITE MAP

Blocks containing deterioration or at least three other blighting conditions.



HISTORIC CONVENTION VILLAGE

Redevelopment and Revitalization Area

FINDING OF NECESSITY

Prepared for: City of Miami Beach

WALLACE ROBERTS & TODD

CIVIL & ARCHITECTS



**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

CONCLUSION

Basis for Finding of Necessity

The necessity for redevelopment in the proposed Historic Convention Village Redevelopment Area is related to indicators of blight namely building deterioration, site deterioration, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. Information was gathered from both field observation and examination of public records and documented herein.

Blight Determination

The proposed Historic Convention Village Redevelopment Area was subjected to a test in which each block was classified as meeting or not meeting blight criteria. To meet blight criteria, a block had to have either (a) building deterioration or site deterioration, or (b) at least three of the following: unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, non-conforming unit size, non-conforming parking facilities, non-conforming setbacks, non-conforming F.A.R., closed buildings, vacant lots, violations of the fire code, high crime rates for robbery, burglary, auto theft, and auto burglary, and violations of the property maintenance and commercial properties code. *Figure 20: Composite Map*, shows which blocks met this test. Of 55 blocks in the study area, 51 blocks, or 93% of all blocks, met the blight test. Most blocks (45) met more than one part of the test.

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

Extent of blight

As an aid in understanding the extent of blight and the interrelationship of the criteria, a series of 18 maps were prepared (Figure 2 through Figure 19). Each map shows the blocks affected by one of the 18 criteria. For example, the Figure 2 shows the 43 blocks that met the criteria for building deterioration. These maps can be over-laid to show the extent and the severity of blight in the study area.

A composite map, Figure 20, shows the blocks that met the criteria of deterioration or at least three other conditions. On average each block in the study area was affected by 9.6 different blighting conditions. This shows that blight is substantial and pervasive in the proposed Historic Convention Village Redevelopment Area.

Proposed boundary

The boundary of the proposed Historic Convention Village Redevelopment Area may include the blocks found to meet the blight criteria, and any other blocks within the area that are necessary to the objective of eliminating blight.

Blocks that do not meet blight criteria may be necessary to the elimination of blight for a number of reasons:

1. Blocks not meeting blight criteria may be affected by one or more conditions whose correction is necessary to the economic health of the blighted area. For example, the Miami Beach Parking and Traffic Study concluded that to meet future needs of the convention center, a new parking structure will be required.⁵ The success of the convention center is in turn necessary to the economic health of the adjacent blighted area.

⁵ Miami Beach Parking and Traffic Study, Kimley-Horn and Associates, April 1991.

**FINDING OF NECESSITY
HISTORIC CONVENTION VILLAGE REDEVELOPMENT AREA**

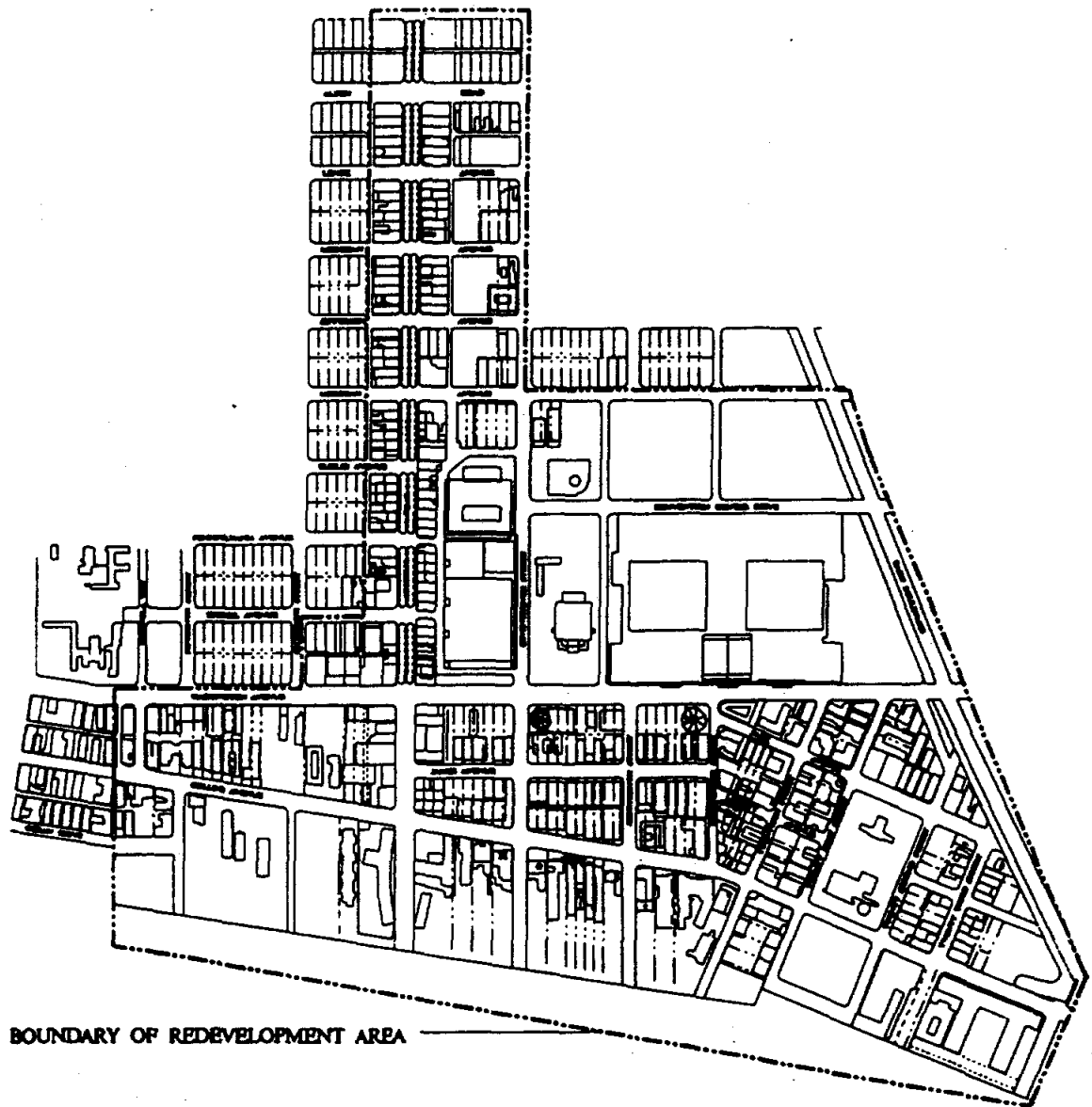
2. Redevelopment funds may need to be spent in blocks not meeting blight criteria to correct conditions in the blighted area. For example, a drainage deficiency was observed on Washington Avenue in front of the Convention Center. Correcting this problem may require expending redevelopment funds in the Convention Center block even though that block is not classified as blighted.
3. A reasonable relationship may exist between blocks not meeting blight criteria and the adjacent blighted area. For example, the Theater of the Performing Arts (TOPA), the Convention Center, and the parking facilities that serve them are related to the economic health of the adjacent Lincoln Road Mall. The success of Lincoln Road Mall could depend on whether it is possible to create safe and attractive pedestrian linkages between the mall and those public activity centers. Similarly, there is a reasonable relationship between combatting crime in the high crime area South of Washington Avenue and combatting crime in the blocks North of Washington Avenue where the Convention Center, public buildings, and parking lots are located.

Blocks 52, 53, 54, and 55, (where the convention center, The Theater of the Performing Arts, The Garden Center, and parking lots are located), while not meeting deterioration or other blighting criteria, may reasonably be included in the proposed redevelopment area based on the following considerations:

1. that they represent public facilities necessary to the economic health the adjacent blighted area,
2. that redevelopment funds may be need to be expended within those blocks to correct blighting conditions, and
3. that there is a reasonable relationship between those blocks and correcting blighting conditions in the adjacent area.

**FINDING OF NECESSITY
MIAMI BEACH CONVENTION VILLAGE**

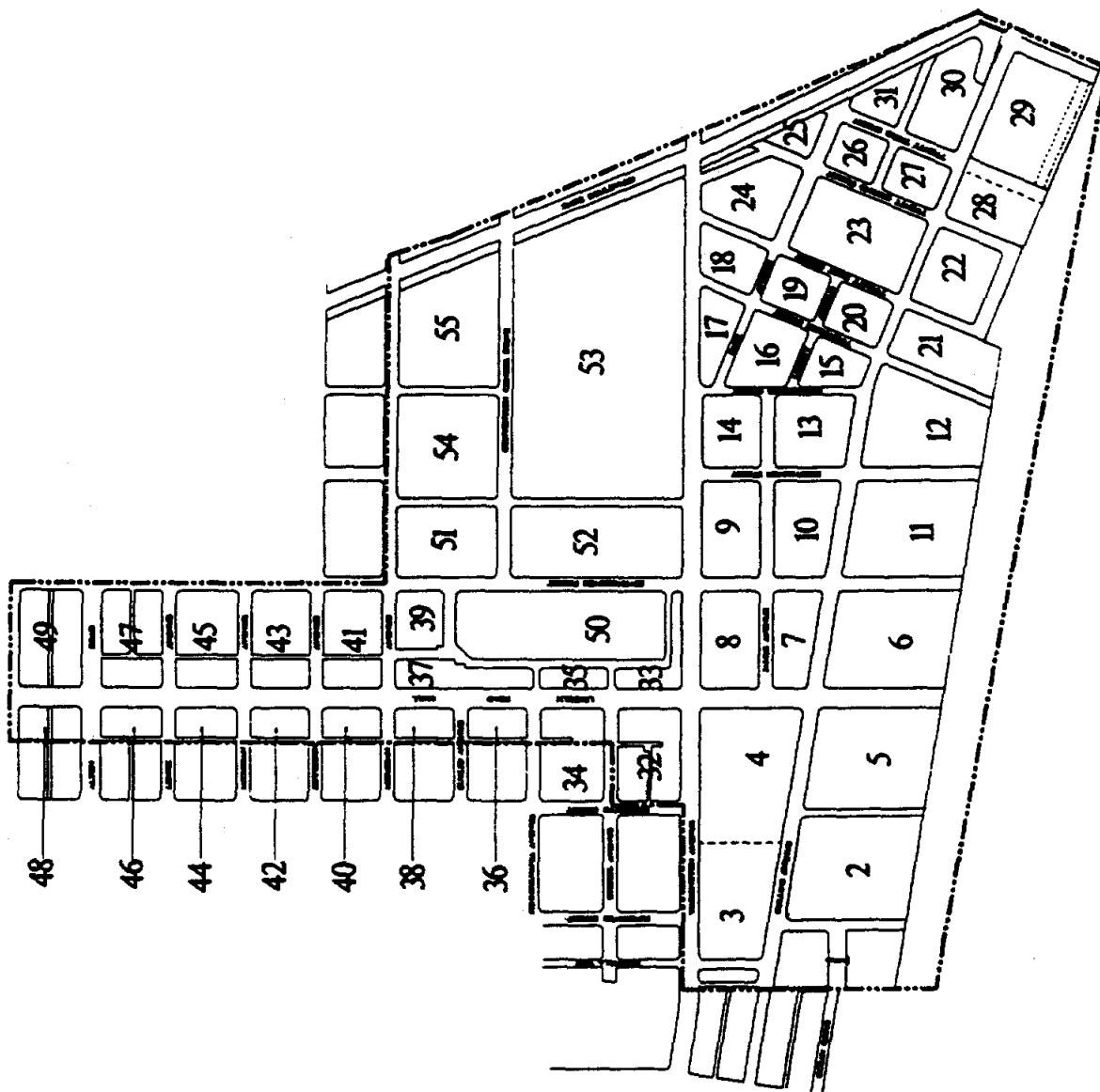
Boundaries of the proposed redevelopment area are shown in *Figure 1:*
Proposed Historic Convention Village Redevelopment Area.



**FIGURE 1
PROPOSED CONVENTION VILLAGE
REDEVELOPMENT AREA**

Appendix 1

**Key Map and
Conditions Survey and Summary by Block**



WALLACE ROBERTS & TODD
CARELLA & ASSOCIATES
PLANNERS AND ARCHITECTS

KEY MAP

MIAMI BEACH CONDITIONS SURVEY OCTOBER 1992

BLOCK	No. of Bldgs	Bldg Deterioration		Percent Deteriorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg Bldg Age in years	NON-CONFORMING STRUCTURES		Closed Bldgs.	Vacant Lot
		No. of Minor	Major							Units	Size of Parking Required		
1	5	4		80%	Yes	Yes		50	48	3	4	3	2
2	4	2	2	100%	Yes	Yes		5	53	2	2	2	2
3	15	11		73%				17	45	10	15	13	1
4	14	10		71%	Yes			14	49	4	14	5	
5	2			0%		Yes		164	31	1	2	2	1
6	5	3	1	100%	Yes	Yes		4	45	3	3	3	
7	10	8		80%	Yes		Yes	6	47	2	10	3	1
8	10	6		60%	Yes	Yes		7	45	6	9	9	2
9	7			0%				23	35	1	7	7	1
10	11	9		82%	Yes	Yes		40	45	9	11	11	
11	7	2		29%	Yes	Yes		7	49	7	7	7	
12	5	1	2	60%	Yes	Yes		7	49	2	3	2	
13	8	5		63%				142	40	7	8	7	3
14	4	4		100%	Yes	Yes	Yes	37	34	1	4	4	1
15	7	4		57%	Yes	Yes		7	58	6	7	7	
16	8	2		25%	Yes	Yes		6	49	8	8	8	1
17	5	4		80%	Yes	Yes	Yes	4	51	5	5	5	
18	8	4		50%	Yes	Yes	Yes	7	49	8	8	8	
19	5	1	2	60%	Yes	Yes		5	58	2	2	2	3
20	4	4		100%	Yes	Yes		4	58	1	3	1	1
21	2			0%	Yes	Yes		2	49	2	2	2	
22	0							1					
23	2	1		50%				1	32				
24	10	6		60%	Yes	Yes		7	44	9	9	9	1
25	2	2		100%	Yes	Yes	Yes	4	44	1	1	1	2
26	2	2		100%	Yes	Yes		4	58			1	1
27	7	6		86%	Yes	Yes		7	57	1	7	2	2
28	1			0%				1	27	1	1	1	
29	1			0%				2		1	1	1	
30	4	4		100%	Yes	Yes	Yes	8		4	4	1	2
31	4	1	1	50%	Yes	Yes	Yes	4		1	4	1	

MIAMI BEACH			CONDITIONS SURVEY				OCTOBER 1992						
BLOCK	No. of Bldgs	Bldg Deterioration Major Dilapidated	Percent Deteriorated	Site Deterioration /Deficiency	Unsanitary Conditions	Drainage Deficiency	No. of Owner Parcels	Avg bldg Age in years	NON-CONFORMING STRUCTURES			Closed Bldgs.	Vacant Lot
									Units Required	Size of Parking	Setbacks F.A.R.		
32	5	5	100%				2			4	3	4	1
33	4	3	75%	Yes			6	49	1	4	2	4	
34	4	2	50%	Yes	Yes		2	56	1	3	2	2	
35	5	2	40%	Yes			5	52		5		5	
36	2	2	100%	Yes			2	53	1	2	1	2	
37	9	2	22%	Yes			9	58		9		3	
38	5	3	60%	Yes	Yes		3	53		5		5	
39	2	2	100%				2			1	1	1	1
40	5	3	60%	Yes	Yes		4		1	4	1	4	
41	6	6	100%	Yes	Yes		6			3	2	2	
42	5	3	60%	Yes	Yes		4			4		2	1
43	6	6	100%	Yes	Yes		6		3	5	3	4	
44	5		0%	Yes	Yes		4			4		4	
45	8	4	63%	Yes			6		1	6	2	3	2
46	1		0%				1			1		1	
47	7	3	43%				6			3	2	1	4
48	3	1	33%				1			2	2	1	
49	5	3	60%				3			2	2	1	1
50	1		100%				1		1	5	1	4	1
51	3	1	67%				2						
52	1		0%				1						1
53	3		0%		Yes		1						
54	0						1						
55	1		0%				1						
TOTAL	275	157	11	61%	21	28	676	1570	112	231	139	185	18
COUNT							55	33	33	46	40	46	11
AVERAGE							12.3	47.6					22

MIAMI BEACH		CONDITIONS SURVEY			OCTOBER 1992
BLOCK	FIRE VIOLATIONS Number of Buildings	HIGH CRIME LOCATIONS		Auto Theft Burglary >40/grid >80/grid	PROPERTY MAINTENANCE & Commercial Code Violations
		Robbery >20/grid	Burglary >50/grid		
1		N		N	3
2		N		N	3
3	5	N		N	7
4	1	N		N	1
5	2	N		N	2
6		N		N	2
7	1	N		N	1
8	3	N		N	2
9		N	N	N	
10	1	N	N	N	3
11		N	N	N	2
12		N	N	N	2
13		N	N	N	4
14	1	N	N	N	1
15		N	N	N	1
16		N	N	N	4
17		N	N	N	1
18		N	N	N	
19		N	N	N	1
20		N	N	N	2
21	1	N	N	N	
22		N	N	N	
23	2				
24	1	N	N	N	1
25		N	N	N	
26		N	N	N	
27	1	N	N	N	4
28		N	N	N	
29		N	N	N	
30		N	N	N	2
31		N	N	N	

MIAMI BEACH		CONDITIONS SURVEY				OCTOBER 1992
BLOCK	FIRE VIOLATIONS Number of Buildings	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & Commercial Code Violations
		Robbery	Burglary	Auto Theft	Auto Burglary	
		>20/grid	>50/grid	>40/grid	>80/grid	
32	2	N			N	1
33	3	N			N	
34	2	N			N	
35	3	N			N	1
36		N			N	
37	3	N			N	
38	1	N			N	2
39					N	
40					N	
41	1				N	
42	2				N	3
43					N	1
44	2				N	
45					N	1
46					N	
47					N	
48					N	
49					N	1
50						
51						
52						
53						
54						
55						
TOTAL		27	29	22	48	59
COUNT		20				28
AVERAGE						
% of BLOCK		36%	49%	40%	87%	51%

MIAMI BEACH

CONDITIONS SURVEY

OCTOBER 1992

Notes on site conditions

BLOCK

- 1 Trash, deteriorating parking lots, vacancies.
- 2 Street end junk, inadequate (unpaved) parking facilities, old foundations.
- 3
- 4 Sidewalk det.
- 5 Trash, street-end junk, inadequate parking facilities (1601 Collins).
- 6 Street end trash, broken glass hazard, vacancies.
- 7 Sidewalk det., inadequate drainage.
- 8 Dumpster placement, inadequate drainage.
- 9
- 10 Inadequate drainage.
- 11 Street end trash.
- 12 Junk. Deteriorating parking lot. Traffic on Collins.
- 13
- 14 Broken walls, trash, inadequate drainage.
- 15 Trash, inadequate drainage.
- 16 Dumpster placement.
- 17 Broken fences.
- 18 Dumpster placement.
- 19 Trash.
- 20 Dumpster placement, vacant theater, inadequate drainage.
- 21 Sidewalk det., trash, vacant theater, inadequate drainage.
- 22
- 23
- 24 Broken fence, trash.
- 25 Trash, inadequate drainage.
- 26 Trash, vacant gas stations, inadequate drainage.
- 27 Trash.
- 28 -
- 29
- 30 Trash, inadequate drainage.
- 31 Trash, vacancies, inadequate drainage.

Notes on site conditions

BLOCK

- 32
- 33 Sidewalk det.
- 34 Inadequate sidewalks, dumpsters.
- 35 Sidewalk det., deteriorating planters and kiosk.
- 36 Sidewalk det.
- 37 Sidewalk and planter deterioration.
- 38 Sidewalk det., dumpster placement.
- 39
- 40 Sidewalk det., trash around dumpster.
- 41 Sidewalk det., fountain maint., unsanitary dumpster, illegal parking lot
- 42 Sidewalk det., dumpster placement, lack of loading zone.
- 43 Sidewalk det., fountain maint.
- 44 Sidewalk det., broken tiles, dumpsters and alley maint.
- 45 Sidewalk det., broken tiles.
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55

TOTAL
COUNT
AVERAGE

CONDITIONS SUMMARY												
BLOCK	BUILDING		SITE DETERIORATION (over 20%)	UNSATISFACTORY CONDITIONS	DRAINAGE DEFICIENCY	OWNERSHIP DIVERSITY 5+/block	AVERAGE AGE OF STRUCTURES (40 years +)	NON-CONFORMING STRUCTURES		F.A.R.	CLOSED BLDGs.	VACANT LOT
	DETERIORATION (over 20%)	DEFICIENCY						Size of Parking Units	Required Setbacks			
1	1	1	1	0	1	1	1	1	1	1	1	1
2	1	0	1	0	1	1	1	1	1	1	1	1
3	1	0	0	0	1	1	1	1	1	1	0	1
4	1	1	0	0	1	1	1	1	1	1	0	0
5	0	0	0	1	1	0	0	1	1	1	1	0
6	1	0	1	1	0	1	1	1	1	1	1	0
7	1	1	1	0	1	1	1	1	1	1	1	0
8	1	0	1	1	1	1	1	1	1	1	0	1
9	0	0	0	0	1	0	0	1	1	1	1	1
10	1	1	1	1	1	1	1	1	1	1	0	0
11	1	0	1	1	1	0	1	1	1	1	0	0
12	1	1	1	0	1	0	1	1	1	1	1	0
13	1	0	0	0	1	0	1	1	1	1	0	1
14	1	1	1	1	1	1	0	1	1	1	0	0
15	1	0	1	0	1	0	1	1	1	1	0	0
16	1	0	0	1	1	0	1	1	1	1	0	1
17	1	1	1	0	1	1	1	1	1	1	0	0
18	1	0	1	1	1	1	1	1	1	1	0	0
19	1	0	0	1	1	0	1	1	1	1	1	0
20	1	0	0	1	0	0	1	1	1	1	1	1
21	0	1	1	1	0	0	1	1	1	1	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0
23	1	0	0	0	0	0	0	0	0	0	0	0
24	1	1	1	1	1	1	1	1	1	1	0	1
25	1	0	1	1	0	0	1	1	1	1	0	1
26	1	0	0	1	0	0	1	0	0	0	1	1
27	1	0	0	1	0	1	1	1	1	1	1	1
28	0	0	0	0	0	0	0	0	0	0	0	0
29	0	0	0	0	0	0	0	0	0	0	0	0
30	1	0	0	1	1	1	0	0	1	1	0	1
31	1	0	0	1	1	0	0	0	1	1	0	0

CONDITIONS SUMMARY

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	MIAMI BEACH	
		Robbery >20/grid	Burglary >50/grid	Auto Theft >40/grid	Auto Burglary >80/grid			DETERIORATION OR AT LEAST THREE OTHERS	BLOCK
1	0	1	0	0	1	1	14	YES	1
2	0	1	0	0	1	1	13	YES	2
3	1	1	0	0	1	1	12	YES	3
4	1	1	0	0	1	1	12	YES	4
5	1	1	0	0	1	1	11	YES	5
6	0	1	0	0	1	1	11	YES	6
7	1	1	0	0	1	1	14	YES	7
8	1	1	0	0	1	1	15	YES	8
9	0	1	1	1	1	0	10	YES	9
10	1	1	1	1	1	1	16	YES	10
11	0	1	1	1	1	1	13	YES	11
12	0	1	1	1	1	1	15	YES	12
13	0	1	1	1	1	1	13	YES	13
14	1	1	1	1	1	1	16	YES	14
15	0	1	1	1	1	1	13	YES	15
16	0	1	1	1	1	1	14	YES	16
17	0	1	1	1	1	1	13	YES	17
18	0	1	1	1	1	0	13	YES	18
19	0	1	1	1	1	1	14	YES	19
20	0	1	1	1	1	1	14	YES	20
21	1	1	1	1	1	0	12	YES	21
22	0	1	1	1	1	0	4	YES	22
23	1	0	0	0	0	0	2	YES	23
24	1	1	1	1	1	1	16	YES	24
25	0	1	1	1	1	0	13	YES	25
26	0	1	1	1	1	0	9	YES	26
27	1	1	1	1	1	1	16	YES	27
28	0	1	1	1	1	0	7	YES	28
29	0	0	1	1	1	0	7	YES	29
30	0	0	1	1	1	1	12	YES	30
31	0	0	1	1	1	0	10	YES	31

CONDITIONS SUMMARY

OCTOBER 1992

MIAMI BEACH

BLOCK	FIRE VIOLATIONS	HIGH CRIME LOCATIONS				PROPERTY MAINTENANCE & COMMERCIAL CODE VIOLATIONS	NUMBER OF CONDITIONS IN BLOCK	DETERIORATION OR AT LEAST THREE OTHERS	BLOCK
		Robbery	Burglary	Auto Theft	Auto Burglary				
32	1	0	1	0	1	1	9	YES	32
33	1	0	1	0	1	0	11	YES	33
34	1	0	1	0	1	0	11	YES	34
35	1	0	1	0	1	1	10	YES	35
36	0	0	1	0	1	0	9	YES	36
37	1	0	1	0	1	0	9	YES	37
38	1	0	1	0	1	1	10	YES	38
39	0	0	0	0	1	0	6	YES	39
40	0	0	0	0	1	0	8	YES	40
41	1	0	0	0	1	0	10	YES	41
42	1	0	0	0	1	1	8	YES	42
43	0	0	0	0	1	1	10	YES	43
44	1	0	0	0	1	0	6	YES	44
45	0	0	0	0	1	1	10	YES	45
46	0	0	0	0	1	0	3	YES	46
47	0	0	0	0	1	0	7	YES	47
48	0	0	0	0	1	0	6	YES	48
49	0	0	0	0	1	1	8	YES	49
50	0	0	0	0	0	0	1	YES	50
51	0	0	0	0	0	0	2	YES	51
52	0	0	0	0	0	0	0		52
53	0	0	0	0	0	0	2		53
54	0	0	0	0	0	0	0		54
55	0	0	0	0	0	0	0		55


TOTAL	20	27	29	22	48	28	530	51
COUNT							55	
AVERAGE							9.6	

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, HARVEY RUVIN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. R-317-93, adopted by the said board of County Commissioners at its meeting held on March 30 19 93.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 26th day of August, A.D. 19 93.

HARVEY RUVIN, Clerk
Board of County Commissioners
Dade County, Florida

By 
Deputy Clerk



Board of County Commissioners
Dade County, Florida