

RESOLUTION NO. 454-2003

A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, RECOMMENDING TO THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVAL OF CERTAIN AMENDMENTS TO A) THE CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN AND, B) THE SOUTH POINTE REVITALIZATION STRATEGY PLAN, APPROVED REDEVELOPMENT PLANS UNDER THE PROVISIONS OF SECTIONS 163.360, FLORIDA STATUTES; SAID AMENDMENTS PROVIDING FOR THE IMPLEMENTATION OF COMMUNITY POLICING INNOVATIONS WITHIN THE RESPECTIVE CITY CENTER AND SOUTH POINTE REDEVELOPMENT AREAS, AS PROVIDED FOR IN SECTIONS 163.340, 163.350, 163.356, 163.360, 163.361, AND 163.370, FLORIDA STATUTES.

WHEREAS, on February 15, 1984, the Mayor and City Commission enacted Ordinance No. 84-2403, adopting the South Pointe Revitalization Strategy Plan (South Pointe Revitalization Plan), an approved Redevelopment Plan in accordance with Sections 163.360, Florida Statutes; and

WHEREAS, on February 12, 1993, the Mayor and City Commission adopted Resolution No. 93-20721, accepting and adopting the City Center Historic Convention Village Redevelopment and Revitalization Plan (City Center Redevelopment Plan), in accordance with Sections 163.360, Florida Statutes; and

WHEREAS, Section 163.361, Florida Statutes, provides that any time after the approval of a community redevelopment plan by the governing body, it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon recommendation of the Redevelopment Agency; and

WHEREAS, recent changes to Chapter 163.361, Florida Statutes, enable community redevelopment areas, to implement and fund community policing innovations, defined as a policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol; and

WHEREAS, the RDA believes it is necessary to amend the South Pointe Revitalization Plan and City Center Redevelopment Plan to include respective community policing innovation programs, which will provide an opportunity for the RDA to provide enhanced levels of police services within the boundaries of the City Center

and South Pointe Redevelopment Areas; and

WHEREAS, on May 10, 2002, the Administration gave a presentation to the County's Tax Increment Finance (TIF) Committee, regarding certain proposed Amendments to the City Center Redevelopment Plan; providing that the Plan:

- 1) incorporate by reference, the Proposed Master Plan for the 17th Street Surface Lots, prepared by Zyscovich, Inc., on September 21, 2001, and revised as of June 19, 2002, to reflect certain input by the Mayor and City Commission; and
- 2) take advantage of the aforesaid provision under Section 163.361, Florida Statutes, to implement and fund community policing innovations in the City Center area; and

WHEREAS, on June 19, 2002, The Mayor and City Commission adopted two Resolutions: Resolution No. 2002-24899, approving the proposed City Center Redevelopment Plan amendments, as recommended by the Miami Beach Redevelopment Agency (RDA); and Resolution No. 2002-24890, adopting an amendment to the Interlocal Cooperation Agreement, between the County and the City, dated November 16, 1993, confirming the delegation of powers from the County to the City, and in turn to the Miami Beach Redevelopment Agency, to implement said Plan amendments to the City Center Redevelopment Plan which would reflect updated conditions in the area; and

WHEREAS, on December 11, 2002, Miami-Dade County Commissioner Bruno Barreiro addressed the Miami Beach City Commission in connection with the City's proposed amendments to the City Center Redevelopment Plan and Interlocal Agreement, which were pending approval by the Board of Miami-Dade County Commissioners; and

WHEREAS, Commissioner Barreiro expressed concern that the proposed community policing element was going to provide funding for existing levels of police service in the City Center Area, thereby supplementing the City's General Fund expenditures; and

WHEREAS, on January 23, 2003, the Board of County Commissioners only adopted a Resolution approving the City Center Redevelopment Plan, amendment involving the Master Plan for the 17th Street Surface Lots; and

WHEREAS, the Administration has continued to meet with the County Administration, and with Commissioner Barreiro, who has now agreed to support the remaining amendment to the City Center Redevelopment Plan regarding the community policing element; provided it is only used to fund new or enhanced policing initiatives; and

WHEREAS, at this time, the RDA and City Administration find that it would be in the best interest of the City, particularly in the original ongoing development of its designated redevelopment areas, to pursue a community policing plan with the South Pointe Redevelopment Area as well; and

WHEREAS, accordingly, the City has herein complied with the requirements of Section 163.361, Florida Statutes, regarding amendments and/or notifications to Community Redevelopment Plans, and is herein submitting the aforesaid "community policing innovations" as an amendment to the City Center Redevelopment Plan, as well as the inclusion now of a similar effort in the South Pointe Redevelopment Area, through an amendment to the South Pointe Revitalization Plan;

WHEREAS, on April 30, 2003, a Public Hearing to consider the aforesaid "community policing innovations", as plan amendments to the City Center Redevelopment Plan and South Pointe Revitalization Plan, respectively, was set for Wednesday, May 21, 2003; and

WHEREAS, on May 21, 2003, said Public Hearing was opened and continued to June 11, 2003.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, recommend to the Mayor and City Commission of the City of Miami Beach, Florida, approval of certain amendments to A) the City Center Historic Convention Village Redevelopment and Revitalization Plan and B) the South Pointe Revitalization Strategy Plan; approved Redevelopment Plans under Section 163.360, Florida Statutes; said Amendments providing for the implementation of community policing innovations within the respective City Center and South Districts, as provided for in Sections 153.340, 163.350, 163.356, 163.360, 163.361 and 163.370, Florida Statutes.

PASSED and ADOPTED this 11th day of June, 2003.



VICE-CHAIRMAN


ATTEST:



SECRETARY


**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

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Redevelopment Agency
General Counsel

5-29-03
Date



**MIAMI BEACH REDEVELOPMENT AGENCY
AGENDA ITEM SUMMARY**



Condensed Title:

A Resolution of the Chairman and Members of the Miami Beach Redevelopment Agency recommending to the Mayor and City Commission, approval of certain amendments to the City Center Historic Convention Village Redevelopment And Revitalization Area Plan; said Amendments to A) the City Center Redevelopment Plan and B) the South Pointe Redevelopment Plan, approved Plans under the provisions of Sections 163.360, Florida Statutes; said amendments providing for the implementation of Community Policing Innovations with the Districts, as provided for in Sections 163.340, 163.350, 163.356, 163.360 and 163.361, Florida Statutes.

Issue:

On December 11, 2002, Miami-Dade County Commissioner Bruno Barreiro addressed the Miami Beach City Commission in connection with certain proposed Amendments to the City Center Redevelopment Plan and Interlocal Agreement, that were pending approval by the Board of Miami-Dade County Commissioners. Commissioner Barreiro expressed concern that the proposed Community Policing element was going to provide funding for existing levels of police service in the City Center Area, thereby supplementing the City's General Fund expenditures. Commissioner Barreiro also proposed to add two County Commissioners as voting members to the Miami Beach Redevelopment Agency, to provide additional oversight in the policy decisions of the RDA. The City Commission declined the proposal. Subsequently, on January 23, 2003, the Board of County Commissioners only adopted a Resolution approving the amendment involving the 17th Street Master Plan.

Since this time, the Administration has met with Commissioner Barreiro, who has agreed to support the Community Policing element, provided it is only used to fund new or enhanced policing initiatives in the area. Based on this direction, the Administration is now seeking to implement Community Policing in City Center as well as the South Pointe Redevelopment Area.

Although the City Commission had previously adopted a Resolution approving Community Policing, it was only for the City Center Area. A new Resolution is required to approve Community Policing for both City Center and South Pointe as well. Furthermore, Miami-Dade County is requiring that the City pursue the same process for both Districts.

Item Summary/Recommendation:

Section 163.361, Florida Statutes, requires the RDA to adopt a Resolution, recommending said proposed Amendments to the Mayor and City Commission of the City of Miami Beach. The Administration therefore recommends adoption of said Resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Amount to be expended:

Source of Funds:	Amount	Account	Approved
<input type="checkbox"/>	1		
	2		
	3		
	4		
	Total		

Sign-Offs:

Redevelopment Coordinator	Assistant Director	Executive Director
	<i>CPL</i>	<i>Jarvis</i>

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AGENDA ITEM 3A
DATE 6-11-03



REDEVELOPMENT MEMORANDUM

To: Chairman and Members of the Miami
Beach Redevelopment Agency

Date: June 11, 2003

From: Jorge M. Gonzalez
Executive Director

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, RECOMMENDING TO THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVAL OF CERTAIN AMENDMENTS TO A) THE CITY CENTER HISTORIC CONVENTION VILLAGE REDEVELOPMENT AND REVITALIZATION AREA PLAN AND, B) THE SOUTH POINTE REVITALIZATION STRATEGY PLAN, APPROVED REDEVELOPMENT PLANS UNDER THE PROVISIONS OF SECTIONS 163.360, FLORIDA STATUTES; SAID AMENDMENTS PROVIDING FOR THE IMPLEMENTATION OF COMMUNITY POLICING INNOVATIONS WITHIN THE RESPECTIVE CITY CENTER AND SOUTH POINTE REDEVELOPMENT AREAS, AS PROVIDED FOR IN SECTIONS 163.340, 163.350, 163.356, 163.360, 163.361, AND 163.370, FLORIDA STATUTES.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

ANALYSIS

Section 163.361, Florida Statutes, provides that the "governing body" of the Redevelopment Agency may amend the Redevelopment Plan from time to time, upon recommendation of the Agency. The Administration believes it is opportune to amend the City Center/Historic Convention Village Redevelopment Area and the South Pointe Revitalization Plan to take advantage of a provision under Section 163.361, Florida Statutes, to implement and fund community policing innovations in the areas.

On May 10, 2002, the City's Administration gave a presentation to the County's Tax Increment Finance (TIF) Committee, regarding certain proposed amendments to the City Center Historic Convention Village Redevelopment and Revitalization Area Plan; providing that the Plan:

- 1) incorporate by reference, the Proposed Master Plan for the 17th Street Surface Lots, prepared by Zyscovich, Inc., on September 21, 2001, and revised as of June 19, 2002, to reflect certain input by the Mayor and City Commission; and,

- 2) take advantage of a provision under Section 163.361, Florida Statutes, to implement and fund "community policing innovations" in the area.

On June 13, 2002, a second presentation was made before the County's TIF Committee, whereupon the Committee voted to approve the amendments as proposed.

On June 19, 2002, The Mayor and City Commission adopted two Resolutions, one approving the proposed Plan amendments as recommended by the Redevelopment Agency, and the other, adopting an amendment to the Interlocal Cooperation Agreement, between the County and the City, dated November 16, 1993, confirming the delegation of powers from the County to the City, and in turn to the Miami Beach Redevelopment Agency, to implement said amendments to the Redevelopment Plan which will reflect updated conditions in the area.

On December 11, 2002, Miami-Dade County Commissioner Bruno Barreiro addressed the Miami Beach City Commission in connection with the proposed amendments to the City Center Redevelopment Plan and Interlocal Agreement, that were pending approval by the Board of Miami-Dade County Commissioners. Commissioner Barreiro expressed concern that the proposed community policing element was going to provide funding for existing levels of police service in the City Center Area, thereby supplementing the City's General Fund expenditures. Commissioner Barreiro also proposed to add two County Commissioners as voting members to the Miami Beach Redevelopment Agency, to provide additional oversight in the policy decisions of the RDA. The City Commission declined the proposal. Subsequently, on January 23, 2003, the Board of County Commissioners only adopted a Resolution approving the amendment involving the 17th Street Master Plan.

Since this time, the Administration has met with Commissioner Barreiro, who has agreed to support the community policing element, provided it is only used to fund new or enhanced policing initiatives in the area. Based on this direction, the Administration is now seeking to implement community policing in City Center as well as the South Pointe Redevelopment Areas. As such, the RDA has been working with the Police Department to draft workable programs for the respective areas as follows:

Proposed Community Policing Program Overview

Chapter 163.361, Florida Statutes, enable Community Redevelopment Areas (CRAs), to implement and fund "community policing innovations", defined as a "policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol."

The Program calls for implementing and funding new or enhanced community policing initiatives which include the assignment of police officers to permanent areas of

responsibility or beats. Police Officers will work to form partnerships with residents and businesses to jointly solve crime and disorder problems and share ownership of the solution strategies. The initiatives would be designed to address specific issues indigenous to the sections/neighborhoods in the Redevelopment Areas. Emphasis will be placed on maintaining a highly visible police presence and addressing the quality of life issues within the geographic boundaries of the two districts. Therefore, the proposed staffing plans for the respective areas are as follow:

Proposed City Center Community Policing Plan

The City Center/Historic Convention Village Redevelopment Area boundaries attract a tremendous amount of tourists and visitors to Miami Beach. People gravitate to this area on a year round basis from local and national points of origin for business and recreational purposes. The area hotels, Convention Center, Theater of the Performing Arts and beaches, present attractive and popular destinations. During the past year, this area has hosted many events including the Microsoft Convention, the SHOPA convention, the 2003 International Boat Show and the 2003 Auto Show. In addition, this area contains two historic shopping locations, Lincoln Road and Espanola Way, which are lined with restaurants that are favorites of local residents and visitors. The City Center/Historic Convention Village Redevelopment Area is a popular and high profile venue for the City of Miami Beach and Miami-Dade County.

Police Staffing: The City of Miami Beach Police Department provides a progressive and superior level of service through a community policing oriented philosophy. Police services are delivered through a districting plan, which divides the city into three sections. The City Center/ Historic Convention Village Redevelopment area overlaps two of the districts (Middle and South) and includes at least two areas of responsibilities (AORs). A minimum of one officer is currently assigned to each AOR on all three shifts to cover a twenty-four hour period (six officers). Considering that officers work a four-day week, it requires double said number of personnel to cover a seven-day period (twelve officers total). In addition to the aforementioned AORs, there are two Foot/Bicycle Patrol Beats in this geographic area, Lincoln Road and Espanola Way. Lincoln Road Beat Officers are assigned to day shift and afternoon shift details with seven-day coverage (four officers total). The Espanola Way Beat only has one (1) officer assigned to a four-day coverage period. There is also one (1) Beat/Bicycle Sergeant permanently assigned to Lincoln Road, who works flexible shift hours. The total amount of police personnel who are currently assigned to work in the City Center/Historic Convention Village Redevelopment Agency Area is eighteen (18) sworn officers.

Community Policing Plan: The City Center/Historic Convention Village Redevelopment Area presents the Miami Beach Police Department with a variety of opportunities to implement new or enhanced community policing initiatives. Community policing is a philosophy, not an operational strategy. There are features of a community policing

philosophy however, which are operational. These include the assignment of police officers to permanent areas of responsibility or beats. It is the expectation that police officers will work to form partnerships with residents and businesses to jointly solve crime and disorder problems and share ownership of the solution strategies. The initiatives would be designed to address specific issues indigenous to the sections/neighborhoods within the redevelopment area. Emphasis will be placed on maintaining a highly visible police presence and addressing the quality of life issues within these geographic boundaries. The following is the proposed staffing plan to further the Department's Community Policing efforts in said area:

- ✓ **Create a Community Policing Problem Solving Team** consisting of one sergeant and six officers for the City Center/Historic Convention Village Redevelopment Area. This "Team" would work various hours providing maximum police visibility seven days a-week. However this Problem Solving Team would have the flexibility to adjust their work schedule and tactics to address the myriad of problems they will encounter. Their tactics will include walking beats, bicycle patrol, ATV patrol, and undercover tactical operations. Members of the Team will be trained and become "specialist" in problem solving issues that are prominent to the City Center Redevelopment Area. Some of these specialties will include the handling of homeless, enforcement of noise complaints, quality of life problems, youth gangs, street level narcotics, economic business crimes, street level prostitution, Crime Prevention through Environmental Design (CPTED) and traffic enforcement.
- ✓ **Develop Task Forces to address specific problems** utilizing \$500,000.00 in designated overtime. These Task Forces would become operational as issues become identified or as seasonal issues present themselves. Examples to some of these issues would be the staffing of additional bike officers to address the problem of large crowds and street level crimes during Spring Break months. The deployment of a Task Force of officers to address quality of life problems during the early morning hours when nightclubs are closing and their patrons are leaving the area. Tactical plans to address other concerns and problems would be developed as problems become identified. These plans would remain fluid and continued analysis would be utilized to ensure maximum effectiveness. In addition to these tactical responses to problems, the Community Policing Problem Solving Teams will create Business Crime Watch areas and educate the area businesses on how to avoid the latest criminal scams that are being utilized by criminals. The Community Policing Problem Solving Teams will also utilize Crime Prevention through Environmental Design (CPTED) techniques to provide fewer opportunities for criminal activities. The Community Policing Problem Solving Team along with the current staffing of the City Center/Historic Convention Village Redevelopment Area would be a crucial part of identifying problems, addressing those problems that have been identified, and maintaining the area after a Task Force has been deployed to address a specific issue.

- ✓ **Create Community Policing and business and resident partnerships** through innovative strategies. The department will establish a Community Policing storefront office in the heart of the City Center area. This storefront will be staffed during peak hours and on weekends by civilian community policing/crime prevention specialist having the capability to take walk-in reports of crime as well as provide crime prevention information, and coordinate business and community crime watch programs. The storefront will also serve as a base where officers assigned to the area can take reports, coordinate follow-up investigations as well as bring an enhanced visible police presence to the area. The department will also be able to utilize the Community Policing/Crime Prevention Specialists to survey the residents and business operators to provide them with a voice in the Community Policing Problem Solving Team's development of action plans to address those concerns raised by the residents and businesses. The Community Policing Problem Solving Team will partner with City Code Enforcement to address those properties, businesses, and structures that fall outside of the traditional law enforcement response. The use of private security to enhance the visible presence and to supplement the sworn officers in the area will be considered. Private security working in conjunction with the Community Policing Problem Solving Team has proven to be a successful strategy in areas where there is a high concentration of retail businesses.

Proposed South Pointe Community Policing Plan

The South Pointe Redevelopment Area is in the midst of a redevelopment renaissance that is attempting to bring residents back to an area that was once blighted and crime ridden. Within the South Pointe Redevelopment Area are existing cornerstones where residents and visitors can find some of the world's most famous restaurants to include Joe's Stone Crab, Smith & Wolensky, and Monty's. These restaurants and others in the area are favorite eating establishments for local residents and visitors coming to the South Florida area. Also very prominent in the South Pointe Redevelopment Area are several high profile night clubs which attract thousands of nightly party goers. This area is also a favorite location for high school aged and young adults to congregate at the beach during daytime and nighttime hours. The mixture of residents, fine dining establishments, nightclubs, and young beach goers in a small geographic location presents unique issues and problems that the police department is asked to respond to.

Police Staffing: The City of Miami Beach Police Department provides a progressive and superior level of service through a community policing oriented philosophy. Police services are delivered through a districting plan, which divides the city into three districts. The South Pointe Redevelopment Area has two Areas of Responsibility (AORs) assigned on each of the three shifts, seven days a week. The total amount of police personnel who are assigned to work the South Pointe Redevelopment Area is twelve (12) sworn officers. Throughout the year based on crime trends, community concerns and seasonal trends additional officers are supplemented to the regular staffing for the South Pointe

Redevelopment Area.

Community Policing Plan: The South Pointe Redevelopment Area presents the Miami Beach Police Department with a variety of opportunities to implement new or enhanced community policing initiatives. Community policing is a philosophy, not an operational strategy. There are features of a community policing philosophy however, which are operational. These include the assignment of police officers to permanent areas of responsibility or beats. It is the expectation that police officers will work to form partnerships with residents and businesses to jointly solve crime and disorder problems and share ownership of the solution strategies. The initiatives would be designed to address specific issues indigenous to the sections/neighborhoods within the redevelopment area. Emphasis will be placed on maintaining a highly visible police presence and addressing the quality of life issues within these geographic boundaries. The following is the proposed staffing plan to further the Department's Community Policing efforts in said area:

- ✓ **Create a Community Policing Problem Solving Team** consisting of one sergeant and five officers for the South Pointe Redevelopment Area. This "Team" would work the hours of 5 pm until 3 am providing seven day a-week coverage. However this Problem Solving Team would have the flexibility to adjust their work schedule and tactics to address the myriad of problems they will encounter. Their tactics will include walking beats, bicycle patrol, ATV patrol, and undercover tactical operations. Members of the Team will be trained and become "specialist" in problem solving issues that are prominent to the South Pointe Redevelopment Area. Some of these specialties will include the handling of homeless, enforcement of noise complaints, quality of life problems, youth gangs, street level narcotics, and traffic enforcement.
- ✓ **Develop Task Forces to address specific problems** utilizing \$400,000.00 in designated overtime. These Task Forces would become operational as issues begin to become identified or as seasonal issues present themselves. Examples to some of these issues would be the staffing of ATV officers and Gang officers during Spring Break and summer months to address the problem of youth crime and gang activity. The deployment of a Task Force of officers to address quality of life problems during the early morning hours when nightclubs are closing and their patrons are leaving the area. Tactical plans to address other concerns and problems would be developed as problems become identified. These plans would remain fluid and continued analysis would be utilized to ensure maximum effectiveness. The Community Policing Problem Solving Team along with the current staffing of the South Pointe Redevelopment Area would be a crucial part of identifying problems, addressing those problems that have been identified, and maintaining the area after a Task Force has been deployed to address a specific issue.

whether the RDA could contract directly for off-duty police in order not to incur overtime costs. Concern was raised regarding the City's ability to track and monitor overtime expenditures as being specific to officers assigned within the redevelopment areas. The Committee was informed that due the fact that the RDA is staffed by City personnel, it is probable that the Fraternal Order of Police may take issue with a City entity contracting separately for police services.

- *Monitoring expenditures and determining effectiveness of the investment in Community Policing* - The Committee wanted to establish a mechanism to monitor the investment in community policing, either in the budget process or in the form of an annual report. The Committee was informed that the community policing budget is included as a line item in the respective budgets for each of the two redevelopment areas, which are already subject to the review and approval of the County.

Subject to the adoption of the proposed Amendment by the City Commission, the adopted Amendment will be presented to County's Economic Development and Human Services Committee on July 16, 2003 and to the Board of County Commissioners, on July 22, 2003, which in turn must hold a public hearing prior to adopting the proposed amendments.

JMG/^{CMC}CMC/kob
Attachments

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