

# NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

## Frequently Asked Questions

### 1. What is a Community Redevelopment Agency (CRA)?

The Florida Legislature enacted the Community Redevelopment Act, Chapter 163 of the Florida Statutes, which allows local governments to use property tax revenue growth for economic revitalization purposes in designated communities. Counties may designate a special district, the Redevelopment Area, in which future property tax growth is used for approved redevelopment programs and projects tailored for the neighborhood's needs.

### 2. Why a CRA in North Beach?

In comparison with other areas of Miami Beach, the North Beach area has not experienced comparative levels of redevelopment, revitalization, economic growth, and investment. Existing conditions in North Beach have adversely affected quality of life and neighborhood character, among them: commercial vacancies, limited housing stock and new development, and resiliency challenges.

With delegated authority from Miami-Dade County, the City Commission established the North Beach CRA in 2021 as a means of implementing projects envisioned in the 2016 North Beach Master Plan (Plan NoBe) and other planning initiatives focusing on climate resiliency, economic development, affordable housing, historic preservation, and land development regulations.

### 3. Why does the CRA refer to the Redevelopment Area as “blighted?”

The Community Redevelopment Act identifies fifteen (15) criteria indicative of blight within a community, of which two (2) must be present to conclude that an area is blighted. Pursuant to the Community Redevelopment Act, a 'Community Redevelopment Area' may be defined as a blighted area, or an area in which there exists a shortage of affordable housing, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof.

### 4. What will the CRA be used for?

The North Beach CRA Redevelopment Plan, prepared following a community design charrette and significant public outreach, presents goals and strategies which may be implemented using funding by tax increment revenue from within the Redevelopment Area over the 30-year life (2021 - 2051) of the North Beach CRA.



The Redevelopment Plan proposes six (6) major categories of redevelopment goals and opportunities covering a range of project types. The Plan encourages a vibrant, resilient community and Town Center, increased housing density, preservation of historic structures, access to recreational amenities, available public parking, and additional restaurant and retail offerings to support new and current residents.

No.	Redevelopment Goal	Description
1	Provide Economic Development Opportunities for Businesses, Property Owners, and Residents	This goal highlights opportunities to improve physical structures, create programs to increase occupancy, and increase the variety of business offerings, as well as access to labor and training resources.
2	Invest in Climate Resilience, Sustainability & Infrastructure	These are cross-cutting goals that address improvements necessary to support and implement the goals of the whole Redevelopment Plan, but focus on urban and landscape design, engineering, and blue green stormwater infrastructure to build climate resilience to reduce risks from flooding, sea level rise, storms, high tides, and extreme heat.
3	Strengthen Cultural Arts, Branding & Marketing, and Communication	This expands on the “unique features” of the district and begins with asset identification and market positioning. Sample activities include heritage tourism, branding, marketing and communications, and signature promotional events.
4	Protect and Enhance the Neighborhood Character	This goal builds on the look, feel, and movement within a residential area. It involves all aspects of land use, lot size, structure heights, and greenery, while also looking at business uses, walkable main streets, safe alleyways, and traffic flow. Sample areas include Town Center, Normandy Isles Fountain Area, West Lots and North Shore.
5	Improve the Quality of Life of Residents and Visitors	Quality of Life measures can be highly subjective, but almost always include access to parks and public spaces, health and well-being, and neighborhood quality. Sample activities include community spaces and enhanced public safety.
6	Leveraging Resources for Community Redevelopment	Funding is achieved through many means including the North Beach CRA Trust Fund, grants, and financing. The CRA may need to leverage its annual funding to implement largescale capital projects. Should the CRA choose to bond or incur other debt to complete capital projects, a dedicated revenue source in the annual budget will need to be identified for debt service. The CRA can utilize the full range of state, local, federal, and other funding mechanisms for redevelopment depending on the proposed project.



## **5. How is the CRA funded?**

The North Beach CRA is funded by “tax increment financing” or TIF, whereby incremental increases in annual property taxes following the base year (2021) are generated and designated during the 30- year life of the CRA, for expenditure on investments and projects that address the needs of the Redevelopment Area. Miami-Dade County and the City of Miami Beach contribute 60% of the tax increment growth in Redevelopment Area to the CRA. TIF growth is planned to be accelerated by economic development resulting from CRA initiatives.

## **6. Will the CRA “freeze” or harm my property value?**

No. Property values will not freeze because of the North Beach CRA. The North Beach CRA will not adversely impact property insurance or a property owner’s ability to finance and/or mortgage property. Rather, the North Beach CRA is a tool for improving quality of life conditions and encouraging strategic, measured development and preservation initiatives--all of which have been successfully performed in other parts of Miami Beach with other CRAs.

## **7. Who controls the CRA?**

Per Resolution 2021-31596, pursuant to authority granted by the Community Redevelopment Act and Miami-Dade County, the Mayor and City Commission formally established the North Beach CRA and declared the Mayor and City Commission to be the CRA's governing body, the North Beach CRA Board. The Mayor and City Commission also designated the Miami Beach City Manager as Executive Director and the City Attorney as General Counsel.

Formal meetings of the North Beach CRA occur during regularly scheduled meetings of the Miami Beach City Commission and subject to all requirements of the Florida Sunshine Law. The annual budget of the North Beach CRA must be reviewed and approved by the North Beach CRA Board and the Board of County Commissioners of Miami-Dade County.

## **8. What is the Ad Hoc North Beach CRA Advisory Committee?**

Per Resolution 2021-31560, as amended, the Mayor and City Commission created the Ad Hoc North Beach CRA Advisory Committee to ensure the continued participation by residents, business owners, and community representatives of the Redevelopment Area in connection with the North Beach CRA.

## **9. Does the CRA have regulatory or zoning power in North Beach?**

No. The North Beach CRA has the ability to use tax increment revenue from within the Redevelopment Area (district) to implement and administer the Redevelopment Plan. The CRA does not have the authority to establish laws or administer zoning (such as variances or modifications to floor area ratio (FAR)). Projects associated with the North Beach CRA and the Redevelopment Plan are still subject to historic preservation and zoning laws, as applicable.



**10. Does the CRA permit or conduct condemnation by eminent domain?**

No. Eminent domain is not a legal power of community redevelopment agencies and is prohibited by the Community Redevelopment Act, Chapter 163, Florida Statutes.

**11. Where can I send questions, find more information about the North Beach CRA, and stay informed of events and programs?**

We invite you to visit the North Beach CRA's website to learn the most updated information and news about the CRA, <https://www.miamibeachfl.gov/northbeachCRA>. North Beach CRA staff is also available to meet at the District Office on select days and by appointment.

**North Beach CRA District Office**

962 Normandy Drive, Miami Beach, FL 33141

Hours of Operation: Tuesdays and Thursdays, 9:30 a.m. - 3:30 p.m.

305.673.7090

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**12. What short term projects are currently planned?**

The North Beach CRA has identified initiatives and programs that were also supported by the Ad Hoc North Beach CRA Advisory Committee. In its initial budgeted year of funding, new programs will include but are not limited to 1) a Commercial Façade Improvement Program and a Residential Property Improvement Program, both programs support privately owned buildings in the Normandy Fountain/Rue Vendome Plaza area; 2) support for Arts & Culture tourism and branding, and 3) small business development and technical assistance.

**13. What are the geographic boundaries of the North Beach CRA?**

The 326.4-acre Redevelopment Area is generally described as bounded by 87<sup>th</sup> Terrace to the north, the Atlantic Ocean to the east, 65<sup>th</sup> Street to the south, and Rue Notre Dame to the west. The boundary map can be found on the CRA website: <https://www.miamibeachfl.gov/northbeachCRA>

