

**RESOLUTION NO. R-12-2003-1**

**A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; IDENTIFYING THE COMMUNITY REDEVELOPMENT AREA DESCRIBED GENERALLY AS BEING BOUNDED ON THE WEST BY THE CITY BOUNDARY; ON THE EAST BY BISCAYNE BOULEVARD; ON THE NORTH BY THE CITY BOUNDARY; AND TO THE SOUTH BY THE CITY BOUNDARY; A SEPARATE CRA BOUNDARY AREA INCLUDES AN AREA FROM EAST OF BISCAYNE BOULEVARD TO THE F.I.U CAMPUS, AND AN ADDITIONAL SEPARATE BOUNDARY INCLUDES AN AREA GENERALLY BETWEEN N.E. 123<sup>RD</sup> STREET ON THE NORTH, 18<sup>TH</sup> AVENUE ON THE WEST AND THE ALLEY PARALLELING SANS SOUCI BOULEVARD ON THE SOUTH; CONTAINING FINDINGS AND CONCLUSIONS; ADOPTING THE NORTH MIAMI COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR TRANSMITTING THE PLAN TO THE MAYOR AND CITY COUNCIL.**

**WHEREAS**, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is codified as Chapter 163, Part III, Florida Statutes, as amended; and

**WHEREAS**, all powers arising under the Community Redevelopment Act are conferred on counties with Home Rule charters, which counties, in turn, are authorized by Section 163.410, Florida Statutes, to delegate powers to municipalities within their boundaries; and

**WHEREAS**, the Community Redevelopment Agency has found that there is a need for a community redevelopment agency within the City to carry out the purpose of Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, the geographic area within the City of North Miami Community Redevelopment Area is described generally as being bounded on the west by the City boundary; on the east by Biscayne Boulevard; on the north by the City Boundary; and to the south by the City Boundary; a separate CRA Boundary area includes an area from east of Biscayne Boulevard to the F.I.U campus, and an additional separate boundary includes an area generally between N.E. 123<sup>rd</sup> street on the north, 18<sup>th</sup> avenue on the west and the alley paralleling Sans Souci Boulevard on the south.

**WHEREAS**, pursuant to the requirements of Section 163.360, Florida Statutes, the North Miami Community Redevelopment Plan was transmitted to the City of North Miami Planning Commission, which acts as the local planning agency and which received and accepted the plan and transmitted the plan to the Community Redevelopment Agency and then to the Mayor and City Council of the City of North Miami; and

**WHEREAS**, pursuant to Section 163.346, Florida Statutes, notice of this proposed action has been given, by registered mail, to each taxing authority which levies ad valorem taxes on taxable real property within the boundaries of the redevelopment area; and

**WHEREAS**, the Chairman and Members of the Community Redevelopment Agency of the City of North Miami has determined that it is in the public interest to adopt the North Miami Community Redevelopment Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

**Section 2.** The Chairman and Members of the Community Redevelopment Agency accept the delivery of the North Miami Community Redevelopment Plan to it by the Local Planning Agency.

**Section 3.** The Chairman and Members of the Community Redevelopment Agency finds that:

1. Redevelopment of the redevelopment area is in the public interest of the residents of the City of North Miami and Miami-Dade County to revitalize an area that exhibits blighted conditions, including building deterioration, site deterioration and deficiencies, unsanitary conditions, drainage deficiencies, diversity of ownership, age of structures, property maintenance code violations, non-conforming structures, closed buildings, vacant lots, inadequate street layout and unacceptable crime rates.
2. The community redevelopment plan is consistent with, and conforms to, the City of North Miami Comprehensive Plan.
3. The Community Redevelopment Plan gives due consideration to the utilization of community policing innovations, and 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 the children residing in the general vicinity of the area covered by the Plan.
4. It is the CRA's goal and intent to increase the affordable housing stock in the community redevelopment area, and not to reduce the current housing stock, or replace existing affordable housing with non-residential uses. A feasible method exists for the location of families who might be temporarily displaced to decent, safe and sanitary dwellings within their means and without undue hardship to the families.
5. The community redevelopment plan will afford maximum opportunity, consistent with the needs of the City of North Miami and the Miami-Dade County as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

**Section 4.** The Chairman and Members of the Community Redevelopment Agency concludes that the North Miami Community Redevelopment Plan complies with the requirement of Section 163.360, Florida Statutes, and furthers the purposes of the Community Redevelopment Act.

**Section 5.** The North Miami Community Redevelopment Plan, attached as Composite Exhibit "1," is adopted. The plan is designated as the official redevelopment plan for the community redevelopment area, and is transmitted to the Mayor and City Council.

**Section 6.** This resolution shall take effect immediately upon approval.

**PASSED and ADOPTED** by a 3-2 vote of the Chairman and Members of the Community Redevelopment Agency this 9<sup>th</sup> day of December, 2003.

  
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CHAIRMAN

ATTEST:

  
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SECRETARY

APPROVED AS TO FORM:

  
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GENERAL COUNSEL