

**The City of North Miami
Community Redevelopment
Agency**

**Redevelopment Plan
Phase I**

**Adopted on June 7, 2005
Amended as of October 21, 2008**

**CITY OF NORTH MIAMI
CITY COUNCIL**

Joe Celestin

Mayor

Scott Galvin

Council - District 1

Michael R. Blynn

Council - District 2

Jacques Despinosse

Council - District 3

Jean Monestime

Council - District 4

Patricia SaintVil-Joseph

Interim City Attorney

Clarence Patterson

City Manager

CONSULTANTS

Siskind Carlson & Partners and Judson & Partners

EDSA

Edward D. Stone Jr. & Associates

Kimley-Horn & Associates

R.G. Orman & Company, Inc.

CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY

REDEVELOPMENT PLAN

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1.1 THE NEED FOR AND PURPOSE OF THE COMMUNITY REDEVELOPMENT PLAN

1.1.1 Introduction

The City of North Miami is a City of 5,600 acres located in northern Miami Dade County. Except for 193 acres (the Munisport Site) located within the Interama Site, the City is 100% built-out. Between 1940 and 1980, 19,550 housing units of the City's total 22,281 units were developed. Much of the City's commercial property was also built in the same era. A significant portion of this housing stock and commercial property has deteriorated, is now underdeveloped or functionally obsolete. This underdevelopment has led to severely low taxable values in large areas of the City and consequently affects the City's ability to deliver services in response to demands.

From 1980 to date, the City's population grew by almost 18,000 people with only 2,400 housing units constructed. More remarkably, in the last 13 years, the population grew by 10,000 people and only 646 new units were built. This census data does not take into account the existence of possibly 18,000 – 20,000 people not officially counted in the 2000 Census. The overcrowded, substandard, and deteriorating housing conditions combined with the lack of business vitality of the City's commercial core, land use conflicts, infrastructure deficiencies, and the City's lack of decent affordable housing for its residents has led to an effective taxable value stagnation in over 50% of the City's properties and necessitated a major response. Due to the magnitude of these problems, the City focused on creating a Community Redevelopment Area (CRA) and later an Agency to oversee its redevelopment activities.

In August 2003, the City of North Miami City Council retained a multi-disciplinary team of national and local firms to create a Redevelopment Consultant Team that would analyze the City's needs. Under the auspices of the City Council and with public input the team received the concept, methods and direction to achieve the City's redevelopment goals. The team was charged with preparing a comprehensive Redevelopment plan, evaluating boundaries and creating an implementation program that, when approved, would reverse the current deteriorating conditions and transform North Miami into a city with residential and business vitality. The plan will lead to the creation of a City respected for its community purpose and reshape it into a desirable urban place for its residents, businesses and visitors to live, work, shop, and relax respectively.

The Community Redevelopment Plan is the culmination of a planning process that has served as the basis for the preparation of this document. This process has included detailed review of previously prepared studies, reports and governmental approvals, extensive field inspections, analysis of existing physical and functional conditions, public hearings, workshop sessions and meetings. The City with support from the Consultant Team created opportunities for input by citizens, property owners and civic interests. The team also conducted numerous meetings with City Staff to properly coordinate City and future CRA activities with regulatory procedures for the implementation of the Plan.

1.1.2 Location of the Community Redevelopment Area

The North Miami Community Redevelopment Area was designated by the City Council and adopted in December 2003. It was transmitted to Miami-Dade County for approval and was modified in discussions with the County. The Redevelopment Area covers an area of approximately 3249 acres of the City of North Miami and is shown on the “Aerial Boundary Plan” Drawing CRA-01; “CRA Boundary Plan” Drawing CRA-02 (appendix IV); and as described in the Community Redevelopment Area Boundary Description in Section 3.4, page 66.

The Area is generally bounded on the west by the City of North Miami 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 including the “Munisport” property east of Biscayne Boulevard, and adjacent mangrove preserve areas east to the adjacent FIU property on the east, and three (3) properties fronting on the north side of NE 151st Street, and from Biscayne Boulevard east to the FIU Campus Western Boundary

An additional separate boundary includes a 17.06-acre area generally between NE 123rd Street on the north, 18th Avenue on the west and the alley paralleling Sans Souci Boulevard on the south. The CRA area excludes several areas west of Biscayne Boulevard shown on “CRA Boundary Plan” Drawing CRA-02 (appendix IV).

1.1.3 Redevelopment Legal Authority

The Community Redevelopment Act; [Part III, Chapter 163, Florida Statutes], (hereinafter “The Act”) confers upon counties or municipalities the authority and powers necessary to carry out redevelopment activity in recognition of the need to eliminate and prevent conditions of slum and blight. The “Act” requires a Finding of Necessity prior to establishing the boundaries of a Community Redevelopment Area, or modifying existing boundaries. In counties with home rule charters, the power to carry out redevelopment purposes are conferred on the County, and the County may delegate all, or some of the powers to the Municipality. Miami-Dade County approved the Finding of Necessity, the Redevelopment Boundaries, and the Delegation of Redevelopment Powers to the City of North Miami in July, 2004, by Resolution R 837-04. The City of North Miami City Council approved the “Findings of Necessity”, the CRA boundaries, and created the North Miami Community Redevelopment Agency in June, 2004 by the passage of Resolution R-2004-3. The Community Redevelopment Agency approved the Redevelopment Plan, pursuant to the Redevelopment Act in March, 2005, by Resolution R-3-2005-1. The City of North Miami approved the Redevelopment Plan in March, 2005, by Resolution R-2005-15. Miami-Dade County approved the Redevelopment Plan in _____, 2005, by Resolution _____ and approved the Interlocal Agreement in _____ 2005, by Resolution _____.

1.1.4 The Need for the Redevelopment Plan

The City Council approved the “Finding of Necessity” in July, 2004. These “Findings” documented the concentration of blight in the Redevelopment Area. These blighted conditions exist throughout the City. They exert a blighting influence on adjacent stable areas and have a negative economic impact on the entire City. Evidence

presented to the City Council supporting the “Findings” documented blighting influences such as deteriorating or dilapidated building conditions, large numbers of blocks with faulty and deteriorated infrastructure conditions, diversity of ownership, underutilized land, extremely low taxable values, low improvement value to land value ratios, a high number of crime related incidents associated with the physical deterioration and overcrowding of portions of the Redevelopment Area, and a shortage of decent, safe, and sound, low and moderate income housing within the needs of the residents (including housing for the elderly).

These blighted conditions required action on the part of the Community Redevelopment Agency (CRA) to eliminate and prevent their expansion. The Redevelopment Plan is intended to achieve this goal and provide affordable housing opportunities to eliminate the deficiencies and provide a catalyst for new development throughout the entire Redevelopment Area. The CRA Boundary was chosen as the most appropriate area in which to exercise community redevelopment powers that would arrest and permanently eliminate blight within the City.

Therefore, this Redevelopment Plan was needed: to remove existing constraints on redevelopment; to demonstrate to the residents, businesses, private investors and developers the City’s commitment to the redevelopment of North Miami; and to plan an orderly and fiscally sound process to accomplish the Plan.

The redevelopment strategy incorporated in this Plan addresses these issues and when approved will add a comprehensive Implementation Plan, which, when complete, will include a newly created infrastructure concept of parks and parkways, community structures, parking structures, alternative transportation improvements, civic and cultural elements, revitalized businesses, and the elimination of sub-standard and overcrowded housing conditions throughout the City.

1.1.5 Powers of the Community Redevelopment Agency

The Community Redevelopment Act confers a wide array of redevelopment powers to counties and municipalities with home rule charters as specified in Florida Statute 163.410. The County has retained those powers, except as delegated (the “conveyed powers”), to the City of North Miami through incorporation in an Interlocal Agreement to carry out redevelopment activities. The City then, has delegated the conveyed powers to the Community Redevelopment Agency (CRA), with the exception of the following:

1. The power to determine an area to be a slum or blighted area and to designate such an area as appropriate for community redevelopment.
2. The power to grant final approval to community redevelopment plans and modifications thereof.
3. The power to zone or re-zone any part of the City or make exceptions from building regulations other than those approved as part of the Plan.

Except for the above reservations, the City Council has chosen to delegate the conveyed powers to the North Miami Community Redevelopment Agency, including the following:

1. The power to authorize the issuance of revenue bonds when authorized by Miami-Dade County.
2. The power to acquire property deemed necessary for community redevelopment, including the use of eminent domain when authorized by Miami-Dade County, and when applied to acquisition of vacant land, commercial property, multi-family

residential property, and single-family residential properties when used in accordance with the acquisition policy and Rules and Regulations to be approved in the Implementation Plan.

3. The power to dispose of property acquired within the Redevelopment Area for uses in accordance with the plan.
4. The power to construct improvements necessary to carry out redevelopment objectives.
5. The power to carry out programs for repair and rehabilitation of existing structures in the Area.
6. The power to plan for and assist in the relocation of persons and businesses displaced by redevelopment activities.
7. The power to receive and utilize tax increment revenues to fund redevelopment activities.
8. The power to make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Plan.
9. The power to close, vacate, plan, or re-plan, streets, roads, sidewalks, ways or other places and to plan, or re-plan, any part of the Redevelopment Area.

1.1.6 Redevelopment Goals & Objectives

The establishment of Redevelopment Goals and Objectives (with provisions for regular review, additions and modifications) should be used to guide the successful redevelopment of the final Community Redevelopment Area during the development of the Plan, and over the duration of the implementation of the Plan. The Goals will be achieved through successful completion of the objectives and should be taken into consideration in all major decisions.

The following are major goals in the formation of the Community Redevelopment Agency and the Redevelopment Plan, as well as the implementation of the Plan:

Goal No. 1 – Purpose:

Eliminate the conditions of blight currently existing within the City of North Miami.

Objectives:

1. To create a plan for the Community Redevelopment Area within the City to include all practical and economically feasible blighted areas.
2. To begin an implementation program within six (6) months of Plan Approval that will establish prioritized programs to eliminate blighting conditions such as: Overcrowding, high crime and code enforcement violation incidents, deteriorating structures, inadequate infrastructure conditions, significant land use conflicts, substantial areas of functionally obsolescent or underutilized structures, properties and land uses, substantially depressed property values, and to immediately begin to plan for the creation of decent, low-moderate income and elderly housing to reverse the current deficiencies in the City.

Goal No. 2 - Overview:

Adopt a comprehensive Redevelopment Plan and Implementation Program where all qualified residents and businesses are considered for assistance, balancing residential, commercial, environmental, recreational, economic, and aesthetic elements.

Objectives:

1. To approve a mix of land uses that will be supported by market conditions and create opportunities and settings for owners, investors, and developers, to be used by residents and visitors alike.
2. To approve a land use plan that provides for densities, intensities, heights and programs (Standards of Development) that will allow the City of North Miami to provide adequately zoned land that supports the widest possible opportunities to implement the affordable housing policies, mixed use initiatives, commercial revitalizations and circulation improvements.
3. To adopt an economically feasible plan that accomplishes the Redevelopment Goals and that can be implemented in a series of economically feasible phases with elements that can start within six (6) months of the approval of the Plan. The approved Implementation Plan shall provide a step-by-step process and program to initiate Plan implementation.
4. To establish a CRA budget development process that applies CRA capital improvement funds to approved Redevelopment projects and identifies or creates programs that apply CRA funds to City services that are impacted by Redevelopment activities.
5. To prepare a methodology and tools for assembling land that provides the greatest possible acceptance of the Land Use Plan and achieves the basic principals of this Goal.
6. To conclude a market study of the entire Redevelopment area within six (6) months of Plan Approval that identifies the CRA potential commercial and residential demand for space and units, and makes recommendations phasing out vacant under-utilized, or functionally/market obsolescent buildings and include revitalization programs for the City's major Commercial Corridors.
7. To create a financial and relocation strategy for strengthening viable businesses in the City and potential consolidation of these businesses in the Central Business District (City Center).
8. To establish within one year of Plan Approval a business development and marketing strategy for the Commercial Corridors and to create financial incentives for the private sector to implement the strategy.
9. To create a sense of identity and purpose in the City Center with parks, plazas, attractive pedestrian access, convenient accessible parking, and to create expanded civic and cultural building opportunities and activities.
10. To establish high-density urban residential and mixed-use projects within the City Center that stimulates 24-hour downtown activity, and strengthens and promotes downtown commercial and cultural activities.
11. To create a CRA-wide system of open space and parks with a wide variety of activities from active recreation to passive meditation with local small scale neighborhood oases connected (to the largest possible extent) by pedestrian ways and bike ways.
12. To utilize and extend the Munisport development agreement to provide community facilities, project management and financial commitments to implement the Redevelopment Plan.
13. To select a Master Developer to provide Development Services to the CRA to insure that the Redevelopment Goals and objectives are met and to assure that the development of the 5000 units of rehabilitated or new affordable housing units under the existing Munisport Development Agreement are expedited.
14. To establish and approve a redevelopment plan process in 2 phases in which the

first phase, the Phase I Plan, is in conformity with the City's existing Comprehensive Plan, the Existing Future Land Use Map, and the City Zoning Ordinance, and accomplishes the greatest number of the above objectives within a fully complete, implementable plan. The elements that are not accomplishable within the Phase I Plan will be fully accomplished in an amended Stage II Plan when reviewed and approved by the CRA, the City of North Miami, and Miami-Dade County.

Goal No. 3 - Land Use:

Phase out obsolete structures, land use conflicts and nonconforming land uses while enhancing the residential, retail, commercial and civic land uses. (See the City of North Miami Existing Comprehensive Plan, Land Use Element, Goal 2, Goal 3, and related objectives)

Objectives:

1. To identify and carefully analyze the potential reuse of all sites where functionally obsolete structures and non-conforming uses exist.
2. To identify the "edges" between principal land use types where conflicts occur.
3. To design buffers and barriers that will enhance and protect each use type and remove those incompatible uses that cannot be adequately buffered.

Goal No. 4 - Capital Improvements:

To coordinate CRA and City Capital Improvement programs and activities within the Redevelopment area in implementing the approved CRA plan.

Objectives:

1. To establish a methodology for coordinating the budgeting process of the CRA and the City to identify the responsibilities and financial limits of both parties and to implement the approved Redevelopment plan that incorporates the CRA Master Plan and Capital Improvement Plan with joint phased circulation, transportation, infrastructure, parks and open space elements.
2. To pursue all opportunities that maximize sources of funds (grants, loans, bonds, tax credits, subsidies, etc.) to complete the CRA implementation activities.
3. To investigate all potential sources of funds to offset additional service costs occurring as a result of Redevelopment Implementation.

Goal No. 5 - Traffic/Transportation:

Provide for safe, convenient, effective and efficient motorized and alternative-means transportation systems that are intricately related to the proposed land use patterns and improves the level of mobility of the areas within the CRA boundaries. (See the City of North Miami Existing Comprehensive Plan, Transportation Element, Goal 1)

Objectives:

1. To complete a traffic/transportation design analysis within six (6) months of Plan Approval, taking into consideration the effects of the Redevelopment Plan on the CRA and linkages to adjacent City roads.
2. To create a phased program that prioritizes the improvement of the traffic flow and

- patterns to the maximum extent economically feasible and with the assistance of State and County agencies stressing the benefits to the residents and businesses of the CRA.
3. To participate in regional transportation initiatives, studies and projects that optimizes North Miami's opportunities for enhancing multi-modal services within the CRA/City that would ultimately reduce demands on existing CRA improvements.
 4. To design a circulation plan, road typology, profiles and nodes, that will promote City identity, define the City limits, and enhance the driving experience at arrival/gateway points, major traffic-way Boulevards within the CRA streets.
 5. To design a set of pedestrian access standards that provide priority for pedestrians in the CRA area and utilize all available technology such as "count-down" crossing lights, pedestrian safe zones, and highly visible and textured crossing areas.

Goal 6 - Parking:

Provide for efficient and attractive public parking areas that service the shopping, restaurants and service facilities of the redevelopment area and separate commercial and industrial parking from the residential neighborhoods within the CRA.

Objectives:

1. To utilize, to the maximum extent feasible, the joint use of parking among land use types in residential and business areas.
2. To design parking areas for residential use that are safe, secure, and attractive.
3. To construct parking areas and structures to support downtown businesses and mixed use applications.

Goal No. 7 - Resident and Business Participation:

Assure that every qualified resident or business within the Community Redevelopment Area has a chance to participate in the opportunities evolving from the Redevelopment process.

Objectives:

1. To develop qualification rules and regulations in accordance with the Uniform Relocation Act and Local Options.
2. To approve a Relocation Plan and Benefits (to the extent that relocation, temporary or permanent is required) assuring that no qualified resident will be displaced unless housing is available and adequately sized to meet their needs, is equal to, or improves their quality of life and is within his or her means.
3. To approve a Relocation Plan and Benefits that allows every qualified resident to relocate into adequately sized decent, safe and sanitary housing within his or her means.
4. To approve a plan and program (for areas, or specific projects, where the Agency believes it is in the best interest of implementing the Plan), that provides a mechanism for owners to participate in the economic opportunities created by the Redevelopment Plan. Such mechanisms might include: Developing a "Block Marketing" co-op program for owners to share in a portion of the potential land appreciation.

5. To approve opportunities and priorities, and define specific guidelines for qualified businesses currently conducting business in the Redevelopment Area to relocate (or expand) within the CRA.
6. To approve a program and funding that provides loans or grants to eligible businesses qualifying for priority treatment where the Agency believes it is in the best interest of implementing the Plan.
7. To regularly review, at the neighborhood level, the progress of the plan toward meeting its overall goals.

Goal No. 8 - Safe, Sanitary, Affordable, and Adequate Housing:

Eliminate the deficiency of low and moderate income housing in the City, create rental housing programs, promote home ownership, correct deteriorating residential structures and provide, to the greatest extent possible, adequately sized housing that meet the residents' needs and improves their quality of life.

Objectives:

1. To create a land use plan, zoning regulations, and economic strategy that provide for land and attractive housing opportunities meeting the City's low and moderate income housing goals, and to attract new residents for market rate housing within the CRA area, taking advantage of the City's location and attractions.
2. To create a strategy, plan, program and economic plan, to assist in improvements, rehabilitation, remodeling and construction of affordable single-family residences or multi-family dwelling units for existing qualified owners, rental remodeling/conversions, or new developments that also promotes home ownership.
3. To create a strategy, plan, program, and economic plan to assist in affordable rental housing rehabilitation, remodeling and construction of multi-family rental units.
4. To create qualifications, registrations and rules and regulations that govern the eligibility, income levels, and circumstances for assisting residents to take advantages of the Programs.
5. To create, as part of the economic strategy, a methodology for identifying, qualifying and quantifying the probable funding sources available to implement the programs.
6. To develop a methodology as part of the affordable housing strategy that identifies the most severe, overcrowded, unsafe and unsanitary housing conditions and to begin to apply the programs to these areas at the earliest opportunity in the Implementation Program.
7. To capitalize to the greatest extent possible on the City of North Miami's Development Agreement with the "Biscayne Landing" Development Group to build or rehabilitate an equal number of affordable Housing units as are developed on the Biscayne Landing site, and to provide other community development projects, project management, and financial commitments for implementation.
8. To approve an affordable housing policy and subsequent Rules and Regulations substantially in accordance with the outline in section 3.3.3.

Goal No. 9 - Development Controls and Guidelines:

Develop and approve a Development Controls and Guidelines Manual within six (6) months of Redevelopment Plan Approval, which will guide development activities within the approved Community Redevelopment Area. The application of the Manual, in the CRA areas, which could also be used in the balance of the City, over time, will make North Miami recognizable as a community of lasting aesthetic, cultural and commercial value.

Objectives:

1. To create Architectural and Landscape Guidelines that will establish North Miami as a community with a recognizable massing and visual character.
2. To establish coordinated planning of public sector improvements with individual and private sector development incorporating both construction and maintenance issues.
3. To establish environmental and energy efficient consciousness and building standards.
4. To establish an Architectural Design Review process and standard submission requirements for development within the CRA, that allows for a consistent, streamlined review, and merging the review of singular and multiple projects in the context of the Redevelopment Plan Standards of Development.

Goal 10 - Downtown:

Create a viable central business place within the CRA area of North Miami for retail trade, finance, real estate, services, civic and cultural activities and tourism. (See current Comprehensive Plan, Land Use Element, Goal 4 and related objectives.)

Objectives:

1. To identify those portions of the CRA that have the potential to form a compact and viable downtown.
2. To design a downtown that is an attractive pedestrian-oriented area for successful business sites, with opportunity for parks, offices, residences, and civic and arts venues.
3. To identify programs, grants, loans and other financial mechanisms to implement the cultural activities.

Goal 11 - Neighborhood/Convenience Service:

Provide a quality business environment for convenience/neighborhood retail and businesses serving the residents of the redevelopment area.

Objectives:

1. To identify sites within and at the edges of residential neighborhoods which can be designed and implemented to create high quality and attractive neighborhood convenience retail and services.
2. To design convenience retail and service sites with appropriate buffers from the residential properties yet provide easy and attractive pedestrian access.

Goal 12 - Business Environment:

Create viable community business environments within the CRA, for community serving retail trade, community professional services, support services and restaurants/tourism that service the City and the wider North Miami-Dade area.

Objectives:

1. To identify sites within the CRA that are appropriate for community-wide retail, office and service facilities.
2. To utilize the recommendations from the implementation market study to aggregate properties to form sites of adequate size to accommodate larger stores, businesses, and high quality office complexes.

Goal 13 - Economic Base:

Encourage diversified commercial and light industrial land uses that will provide for a more constant level of employment activity.

Objectives:

1. To identify sites within the CRA that are appropriate for additional general commercial and light industrial uses.
2. To combine small industrial sites that provide adequate site space for operations such as “back-office”, light assembly, marine related, and vocational education related activities.

Goal 14 - Employment:

Increase the number and diversity of jobs for all types of employees residing within the CRA.

Objectives:

1. To create a center for employment opportunities for CRA residents as a service function of the CRA, in collaboration with the Miami-Dade Workforce Development Board.
2. To inventory the job opportunities created by the redevelopment process and make those opportunities available to North Miami residents within the CRA.
3. To develop programs and requirements for developers, contractors, and businesses working within the CRA to agree to give priority consideration to hiring qualified residents of North Miami.
4. To identify or develop job training/educational programs for unskilled, skilled and professional disciplines and to make the programs available to North Miami residents receiving subsidies from the CRA to enroll in the programs.
5. To identify/develop funding sources from public and private sources to implement the job training programs.

Goal 15- Tax Base:

Increase the quantity and enhance the quality of commercial, industrial and housing development adding substantially to the tax base of Miami-Dade County, the City, and the Redevelopment Area. (See Comprehensive Plan; Land Use Element, Goal 6)

Objectives:

1. To optimize the CRA capital improvement programs to improve the taxable value of the residential and commercial properties of the CRA.
2. To pursue all opportunities and maximize all sources of funds (grants, loans, bonds, tax credits, subsidies, etc.) available to support projects that would increase the taxable value of the City and Miami-Dade County.

Goal 16 - Community Appearance:

Improve the Redevelopment Area as an attractive, landscaped and desirable urban environment.

Objectives:

1. To utilize design criteria that provide for attractive and low maintenance landscape areas throughout the CRA.
2. To provide street furniture that enhances the attractiveness of the Redevelopment Area and encourages cleanliness and ease of maintenance.
3. To approve architectural and landscape architectural guidelines and standards for the CRA within 12 months of plan approval.

Goal 17 - Natural Resources:

Protect the natural resources of Biscayne Bay, Arch Creek, Little Arch Creek, the Biscayne Canal, the Oleta River, Emerald Lake and the wetlands adjacent to the Biscayne Landing site by carefully regulating the utilization of surface water resources while increasing public access. (See Comprehensive Plan; Land Use Element, Objective 1.4)

Objectives:

1. To create a master CRA storm water priority project plan and schedule within 12 months of plan approval.
2. To employ effective storm-water design systems that assures the preservation and enhancement of the water quality flowing into the deep water and wetland habitats of the CRA.
3. To pursue all opportunities and maximize all sources of funds (grants, loans, bonds, etc.) available to accomplish this CRA goal.

Goal 18 - Safety and Security: (as amended on 10/21/2008 per underlined text)

Improve the security of homes and businesses through initiatives including, but not limited to, the integration of the most advanced design concepts for the prevention of fire, crime and accidents, and the development and implementation of community policing innovations as such innovations are defined by State statutes as may be amended from time to time.

Adequate law enforcement is required to protect property values, commercial activity levels, and the quality of life of the residents within the community redevelopment area. Law enforcement also is important to attract new investment, new development, new businesses, new residents, and remove and prevent blight conditions.

The CRA shall have the authority to pay for the cost of utilizing community policing strategies designed to reduce crime within the community redevelopment area. These strategies may include, but are not limited to, Community Mobilization, Neighborhood Block Watch, Citizen Patrol, Foot Patrol, Bicycle Patrol, Neighborhood Storefront Police Station, Motorized Patrol, and the installation and maintenance of security systems.

Any and all CRA funding for community policing within the redevelopment area would be in addition to any other funding sources for the Police Department. The CRA funding will at no time be used to supplant any of these other sources of funding for the Police Department.

Objectives:

1. To apply the concepts of Crime Prevention Through Environmental Design (CPTED) in all redevelopment designs and development.
2. To vigorously apply and enforce all aspects of the “Life-Safety Codes” in all instances of redevelopment design and construction.

Goal 19 – School Element:

To assist in coordinating the effort to improve the quality of the educational experience and facilities for the expanded school-aged population of the CRA .

Objectives:

1. Within six (6) months of Redevelopment Plan Approval, the CRA will provide to the City of North Miami and the School Board a copy of the completed Redevelopment Plan development program and population growth projections, by year, for the duration of the Redevelopment period.
2. To request of the City of North Miami and the School Board a city-wide facility plan that responds to the redevelopment plan’s population demands; and assist in coordinating potential site locations, expansion possibilities and rehabilitation priorities within the Redevelopment Area.
3. Analysis of tentative sites (or expansion areas) within the CRA.
4. To assist the City of North Miami in creating a Comprehensive Plan education element to accommodate, and satisfy, selected school sites and educational needs for all CRA created demands.

1.1.7 Existing Infrastructure Conditions and Redevelopment Summary

The City of North Miami’s existing Potable Water production and distribution, Sanitary Sewer collection and transmission and Storm-water conveyance systems have been reviewed and a determination was made as to their condition and capacity relative to providing service to the areas contained within the Redevelopment boundaries. The

evaluation showed that the City's existing infrastructure would require additional piping and extensive upgrades in order to meet the demands of the proposed build-out of the Redevelopment Area. Currently the City produces approximately 65 percent of its own potable water from the Winson Water Plant at Sunkist Grove, 12098 NW 11 Avenue, and must purchase the remaining 35 percent from Miami-Dade County. One concept to supply the Redevelopment Area with potable water at the capacity that it will require is to construct a new water treatment facility.

The existing Storm-water Systems consist of a variety of French drains, positive systems that connect to County systems and retention areas such as swales and open fields. Many of the swale areas located within the Redevelopment Area are in need of improvements such as installation of French drains, installation of curbing to direct rainwaters to positive drainage systems and the reclamation of the grassed swale areas. If the existing conditions are allowed to remain the degradation of the swales will continue and the environment will become hardened and not allow the rainwater to percolate back into the ground. The Redevelopment Plan supports the improvements of the storm water drainage system within the CRA area through the implementation of the South Florida Water Management District's (SFWMD) regulations that requires the treatment of storm-water runoff prior to entering any body of water.

The Implementation Plan will include close coordination between the City of North Miami's Public Works Department and the Developers as the construction of the water, sewer, and storm water systems for the Redevelopment Plan Area are designed and constructed. This will eliminate any duplication of efforts and assure continuity within the City's overall improvement to its infrastructure of Water distributions, Sewage collections and transmissions and Storm-water conveyance system.

In the first 12 months after the plan approval, the CRA will prepare a program, plan and budget for those projects that are not part of the existing, funded, City infrastructure projects and begin design and approval of specific priority improvements necessary to pace the Redevelopment program.

1.1.8 Environmental Permitting

The Redevelopment Plan includes a wide range of public and private construction activities that will require environmental permits from state and federal agencies. The CRA will assist the City of North Miami in obtaining a Conceptual Environmental Resource Permit for the CRA areas. All aspects of the improvements for the affected Redevelopment areas and all impacts to the environment will be included: i.e.: the identification of all archeological and historic sites; submerged lands; and threatened and endangered species within the Redevelopment Area. The Conceptual Environmental Resource Permit will cover all measures that must be undertaken to facilitate the construction of the proposed Redevelopment improvements.

Prior to the actual construction, those environmental permits required for the specific improvement, such as Fill Permits or Environmental Resource Permits, will be obtained. The permit applications and accompanying construction plans will include the materials required in the Conceptual Environmental Resource Permit. For example, in order to

obtain a permit for a housing project, a portion of the storm-water system including pipes, inlets and water retention to achieve water quality requirements must either be complete or planned for completion as part of the construction in the housing project.

This permitting approach has been successfully used for similar large municipal projects. It allows the CRA to understand all of the infrastructure improvements that must be made, including any mitigation to the environment that is required. It also allows the CRA to budget and schedule these improvements to meet their development phasing strategy and to pace the private development. This approach is also advantageous to developers because environmental issues, which are sometimes difficult to deal with in a timely and cost effective manner, are known up front. In many cases the City and CRA will have addressed these major improvements jointly.

The Conceptual Environmental Resource Permit process typically requires about a year to complete. However, for those projects slated as early CRA improvements, the CRA will assist in accelerating construction start-up. This permit will allow construction of individual projects to begin on an earlier schedule.

1.1.9 Residential and Commercial Needs Assessments and Market Analysis

Overview

Complete Needs Assessments and objective Market Analyses are critical to developing the final implementation strategies and plans for both residential and commercial land use programs. The CRA will undertake needs assessments and market analyses to create a comprehensive current database for the existing conditions within the CRA.

1.1.9.1 Residential Analysis

The City of North Miami was substantially built out by the mid 1980's with only 646 units (out of 22,281 total housing units) developed over the last 13 years. The City's population however, during the same 13 years rose by 10,046 people. This growth data does not account for the existence of possibly an additional 18,000 to 20,000 people not officially accounted for in the 2000 Census.

The combined official and unofficial population from anecdotal and law enforcement estimates and verified by observed conditions of overcrowding, accounts for some of the crime statistics and explains the increases in solid waste and sewage treatment. In addition, a substantial number of housing units (over 70%) have fewer than four (4) rooms. Fifty-six percent (56%) of the total housing units have fewer than three (3) rooms, further exacerbating the problem and necessitating a massive utilization of Redevelopment Planning and Financial Resources.

The CRA, immediately upon Redevelopment Plan Approval, as part of the Implementation Plan will start an overall, detailed demographic analysis and preliminary needs assessment of the Redevelopment area to determine the final strategy, plan, and schedule for the affordable housing element of the

Redevelopment Plan.

Each phase of the plan, and specific areas ready for Redevelopment will have special needs assessments for each affected resident as to family size, income, etc.

1.1.9.2 Commercial Analysis

The magnitude of the CRA area, the functional obsolescence, vacancy, and building deterioration of substantial segments of the retail/office districts of the City, require rehabilitation, relocation, demolition, consolidation and methods to aggregate additional land providing for expansion and adequate and safe parking that more effectively services the community. To begin to understand and plan for these choices, an existing business inventory and needs assessment, and a comprehensive market analysis will be included in the Implementation Plan to determine the locations, type and size of the retail development that can occur within the City. In addition, the analysis should also include a retail/office marketing strategy and plan, and a provision for annual review and updating.

1.1.10 Redevelopment Plan Concept

The Redevelopment Area is comprised of 3249 acres of land including portions of the Interama site. There are approximately 14,353 households and a population of over 44,000 officially recognized residents within the Redevelopment Area.

The Redevelopment Plan Program developed from the Redevelopment Goals and Objectives has six (6) priority objectives:

1. Create as much affordable housing that is financially feasible. Within the feasibility limits, to provide every qualified low-moderate income/elderly resident within the CRA area with decent, safe housing within their means and sized adequately for their use, while optimizing the opportunities for home ownership.
2. To identify the most severe and blighted housing conditions within the CRA area and prioritize the rehabilitation, conversion or demolition and replacement of these structures.
3. To create, for businesses within the CRA, a financial and relocation strategy phasing out functionally obsolete businesses and buildings, and strengthening, (expanding/relocating) and consolidating the viable businesses.
4. To establish higher residential density, urban, mixed-use projects primarily supporting the 7th Avenue N.W., 6th Avenue, N.E., West Dixie Highway, and 125th Street corridors within the CRA area, and within the City Center to promote opportunities for downtown civic, cultural and commercial activities.
5. To create a citywide system of open space, parks and recreation areas connected by pedestrian ways and bikeways and effective local-serving transit.
6. To create a circulation plan that will promote CRA/City identity, enhance the driving experiences throughout the CRA/City and prioritize the elimination of the blighting influences and existing traffic safety problems of the City's road system within the CRA.

In order to accomplish the aforementioned priority objectives, the Redevelopment Plan will be effectuated in two (2) phases. The first phase, the **Phase I Redevelopment Plan**, as shown in Drawing CRA-08 in Appendix IV, is in compliance with the Goals,

Objectives, and Policies of the City of North Miami's Comprehensive Plan, the Future Land Use Map and Zoning Ordinance.

The Phase I Plan allows a substantial portion of the Redevelopment Plan Implementation to begin immediately after plan approval and also allows a portion of the new affordable residential units to be developed prior to the approval of the proposed Comprehensive Plan Amendments since the CRA area is built out to densities and intensities substantially lower than those allowed under the existing Comprehensive Plan and Future Land Use Map.

The Phase I Plan, however, does not fully accomplish all of the priority objectives listed above due to the constraints of the existing Comprehensive Plan and Zoning Ordinance.

A Phase II Redevelopment Plan amendment shall be prepared to be submitted to the County for review and approval simultaneously with the approval of the amendments to the Comprehensive Plan and Zoning Ordinance, currently estimated to occur in September of 2005 (refer to Section 3.3).

The difference between the existing number of housing units and the potential number of additional developable housing units within the CRA compliant with the Comprehensive Plan is 4,076 units.

The Redevelopment Program will proceed to remove all of the deteriorating and substandard housing within the CRA area through rehabilitation, remodeling, additions or new construction, estimated to occur over a period of 23 years, subject to the economic feasibility. This redevelopment program, whether low-moderate income, elderly, (new or improvements to existing housing) will be facilitated by the CRA through loans (scaled for the resident needs), or other incentive assistance. Market-rate housing will be encouraged through private sector investment and development within the enhanced Redevelopment areas and increased densities.

In 2002, the City concluded a successful competitive selection procedure to lease the City's Munisport Site, 193 acres east of Biscayne Boulevard ("Biscayne Landing"), within the Interama Tract. This area is integral to the Redevelopment Plan. The existing lease and Development Agreement for "Biscayne Landing" provides several major advantages for the CRA. The Development Agreement puts into place elements not normally included in a start-up Community Redevelopment Agency and Plan. The existence of the lease of the City land provides annual lease income directly to the City, which together with a participation fee upon the sale of each housing unit, will assist the City in current and future budget planning. In addition, lengthy developer negotiations, contractual obligations and preliminary site planning typically delaying early CRA start-up development and the availability of tax increment funding in the near future have been concluded.

The Biscayne Landing Development Agreement requires the Developer to build, or manage to be built, all of the City's required housing programs and at a minimum, to cause one (1) affordable single-family or multi-family housing unit to be rehabilitated or created for every unit built at Biscayne Landing. The development program for Biscayne Landing anticipates building approximately 5,500 housing units over a ten (10) year period. Design, marketing, and construction have begun for the first 400± units of housing. This early development will allow Tax Increment Bond Anticipation Notes to begin to fund initial start-up costs for the Agency and provide funding

availability for the first affordable housing units.

In addition, the developer of Biscayne Landing is providing management and funding for certain civic, open space and pedestrian projects such as public park areas, 5.4 miles of pedestrian/biking trails within and around “Biscayne Landing” itself, a charter high school facility, environmental and wetlands conservation restoration, and an Olympic Training facility with a gym, auditorium, and other facilities with access and training for the public, and a new City library.

The Redevelopment Relocation Plan will provide for existing eligible residents, if required to be displaced as part of the Plan, to be re-housed, both within and outside of the Community Redevelopment Area, in attractive housing (existing, remodeled or new), with homeowner’s differential payments and rental assistance with all moving and re-establishment costs, to allow them to remain in North Miami. The program will be phased over a period of twenty-three (23) years and will also create “aging in place” housing for elderly residents, if necessary. With the planned improvements of the City, North Miami’s Redevelopment Area, and, with its well-located and improved residential neighborhoods and revitalized businesses, the City will be ideally positioned to attract new residents to North Miami.

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II. THE ELEMENTS OF THE COMMUNITY REDEVELOPMENT PLAN

Overview

The following elements of the “Redevelopment Plan” are the direct results of the study of existing conditions within the Redevelopment Area, the evolution of the “opportunities and constraints” synthesis, and the adherence to the redevelopment goals and objectives in the creation of the overall Plan.

2.1 THE PHASE I REDEVELOPMENT PLAN (LAND USE ELEMENT) (Reference **Drawing CRA-08**, “Phase I Plan” in Section IV Appendix Tables & Drawings)

Overview

Central to the redevelopment residential land use approach was the analysis of the potential maximum number of residential units that could be developed and remain in conformity with the City’s comprehensive plan. Section IV, Table 1, “Comprehensive Plan Compliant Developable Units” shows that under current comprehensive plan Goal Objectives, Policies, and Future Land Use Map, a maximum of 4,076 new units could be added to the Redevelopment Area.

Utilizing the information summarized from initial Neighborhood, Districts, Corridors/Gateways, existing conditions studies, and the conclusions reached in the **Opportunities and Constraints Drawing (reference Drawings CRA 03a & 03b, “Opportunities and Constraints”)**, eight (8) primary recurring elements shaped the Redevelopment Plan:

1. Phasing out functionally obsolete buildings and non-viable buildings.
2. Creating mixed-use districts allowing higher density housing to strengthen commercial corridors.
3. Creating expanded opportunities and densities for affordable housing.
4. Creating opportunities for expanding the Civic/Cultural Buildings and activities downtown.
5. Adding viable alternative means of transportation to and within the City.
6. Mitigating the City’s traffic problems and enhancing the traffic ways.
7. Promoting a sense of arrival to the City of North Miami through CRA area projects.
8. Creating open space and recreation opportunities available to all neighborhoods within the CRA and providing effective links to promote their use.

Portions of these recurring elements will begin to be addressed in the Phase I Redevelopment Plan and are defined in the Implementation and Financial Plans.. All of the goals will be accomplished in the Phase II Redevelopment Plan when reviewed and approved by the CRA, the City, and Miami-Dade County. These elements above are more specifically described within the following Districts:

2.1.1 Western District (District I)

1. Create a sense of identity and security by further closing perimeter streets. .
2. Enhance infrastructure, landscape, and open space by rebuilding neighborhood streets with curbs, gutters, sidewalk improvements and street tree programs where applicable.
3. Eliminate edge conflicts by buffering commercial areas.
4. Explore opportunities to encourage higher residential density and type changes at perimeter areas and underutilized “alley” served subdivisions.
5. Explore opportunities to strengthen property values by rehabilitating substandard housing.

6. Eliminate land use conflicts between NW 7th Avenue and I-95 by acquisition, demolition and consolidating parcels to create larger properties.

2.1.2 I-95 to the Biscayne Canal (District II)

1. Accelerate infrastructure changes.
2. Support and enhance current neighborhood self-improvement projects.
3. Minimize traffic impacts from North /South collectors.
4. Create uniform landscape character and roadway sections throughout the neighborhoods.
5. Increase property values by rehabilitating/remodeling substandard housing.
6. Explore redevelopment opportunities for neighborhoods with deficient characteristics.
7. Explore opportunities to encourage higher residential density and type changes in appropriate areas.

2.1.3 Biscayne Canal to 12th Avenue District (Districts III and IV)

1. Eliminate or convert existing blighted and overcrowded residential conditions into attractive rental and home ownership opportunities.
2. Support and consolidate existing viable businesses and phase out functionally obsolete structures.
3. Reshape/Mitigate the negative effect of traffic and safety issues on residential and commercial properties and enhance all roadways through roadway redesign, landscape character enhancement, improved roadway profiles, bypasses, roundabouts and other traffic flow improvements.
4. Strengthen the downtown civic, cultural and retail core through:
 - a. Parking enhancement.
 - b. Mixed-use and other opportunities for higher density residential development.
 - c. Promote cultural, arts and diversity through parks, open space and enhanced pedestrian connectivity.
 - d. Promote programs to support and market “downtown” businesses
5. Create an opportunity for a regional athletic facility.
6. Promote uniform landscape character and roadway sections throughout the neighborhoods.
7. Enhance special existing neighborhood planning features.
8. Explore opportunities to encourage higher residential density and type changes.
9. Explore opportunities to strengthen property values through elimination of substandard housing conditions and elimination of condition-causing concentrated problems.

2.1.4 12th Avenue to Biscayne Boulevard (Districts V, VI, VIa)

1. Eliminate major residential/commercial/industrial conflicts through selective conversions and effective buffering.
2. Convert existing blighted residential conditions to attractive owner-occupied dwellings.
3. Improve the appearance and character of the viable industrial areas.
4. Create a special educational district to incorporate an approved Johnson & Wales master plan and explore mutually beneficial development projects.

5. Create a recognizable appearance for Biscayne Boulevard within the CRA areas.
6. Create an opportunity to encourage higher residential density and type changes.
7. Create an opportunity to strengthen property values through roadway improvements, and upgrading substandard housing.

2.1.5 Biscayne Boulevard to the FIU Campus (District VII)

1. Complete Closure of the Biscayne Landing Site
2. Begin land development and phased build-out of Biscayne Landing.
3. Complete parks, environmental restoration and interpretative areas, pedestrian and bike paths in and around Biscayne Landing, and prepare a master plan for CRA approval.
4. Complete streetscape character and road improvements for NE 151st Street.
5. Design/develop a charter high school as part of Biscayne Landing’s responsibilities.
6. Create a conceptual plan for the “13” Acre environmental park site for environmental and recreational uses as part of Biscayne Landing’s responsibility.
7. Enhance the existing pedestrian-only connection from 135th Street to the F.I.U. campus (see 2.1.3.3).

2.1.6 Transportation Corridors

1. Reshape and mitigate the City’s current traffic patterns and problems.
2. Create a recognizable streetscape character and sense of identity for the City’s major thoroughfares and neighborhood streets.
3. Enhance non-vehicular corridors and connections throughout neighborhoods and districts.

2.1.7 Gateways Within the CRA

1. Establish the City’s boundary image and gateway entry points.
2. Promote sense of arrival to the City of North Miami.

2.1.8 Creation of a Special Redevelopment District Educational Campus

To create a special district to form an educational campus for Johnson & Wales University. The boundary is shown in the Redevelopment Plan as District VI-a. The master plan and program for the district will be prepared and submitted by Johnson & Wales and will be reviewed by the City/CRA. When it is approved it will be included as an overlay district in the Phase I Redevelopment Plan, the Comprehensive Plan Amendment, and Zoning Ordinance. The district will be subject to the Redevelopment controls and guidelines developed in the Redevelopment Implementation Plan. Within this district are existing Johnson & Wales land ownerships that are outside of the redevelopment boundary. These areas will be subject to negotiated yearly payments-in-lieu of taxes, for new development and additions. It is anticipated that the CRA will propose mutually beneficial development projects to joint venture with Johnson & Wales where the uses are compatible with campus and redevelopment goals.

2.2 CIRCULATION & PUBLIC PARKING “Roadway Hierarchy and Bikeways” (Reference **Drawing CRA-10** in Appendix IV) and “Typical Road Profiles” (Reference **Drawing CRA-11**).

2.2.1 Transportation Network

The Circulation Plan is dominated by changes to the major linkages to the City’s north-south and east-west arterial connectors. Several of the proposed changes are on roads that have State or County jurisdiction. In this instance, the CRA will prepare road design concepts, and, together with its engineers, initiate meetings with the County and the State of Florida D.O.T. to promote inclusions of these projects in their transportation plans. The proposed Road Improvements and Profiles are shown in Drawing CRA-1.

2.2.2 Pedestrian/Bikeway Circulation

In accordance with the goals and objectives of the Redevelopment Plan, the entire “CRA” is to be served by a linkage of pedestrian ways and bicycle paths to allow the connection from all of the Residential neighborhoods to schools, parks, recreation areas, shopping and businesses and will be designed and approved as part of the Implementation Plan.

2.2.3 Tram Service

The CRA will coordinate with the City of North Miami’s existing community bus service to access important community-serving Redevelopment program locations and events.

2.3 OPEN SPACE & PARKS (Reference **Drawing CRA 12** “Open Space, Parks and Greenways” in Section IV Appendix Tables & Drawings)

North Miami’s Parks and Recreation Redevelopment goals and objectives are achieved through the Open Space Plan. Every major CRA neighborhood will have a park or parks meeting the requirements of the comprehensive plan, with pedestrian and bikeway connections to the greatest extent possible. The pedestrian system will link the Civic Center, Schools, Parks and neighborhood recreation centers within the CRA. The major City collector roads will also act as pedestrian greenways.

It is proposed that the parks will have different landscape features and activities possibly including: tennis center, community activities centers (including day care) family activities, (kite flying, Frisbee, etc.) field activities (baseball, soccer, and a downtown “commons” with amphitheater for concerts, plays, and art shows.

The final Open Space and Parks Plan will be developed through “neighborhood workshops” and Staff input in the Phase I Implementation Plan.

2.4 **PHASING PLAN**

The Redevelopment implementation is currently estimated to be completed over 23 years. A phasing plan is shown in Drawing CRA-13, CRA Phasing Plan, Appendix IV for planning purposes and preliminary economic projections. The Phasing Plan will be adjusted when the results of the Needs Assessments & Market Studies are completed as part of the Implementation Plan. The Needs Assessments and Market Studies will provide for the completion of the financial feasibility for each of the phases. Each of the planning and economic development phases will have a corresponding public development phase. One of the primary purposes of which is to pace the completion of the infrastructure and public amenities with the opening of the private development projects .

Although the Agency's financial analysis demonstrates the overall financial feasibility of the Plan, each of the phases will have independent cash flows based on the availability of the identified sources of funds to pace the public projects' requirements.

2.5 **REGULATORY ELEMENTS**

Conformity with the City of North Miami Comprehensive Plan

Municipalities in Florida may adopt redevelopment plans that are consistent with a municipal comprehensive plan adopted pursuant to the 1985 Local Government Comprehensive Planning and Land Development Regulations Act. Florida Statutes 163.360(2)(a) clearly provides the direction for the finding that the redevelopment plan conforms to the adopted comprehensive plan. Procedurally, the Local Planning Agency, should review the Redevelopment Plan and recommend to the City Council it's finding of compliance or non-compliance. The City Council then makes the final determination of compliance prior to adopting the Redevelopment Plan.

The City of North Miami's comprehensive plan makes strong recommendations for redevelopment, which are included in this Redevelopment Plan. Numerous goals, objectives and policies of the Plan are projected to be implemented by the Redevelopment Plan including:

Land Use. Goals, objectives and policies in the land use section of the Plan specifically call for the redevelopment of many parts of the City including the downtown and the functionally obsolete areas of strip commercial development.

Transportation. The recently updated transportation element calls for the creation of a Regional Activity Center (RAC) and a Traffic Concurrency Exception Area (TCEA). These designations effectively allow more efficient implementation of the Redevelopment Plan.

Infrastructure. The comprehensive plan calls for capital improvement programs to improve: potable water supply; wastewater; stormwater; sidewalks; and street systems. This Redevelopment Plan provides implementation methodology to the capital improvements programs and substantially adds to the scope of improvements to be considered.

Housing. Both the comprehensive plan and the Redevelopment Plan promote the development of new affordable housing and other market-rate housing. The goals to eliminate deteriorating structures and to improve the quality of residential environments are mutually shared by both plans.

Conservation and Coastal Zone. The goals of these two elements of the comprehensive plan promote the quality of the natural environment with particular emphasis on wetlands and the lakes and waterways of the City. The Redevelopment Plan acknowledges those goals and promotes them through its redevelopment objectives.

Parks, Recreation and Open Space. The Redevelopment Plan provides funding and development opportunities to implement the goals and objectives of the Parks and Recreation Element of the comprehensive plan.

In summary, the Phase I Redevelopment Plan is both consistent and in conformity with the current comprehensive plan. It also proposes substantial progress toward implementing the City's existing comprehensive plan. The future amended Phase II Redevelopment Plan, when it is approved, will be in full conformity with the amended Comprehensive Plan and EAR.

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III. IMPLEMENTATION PROGRAM

3.1 FINANCIAL PLAN

The largest component of the economic and social success of the Redevelopment Plan for North Miami rests on the financial feasibility of the massive housing program to be undertaken as a result of this Plan. Ultimately, 5,500 or more units of rehabilitated/remodeled or new affordable housing will be created. The data gathered on the age, size, condition and taxable values of the existing housing stock indicates clearly that a portion of the substantial funding needed to support this program will be re-captured over time through the overall improvement in the Community's vitality, resulting in increased property values both within the CRA as well as in the surrounding areas of the City and County, and reductions in the service costs as a result of the elimination of the blighted conditions.

This Section also presents an overview of the fiscal impacts to be further detailed in the Implementation Stage and related directly to the relationship of the CRA and the City in the future through separate but coordinated CRA and City five-year capital improvement plans which respond to added or reduced City service costs as a result of CRA impacts.

3.1.1 Financial Analysis

In this Section, the assumptions underlying the financial analysis are enunciated, project phasing is explained, estimated development costs that will be incurred by the Agency and the sources of these funds are demonstrated.

3.1.1.1 Pro-Forma Analysis

Estimates of CRA costs for acquisition, relocation, demolition, and all infrastructure improvement/development and revenues/sources from land sales, tax increment bonds and grants are included in this Section for the overall Phase I Redevelopment Plan. The financial pro-forma, presented as "Uses and Sources of Funds" is illustrative of the types and magnitudes of revenues which may be expected. The end result is a preliminary demonstration of the financial feasibility of the Redevelopment Plan from the CRA's perspective. It is recognized that construction costs, values and absorption rates, the magnitude of relocation payments, availability and cost of investment capital, and institutional expectations of return-on-investment, may fluctuate between now and the actual time of development of the Program's numerous components. Nevertheless, the pro-forma presents the most representative and reasonable data currently available based on the defined assumptions. The pro-forma serves to indicate the financial feasibility of the Redevelopment Plan. The financial elements of the Implementation Plan will contain detailed phasing plans and individual phased sources and uses of funds.

3.1.1.2 Assumptions

Several important assumptions have been made in the course of determining the financial feasibility of implementing the Redevelopment Plan. First, it was assumed that the public sector, i.e., the CRA, would be responsible for the following:

1. Facilitating land acquisition where necessary for the development of the Plan.
2. Subsidizing the affordable housing program with low interest rate loans to qualified residents of the City.
3. Relocating displaced eligible residents and businesses and paying rental assistance where necessary.
4. Developing the infrastructure and roadway beautification program.
5. Developing parking improvements where necessary to implement the plan.
6. Developing the parks and recreation plan and improvement program.
7. Developing business revitalization and marketing programs.

Furthermore, it is assumed that tax increment revenue bonds will be issued by the Agency, consistent with its authorized powers delineated in Chapter 163.385 of the Florida Community Redevelopment Act, and in accordance with the Interlocal Agreement between Miami-Dade County, the City of North Miami, and the North Miami Community Redevelopment Agency. The bonds, together with land sales, grants and loans from Federal, State, and County sources, will finance the aforementioned Agency responsibilities.

A. Land Acquisition Cost

Land acquisitions will be used to acquire properties for purposes included in the plan including: widening or improving roads; consolidating land to support business expansions, creating parks, for affordable housing development, creating open space and pedestrian ways, creating land-use conflict buffers; expanding or developing parking, creating properties required for redevelopment purposes where not practical on a voluntary basis, and eliminating blight.

The acquisition cost estimates of the privately held parcels required in each phase has been derived by multiplying the current Miami-Dade County Assessor's market value (2002 Tax Roll) of the properties by a factor which considers appraisal fees, limited legal fees, and an allowance for court settlements if eminent domain is necessary. Actual purchases will be based on fair market value appraisals at the time of acquisition. The Agency's program of paying fair market value for the acquired residence together with a differential payment to replace the residence is anticipated to result in lower ancillary land acquisition costs for the "purchased residential properties". Specific acquisitions, either on a negotiated basis or by eminent domain, will be determined as part of each yearly (or multi-year) program and included in the CRA budget.

B. Relocation Cost

The Agency will, based on the Uniform Relocation Act and a specifically adopted and published policy of Rules and Regulations, pay all appropriate residential and commercial moving expenses. In addition, rental assistance payments will be paid to eligible residents who are

residing in the defined North Miami Redevelopment Area at the time of acquisition and who have been residents at that property for at least 90 days when contacted. Commercial enterprises that do not relocate but choose to go out of business will be compensated by the Agency based on a formula to be included in the Rules and Regulations.

C. Infrastructure and Public Projects Costs

The CRA will be financially responsible for the design, engineering and construction costs for all infrastructure and public project components of the Plan. It will also be responsible for the pedestrian walkways, bikeways and utility replacements and capacity increases if necessary.

D. Parking

The structured, metered, or attendant parking will be constructed and financed for all public parking projects by the Redevelopment Agency. In addition, parking for projects such as retail, office, etc., may be financed and developed by the Agency. Such parking would be open to the public, but the project developers would contract with the Agency for a fixed number of spaces with a guaranteed lease or deficiency guarantee per space to the Agency. This concept has successfully been utilized in several redevelopment projects. Parking for residential projects is assumed to be the responsibility of the developer.

E. Redevelopment Agency Expenses

The initial start-up costs and operating expenses of the Agency will be financed through the first tax increment bond funds (Bond Anticipation Notes, "BANs") which will be based on the incremental tax revenues generated from assessed value increases since the "base year." In the event the funds are not available to match the Agency schedule, the Agency may negotiate with the Biscayne Landing Developer for advances to be repaid from future Bond Anticipation Notes or Bonds.

F. Financing

In addition to land sales and grants, permanent financing for Agency costs incurred in each phase of the Project will be provided from tax increment revenues. Tax Increment Financing, a technique provided under F.S.163, will enable the Redevelopment Agency to capture the value added to the tax base in the Redevelopment Area through redevelopment. The "increment" is the difference between the new gross tax revenue flow (from the City of North Miami and Miami-Dade County taxing authorities under the guidelines of Chapter 163 Florida Statutes) and the "baseline", previously existing tax flow, less the statutory 5% discount for collections. This "increment" (less the dollar equivalent of the County T.I.F. revenue from the C.R.A. area West of Biscayne Boulevard) is then utilized to amortize bonds issued to finance public improvements in the Redevelopment Area or tax increment district. An average interest rate of 5% over the life of the T.I.F. Bonds is assumed to be reasonable and appropriate at this time. Where bond financing is used in this analysis, an average revenue to debt service coverage ratio of 1.40 is assumed.

The public sector front-end costs, including CRA operations, engineering, acquisition, relocation, demolitions and infrastructure improvements will be financed on a short-term basis with Bond Anticipation Notes or Bank Qualified Loans to be retired out of the proceeds of the Bond issues. The Bond Anticipation Notes (BANs) will be instructed to have “interest only” payments. The initial BANs and Bonds **may** require the City of North Miami to stand behind the financing with a “covenant to budget and appropriate”. If utilized, this enhancement would not tie-up specific City revenue streams. The interest rate will be influenced by conditions in the market at the time of issuance.

3.1.1.3 Project Phasing

The Redevelopment Program components at completion of the Implementation Program, 1st Phase (see Section 3.3, page 58) will provide the basis for realistically phased implementation and development projects. The scope of work planned for these projects will allow both the public and private projects to be accomplished within a specified time and will be balanced with the Agency’s cash flow.

The development components included in each of the phases will be determined on the basis of: market support, critical mass, and practicality -- the time and effort actually needed for accomplishing a given project and the availability of funding.

3.1.1.4 Redevelopment Plan Costs

The summary of the costs for the components of Phase I of the North Miami Redevelopment Plan, has been estimated and is indicated in **Table 1** of Section V Appendix Tables. This Table shows the distribution between acquisition, relocation, infrastructure, public project development costs., engineering/permitting, and contingency costs. These direct development costs are estimated at \$650,000,000.

The total development cost of the plan to the Agency including Agency operating and financing expenses, and other indirect costs is \$730,000,000.

3.1.1.5 Agency Revenue Sources (Phase I)

The direct, indirect, and operating costs to run the Redevelopment Agency will be derived from the project area land sales, tax increment revenue bonds, tax increment bond coverage and grants and low-interest rate loan repayments.

A. Development and Land Sales Values

The estimate of the development values of the projected private development costs and accompanying residual land values were based on typical developer investment criteria. We are assuming \$15,000,000 in land sales for purposes of this analysis.

B. Bond Values

A bond proceeds analysis model was used as the methodology for evaluating the potential net (net of cost of issuance) Tax Increment Revenue Bond proceeds produced by the implementation of the Redevelopment Plan. The model required: (1) projecting the new fair market value of each of the completed private developments; (2) subtracting 15% for assessed value of residential properties, and; (3) subtracting a sum for Homestead Exemption; (4) subtracting the existing assessed value, to determining the contribution to the each parcel of land which results in the new net assessed value for the tax increment trust fund; (5) applying the millage from the contributing taxing authorities, the City of North Miami, Miami-Dade County, (in accordance with the Interlocal Agreement) to the net new assessed value; (6) subtracting the statutory reduction factor of 5% to the taxing authorities and subtracting the dollar equivalent of the County T.I.F. revenue from the CRA area West of Biscayne Boulevard; (7) factoring the debt service (“coverage”) required by the underwriter issuing the Bonds (or BANS), assumed for estimating purposes to be 140% of debt service,; and (8) subtracting the estimated cost of the issuance of the BANS/Bonds.

By utilizing the assumed Development Values and the Miami-Dade County Tax Assessor’s existing “assessed values”, the “Bond Proceeds” were prepared for the overall Redevelopment Project. **Table 4**, in Section V Appendix Tables, represents the overall anticipated bond proceeds presented in current dollars.

Table 5, in Section V Appendix Tables, represents the analysis and result of a 3% average annual increase in assessed value and the corresponding potential maximum bond proceeds for illustrative purposes based only on the Tax Increment Contributions defined in the Interlocal Agreement.

C. Grants

The third major source of Agency funding is grants. At the beginning of the implementation phase, the Agency will start an accelerated, and coordinated, grant identification and application process matching the CRA’s needs to the appropriate sources. Some favorable grants that might be expected are matching funds for the parks and greenways from the Department of Environmental Protection, roadway improvements, and environmental cleanup projects. Grants used in the financial plan are, at this time, preliminary estimates only.

D. Low Interest Loan Repayment

As part of the CRA's affordable housing, new construction and remodeling program, the Agency will award loans to qualified residents with payments of interest and principal determined by needs assessments. The loans will be in the form of 2nd mortgages and will be paid back under specified conditions, or at time of sale of the residence whichever is sooner. For estimating purposes, the proforma assumes that 100% of the loans are repaid within 23 years and that there is no interest income.

E. Total Revenue Sources

Table 1, in Section V, Phase I, Financial Analysis, represents the estimates for Sources of Funds for the entire 23 year Redevelopment Program which total in excess of \$730,000,000.

3.1.1.6 Project Feasibility

The financial feasibility of the Redevelopment Plan is demonstrated by the collective results contained herein and shown in **Table 1, Section V**. The numbers represented are shown in current dollars.

The use of the economic models developed for this analysis, several financing techniques, variations of interest rates, changes in development uses, intensities and densities, and land sales pricing can be tested. The "models" allow potential changes in the Redevelopment Plan to be evaluated as the Program moves forward and implementation decisions to be made when future market and economic conditions are considered.

A. Project Feasibility by Phase

As the redevelopment program will be accomplished through a phased sequence of projects over many years, pro forma analyses will be completed for each phase as part of the Implementation Plan.

3.1.2 FINANCIAL IMPACT

The financial implications of the Redevelopment Plan are among the most important factors by which the merits of the Plan should be judged. This Section presents an overview of the financial impact that the development period and completion of the Redevelopment Plan will have on the City of North Miami. The fiscal impact of the Plan is expressed as a cost-benefit ratio, which is the annual fiscal costs to the City for providing services to the area during the bond retirement period compared to the annual revenues, or benefits, derived from the new tax base and commercial activities proposed for the North Miami area.

This preliminary financial impact analysis is based on a 15-year period under the assumption that Biscayne Landing will have been completely developed, and a substantial portion of the Redevelopment Programs will have been accomplished. **The cost-benefit ratio presented in this report is an illustrative expression of the magnitude of the fiscal impact anticipated. A detailed cost-benefit analysis for the full anticipated thirty-year length of the Redevelopment Plan will be prepared during the Implementation Stage.**

3.1.2.1 Public Costs

There are two types of costs that the City might incur: capital costs, or “first costs”; and continuing costs, or “service costs”.

3.1.2.2 Capital Costs

Capital costs are defined as the monetary cost to the City for providing service infrastructure elements such as street improvements or realignments, larger capacity water/sewer mains, and public facilities such as fire stations, or police precinct substations. The Financial Plan assumes that the Redevelopment Agency will incur specific infrastructure systems costs and public projects from its own sources. Thus, it is assumed that the City will not incur any known capital costs in implementing the Redevelopment Plan.

It is anticipated that the City might be required to enhance the CRA’s early financial offerings with “covenants to budget and appropriate”, or provide other deficiency guarantees to cover short term liabilities during gaps in CRA start up funds.

3.1.2.3 Operating Service Costs

The cost of providing a given level of services to the people and property within a city varies with the type of development within it and with the density of those land uses. Scattered development is more expensive to serve

than a concentrated, high-density project; and the service costs to residential properties and the households occupying them, differ from the service costs to non-residential uses and the employees working there.

A. Approach

In order to provide a reasonable basis for the projection of annual service costs to the North Miami Redevelopment Program, the assumption is that the City's cost of providing services to the Redevelopment Area will be equal to the average cost of providing services to the present resident population and employment base. The basis for determining the costs of operating services was the "City of North Miami's Adopted Budget for the Fiscal Year 2003 - 2004". The expenditure levels indicated in this budget, expressed in constant 2003 dollars, are considered representative as a basis to estimate future service levels and costs.

3.1.2.4 Current Fund Expenditures

The revenues used to finance municipal services are disbursed from the City's 2003-2004 budget is **\$116,303,300**. This budget includes existing debt service and debt service reserves of \$7,758,945, which will not be affected by CRA activities. Therefore for the purposes of this presentation, the Plan uses **\$108,544,365** as the effective City "Cost of Services".

3.1.2.5 Total Average Cost

The Current Fund Expenditures for providing municipal services have been allocated on the basis of the percentage of land use and full-time equivalent population that is present in the community. Costs per acre and per capita (full-time average equivalent population) were derived from these total costs.

3.1.2.6 Budget Allocation

The full-time equivalent population (FTE) of North Miami is derived by adding the estimated current population, 60,036 people, and the transient FTE population. This FTE figure is determined by multiplying the 133 existing viable hotel rooms in the City by a 65% occupancy factor, times an average of 2.0 people per room, for an FTE population of 60,209. The per capita service cost is therefore **\$108,544,365** (from 3.1.2.4) divided by 60,209 people, or **\$1,802/person**. The increased population as a result of implementing the Phase I Plan is 13,987 people; or an average increase of 6,993 people per year. The cost to the City in meeting service demands resulting from implementation of the Project, is expected to be 6,993 people at \$1802/year or **\$12,600,000 average service cost increase/year**.

3.1.2.7 Fiscal Benefits

The City of North Miami will receive substantial revenues generated by the implementation of the Redevelopment Plan, including four distinct major sources of revenue. These sources include:

1. Real Property Taxes;
2. Sales Taxes;
3. Licenses, permits, and miscellaneous fees
4. Franchise and Utility Taxes.
5. Land Lease Income
6. City Development Participation Income
7. CRA Yearly Impact Contribution.

In addition to these revenue sources, there may be other one-time, less substantial revenues, that will benefit the City. These sources will not be quantified for the purposes of this analysis.

A. Real Property Taxes

The City currently receives, after Homestead Exemptions, a total of \$6,773,000 per year in real property taxes from those areas in North Miami planned for redevelopment. At project build-out and retirement of the bonds, the projected real property taxes the City will receive are estimated to be in excess of \$30,648,000 per year (in current dollars).

During the 15-year analysis period, the City's share of the above taxes is estimated to be on an average of **\$516,607** per year due to the Tax Increment Trust Fund Contribution. Over the 15-year period, the total the City would receive is \$7,749,105 in additional taxes from the new development.

B. Sales Taxes

Based on the Development Program's build out of commercial uses the major sources of yearly taxable sales revenue and the corresponding City's share of the anticipated increased Sales Tax amount is estimated to be **\$1,806,089** per year.

C. Licenses & Permits

The business license revenue flow and permit fees to the City are estimated at **\$405,000** annually as a result of this Redevelopment program.

D. Franchise and Utility Taxes

Based on estimates of average monthly electric, telephone and gas bills for condominiums, apartments, hotel rooms and commercial establishments, it is estimated that the City will receive an estimated **\$2,350,000** annually from franchise and utility taxes generated in the Redevelopment Area.

E. Lease Revenue

Based on the City's lease of the 193 acre Biscayne Landing site the City will receive \$1500 per housing unit developed on the property. The

program anticipates 5500 units developed over 15 years for an average of **\$4,125,000/yr** or a total of \$61,825,000 over the 15-year period.

F. Development Participation

In the City’s Development Agreement for the Biscayne Landing site the City receives 4% of the sale price of every housing unit at closing. The average net sale price is estimated a \$455,000, yielding the City a yearly average income from sales of \$5,930,000 or a total of \$88,938,000 over the 15 year Redevelopment period.

In order to assist in covering the impacts of the added operating service costs, the CRA will contribute an estimated yearly average of **\$2,000,000** to the City.

3.1.2.8 Summary of Major Fiscal Revenues

The above revenue sources analyzed are not intended to be a comprehensive representation of all potential sources, but rather serve to highlight those major areas where the City can anticipate benefits. Over the first 15 years of the 30 year Redevelopment Plan implementation, an average annual increased revenue stream of **\$17,142,000** is expected to be received by the City.

3.1.2.9 Cost - Benefit Synthesis

The resultant net annual average cash flow during a 15-year redevelopment period to the City, as shown in the following Net Annual Cash Flow Table, will be **17,142,000**. This can be expressed as a cost - benefit ratio of 1.36, which means that for each \$1 expended by the City in the completed North Miami Redevelopment Project Area, it is receiving \$1.36 in return.

NET ANNUAL CASH FLOW TABLE

NET ANNUAL CASH FLOW TO THE CITY OF NORTH MIAMI FROM NORTH MIAMI REDEVELOPMENT PROJECTS

Average Revenues	\$17,142,000
Average Service Cost	\$12,600,000
Net Revenue Flow to the City	\$ 4,542,000
Cost - Benefit Ratio	1.36

3.2 GENERAL CONDITIONS AND LIMITATIONS

All real property in the project area is hereby made subject to the controls and requirements of this Redevelopment Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in compliance with the provisions of this Plan and all applicable State and local laws.

3.2.1 Program Data Table

The “Program Data Table” for new construction and rehabilitation applicable to each Development District are set forth in Table 2, in Appendix V, for the Phase I Plan. The heights of all the buildings without special exceptions are shown in Map 08, Appendix IV, Redevelopment Plan, Phase I.

The “Program Data Table” relates to both private and public work within the Program area. No new development shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with the “Program Data Table”. The Agency shall not approve plans for new construction or rehabilitation, which do not comply with the “Program Data Table” with no more than a 10% variation in bulk, or density without a CRA special exception or except as otherwise provided in this plan.

The “Program Data Table” included in this Plan and any variations granted pursuant to this Plan shall control the development of real property within the Community Redevelopment Area notwithstanding any conflict that may exist between the “Program Data Table” and any other land development criteria set forth in the City of North Miami codes.

The Program Data Tables, Public Projects, Parks and Recreational Areas programs and data will be included as part of the Implementation Activities.

3.2.2 Development Guidelines

The Agency is authorized to establish Architectural Guidelines defining the following: architectural and landscape character; standards for graphics and signing; traffic circulation and ingress-egress requirements; and any other design and development objectives and controls necessary to implement this Plan. These Guidelines shall be established within the limits, restrictions, and controls in this Plan.

Once adopted, the Agency shall use the adopted Guidelines, along with this Plan and the “Program Data Table” as the basis for public or private development design review and site plan approval within the Program. Prior to such Guidelines being adopted, the Agency may consider architectural features of proposed development within the community redevelopment area on a case-by-case basis.

Attached hereto in Appendix IV, Appendix Tables & Drawings is the “Program Data Table”; Table 2; and Table 3, “Development Values”. The Tables indicate the use, size, bulk, density and intensity, and estimated economic value of permissible development within the Project.

It should be understood that the Agency will approve plans that are in substantial conformity with the Table, Program Data Table and the Architectural Guidelines.

All new construction shall comply with all applicable State and local laws in effect, except, where inconsistent with this Plan, agreements entered into by the Agency under the authority of this Plan.

All setback areas shall be landscaped and maintained by the owners with the exception of any portion necessary for access that shall be paved in accordance with the landscaping objectives established by this Plan. Parking facilities shall be provided in accordance with the criteria set forth in the Plan at the ratio, if any, set by this Plan. All parking shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. All parking spaces in commercial areas visible from the street shall be landscaped as necessary to prevent unsightly barren appearances.

Off-street loading facilities, trash areas, and any outdoor storage of materials approved by the Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure as is further defined in the architectural guidelines adopted by the Agency.

3.2.3 Rehabilitation

The Redevelopment Agency may rehabilitate, or may as a condition of sale, lease, or owner participation, require a developer or an owner to rehabilitate, remodel, alter, restore, repair, or otherwise improve the property that is the subject of a building permit in a manner prescribed by the Agency.

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any building or other structure to a location within or outside the project area. Any structure within the project area, which will be retained as part of this Plan, shall not be repaired, altered, reconstructed, or rehabilitated unless it is done in compliance with this Plan and the Architectural Guidelines and review procedures plan adopted by the Agency to assist in the implementation of this Plan.

3.2.4 Open Spaces and Landscaping

The approximate amount of open space to be provided within the Program area is set forth on Drawing CRA 12, in Appendix IV, and is included as part of the response to the Goals and Objectives of this Plan. These areas include, but are not limited to, the total of all areas which will be in public rights-of-way, open spaces, the space around buildings, and all other outdoor areas not permitted through applicable limits of land area to be covered by buildings. Landscaping plans shall be required to be submitted to the Agency for review and approval. The specific areas, locations, programs and sizes will be determined in the Implementation Phase.

3.2.5 Sign Requirements

Exterior signs necessary for the identification of buildings and premises shall be permitted provided that they comply with the Signage Guidelines established for the Program area within the Architectural Guidelines. Private sector signage should be considered an integral component of the urban environment and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage that improves the pedestrian and vehicular circulation systems should be encouraged. Prior to adoption of Signage Guidelines, the Agency and City Council may consider signage in the Community Redevelopment Area on a case-by-case basis.

Building signage should be discouraged above the building's second floor elevation except on hotels, which may be permitted to display a single discrete sign on two faces of the main building mass. Roof signs and billboards are expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear views of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, materials and maintenance should be compatible with public sector site elements.

3.2.6 Utilities

The Agency shall require that all new utilities be placed underground including, but not limited to, the following: electric service, water meters and valves, telephone service including pull boxes, manhole inlets and drain facilities, and cable TV.

3.2.7 Re-subdivision of Parcels

After rehabilitation and/or development pursuant to this Plan, no parcel in the Program area, including any parcel retained by a conforming owner, shall be re-subdivided without the approval of the Agency.

3.2.8 Works of Art

The Agency will require public and private developers to supply and incorporate into each development works of art or special features for public view and appreciation. The Agency shall establish rules and regulations governing the provision of said works of art, including cost, placement, and timing. The Agency may allow the art or special feature to be placed offsite of certain parcels.

3.2.9 Property Management

During such time as property in the Program area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

3.2.10 Residential and Business Relocation Plan

The following is a summary of the general provisions of the Relocation Plan including the qualifications (eligibility) and benefits. The final Plan, and "Rules and Regulations", will contain sections with details of: the policies; explicit definitions of terms used in this document; eligibility requirements; methods of assuring availability of housing; (and the standards of the replacement housing); the services that the Agency will provide to displaced residents and businesses; and the treatment that will be applied to eligible owners and tenants needs. Extended families as well as locational priorities to the extent that the Plan is capable of supporting the Program.

As part of the Implementation Program, the Relocation Plan "Rules and Regulations" will be prepared and adopted and will generally follow the Uniform Relocation Act with local options where possible for issues uniquely affecting the City of North Miami. Benefits will be afforded to all qualified residents and businesses displaced by the CRA. The proposed qualifications and nature of the proposed benefits are described within this section.

3.2.10.1 Relocation Policy

It is the policy of the Agency that residents and businesses displaced as a result of the redevelopment projects shall be provided with benefits and services that will minimize the inconvenience caused by their relocation.

In implementing this Plan, the Agency will provide fair and equitable treatment to those who are displaced. The objectives shall be to:

1. Provide residents to be rehoused with the opportunity to occupy comparable replacement housing equal to or better than their existing residence. Such housing shall be adequate for their needs, and meet all requirements for decent, safe, and sound housing, and to the extent possible, satisfies their preference with regard to location, and other considerations;
2. Carry out Program activities in a manner that minimizes hardships to displaces;
3. Provide maximum choices within the available housing supply;
4. Provide relocation assistance in accordance with the needs of displaces.
5. Provide assistance to those who are chronically ill, homebound and in need of support services, counseling and follow-up services through referrals to other agencies, including the appropriate social services;
6. Provide displaced residents with the opportunity to remain in the Program area.
7. Make an effort to minimize the financial burden, or other hardship, of those displaced through any action by the Agency in carrying out the Redevelopment Plan;
8. Provide businesses and nonprofit organizations with assistance in establishing new locations with minimum delay and loss of earnings;
9. Provide residents who are accepting relocation benefits with the opportunity to participate in the Agency's training and employment programs.

3.2.10.2 Coordination with Other Public Agencies

A. Social Agencies

The Redevelopment Agency or its relocation specialist and staff, in working with families and individuals to be rehoused, will make use of services offered by existing public and private social service agencies or other agencies in the community. The relocation staff will provide the follow-up referrals to provide continuity to those relocated (and eligible) to receive the assistance available through these agencies.

B. Community Development

A liaison will be maintained with the Community Planning and Development Department to coordinate housing and other development projects.

3.2.10.3 Methods of Assuring Availability of Housing

A current inventory of standard housing, both public and private, will be maintained by the Redevelopment Agency or their contractor, to be used as resources by persons to be rehoused and to provide up-to-date information with regard to the availability of housing of all types.

Contacts will be maintained with local real estate brokers, property management firms, etc., to assist in maintaining current information. Various sources of information will be utilized to determine vacancy rates and general increases in housing costs.

During the project implementation, the Agency shall take steps to acquire, develop, or to assist in the development of the necessary housing. As part of the proposed new residential units to be constructed within the CRA boundary, the Agency may require the housing developers developing parcels to allocate a percentage of these units for relocation resource housing.

3.2.10.4 Administrative Organization

It is the Agency's responsibility to provide relocation services as specified in the Rules & Regulations, to those displaced. The Agency may execute this responsibility by contracting with a professional services company, which has the required expertise to implement the policies.

3.2.10.5 Phasing of Relocation Activities

Relocation will be phased in accordance with the planned Program activities and relocation workload.

3.2.10.6 Relocation Standards

A. Physical Standards

Relocation housing shall be decent, safe, and sound. Housing shall be equal to or better than the resident's existing dwelling, and shall meet all of the following minimum requirements:

1. Conforms to all applicable provisions under State or local building, plumbing, electrical, housing and occupancy codes and applicable ordinances and regulations.
2. Is in sound, clean condition, in good repair and adequately maintained. Each non-housekeeping unit, if required, shall be in compliance with local code standards for boarding, and other dwellings for congregate living.

B. Occupancy Standards

The Agency will approve housing quality and occupancy standards in the "Relocation Rules and Regulations," based on Federal Housing Quality Standards, that will be used as a guide in determining the number of bedrooms required.

C. Environmental Standards

Persons to be displaced shall be referred to housing units in suitable locations which are: (1) equal to/or better than the location of the displaced person's former dwelling with respect to public utilities and services, churches, schools, recreation, transportation, and other public and commercial facilities; and (2) reasonably accessible to the individual's present or potential place of employment.

If, by choice, a displaced person moves into a dwelling unit which does not meet environmental standards, but which is in all other respects standard housing, eligibility for relocation payments shall not be affected.

D. Equal Opportunity Standards

All housing listed and offered for referral as replacement housing shall be listed and made available to all eligible residents without any discrimination whatsoever.

3.2.10.7 Relocation Services

A. "Needs Assessments" Surveys

"Needs Assessment" surveys will be conducted for all residents and businesses to be affected in order to determine housing and other requirements. Services and benefits will be designed to fit the needs of those expected to be rehoused.

C. Information Program for Residents to Rehoused and Business to be Relocated

The Agency shall prepare and distribute informational materials including eligibility, benefits, services and potential formal notification procedures to all families, and individuals, to be rehoused and businesses and nonprofit organizations to be displaced or otherwise affected by the Program. Separate detailed informational packets will be prepared for residential and nonresidential relocatees.

Brochures, letters, etc., providing general information about the Relocation Benefits shall be distributed at meetings and by regular mail. The official "Minimum Notification of Relocation", (as established in the "Rules & Regulations"), containing information about benefits and payments, shall be hand-delivered or sent by certified or registered mail.

Informational materials will include:

1. Identification of the areas that may be subject to displacement;
2. A description of the relocation services available;
3. Information on relocation payments, including types of payments, general eligibility criteria and caution against early moves that may result in ineligibility for benefits;
4. A brief description of standards for housing;
5. Assurance that families and individuals will not be required to move before they have an opportunity to obtain decent, safe and sound housing within their financial means;
6. A summary of the Agency's eviction policy;
7. A description of the Agency's grievance procedure; and
8. The address, telephone number, and business hours of the relocation office.

C. Assistance in Obtaining Housing in Publicly Assisted Housing

1. The Agency will refer all eligible families and individuals to the Housing Authority to fill out an application for admission to publicly-assisted housing. When necessary, assistance will be provided in filing applications.

D. Private Housing

1. Vacancy listings, consisting only of vacancies that comply with

established standards, will be provided to families and individuals who expect to relocate into private housing. Relocates will be assisted in making arrangements to inspect available units. If necessary, transportation will be provided.

Contacts will be maintained with real estate agencies, brokers, landlords and others to obtain listings of standard relocation housing. Units will be inspected prior to referral to determine whether they are decent, safe, and sanitary.

2. Prospective purchasers will be offered assistance in obtaining mortgage financing and, as a result, contacts will be established with lending institutions. Information on sizes, rental and sales prices of units will be recorded and made available to those seeking housing referrals.

3. All dwellings of families and individuals who move will be inspected by relocation staff. If the dwelling under consideration is substandard, the family or individual will be so advised and assistance will be offered in finding suitable housing. If, however, a family or individual moves into structurally substandard housing and declines a reasonable number of referrals to standard housing, the matter will be referred to the appropriate CRA department for applicable code enforcement activity.

E. Special Services

Families and individuals who need assistance with special problems will be provided with access to social services, referrals to appropriate public and private resources, and counseling prior to, during, and subsequent to relocation. Necessary advisory services will also be available to those who are not required to move from the Program area, or who are in adjacent areas, whenever the need exists.

3.2.10.8 Residential and Business Relocation Qualifications & Benefits

3.2.10.8.1 Residential Relocation

A. Tenant's Relocation Qualifications and Proposed Benefits

1. Tenants are qualified for relocation assistance if they resided within the Redevelopment Area not less than 90 days prior to the notification of relocation.
 - a. Benefits the Agency will pay:
 - Payments for moving expenses. The Agency will provide several methods for calculating payment.
2. 180-Day Stakeholder (“Stakeholder”) Tenants, are qualified if:
 - (i) they reside within the Redevelopment Area at the time of notification of relocation,
 - (ii) they have resided in the

Redevelopment Area at least 180 days prior to adoption of the Redevelopment Plan and (iii) they occupy a replacement dwelling within one year after the date of moving from the acquired unit.

a. Benefits the Agency will pay:

- Moving Expenses. The Agency will provide several methods for calculating payment.
- Utility Connection Fees
- Rental Assistance Payments based on the difference between: What the monthly rental charges are in the Agency offered choices of decent, safe and sound housing, equal to or better than the replaced dwelling; and at a size adequate for their needs; and 30% of the “Stakeholder’s” household income available for rent, for a period of 42 months, plus security deposit.
- The tenant may opt to request a lump sum payment for down payment assistance for a home calculated on the above method, but not to exceed \$5,200.00.
- If a tenant benefit calculation is in excess of \$5,200.00 and the down payment assistance is in excess of \$5,200.00 the full amount of the rental assistance may be used.

B. Relocation Qualifications and Proposed Benefits for Elderly Tenants or Tenants with Special Needs

The Agency will create special benefits for elderly tenants or tenants with special needs to the maximum extent possible under the Uniform Relocation Act.

C. Homeowner/Occupant’s Qualifications and Proposed Benefits

1. Owner/Occupants are qualified if they have resided within the Redevelopment Area not less than 90 days prior to the Notification of Acquisition and Relocation.

a. Benefits the Agency will pay:

- Relocation Payments for moving expenses. The Agency will offer several methods for calculating payment.
- Fair Market Value for the Property.

2. “Stakeholder” Owner/Occupants are qualified if: 1) they have resided in the Redevelopment Area for 180 days prior to the adoption of the Redevelopment Plan; 2) they reside within the Redevelopment Area at the time of Notification of

Acquisition and Relocation; 3) and, they occupy a replacement dwelling within one (1) year after the date of moving from the acquired unit.

a. Benefits the Agency will pay:

- Fair Market Value for the Property.
- Moving Expenses. The Agency will provide several methods of calculating payment.
- Utility Connection Fees
- A home price differential payment based on the difference between what the Agency pays for Fair Market Value of the residence and the Replacement Value of Agency offered choices of decent, safe, and sound housing, equal to or better than the replaced housing, but not to exceed \$22,500. The Agency will provide services (if there is an existing mortgage on the existing dwelling) that will include mortgage replacement assistance to attempt to maintain similar payment schedules in the replacement residence.

3.2.10.8.2 Business Relocation

A. Business Tenant Relocation Qualifications and Benefits.

1. A Business Tenant is qualified if: (1) all its operations are lawful and permitted activities; (2) it has been a licensed business within the Redevelopment Area at least 90 days prior to the Notice of Relocation; and (3) it must move as a result of rehabilitation or demolition of a structure, or are required to move as a result of acquisition by the CRA.

a. Benefits

An estimate of moving costs will be obtained and relocation benefits will be limited to the moving cost only for the business.

2. Business "Stakeholder" Tenants (180 day eligibility basis).

A Business "Stakeholder" tenant is qualified if: (1) all of its operations are lawful and permitted activities and they are licensed businesses within the CRA boundaries, or it had previously operated its businesses within the City of North Miami, prior to moving into the Redevelopment Area; and are located within the Redevelopment Area at the time of Notification of Relocation; and (2) it relocates to another location within 1 year of the acquisition of the building.

a. Benefits

A business required to relocate will be eligible for the moving cost and reestablishment of the business. The

Agency will offer several methods for calculating payments determined to be reasonable and necessary and which may include one or more of the following elements:

(i) Moving Costs

A business will be eligible to receive moving expenses associated with the relocation of personal property from the acquired site. These expenses include but are not limited to:

- Transportation, packing, crating, unpacking, storage, re-lettering signs and replacement stationary, dismantling and reinstalling machinery, equipment and personal property and insurance associated with the move
- Disconnecting and reconnecting equipment from one location to another;
- Depreciated cost of substitute equipment which cannot be moved
- Possible benefits for temporary moves not to exceed a schedule of values to be established by the Redevelopment Agency
- Agency assistance to minimize business interruption;
- Replacement value of property lost, damaged or stolen during the actual move process

(ii) Reestablishment

A business required to move will also be eligible to receive expenses incurred in relocating including, but not limited to:

- Construction and installation costs for exterior signs;
- Advertisement of new locations
- Modification to the replacement site to accommodate the business
- Utilities hook-ups;
- Professional services to assist in the purchase or lease of a replacement site.

(iii) Relocation Advisory Services

- Any business required to move as a result of the CRA Project will be provided relocation advisory services by relocation staff. Each displaced business will be addressed independently and the relocation needs and preferences of each will be determined through personal interviews and inspection of the site.
- The Relocation Specialist will explain the relocation eligibility requirements and other assistance offered by the Agency. Each displaced business will be provided a booklet,

which will provide detailed information regarding the benefits and the relocation program. The Relocation Specialist will provide counseling and advice as to the potential programs that offer assistance.

- The Relocation Specialist will also provide continuing information on the availability of appropriate replacement sites, and assist the displaced business in coordinating their move. The displaced businesses will be provided specific sites for consideration as replacement locations.

b. Notices

Any notices given to displaced businesses will be provided in writing. If it is determined that translation is necessary, the appropriate notices will be translated in the language understandable to the business being displaced. Notices will be personally delivered where possible, or mailed by certified mail with a return receipt requested in all other instances.

c. The Moving Process

Moving Specification

The Relocation Specialist will develop detailed move cost specifications for each business. The specifications will be a detailed plan of the needs and requirements of the business to enable it to relocate effectively. The preparation of the specification is a joint effort, which includes vendors, the business owner, commercial movers, specialty movers and the relocation Specialist. All moving specifications will be provided to movers and vendors to assist them in preparing estimates.

Estimates

Qualified licensed movers will prepare estimates. Specialty movers will be utilized as required.

Inventories

A detailed inventory will be prepared and supported by video, if appropriate, of all personal property to be moved to the relocation site. The inventory will be certified by the relocated business owner/tenant. All inventories will be provided to movers and vendors to assist them in preparing estimates.

Scope of Services

A detailed scope of services will be prepared for each business to be moved. The scope will include the following information:

- Monitoring plan
- Date and time
- Equipment to be utilized
- Special services required such as plumbing, electrical or construction
- Location of move
- Specific information relative to replacement equipment
- Labor needs

d. Hazardous Waste / Contamination

Removal of contaminated substances will be provided if such contamination disposal is a normal part of operations of the displaced business, and is not the result of a deliberate violation of applicable disposal procedures. Claims for actual costs will not exceed a limit set by the Agency. Remediation of deliberate site contamination shall be the responsibility of the displaced business.

B. Business Owner Relocation Qualifications and Relocation Benefits

1. Business Owners are qualified if: (i) all of its operations are lawful and permitted activities and it has been a licensed business within the CRA Area not less than 180 days prior to the time of the Notice of Acquisition and Relocation and (ii) it acquires a new building or relocate to another location as a tenant within one year from the date of the acquisition.

a. Benefits

- Any business the Agency determines to be affected by the acquisition will be offered the Fair Market Value for the real property.

2. "Stakeholder" Business Owners are qualified if: (i) their operations are lawful and permitted activities and they are licensed businesses that are owned and operated within the CRA Area, or had previously owned and operated their businesses within the City of North Miami prior to moving into the Redevelopment Area; (ii) they are located within the Redevelopment Area at the time of Notice of Acquisition and Relocation; and (iii) they acquire a new building or relocate to another location as a tenant within one year from the acquisition.

a. Benefits

- Any business the Agency determines to be affected by the acquisition will be offered the Fair market Value for the real property.
- A business required to relocate will be eligible for the moving cost and re-establishment of the business.
- The Agency will offer several methods for calculating payments as the Agency determines

to be reasonable and necessary and which may include one or more of the following:

1) Relocation Advisory Services

Any business required to move as a result of the CRA Program will be provided relocation advisory services by relocation staff. Each displaced business will be addressed independently and the relocation needs and preferences of each will be determined by means of personal interviews and inspection of the site.

The Relocation Specialist will explain all the relocation eligibility requirements and other assistance offered by the Agency. Each displaced business will be provided a booklet, which will contain detailed information regarding the benefits and the relocation program. The Relocation Specialist will provide counseling and advice as to the potential programs that offer assistance.

The Relocation Specialist will provide continuing information as to the availability of appropriate replacement sites, and assist the displaced business in coordinating their move. The displaced businesses will be provided specific sites for consideration as replacement locations.

2) Notices

Any notices given to displaced businesses will be provided in writing. If it is determined that translation is necessary, the appropriate notices will be translated in the language understandable to the business being displaced.

Notices will be personally delivered where possible or mailed by certified mail with return receipt requested in all other instances.

3) Moving Costs

- A business will be eligible to receive moving costs associated with the relocation of personal property from the acquired site. These costs may include but not limited to:
 - Transportation, packing, crating, unpacking, storage, re-lettering signs and replacement stationary, dismantling and reinstalling machinery, equipment and personal property and insurance associated with the move.
 - Disconnecting and reconnecting

equipment from one location to another.

- The depreciated cost of substituting equipment, which cannot be moved.
- Possible benefits for temporary moves, not to exceed a schedule of values to be set by the Redevelopment Agency.
- Agency assistance to minimize the interruption of the business.
- The replacement value of property lost, damaged, or stolen during the moving process.

4) Reestablishment

A business required to move will also be eligible to receive expenses incurred in relocating and reestablishment including but not limited to:

- Construction or installation costs for exterior signs.
- Advertisement of the new location.
- Modification to the replacement site to accommodate the business.
- Utility hook-ups.
- Professional services to assist in the purchase or lease of a replacement site.

b. The Moving Process

1) Moving Specification

The Relocation Specialist will develop detailed moving cost specifications for each business. The specification will be a detailed plan of the needs and requirements of the business to enable it to relocate effectively. The preparation of the specification is a joint effort, which includes vendors, the business owner, commercial movers, specialty movers and the Relocation Specialist. All moving specifications will be provided to movers and vendors to assist them in preparing estimates.

2) Estimates

Qualified licensed movers will prepare estimates. Specialty movers will be utilized as required.

3) Inventories

A detailed inventory will be prepared and supported by video, if appropriate, of all personal property to be moved to

the relocation site. The inventory will be certified by the relocated business owner. All inventories will be provided to movers and vendors to assist them in preparing estimates.

4) Scope of Services

A detailed scope of services will be prepared for each business to be moved. The scope will include the following:

- The monitoring plan
- The date and time
- The equipment to be utilized
- The special services required, such as plumbing, electrical, or construction requirements
- The location of move
- The specific information relative to replacement equipment
- The labor needs

5) Hazardous Waste/Contamination

Removal of contaminated substances will be provided, if such contamination disposal is a normal part of operations of the displaced business, and is not the result of a deliberate violation of applicable disposal procedures. Claims for actual costs will not exceed a limit set by the Agency. Remediation of deliberate site contamination shall be the responsibility of the displaced business.

C. Stakeholder Business Tenant and Owner Preferences

Business “stakeholders”, whether tenants or owners, may participate in the redevelopment of the project area in accordance with the “Rules for Business Preference” to be adopted by the Agency as part of the Implementation Plan. In general, these rules will provide that existing business owners and business tenants within the project area be given an opportunity for re-entry into business within the redeveloped project area. The business must be compatible with the uses and quality of development in the redeveloped area. Furthermore, the business owner or tenant must have the financial ability to re-enter and operate its business.

3.2.10.8.3 Negotiated Sales

- A. Incentives for business owners to negotiate the sale of their properties and relocate within the community relocation area
- B. Business Owners are qualified if: (1) they are “Stakeholder Business Owners” and agree to enter into an agreement to sell the property on a negotiated basis to the Agency without the necessity of the CRA exercising its power of Eminent Domain, and (2) that the Business shall relocate to another location, within the Community Redevelopment Area.

1. Benefits

- All benefits entitled for “Stakeholder Business Owners”
- Compensation by an additional payment may be made based on a formula to be developed within the Implementation Rules and Regulations, by the Agency, in addition to the fair market value.

C. Incentives for Business Owners to Negotiate the Sale of Their Properties But Do Not Relocate Within the Community Redevelopment Area

1. Business Owners are qualified if: They are “Stakeholder Business Owners”, and agree to enter into an agreement to sell the property on a negotiated basis to the Agency without the necessity of the CRA exercising its power of Eminent Domain.
- All benefits entitled for “Stakeholder Business Owners”
 - Compensation by an additional payment may be made based on a formula of relocation costs to be developed within the Implementation Rules and Regulations, by the Agency.

3.2.10.9 Residential Relocation Workload

“Needs” Surveys and demographic models will be used to determine the total estimated residential workload during the implementation stage. The Residential Relocation Costs are based on a preliminary estimate of the “Acquisition, Relocation and Demolition”, costs at this time.

If additional information indicates that there is inadequate housing available, the Agency will take steps to provide additional housing units to be developed as part of the Project.

All data collected by the Agency in regard to housing resources will be available for inspection at the Redevelopment Agency Office.

3.2.10.10 Business Relocation Workload

As with residential occupants, a complete "needs" survey will be conducted of all nonresidential establishments in the area prior to relocation notification. Preliminary contacts will be made with all of the businesses to be affected within a phase of the program to determine special needs, sizes, locations desired, and to identify possible solutions to specific problems which may be encountered in their displacement. The Redevelopment Plan has a business "preference" goal for displaced businesses to relocate into the new developments. A preliminary estimate is provided at this time.

3.2.10.11 Temporary Moves

If emergency situations arise, or adequate permanent resources are not available at the time of displacement, temporary relocation may be required. Such moves will be kept to an absolute minimum.

Temporary relocation will not diminish the Agency’s responsibility for offering services designed to achieve permanent relocation into adequate facilities.

Costs of both the required temporary move and the permanent move shall be part of the cost of the Project.

A. Residential Moves

Families or individuals may be moved temporarily if:

1. It is necessary because of an emergency;
2. The residents are subject to conditions hazardous to their health;
3. Permanent housing is not available;
4. The move will help accomplish project objectives

B. Commercial Moves

Businesses or other nonresidential organizations may be moved temporarily if:

1. It is necessary because of an emergency;
2. The employees of the business or organization are subjected to hazardous conditions;
3. The move will accomplish project objectives.
- 4.

3.2.10.12 Eviction from Agency-Owned Properties

Every effort will be made to keep evictions at a minimum and no premature or ill-considered action to evict individuals, families or businesses from a program or project area will be undertaken. Occupants will be evicted only as a last resort and only under the following circumstances:

- A. Failure to recognize an obligation to pay rent;
- B. Maintenance of a nuisance or the use of the premises for illegal purposes;
- C. A material breach of the rental agreement;
- D. Refusal to accept one of a number of offers of accommodations meeting relocation standards; or
- E. Situations requiring eviction under state or local laws.

Eviction will not cancel relocation payments for which an individual, family or business is eligible.

3.2.10.13 Grievance Procedure

Any person dissatisfied with a determination of eligibility, the amount of a relocation payment, or, with services rendered in the process of relocation, may have their case reviewed. The claimant's first appeal shall be submitted in writing to the Executive Director of the Redevelopment Agency within ninety (90) days following the move from the project area, or the agency's decision on a claim, whichever is later. The Executive Director shall issue a decision within thirty (30) days of receipt of the appeal.

The claimant may appeal further to the Community Redevelopment Agency Board of Commissioners within thirty (30) days of receipt of the decision by the Executive Director. A hearing will be conducted by the Board within fifteen (15) days upon receipt of the appeal and a recommendation will be forwarded to the CRA staff within fifteen (15) days following completion of the hearing.

A determination will then be made by the CRA staff, with regard to the case, within fifteen (15) days following receipt of the Board's recommendation.

3.2.10.14 Relocation Payments Budget

A. Residential Relocation Budget

It is presently estimated that the cost of residential relocation, will be \$30,425,000.

B. Business Relocation Budget

It is presently estimated that the cost of business relocation will be \$11,225,000. This preliminary budget will be adjusted from time to time after complete needs assessments of each business to be relocated have been undertaken.

C. Overall Final Relocation Budget

When the Needs assessments and Demographic Data Base are completed as part of the Implementation Plan, a budget will be prepared based on rent and housing cost levels, population characteristics, income levels, housing values, etc. to be provided by identifiable block areas from a market and demographic service database. A ten percent (10%) cost of administration contingency was used to complete the Relocation Budget.

There are three main components to calculate benefits:

- Number of total housing units, (including market value and replacement home values.)
- Number of renter occupied units, (including income levels of tenants and replacement market rents.)
- Moving costs.

1. Demographics

The Implementation Plan proposed will consist of multiple phases. The Phases will be divided into "blocks" included within each Phase will be then analyzed for demographic information. This information will be utilized to calculate the Acquisition and Relocation costs.

The data points that will be utilized are:

- Current Number of Households
- Median Household Income
- Number of Housing Units
- Owner-Occupied Units
- Tenant-Occupied Units
- Vacant Units
- Median Housing Unit Value

2. Acquisition, Relocation and Demolition (ARD) Model

This ARD model will follow sequentially to conclude with the estimated costs.

- Average fee simple ownership replacement value – TBD
- Average market rents for replacement units - TBD
- 30% of Income available for rent.
- Elderly resident households maximum CRA rental assistance contribution of \$10,000.
- 42 months rental subsidy plus 2 months security deposit and first month's rent
- Moving expenses TBD(one rate will be used for both owners and tenants to simplify the model)
- Utility hook-ups TBD

3. Example

Applying this methodology, a typical example for a “Block” is shown on the following page.

4. Conclusion

The final step in the calculation will be to summarize the findings for each Phase into overall costs.

TYPICAL EXAMPLE

North Miami Community Redevelopment Plan Acquisition, Relocation, Demolition Model (ARD Model)

	Phase	1
	Block	1.19
1	DATA	
2	Current Housing Units	20
3	Owner-Occupied	6
4	Renter Occupied	7
5	Vacant	7
6	COSTS TO REPLACE OWNERS	
7	Estimated Actual Market Value	\$59,375
8	Estimated Replacement Market Value	\$77,500
9	Difference	\$18,125
10	HOUSING STOCK	
11	Current Improvements	
12	Square Footage	1,000
13	Total SF	20,000
14	Vacancy	35.00%
15	COSTS TO REPLACE RENTERS	
16	# of HH	13
17	Renters	7
18	Median HH Income	\$30,000
19	Monthly Housing at 30%	\$750
20	Current Street Rent	\$800
21	Difference for 42 months	\$ 2,100
22	TOTAL RELOCATION COSTS INCLUDING MOVING COSTS	\$121,750
23	Total Housing Units	20
24	TOTAL ACQUISITION COSTS	\$1,187,500
25	SUB-TOTAL ACQUISITION + RELOCATION COSTS	\$1,309,250
26	DEMOLITION COSTS	
27	Square Foot Demolition Costs	\$1.50
28	TOTAL DEMOLITION COSTS	\$30,000
29	TOTAL ARD	\$1,339,250

3.2.10.15 Final Relocation Rules and Regulations

The Agency shall adopt an Acquisition, Displacement, and Relocation Policy Manual, and “Relocation Rules and Regulations” based on the Uniform Relocation Act detailing all aspects of the residential and business acquisition and relocation methodology procedures, which will be prepared as part of the Community Redevelopment Agency’s Implementation Plan. These Rules and Regulations shall express the eligibility criteria for relocation benefits, as well as establishing the amount of relocation payments to be made. These Rules and Regulations may be amended from time to time.

3.2.11 Property Acquisition

The Agency shall acquire real property, commercial or residential, by purchase, condemnation, gift, exchange or other lawful means in accordance with, Florida Statutes to implement this Community Redevelopment Plan. Acquisition shall be as provided in Part III, Chapter 163, Florida Statutes, based on Fair Market Value as determined by appraisals performed at the time of Notice of Acquisition and Relocation. All Eminent Domain acquisitions will be required to be reviewed and approved by Miami-Dade County. See Section 3.3.4 for Residential Eminent Domain Policy.

3.2.12 Property Disposition

The Agency may sell, lease, exchange, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of real property, in accordance with the intent of this Community Redevelopment Plan, and with all applicable Federal, State and local laws.

Disposal by sale, lease or exchange of real property shall be based on Fair Market Value in accordance with the development proposed by the Community Redevelopment Plan. The Agency will provide opportunities for present owners to participate in the redevelopment effort by assisting in assembling or entering into agreement to sell, additional land, subject to all applicable laws, Agency rules and regulations, and satisfactory negotiations between the landowners and the Agency.

3.2.13 Variations

Under certain circumstances, the Agency is authorized to permit variations from the limits, restrictions, and controls established by this Plan. In order to permit such a variation, the Agency must determine that one or more of the following exceptions are applicable:

- A. The application of one or more of the provisions of this Plan would result in unnecessary hardship to the property owner; or
- B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls; or
- C. Permitting a variation from the limits, restrictions, or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; or
- D. Establishing a more expeditious process for solicitation and selection of a developer is in the best interests of the Agency and will allow for a successful implementation of the Plan, or any part thereof; or

- E. Permitting a variation will not be contrary to the objectives of this Plan. No such variation shall be granted which changes the intent of the land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the objectives of this Plan.
- F. Applicant has demonstrated to the CRA Board and City Council the public benefit of the applicant's request/plan that is a variation from the strict interpretation of this redevelopment plan.

3.2.14 Demolition, Clearance, Public Improvements, Building and Site Preparation

- A. Demolition and Clearance
The Agency is authorized to demolish, clear or move buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.
- B. Public Improvements
The Agency is authorized to install and construct or to cause to be installed or constructed the public improvements and public utilities necessary to carry out this Plan. Such public improvements include, but are not limited to, over or underpasses, streets, curbs, gutters, sidewalks, street lights, sewers, sewage treatment, water treatment and distribution, storm drains, traffic signals, electrical distribution systems, buildings, parks, parking, plazas, playgrounds, landscaped areas, waterways, marinas and marine facilities.
- C. Preparation of Building and Development Sites
The Agency is authorized to prepare or cause to be prepared as building and development sites, any real property in the Project Area owned or acquired by the Agency.

3.2.15 Actions by the City

The City shall cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of conditions causing blight. In the area action by the City shall include all those actions authorized by law, which include, but shall not be limited to, the following:

- A. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-ways, and for other necessary modifications of the streets, the street layout, and other public rights-of-ways adjacent to the Project Area.
- B. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project.
- C. Initiation and implementation of zoning changes and/or the formation of a Planned District, all in a manner consistent with this Plan and to the extent necessary to permit the land uses and development authorized by this Plan.
- D. Initiation and implementation of such actions as are necessary to delegate to the Agency the responsibility for administering all aspects of this Plan.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for

enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

- F. The City shall authorize, immediately following approval of this Redevelopment Plan, the conveyance to the Agency of City-owned land to an extent sufficient to carry out the objectives of this Plan. Each said conveyance by the City to the Agency shall be made in a timely manner in accordance with schedules approved by the Agency and shall be upon terms mutually acceptable to both the City and the Agency.
- G. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area, shall be commenced and carried to completion without unnecessary delay.

3.2.16 Enforcement

Upon completion of the development, the administrative enforcement of this Plan, or other documents implementing this Plan, shall be performed by the City or the Agency.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, such owners may enforce any recorded provision, which is expressly for the benefit of owners of property in the Project Area.

3.2.17 Duration of this Plan

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective 30 years from the date of adoption of this Plan by the City Council.

3.2.18 Severability

If any provision, section, subsection, sentence, clause or phrase of this 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 this Plan.

3.2.19 Procedure for Changes in Approved Plan

The Plan may be amended or modified in any manner as is now or hereafter permitted by law.

3.3 IMPLEMENTATION PLAN

3.3.1 Overview

The approved Phase I Redevelopment Plan has been created to begin the Redevelopment Program in conformity with the City of North Miami existing Comprehensive Plan, City Charter and Zoning Ordinance. The modifications to the Comprehensive Plan and existing Zoning Ordinance currently underway by the City will allow the review and approval of a Phase II Redevelopment Plan Amendment.

The existing Comprehensive Plan makes strong recommendations for redevelopment. Many of the goals, objectives and policies are incorporated in the Phase I Redevelopment Plan and are projected to be implemented by the Phase II Plan. The programmatic goals of the Phase II Redevelopment Plan Amendment, when reviewed and approved will provide for increased development and make the entire range of goals a reality. In accordance with the Interlocal agreement, the CRA will appoint an Advisory Board to monitor and report on the progress in implementing the objectives and accomplishments of the Plan.

3.3.2 Outline Description of the Phase I Redevelopment Implementation Plan

The following Phase I Redevelopment Plan priority implementation tasks will be completed within twelve (12) months of Redevelopment Plan Approval:

- A. Prepare an Implementation Management Plan.
 1. Establish the CRA organization and management structure, scope of work, and responsibilities for all CRA entities.
 2. Negotiate and select the program management team.
 3. The program management team should establish a comprehensive schedule with priority project identification.
 4. CRA selected program manager should prepare an interim Redevelopment Agency budget (partial year ending September 30, 2005) and comprehensive schedule for all implementation activities.
 5. Prepare all budget forms for review and approval by the Tax Increment Finance Committee.
 6. Establish a comprehensive liaison/accountability process with Miami-Dade County.
 7. Prepare a preliminary CRA procurement policy.
 8. The CRA selected program manager should prepare scope of work and RFQs for all professional services including acquisition and relocation consultants. Notice, review, present, and select acquisition/relocation consultants.
 9. Prepare detailed acquisition/disposition plan for first year projects.
 10. Select and appoint a CRA financial advisor, bond counsel, and bond underwriter.
 11. Prepare and approve a Master Bond Resolution through Dade County.
 12. Prepare all legal and governmental documents and financial materials necessary for underwriting the initial bond issue and approve any necessary City, CRA, and County financing resolutions and authorizations.
 13. Issue the first bond anticipation note, bank qualified loan, or developer advance for initial CRA activities.
 14. The CRA shall prepare and approve City/Agency interlocal agreements on financial assistance, property transfers, etc., necessary to perfect Agency powers.
 15. Establish an implementation management plan.

- B. Studies:
1. Prepare detailed demographic data for the CRA areas by blocks (for overall and Phase I areas) for owners/renters/family size and income to create a preliminary needs analysis for affordable housing and relocation analysis.
 2. Prepare an existing business inventory study.
 3. Prepare a citywide commercial market study to determine commercial uses (retail, office, industrial), demand, absorption and pricing.
 4. Prepare a general overall business (and specific Phase I) relocation plan and budget.
 5. Prepare a traffic analysis for road design purposes based on the Phase I Plan. (The entire CRA is within a Traffic Concurrency Exception Area).
- C. Prepare a detailed financial plan based on the Phase I Redevelopment Plan and Phasing Plan.
1. Prepare detailed phase and overall cost estimates
 2. Prepare overall and 3-5-year Capital Improvement Plan
 3. Prepare a detailed cost-benefits analysis for both the City of North Miami and Miami-Dade County
- D. Prepare a grants program together with the City of North Miami and identify the most probable grants and yields.
- E. Prepare more detailed Redevelopment Plan exhibits.
1. Master Plan (graphic)
 2. Program Data Table
 3. Land Use Plan
 4. Parcelization Plan
 5. Circulation Plan
 6. Transportation Plan
 7. Acquisition/Disposition Plan
 8. Phasing Plan
 9. Utility Plan
 10. Demolition Plan
 11. Conduct Parks/Open Space Pedestrian/Bikeways Plan Workshops and prepare detailed programs and siting plans together with City of North Miami Parks and Recreation Department
 12. Approve the final Parks, Open Spaces, and Recreation Plan
 13. Analyze the Public/Private controls and standards exhibits
 14. Graphic Presentation Material (3D models, sketches, and illustrative Redevelopment Plan)
- F. Prepare preliminary comprehensive plan exhibits and program data and continue to work with the City's Community Development Staff and consultants and DCA to conclude the Comprehensive Plan and Redevelopment Plan Conformity and Zoning Ordinance changes.
- G. Prepare presentation materials for meetings with State Department of Transportation and the Metropolitan Planning Organization for proposed road changes.
- H. Prepare architectural and landscape design controls and guidelines and standards for development.

- I. Prepare acquisition, relocation rules and regulations
- J. Prepare a Conceptual Environmental Resource Permit
- K. Prepare a preliminary utility plan and budget together with City of North Miami Public Works Department
- L. Prepare all necessary environmental analyses, data and reports including: cultural resource assessments; hydrogeological investigations and monitoring wells; contamination screening; asbestos surveying; rectified aerial (digital photography); well field impact; threatened and endangered species, etc as necessary. The Agency will submit a Conceptual Environmental Resource Permit to the appropriate authorities for overall development approval.
- M. Prepare preliminary Phase I infrastructure and public improvement plans and budgets and review with all appropriate regulatory agencies for comment.
 The Agency shall prepare specific programs and design documents for the following:
 1. Widening and improvements, including traffic roundabouts on Dixie Highway from N.E. 119th Street to N.E. 143rd Street.
 2. Widening and improvements to N.E. 6th Avenue from N.E. 122nd Street to N.E. 147th Street.
 3. Infrastructure development on 125th Street between N.W. 5th Avenue and N.W. 10th Avenue.
 4. Street relocations and closures within the “Town Square” area of District III.
 5. The Town Square and Neighborhood Linear Park within District III.
 6. Improvements to the neighborhood area from N.W. 7th Avenue to I-95, and from N.W. 119th Street to N.W. 143rd Street., including improvements to 7th Avenue.
- N. The CRA will require North Miami Housing Ltd. (NMH) to prepare a short range and long range comprehensive affordable housing program, detailed Rules and Regulations, preliminary schedules, budgets for remodeling (single family and multi-family units), new construction (single family replacement, for sale affordable townhomes, and low-rise multi-family sale and rental housing), to present to the CRA in public workshops.
 The NMH program should also include Rehabilitation Management Services including: inspections; relocations; budgeting; design controls; scheduling controls; construction management and quality control; and cost controls. In addition, the program should include Subsidy Management Services including: resident identification, qualification, needs assessments, product notification and selection; homeowner education; credit counseling; and loan processing and closing.
- O. Establish qualification/registration program for the Affordable Housing program and begin the implementation.
- P. NMH should prepare an acquisition/feasibility criteria to use for evaluating potential affordable housing properties. The criteria should include an expedited process to pace the land delivery requirements of the Biscayne Landing agreements. The criteria and process should be presented to the CRA for review and approval. NMH should then bring to the CRA a list of potential affordable housing sites for acquisition, and preliminary feasibility studies for early start affordable housing and rental replacement housing projects.

- Q. After CRA selection and approval of the sites in “P” above, the CRA will authorize NMH to begin the appraisal and acquisition process for:
1. The most feasible housing sites.
 2. Necessary acquisitions for roadway/infrastructure improvements for the sites.
- R. Begin the Relocation Needs and Resources Program including but not limited to:
1. Start a program (design guidelines, assistance, loan/grants) to encourage business in the Redevelopment area to rehabilitate buildings and provide business relocation resources.
 2. Identify “super block” locations for relocations sites for existing larger “qualified” businesses.
 3. Start residential relocation implementation concepts
 4. Start “Needs Assessment” surveys of all first phase residents and businesses.
 5. Identify any special assistance requirements and start developing the response program.
 6. Identify/inventory all available housing (single family and multifamily) in and out of the CRA area including specialty replacement (locational preference issues).
 7. Start the early acquisition program for relocations resource availability.
 8. Start rehabilitation programs for residential relocation resources.
 9. Initiate business relocation “needs” and matches with development projects.
 10. Identify and prepare RFQ’s for potential job training providers.
 11. Develop job placement programs, and procedures for all Agency small and minority business programs, and technical assessment and assistance activities.
- S. Prepare all final cost estimates and parcel pricing for the Phase I first phase projects. Cost estimates of the overall public improvement [program should be updated as the “design” process increases the level of information .
- T. The Agency shall begin liaison and strategy discussions with the Community Development and Public Safety Departments of the City to identify target joint “catalyst” activities for “zero tolerance” crime and code enforcement programs.
- U. The CRA shall establish meetings and seek input from City resources, businesses and other public/private agencies to create a CRA minority priority purchasing and employment program for City of North Miami residents and businesses. The program will establish policies, procedures, assistance, monitoring, compliance, reporting and detailed administration and implementation elements for agencies operating within the CRA to follow.
- V. The Agency shall create and operate a clear, productive, community relations and information program to assure the care and assistance from the CRA that is indicated in the “Goals and Objectives” including: regular “Town Meeting” updates; meetings with civic organizations and religious groups; individual businesses; establishment of a continuing contact and tracking system for each affected resident and business; and a “quick-response” procedure for immediate assistance in the case of problems.

3.3.3 Affordable Housing Policy

3.3.3.1 Overview

The following objectives are related to the development of an Affordable Housing Policy, Program, and Subsidies in the North Miami Community Redevelopment area:

- To promote to the maximum extent possible: elimination of overcrowding; rehabilitation and remodeling of undersized and deteriorating homes; and to promote home ownership, and;
- To create programs, methodologies, and funding to accomplish these objectives, and to make the program available to the widest number of qualified City residents that need assistance, and;
- To assure that the development of 5000 units of rehabilitated or new affordable housing units guaranteed under the Munisport Development Agreement are expedited.
- To create an appropriate target mix of affordable and market rate housing units in multifamily housing projects.
-

3.3.3.2 Outline Description of the Affordable Housing Policy (as amended on 10/21/2008 per underlined text)

A. Program

The North Miami Community Redevelopment Agency (the “CRA”) will provide subsidies to qualified residents, either owners or renters, of the City of North Miami (the “Residents”) to assist with the acquisition and/or rehabilitation of qualified primary residences. Subsidies will be provided to the widest number of families needing assistance under the following terms:

1. Subsidy Loans - The CRA will make subsidy loans (the “Loans”) in the form of “soft” mortgages, with payments of principal and interest set within the means of the Resident. The term of the Loans will be the lesser of ten (10) years or the term of the Resident’s primary mortgage loan. If the Loan term expires and the Resident still requires assistance the Loan may be extended.
2. Amount - The Loan will be for the amount equal to the residual amount required of the Resident, after all required down payments, mortgages and other assistance is taken into account, not to exceed \$50,000, to close on the home or complete the home rehabilitation. The maximum subsidy loan amount can be modified by a resolution adopted by the CRA Board provided that the maximum subsidy (a) can be an amount up to \$50,000 or up to any higher amount that does not exceed Miami-Dade County’s affordable or workforce housing guidelines, and/or (b) can be adjusted to meet state or federal affordable or workforce housing programs.
3. Monthly Loan Payments - If the total monthly expenses of principle, interest, taxes, insurance, etc. for the home, (either acquisition or rehabilitation) including the CRA Loan, are equal to or greater than 30% of the Resident’s

income, there will be no initial payment of principal nor interest. An interest and/or principle payment, will be determined by needs assessments.

4. Repayment – A Loan for an acquired home will be repaid to the CRA upon the sale of the home by the Resident. If the home is sold at a higher price than the initial purchase price, the CRA will share in any excess funds, in a manner to be determined in the Rules & Regulations adopted by the CRA, after all original mortgages are retired and all sales costs are deducted.

For a rehabilitation Loan to a resident who already owns the home, the Loan will be repaid at the sale of the home in a manner to be determined in the Rules & Regulations adopted by the CRA.

5. Ability to Pay Principle and Interest - An initial needs assessment and periodic subsequent needs assessments will determine the interest and principle payment of the CRA Loan.
6. Transferability - The CRA Loan will be in the name of the Resident. In the event of death of the Resident, the Loan may be transferred to a direct descendant.
7. Rules and Regulations - The CRA will adopt Rules & Regulations for all aspects of the Home Ownership/Rehabilitation Policy in the CRA Redevelopment Implementation Plan.

B. Qualification for the Loan Program

1. Residency – Residents, either owners or renters, may qualify for the affordable housing Loan program if:
 - a. The Resident has lived in the City of North Miami for a period of one hundred eighty (180) days prior to adoption of the CRA Plan by the City and Miami-Dade County. The residency requirement can be modified by resolution of the CRA Board (a) to adjust downward or eliminate the required residency period, (b) to provide exceptions from the City residency requirement for all or some categories of “essential services personnel” as may be defined by the City of North Miami and/or Miami-Dade County, and/or (c) to meet state or federal affordable or workforce housing programs.
 - b. The Resident has provided sufficient proof of residency.
 - c. The resident is the owner/occupant of the existing home to be rehabilitated or remodeled and it remains his primary residence for the duration of the loan, or;
 - d. The resident will be the owner/occupant of the new home to be acquired and, it will become his primary residence for the duration of the loan.
2. Income - The Resident is qualified if:
 - a. The verified household income for homeownership or rehabilitation is equal to or greater than 50%, or less than or equal to 120%, of Area

Median Income adjusted for family size. The CRA will adopt a threshold equity policy that takes age and special circumstances into consideration. The maximum qualifying household income at the top of the range can be modified by resolution of the CRA Board provided that the maximum income does not exceed Miami-Dade County's affordable or workforce housing guidelines and/or can be adjusted to meet state or federal affordable or workforce housing programs.

- b. The Resident can qualify for a first mortgage loan (in the case of a loan made for acquisition).
 - c. The percentage of the Resident's household income is adequate, after all other mortgages and subsidies are supplied, to cover the monthly household expenses.
 - d. The lending institution making the first mortgage has issued a commitment letter.
3. Housing Size – The Loan will only be considered for a residence that meets the Federal Minimum Housing Standards for family size. The CRA will consider special circumstances in enforcing this policy.

C. Selection for Loans

When the resident has completed the Loan Pre-qualification process for the affordable housing loan program, he is issued (in order of qualification) a numbered certificate that entitles him to a Loan for rehabilitation or home acquisition as the Loan funds become available.

In the case of a home acquisition, the resident will be notified when homes become available within the program. If the resident remains qualified, he may acquire the offered home or continue to maintain his certificate number for a future acquisition.

A percentage of the Loans to be determined by the CRA will be set aside on a priority basis for qualified resident employees of the City of North Miami.

D. Other Conditions & Assistance

1. Needs Assessments - The Residents accepting the Loan will be subject to periodic needs assessments to determine adjustments to the Loan payments in accordance with Rules & Regulations to be adopted by the CRA.
2. Ability to Pre-Pay Loan Amount - The Resident will be able to pre-pay the Loan at any time based on formulas to be determined in the Rules & Regulations.
3. CRA Homeowners Assistance - The CRA will provide when necessary, first-time homebuyer assistance through homeownership training, budgeting, maintenance and energy conservation techniques.
4. Temporary Housing for Rehabilitation - Costs for temporary housing during remodeling will be an eligible use of Loan proceeds, subject to the adopted Rules & Regulations.
5. CRA Rehabilitation/Remodeling Assistance - When the Resident is determined to be qualified, the CRA will provide (i) initial assistance in inspections; (ii) counseling on program requirements; (iii) prioritizing

improvements; (iv) and budgeting, planning, architectural and contractor pricing and selection assistance under CRA programs.

E. CRA Rehabilitation, Remodeling and Construction Coordination

The CRA will coordinate all scheduling, demolition, bidding, contracting, supervision, Loan disbursements, and Notices of Completion for the Resident. The CRA will also monitor the improvements made to the completed residence during the applicable warranty periods.

F. Prohibition of Additional Liens

As long as the Loan remains in effect, the Resident will be prohibited from adding additional liens without CRA review and approval.

3.3.4 Residential Eminent Domain Policy

With the exception of single-family homes with Homestead Exemptions, the use of Eminent Domain for the acquisition of properties by the North Miami Community Redevelopment Agency (CRA), other than vacant land, commercial property and multi-family residential properties **should be used after exploring other land assembly tools that provide the greatest possible acceptance of the policies of the Redevelopment Plan and may only be used under the following conditions:**

1. That the CRA will pay fair market value for the property;
2. That the CRA will pay a differential payment between the fair market value and the acquisition cost of the replacement dwelling.
3. That all reasonable moving and reestablishment costs (utility connection fees), are paid for by the CRA;
4. That a replacement dwelling will be available at the time of the acquisition.
5. That the CRA will provide an opportunity for replacement housing, sized to meet the family's needs, in accordance with Federal Housing quality standards;
6. **That the replacement housing, to the extent possible, satisfies the preference of the person to be rehoused with regard to location, including rehousing within the City of North Miami. That the location, to the extent reasonably possible, is equal to or better than the location of the person's former dwelling unit with respect to public utilities and services, churches, schools, recreation, transportation and other public and commercial facilities, and reasonably accessible to the individual's present or potential place of employment;**
7. **If new housing is constructed at the location from which a person is displaced, the person would have a right of first (1st) refusal to return to their original location.**
8. That if by choice, a person to be rehoused moves into a dwelling unit **outside of the City**, but which is in all other respects standard housing, eligibility for the differential payments, moving and reestablishment costs, will still be provided.
9. That the CRA will provide mortgage replacement assistance to attempt to maintain similar payment schedules in the replacement residence;
10. That if by choice, a person to be rehoused moves into a dwelling unit **inside of the City** which does not meet the CRA's environmental standards, eligibility for the differential payments and reestablishment costs will still be provided and the person, if qualified, could also be eligible for CRA, low interest rate, home improvement loans.
11. The CRA will create specific Rules and Regulations to implement this policy during

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Appendix Exhibits

Exhibit 1

Boundary Description

City of North Miami Approved Community Redevelopment Area Boundary

The proposed City of North Miami Community Redevelopment Area Boundary (CRA) consists of one main contiguous boundary as well as other areas that are separate from the main boundary.

For the purpose of this description, the starting point of the main contiguous boundary is the point on the western boundary of the City of North Miami (City) which is located at the centerline of NW 17th Avenue approximately 30 feet south of the Opa Locka Boulevard and NW 17th Avenue intersection. The boundary then proceeds south along the city boundary until it jogs east approximately 220 feet along the rear of the row parcels located directly south of the centerline of 128th Street. It then proceeds south to 127th Street. It then turns west approximately 220 feet to the centerline of NW 17th Avenue. It proceeds south along the city boundary to NW 119th Street and travels east along the centerline until it reaches the western limited access Right-of-Way (R/W) line adjacent to Interstate 1-95. The CRA boundary proceeds north until it reaches the centerline of 121st Street. It proceeds east along 121st Street until it reaches the centerline of NW 2nd Avenue where it then turns right and travels south along the centerline until it reaches the centerline of NE 119th Street. The CRA boundary then travels east along the centerline of NE 119th Street approximately 900 feet. It then turns left and travels north approximately 200 feet. The CRA boundary then turns right approximately 230 feet and then turns left and travels north approximately 220 feet. It then jogs right and travels for approximately 210 feet until it reaches the centerline of North Miami Avenue. The CRA boundary turns left and travels approximately 160 feet to the north along the centerline of North Miami Avenue. It then turns right at the intersection of North Miami Avenue and NE 121st Street. The CRA boundary travels east approximately 650 feet until it reaches the intersection of NE 1st CT. It then travels south approximately 200 feet until it reaches the south R/W line of NE 120th Street and then turns left and travels east approximately 700 feet until it reaches the intersection of NE 2nd Avenue. It then turns left and travels north along the west R/W line of NE 2nd Avenue until it reaches the southern R/W line of NE 123rd Street, where it turns left and travels west approximately 830 feet until it reaches the eastern R/W line of NE Miami Place. It then turns right and travels north approximately 175 feet and then turns west along the northern R/W line of NE 123rd Terrace. It then travels north 360 feet to the rear of the parcels directly south of NE 125th Street, where it then turns right and proceeds east along the southern parcel lines of the parcels directly south of NE 125th Street approximately 1,260 feet until it reaches the western R/W line of NE 2nd Avenue. It then jogs right approximately 40 feet and turns left and travels east along the southern parcel line of the parcel directly south of NE 125th Street approximately 530 feet until it reaches the western edge of Biscayne Canal. It then turns right traveling southeasterly approximately 1,190 feet where it then jogs right southwesterly approximately 10 feet and again jogs left continuing along the western edge of Biscayne Canal approximately 90 feet. It then turns east and travels in a straight line until it reaches the centerline of NE 121st Street. The CRA boundary travels east along the centerline of NE 121st Street and crosses over the Florida East Coast Railway line (FEC). It continues along the centerline of NE 121st Street until it turns left at the intersection of NE 14th Avenue. It travels north along the eastern R/W line of NE 14th Avenue approximately 590 feet and then jogs slightly to the east until it reaches the southern R/W line of NE 123rd Street. It then turns right along the southern R/W line of NE 123rd Street and travels easterly until it reaches NE

16th Avenue. It turns right and travels south along the western R/W line of NE 16th Avenue until it reaches NE 121 St. The CRA boundary then turns left along NE 121st Street and travels east until it hits the eastern R/W line of Biscayne Boulevard. The boundary travels north along the eastern R/W line of Biscayne Boulevard until it reaches a point that is approximately 200 feet north of the centerline of NE 135th Street. The CRA boundary then turns left and travels west approximately 870 feet until it reaches the FEC. It then travels north along the FEC lines approximately 300 feet and then jogs 200 feet in a northwesterly direction. It then jogs north along Arch Creek approximately 330 feet to the southern parcel lines of the parcels south of NE 137th Terrace. It then turns left and goes west until it reaches the eastern R/W line of NE 16th Avenue. The CRA boundary then travels south along the eastern R/W line of NE 16th Avenue approximately 270 feet. It then turns right and travels westerly approximately 330 feet to the northwest corner of the parcel located at the northwest corner of the intersection of NE 16th Avenue and NE 135th Street. It then turns left and travels south approximately 140 feet to the southern parcel lines of the parcels south of NE 136th Street. It then turns right and travels west until it reaches the eastern R/W line of NE 14th Avenue and turns right and goes north until it reaches the southern R/W line of NE 140th Street. It then turns right and goes east until it reaches the eastern R/W line of NE 16th Avenue where it turns left and travels north until it reaches the southern R/W line of NE 141st Street. It turns right and goes east along the southern R/W line of NE 141st Street until it reaches NE 16th Court. It then travels south along the western R/W line of NE 16th Court until it reaches the southern R/W line of NE 140th Street. It then goes east until it reaches the creek and then travels in a northwesterly direction approximately 500 feet. It then travels north until it hits the southern R/W line of NE 142nd Street and turns right and travels west approximately 530 feet and then turns right and travels south approximately 360 feet. It then turns left and travels east until it hits the FEC R/W and the boundary of the City, where it then turns left and follows the FEC R/W and the boundary of the City northerly approximately 330 feet and jogs slightly left at the point where the City's boundary and the FEC R/W diverge and travels north approximately 480 feet. It then turns left and travels west until it reaches the western R/W line of NE 20th Lane and turns right and travels until it reaches the northern R/W line of NE 144th Street. The CRA boundary turns left and then travels west until it reaches the centerline of NE 18th Avenue. It then turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 12th Avenue. It then turns right and travels north along the centerline of NE 12th Avenue until it reaches NE 149th Street. It then turns left and travels west along NE 149th Street until it reaches NE 11th Avenue. It then turns left and travels south along NE 11th Avenue until it reaches NE 147th Street. It then turns right and travels west one block and then turns right and travels north along NE 10th Court until it reaches NE 149th Street. It then turns left and travels west on 149th Street until it reaches the centerline of NE 10th Avenue. It then turns left and travels south on NE 10th Avenue until it reaches NE 147th Street. The CRA boundary then jogs right until it reaches the western R/W line of NE 10th Avenue and jogs left and travels south until it reaches the northern R/W line of NE 143rd Street. It then turns right and travels west until it reaches the eastern R/W line of NE 8th Avenue where it turns right and goes north until it reaches the southern R/W line of NE 145th Street. It then turns left and travels west until it reaches the eastern R/W line of NE 6th Avenue where it turns right and travels north until it hits the City's boundary. It then turns left and travels west following the City's boundary approximately 380 feet at which point the CRA and City boundary turns left and travels south until it reaches NE 143rd Street. It then turns right and travels west along NE 143rd Street until it reaches NE 4th Avenue. It then turns left travels south on NE 4th Avenue until it reaches NE 139th Street. The CRA boundary then travels west approximately 730 feet and then turns left and travels south approximately 1330 feet until it reaches NE 135th Street. It then turns left and travels east on NE 135th Street until it reaches NE 4th Avenue. It then turns right and travels south on NE 4th Avenue approximately 170 feet where it turns left and travels along the southern parcel lines of the parcels directly south of NE 135th Street until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south until it reaches the northern R/W line of NE 131st Street where it turns right and

travels west until it reaches the eastern R/W line of NE 4th Avenue. It then turns left and travels south until it reaches the southern R/W line of NE 129th Street where it turns left and travels east until it reaches the western R/W line of NE 5th Avenue. It then turns right and travels south approximately 900 feet where it turns right and travels west approximately 190 feet and jogs slightly northwesterly approximately 30 feet. It then jogs left and travels west until it reaches NE 4th Avenue where it turns left and travels south approximately 150 feet and turns right and travels west approximately 420 feet. It then turns right and travels north approximately 150 feet where it turns right and travels east approximately 50 feet. It then turns left and travels north approximately 80 feet until it reaches the southern parcel lines of the parcels directly south of NE 127th Street where it turns left and travels west until it reaches the eastern R/W line of NE 3rd Avenue. It then turns right and travel north until it reaches NE 131st Street where it turns left and travels west until it comes to Griffin Boulevard. It then turns left and travels south on the western R/W line of Griffin Boulevard approximately 2000 feet to a point that is at the northern parcel line of the parcel directly north of NE 125th Street. It then turns right and travels west until it reaches the Biscayne Canal where it jogs northwesterly approximately 60 feet and turns left and crosses over the Biscayne Canal and travels along the northern parcel line of the row of parcels directly north of NE 125th Street until it reaches NE 2nd Avenue. The CRA boundary then jogs right and travels north on NE 2nd Avenue approximately 30 feet where it turns left travels west along the northern boundary of the second row of parcels directly north of NE 125th Street until it reaches North Miami Avenue. It then turns right and travels north until it reaches NE 127th Terrace where it jogs left to the centerline of North Miami Avenue and continues to travel along the centerline of North Miami Avenue until it reaches NW 128th Street. It then turns left and travels west along the centerline of NW 128th Street until it reaches NW 2nd Avenue. The CRA boundary then turns right and travels north along the centerline of NW 2nd Avenue until it reaches NW 139th Street. It then turns left and travel west along the centerline of NW 139th Street until it reaches NW 5th Avenue. It then turns right and travels north along the centerline of NW 5th Avenue until it reaches NW 143rd Street. The CRA boundary turns left at NW 143rd Street and travels west until it reaches NW 7th Avenue. It then turns left and travels south along the centerline of NW 7th Ave until it reaches NW 135th Street. It then turns right and travels west along NW 135th Street until it reaches NW 12th Avenue. It then turns right and travels north along the centerline of NW 12th Avenue until it reaches Opa Locka Boulevard where it turns left and travels west until it reaches the point of beginning at the centerline of NW 17th Avenue along the western boundary line of the City. The CRA boundary also includes the area that is bordered by NW 137th Street, NW 17th Avenue, NW 15th Avenue and NW 139th Street.

The CRA boundary excludes those areas that are bordered by NW 135th Street, NW 13th Avenue, NW 131st Street and NW 16th Avenue.

The CRA boundary excludes those areas that are bordered by NE 125th Street, NE 123rd Street, Biscayne Canal and Griffin Boulevard less the first parcel directly south of NE 125th Street.

The CRA boundary excludes those areas that are bordered by NW 127th Street, NW 2nd Avenue, NW 126th Street, and NW 6th Avenue and twenty-three properties fronting on the south side of NW 126th Street, from NW 2nd Avenue on the east to NW 6th Avenue on the west plus the second property directly south of NW 126th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those areas that are bordered by NW 123rd Street, NW 6th Avenue, NW 124th Street, and NW 2nd Avenue and twenty properties fronting on the north side of NW 124th Street, from and including the second property directly east of NW 6th Avenue on the west to NW 2nd Avenue on the east plus the second property directly north of NW 124th Street and fronting on the west side of NW 5th Avenue.

The CRA boundary excludes those parcels owned by Johnson and Wales University and more specifically having the following PCN numbers: 0622290070010, 0622290070170, 0622290070190, 0622290070200, 0622290070210, 0622290070280, 0622290070290, 0622290070300, 0622290070310, 0622290070320, 0622290070630, 0622290070810, 0622290080552, 0622290080558, 0622290080559, 0622290550050, 0622290550060, 0622290550160, 0622290570010, 0622290570070 and 0622290570080.

A separate CRA boundary starts at the intersection of NE 146th Street and NE 18th Avenue and proceeds east approximately 830 feet and then turns left and travels north approximately 960 feet along the eastern parcel line of the parcels directly east of NE 18th Avenue. It then crosses NE 149th Street and turns left and travels west approximately 160 feet to the eastern parcel line of the fifth parcel east of NE 18th Avenue where it turns right and travels north until it reaches the northern parcel line of the parcels directly north of NW 149th Street. It then turns left and travels west along the northern parcel line of the parcels directly north of NW 149th Street until it reaches NW 18th Avenue where it turns left and travels south until it reaches the point of beginning at the intersection of NE 146th Street and NE 18th Avenue.

An additional separate CRA Boundary includes the "Munisport" property east of Biscayne Boulevard and adjacent mangrove preserve areas east to the adjacent FIU property on the east and three properties fronting on the north side of NE 151st Street, from Biscayne Boulevard east to and including the property directly east of FIU Stadium Drive.

An additional separate CRA Boundary starts at the northwest corner of the parcel that is located north of NE 121st Street facing the easterly R/W of NE 18th Avenue. The boundary proceeds east along the northern parcel line of the parcels directly north of NE 121st Street and turns north along the western parcel line of the parcel west of NE 19th Avenue. The boundary jogs west approximately 65 feet before continuing north along the western parcel line of the parcel west of NE 19th Avenue below NE 123rd Street until it reaches the southern R/W line of NE 123rd Street. It then travels east on the southern R/W line of 123rd Street to the intersection of the of Sans Souci Boulevard and then turns right, southeasterly, to the southern boundary of the alley paralleling, and to the east of NE 123rd Street. It then proceeds west to the southern boundary of the R/W of the alley to the north of, and paralleling, Sans Souci Boulevard. It then proceeds southwesterly along the southern boundary of the alley to the intersection of NE 17th Road and turns right on the easterly R/W of NE 18th Avenue to the point of beginning.

Furthermore the CRA boundary shall include the following R/W's as follows:

1. NW 5th Avenue between NW 123rd Street and NW 127th Street
2. NW 4th Avenue between NW 123rd Street and NW 127th Street
3. NE Miami Place between NE 124th Terrace and NE 125th Street
4. NE 1st Avenue between NE 124th Street and NE 125th Street
5. NE 1st Court between NE 124th Street and NE 125th Street
6. NE 2nd Avenue between NE 123rd Street and NE 125th Street
7. NE 2nd Court between NE 119th Street and NE 125th Street
8. NE 124th Terrace between North Miami Avenue and NE Miami Place
9. NE 124th Street between NE Miami Place and NE 2nd Court
10. NE 123rd Street between NE Miami Place and NE 2nd Court
11. NE 122nd Street between NE 2nd Avenue and NE 3rd Court
12. NE 121st Terrace between NE 2nd Avenue and NE 3rd Court
13. NE 127th Street between NE Miami Court and NE 2nd Avenue
14. NE 127th Terrace between North Miami Avenue and NE Miami Court
15. NE 2nd Avenue between NE 125th Street and NE 127th Street

16. NE 1st Court between NE 125th Street and NE 127th Street
17. NE 1st Avenue between NE 125th Street and NE 127th Street
18. NE Miami Place between NE 125th Street and NE 127th Street
19. NE Miami Court between NE 125th Street and NE 127th Terrace
20. NE 134th Street between NE 4th Avenue and NE 5th Avenue
21. NE 132nd Terrace between NE 4th Avenue and NE 5th Avenue
22. NE 132nd Street between NE 4th Avenue and NE 5th Avenue
23. NE 131st Street between NE 3rd Avenue and NE 4th Avenue
24. NE 130th Street between NE 3rd Avenue and NE 4th Avenue
25. NE 129th Street between NE 3rd Avenue and NE 4th Avenue
26. NE 128th Street between NE 3rd Avenue and NE 5th Avenue
27. NE 127th Street between NE 3rd Avenue and NE 5th Avenue
28. NE 4th Avenue between NE 126th Street and NE 135th Street
29. NE 4th Court between NE 132nd Terrace and NE 134th Street
30. NE 7th Court between NE 145th Street and NE 147th Street
31. NE 8th Avenue between NE 145th Street and NE 147th Street
32. NE 145th Street between NE 6th Avenue and NE 10th Avenue
33. NE 144th Street between NE 7th Court and NE 10th Avenue
34. NE 15th Court between NE 136th Street and NE 137th Street
35. NE 136th Street between NE 14th Avenue and NE 15th Avenue
36. NE 137th Street between NE 14th Avenue and NE 15th Avenue
37. NE 138th Street between NE 14th Avenue and NE 15th Avenue
38. NE 139th Street between NE 14th Avenue and NE 15th Avenue
39. NE 13th Avenue between NE 129th Street and NE 135th Street
40. NE 129th Street between NE 12th Avenue and NE 14th Avenue
41. NE 130th Street between NE 12th Avenue and NE 14th Avenue
42. NE 131st Street between NE 12th Avenue and NE 14th Avenue
43. NE 132nd Street between NE 12th Avenue and NE 14th Avenue
44. NE 133rd Street between NE 12th Avenue and NE 14th Avenue
45. NE 134th Street between NE 12th Avenue and NE 14th Avenue

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Table 1

PROPOSED CRA COMPREHESIVE PLAN COMPLIANT DEVELOPABLE UNITS

1991 Zoning District	Allowable Density/AC	Existing land Use	Land Area (Acres)	Exist Units	Max. Permitted Units	Units Available for Development
R-2	7.3 U/AC	RESIDENTIAL - SINGLE FAMILY	193.17	875	1,410	535
		DUPLEX	4.47	30	33	3
		MULTIFAMILY 3 OR MORE UNITS	0.88	4	6	2
		CONDOMINIUMS	0	0	0	0
		Sub-Total	198.52	909	1,449	540
R-3	7.3 U/AC	RESIDENTIAL - SINGLE FAMILY	1,077.79	5,520	7,868	2,348
		DUPLEX	32.05	276	234	0
		MULTIFAMILY 3 OR MORE UNITS	9.54	248	70	0
		CONDOMINIUMS	0.38	0	3	3
		Sub-Total	1,119.76	6,044	8,174	2,351
R-4	16.3 U/AC	RESIDENTIAL - SINGLE FAMILY	49.01	265	799	534
		TOWNHOMES	7.25	107	118	11
		DUPLEX	36.98	324	603	279
		MULTIFAMILY 3 OR MORE UNITS	5.65	116	92	0
		CONDOMINIUMS	2.63	40	43	3
Sub-Total	101.51	852	1,655	826		
R-4	16.3 U/AC	RESIDENTIAL - SINGLE FAMILY	24.40	122	398	276
		TOWNHOMES	0.74	12	12	0
		DUPLEX	13.75	141	224	83
		MULTIFAMILY 3 OR MORE UNITS	106.69	4,041	1,739	0
		CONDOMINIUMS	40.34	1,723	658	0
Sub-Total	185.93	6,039	3,031	359		
R-6	25 U/AC	CONDOMINIUM	6.70	328	167	0
		Sub-Total	6.70	328	167	0
PU	40 U/AC	MULTIFAMILY 3 OR MORE UNITS	193.59	0	7,000	7,000
		Sub-Total	193.59	0	7,000	7,000
GRAND TOTALS			1,806.01	14,172	21,476	11,076



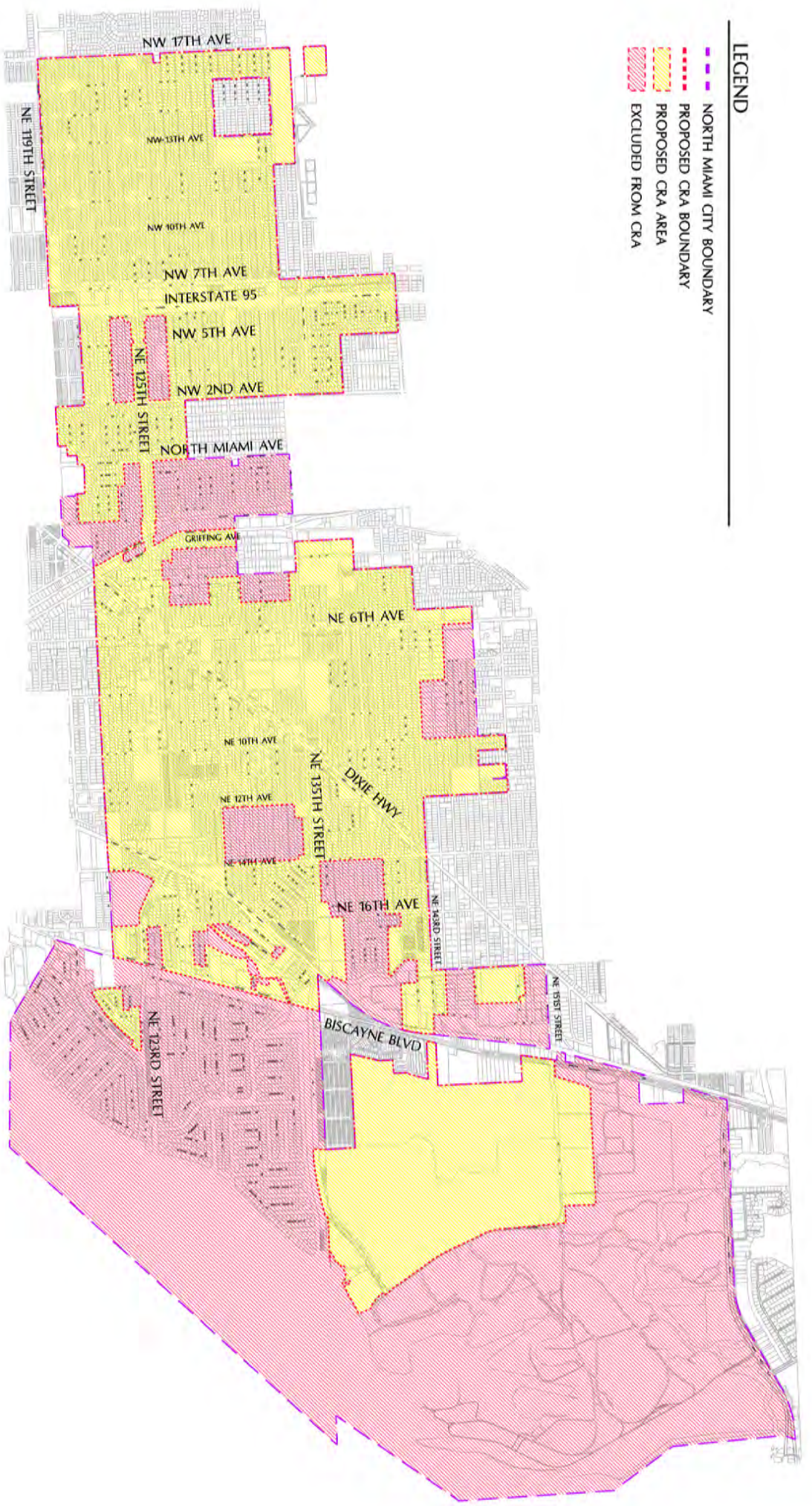
CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
AERIAL WITH BOUNDARY
OF CITY AND CRA



EDS A. Edward B. Stone, Jr. and Associates
Kimberly-Horn & Associates Inc.
R.C. Orman & Co., Inc.



ITRM
INTERNATIONAL
TECHNICAL
RESOURCES
MANAGEMENT



LEGEND

- NORTH MIAMI CITY BOUNDARY
- PROPOSED CRA BOUNDARY
- PROPOSED CRA AREA
- EXCLUDED FROM CRA



CITY OF NORTH MIAMI
 COMMUNITY REDEVELOPMENT AGENCY
 HASTERT PLAN
CRA BOUNDARY



SC Planning & Consulting, Inc.
10000 NW 12th Street, Suite 200
North Miami, FL 33187



EHS, Edward D. Stone, Jr. and Associates
Kimberly, Horn & Associates Inc.
P.O. Box 10000 & Co., Inc.




























NORTH



CRA

2

LEGEND

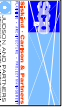
-  NORTH MIAMI CITY BOUNDARY
-  PROPOSED CRA BOUNDARY
-  EXCLUDED FROM CRA
-  POTENTIAL ANNEXATIONS
-  MAJOR TRANSPORTATION CORRIDOR
-  SECONDARY TRANSPORTATION CORRIDOR
-  ALTERNATIVE TRANSPORTATION CORRIDOR
-  MAJOR ENTRANCE TO CITY
-  SECONDARY ENTRANCE TO CITY
-  GATEWAY TO DOWNTOWN
-  MAJOR TRAFFIC NODE
-  TRAFFIC NODE AREA OF IMPACT
-  MAJOR TRAFFIC NODE
-  TRAFFIC NODE AREA OF IMPACT
-  MAJOR TRAFFIC NODE
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-  TRAFFIC NODE AREA OF IMPACT
-  MAJOR TRAFFIC NODE
-  TRAFFIC NODE AREA OF IMPACT
-  MAJOR TRAFFIC NODE

OPPORTUNITIES & CONSTRAINTS LEGEND

- 1 SECONDARY ENTRANCE TO CITY**
 - CREATE LATED AREA FOR SPACE CITY LANDSCAPE TREATMENT
 - LOCATE EAST & WEST CORNERS TO CITY
- 2 NW 7TH AVE**
 - LATED AREA WITH NO CHARACTER OR CONSTRAINT LANDSCAPE TREATMENT
 - MAJOR NORTH-SOUTH CORRIDOR & WESTERN BOUNDARY TO CITY
 - OPPORTUNITY TO CREATE EDGE OF CITY OF NORTH MIAMI
- 3 NEIGHBORHOOD PARK**
 - OPPORTUNITY TO ENHANCE NEIGHBORHOOD, SERVICES AND SPORTS ENDS TO PROVIDE ACCESS TO RECREATION
- 4 NEIGHBORHOOD PARK AND FUTURE YOUTH CENTER**
 - LATED YOUTH CENTER OR RECREATION CENTER
 - MAJOR NEIGHBORHOOD PARK WITH OPPORTUNITIES FOR EXPANSION TO WEST NEIGHBORHOODS
- 5 NEIGHBORHOOD EDGE**
 - RECREATE MARKET ROAD SUBDIVISION MARKERS
 - OPPORTUNITY TO CREATE STREET EDGE
 - OPPORTUNITY TO ENHANCE STREET EDGE WITH LANDSCAPE AND ART INSTALLATIONS
- 6 NEIGHBORHOOD POOL**
 - OPPORTUNITY TO PROVIDE FORM OF OPERATION AS A MAJOR ELEMENT TO THE SUBDIVISION PLAN
- 7 NEIGHBORHOOD CHARACTER**
 - NEIGHBORHOOD BOUNDARY BOUNDARY OF NORTH MIAMI BY I-95 AND RETAIL ACCESS TO THE EAST AND SOUTH
 - OPPORTUNITY TO CREATE A MAJOR NEIGHBORHOOD STREET AND MAJOR NEIGHBORHOOD CHARACTER
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 8 WASTE WATER TREATMENT FACILITY**
 - UNDESIRABLE USE AS A POTENTIAL CHARACTER SINCE
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
- 9 RETAIL AREA**
 - RECREATE MARKET ROAD/ADULT RECREATION
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 10 NE 19TH STREET**
 - ONE-CORNER CHARACTER ON ONE SIDE OF STREET
 - OPPORTUNITY FOR INTERMEDIATE WITH COUNTY TO DEVELOP CONSTRAINTS
 - OPPORTUNITY TO ENHANCE LANDSCAPE AND CHARACTER
 - WITH HORIZONTAL CONNECTION EAST OF I-95 AND FUTURE OPPORTUNITY OF WEST
- 11 RETAIL AREA**
 - RETAIL WITH NO CHARACTER
 - LATED AREA BETWEEN I-95 AND I-15
- 12 NW 7TH AVE**
 - RETAIL WITH NO CHARACTER
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND THE NEIGHBORHOOD TO PROVIDE SERVICES OF AREA
- 13 INTERSTATE 95**
 - CREATE MARKET STREET NEIGHBORHOODS
 - MAJOR CONNECTION TO RETAIL AND SOUTH OF A NEIGHBORHOOD
 - MAJOR CONNECTION TO PROVIDE ACCESS TO NEIGHBORHOODS
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 14 MAJOR ENTRANCE FROM I-95**
 - OPPORTUNITY TO BRING NEIGHBORHOOD CHARACTER TO NORTH MIAMI
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE SERVICES OF AREA
- 15 NW 5TH AVE**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 16 NEIGHBORHOOD CHARACTER**
 - TO BE WITH NEIGHBORHOOD CHARACTER
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 17 NE 15TH STREET**
 - ONEWAY TRAFFIC AREA AS BOUNDARY TO THE GREAT BROADWAY WALKS
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 18 NW 2ND AVE**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 19 NEIGHBORHOOD CHARACTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 20 NE 125TH STREET**
 - RECREATE MARKET ROAD/ADULT RECREATION
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 21 NEIGHBORHOOD CHARACTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 22 NORTH MIAMI AVENUE**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 23 GATEWAY TO DOWNTOWN**
 - LATED AREA TO CREATE MARKET ROAD AND ENHANCE ACCESS TO THE GREAT BROADWAY WALKS
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
- 24 PARK & ADULT RECREATION CENTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 25 GRIPPING AVENUE**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 26 NEIGHBORHOOD CHARACTER**
 - ONE-CORNER CHARACTER ON ONE SIDE OF STREET
 - OPPORTUNITY FOR INTERMEDIATE WITH COUNTY TO DEVELOP CONSTRAINTS
 - OPPORTUNITY TO ENHANCE LANDSCAPE AND CHARACTER
 - WITH HORIZONTAL CONNECTION EAST OF I-95 AND FUTURE OPPORTUNITY OF WEST
- 27 GATEWAY TO CITY**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 28 NE 6TH AVENUE**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 29 RUCKS PARK (CITY PROPERTY)**
 - MAJOR CONNECTION TO RETAIL AND SOUTH OF A NEIGHBORHOOD
 - MAJOR CONNECTION TO PROVIDE ACCESS TO NEIGHBORHOODS
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 30 NEIGHBORHOOD CHARACTER**
 - RECREATE MARKET ROAD/ADULT RECREATION
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 31 RETAIL AREA**
 - RETAIL WITH NO CHARACTER
 - LATED AREA BETWEEN I-95 AND I-15
- 32 NEIGHBORHOOD CHARACTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 33 MAJOR INTERSECTION**
 - RETAIL WITH NO CHARACTER
 - LATED AREA BETWEEN I-95 AND I-15
- 34 CIVIC DISTRICT**
 - CITY HALL BUILDING IS SITED CORNER TO HEAVY RENOVATED BUILDING
 - ONE ADJACENT PROPERTY
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
- 35 NEIGHBORHOOD CHARACTER**
 - MAJOR CONNECTION TO RETAIL AND SOUTH OF A NEIGHBORHOOD
 - MAJOR CONNECTION TO PROVIDE ACCESS TO NEIGHBORHOODS
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 36 RETAIL DISTRICT**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 37 NE 125TH THROUGH RETAIL**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 38 NEIGHBORHOOD CHARACTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 39 DIXIE HIGHWAY**
 - RECREATE MARKET ROAD/ADULT RECREATION
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 40 NE 10TH STREET**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 41 VACANT PARCELS**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 42 NEIGHBORHOOD CHARACTER**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 43 NE 16TH STREET**
 - LATED LOW AS NEIGHBORHOOD NEIGHBORHOOD STREET
 - OPPORTUNITY TO CREATE VERTICAL LANDSCAPE CHARACTER ON BROADWAY SECTION THROUGHOUT NEIGHBORHOOD
- 44 NEIGHBORHOOD CHARACTER**
 - MAJOR CONNECTION TO RETAIL AND SOUTH OF A NEIGHBORHOOD
 - MAJOR CONNECTION TO PROVIDE ACCESS TO NEIGHBORHOODS
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 45 ENCHANTED FOREST**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 46 NEIGHBORHOOD CHARACTER**
 - RETAIL WITH NO CHARACTER
 - LATED AREA BETWEEN I-95 AND I-15
- 47 INDUSTRIAL DISTRICT**
 - ONE-CORNER CHARACTER ON ONE SIDE OF STREET
 - OPPORTUNITY FOR INTERMEDIATE WITH COUNTY TO DEVELOP CONSTRAINTS
 - OPPORTUNITY TO ENHANCE LANDSCAPE AND CHARACTER
 - WITH HORIZONTAL CONNECTION EAST OF I-95 AND FUTURE OPPORTUNITY OF WEST
- 48 PUD**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 49 MAJOR ENTRANCE**
 - OPPORTUNITY TO BRING NEIGHBORHOOD CHARACTER TO NORTH MIAMI
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE SERVICES OF AREA
- 50 BISCAYNE BOULEVARD**
 - LATED TO NEIGHBORHOODS TO STREET SECTION BASED ON THE REGIONAL IMPACT OF THE CORRIDOR
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
- 51 JOHNSON & WALES**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 52 RETAIL AREA**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 53 FEC CORRIDOR**
 - LATED TO NEIGHBORHOODS TO STREET SECTION BASED ON THE REGIONAL IMPACT OF THE CORRIDOR
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
- 54 HIGH-DENSITY RESIDENTIAL**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
- 55 BISCAYNE LANDING**
 - RECREATE MARKET ROAD/ADULT RECREATION
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD AND CREATE ADAPTIVE USE FOR MORE VITAL RETAIL
- 56 MANGROVE AND OPEN SPACE**
 - MAJOR CONNECTION TO RETAIL AND SOUTH OF A NEIGHBORHOOD
 - MAJOR CONNECTION TO PROVIDE ACCESS TO NEIGHBORHOODS
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS
 - OPPORTUNITY TO PROVIDE LOW IMPACT DEVELOPMENT AT EDGE AND ALLEYWAYS
- 57 SECONDARY ENTRANCE TO CITY**
 - OPPORTUNITY TO BRING EDGE TO THE NEIGHBORHOOD
 - OPPORTUNITY TO ENHANCE LANDSCAPE WITH LANDSCAPE AND ART INSTALLATIONS

OPPORTUNITIES AND CONSTRAINTS LEGEND

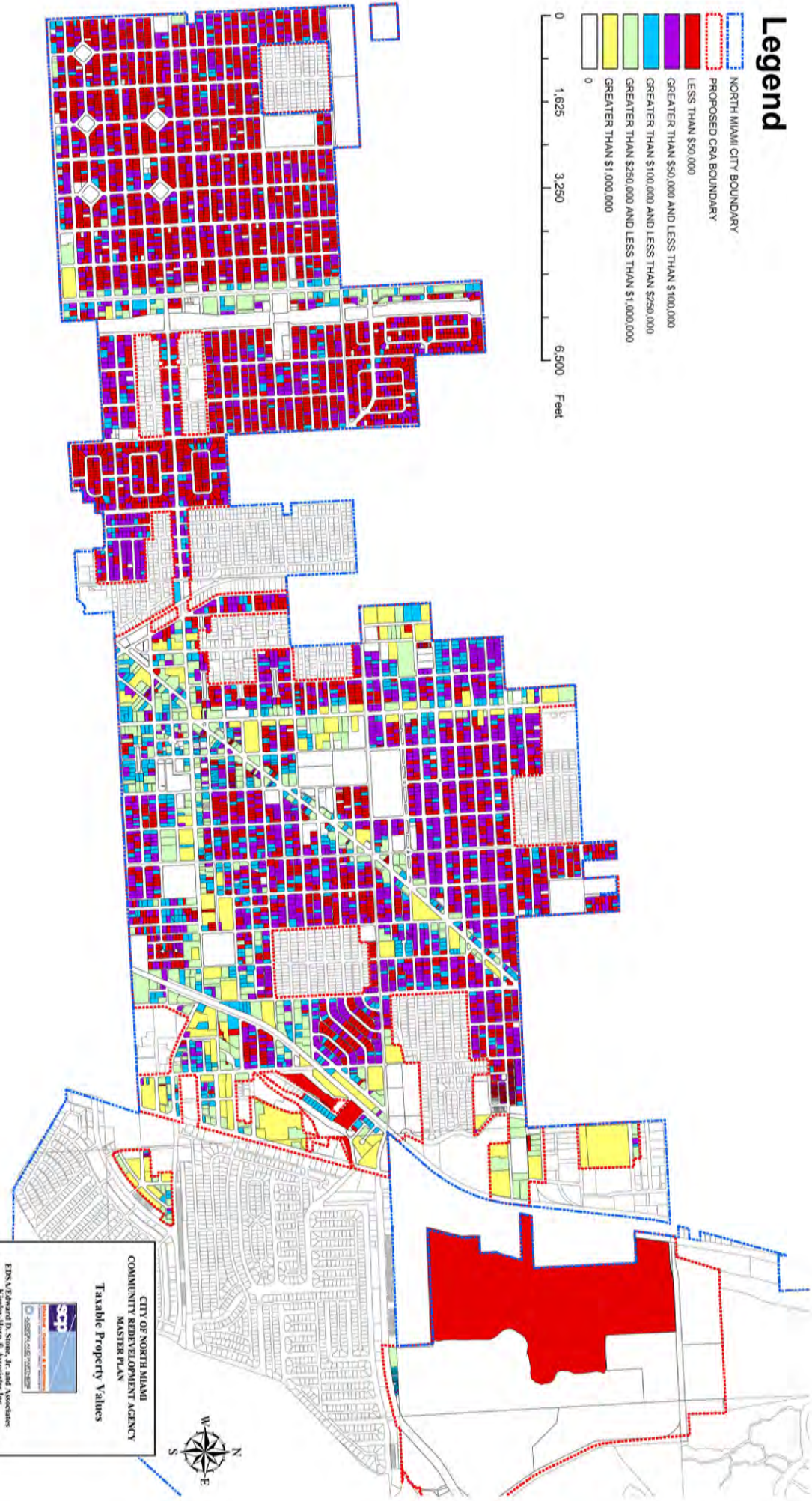
CITY OF NORTH MIAMI
COMMUNITY DEVELOPMENT AGENCY
MASTER PLAN
OPPORTUNITIES AND
CONSTRAINTS LEGEND



ENSA Edward D. Stone, Jr. and Associates
Kemper Thom & Associates, Inc.
MCM Urban
CRA
03b

Legend

- NORTH MIAMI CITY BOUNDARY
- PROPOSED CRA BOUNDARY
- LESS THAN \$50,000
- GREATER THAN \$50,000 AND LESS THAN \$100,000
- GREATER THAN \$100,000 AND LESS THAN \$250,000
- GREATER THAN \$250,000 AND LESS THAN \$1,000,000
- GREATER THAN \$1,000,000










CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
Taxable Property Values

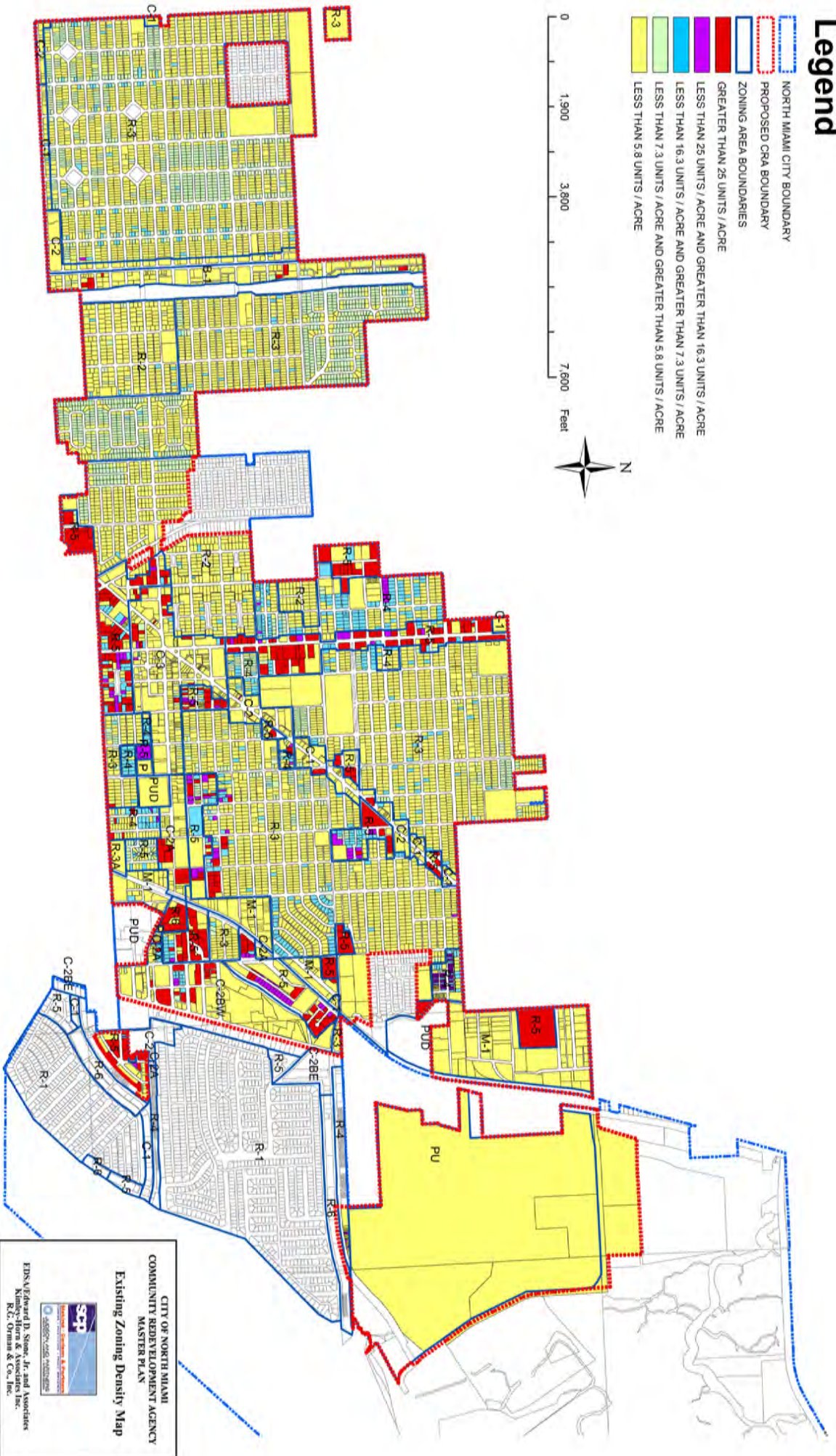

STRATEGIC PLANNING TOOL

ENR/Edward D. Stone, Jr. and Associates
 Kuebler-Horn & Associates, Inc.
 R.L. Orman & Co., Inc.


CRMA

Legend

-  NORTH MIAMI CITY BOUNDARY
-  PROPOSED CRA BOUNDARY
-  ZONING AREA BOUNDARIES
-  GREATER THAN 25 UNITS / ACRE
-  LESS THAN 25 UNITS / ACRE AND GREATER THAN 16.3 UNITS / ACRE
-  LESS THAN 16.3 UNITS / ACRE AND GREATER THAN 7.3 UNITS / ACRE
-  LESS THAN 7.3 UNITS / ACRE AND GREATER THAN 5.8 UNITS / ACRE
-  LESS THAN 5.8 UNITS / ACRE



CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
Existing Zoning Density Map

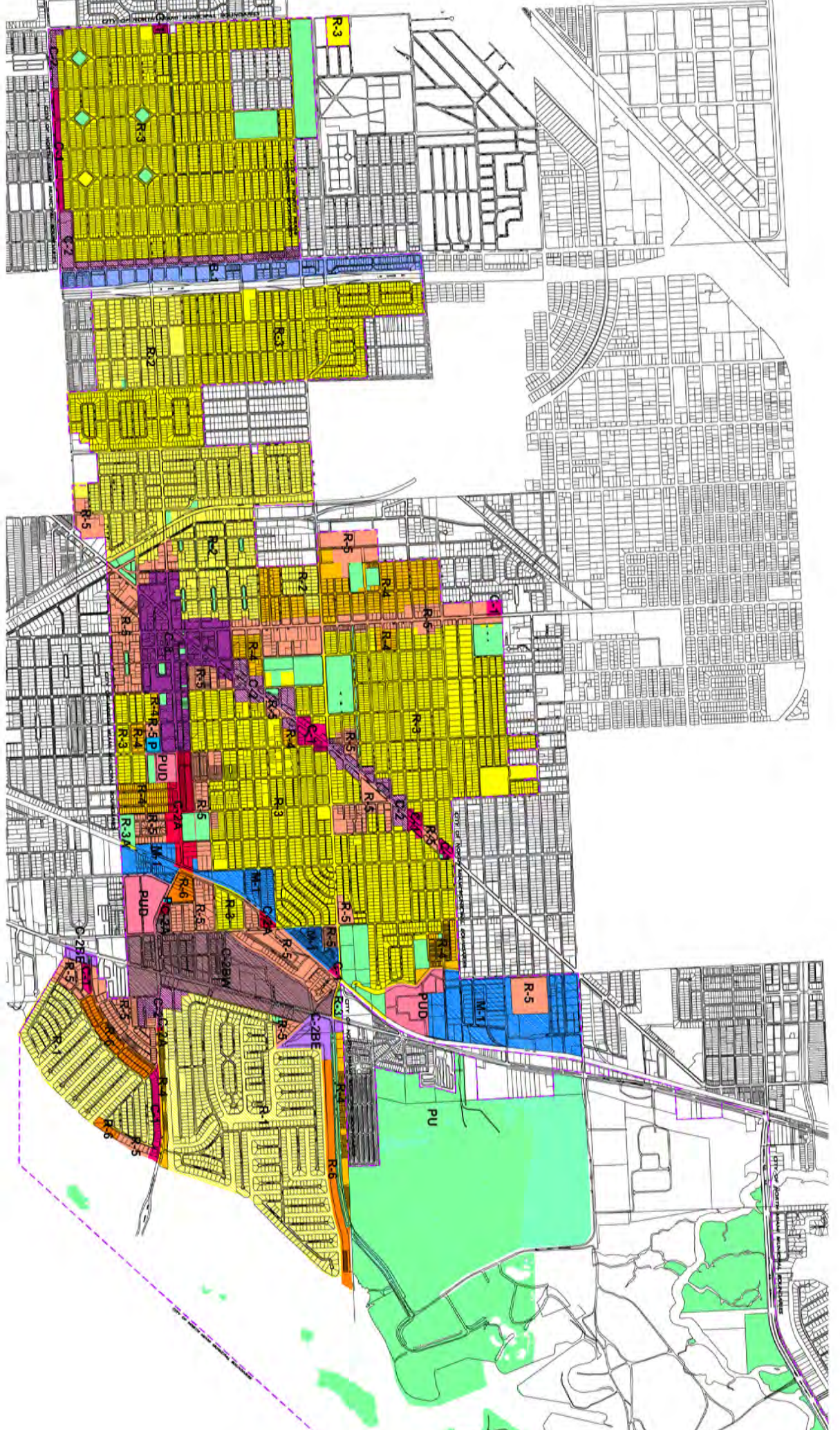


STAFF
1-30481
REV 9
12/01/03



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REV 9
12/01/03

EDIN/Edward D. Stone, Jr. and Associates
 Kinney-Horn & Associates, Inc.
 R.C. Orman & Co., Inc.



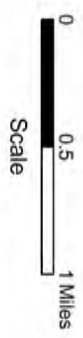
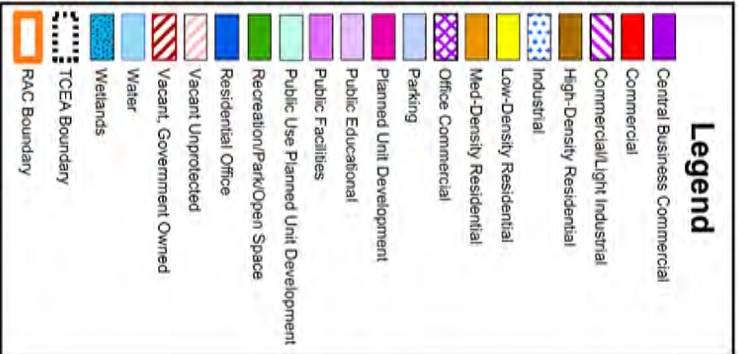
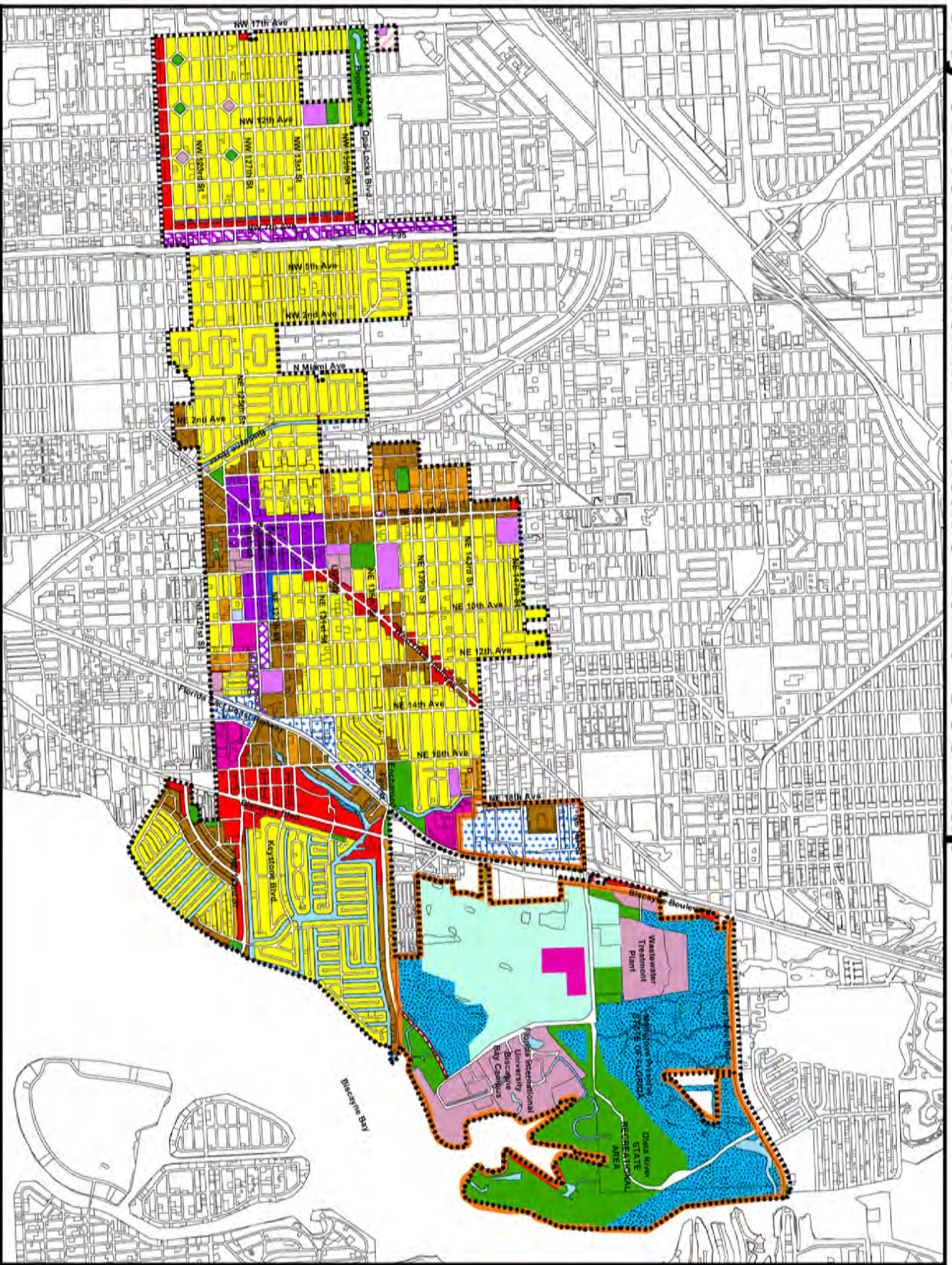
- R-1 ESTATE RESIDENTIAL
 - R-2 SINGLE FAMILY RESIDENTIAL
 - R-3 SINGLE FAMILY RESIDENTIAL
 - R-4 SINGLE FAMILY TOWNHOUSE DISTRICT
 - R-4 MULTI FAMILY RESIDENTIAL
 - R-5 MULTI FAMILY RESIDENTIAL
 - R-6 MULTI FAMILY RESIDENTIAL
 - PUD PLANNED UNIT DEVELOPMENT
 - PU PUBLIC USE DISTRICT
 - PARK OPEN SPACE
-
- PARKING
 - C-1 COMMERCIAL LOCAL NEIGHBORHOOD
 - C-2 COMMERCIAL
 - C-3 COMMERCIAL HIGHWAY
 - C-3B COMMERCIAL RESCUE BLVD EAST
 - C-3B COMMERCIAL RESCUE BLVD WEST
 - C-3 COMMERCIAL CENTER BUSINESS
 - M-1 BUSINESS DISTRICT
 - M-1 LIGHT INDUSTRIAL

CITY OF NORTH VALE
 COMMUNITY DEVELOPMENT AGENCY
 EXISTING ZONING MAP



ERS, Valdez & Sons, Jr. and Associates
 10000 S. 10th Street, Suite 100
 Phoenix, AZ 85042

City of North Miami - Future Land Use Map



CITY OF NORTH MIAMI
 COMMUNITY REDEVELOPMENT AGENCY
 MASTER PLAN
 Existing Comprehensive Plan
 Future Land Use Map

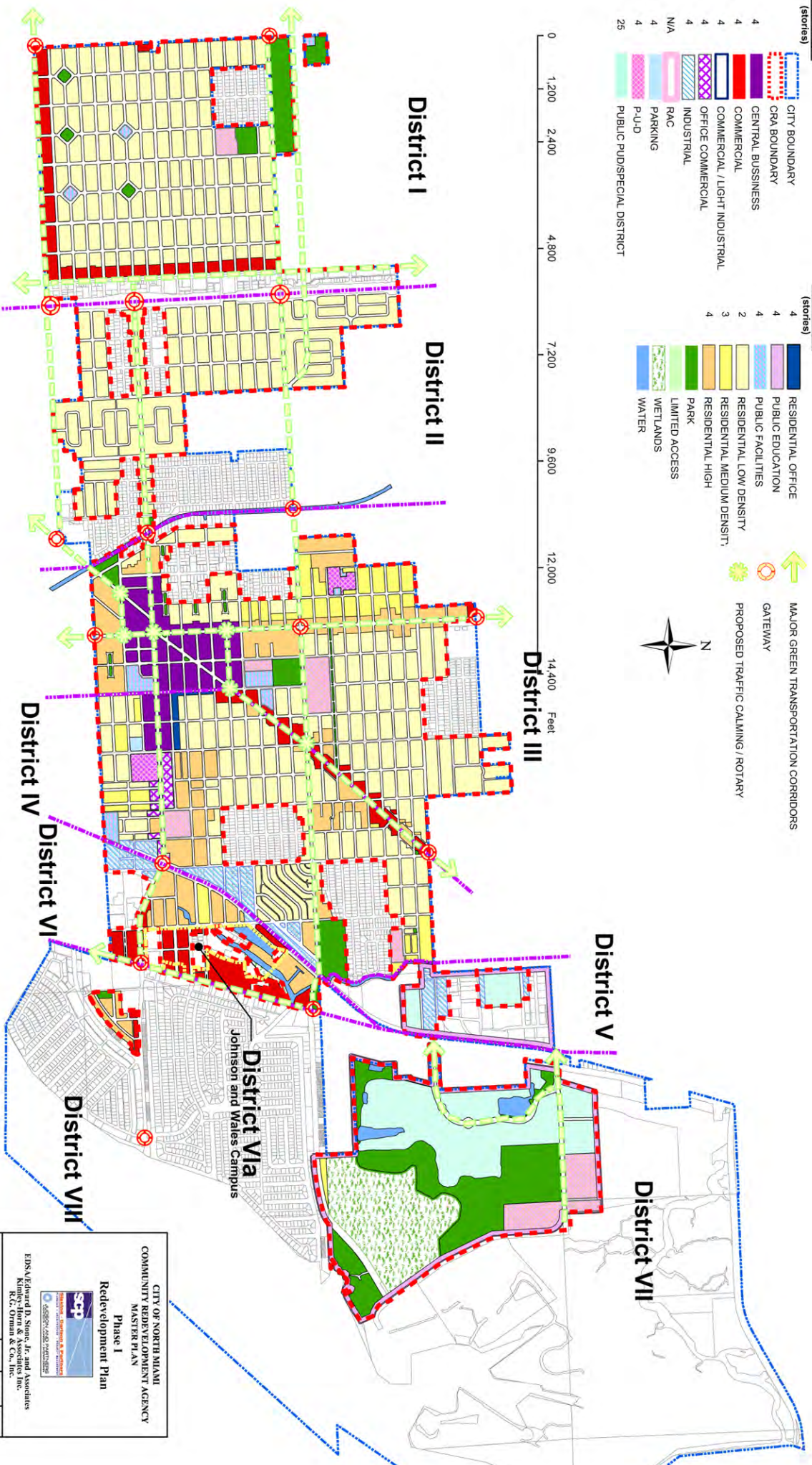
EDSA Edward D. Shaw, Jr. and Associates
 Kinney-Horn & Associates Inc.
 K.C. Orman & Co., Inc.

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 11-29-03

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Legend

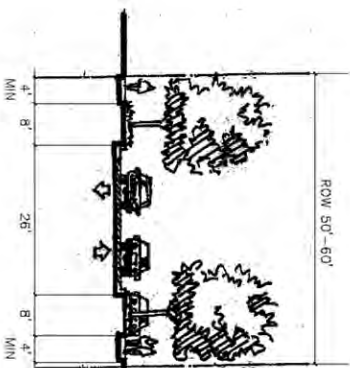
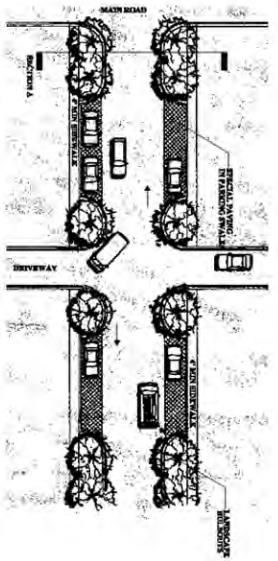
- | | |
|--|---|
| Max Height (stories) | Max Height (stories) |
| <ul style="list-style-type: none"> 4 CITY BOUNDARY 4 CRA BOUNDARY 4 CENTRAL BUSINESS 4 COMMERCIAL 4 COMMERCIAL / LIGHT INDUSTRIAL 4 OFFICE COMMERCIAL 4 INDUSTRIAL 4 RAC 4 PARKING 4 P-U-D 25 PUBLIC PUD/SPECIAL DISTRICT | <ul style="list-style-type: none"> 4 RESIDENTIAL OFFICE 4 PUBLIC EDUCATION 4 PUBLIC FACILITIES 2 RESIDENTIAL LOW DENSITY 3 RESIDENTIAL MEDIUM DENSITY 4 RESIDENTIAL HIGH 4 PARK 4 LIMITED ACCESS 4 WETLANDS 4 WATER |



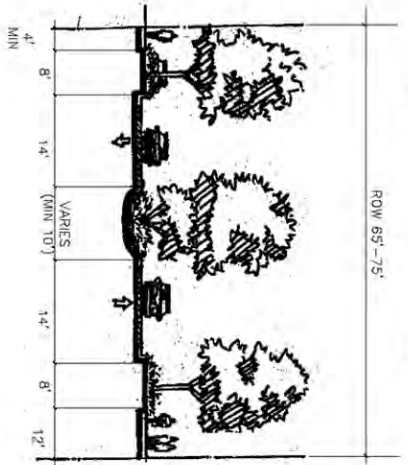
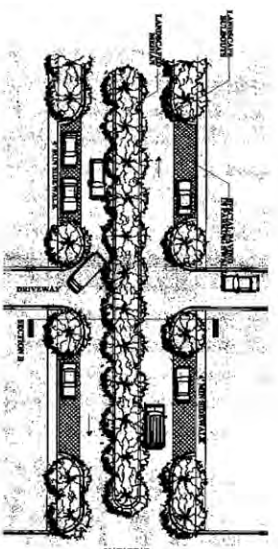
CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
Phase I
Redevelopment Plan

EHS & Edward D. Stone, Jr. and Associates
 Kimes-Horn & Associates, Inc.
 R.C. Orman & Co., Inc.

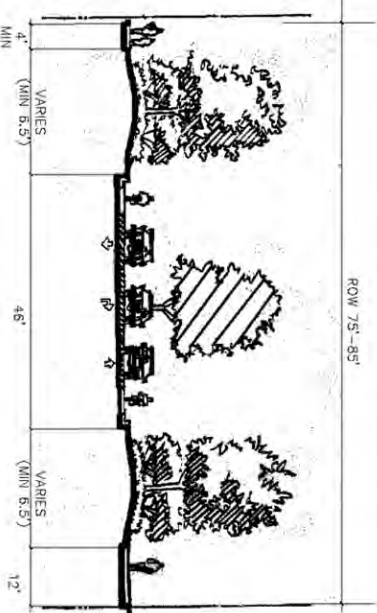
12/8/04	08
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02/11/05	08



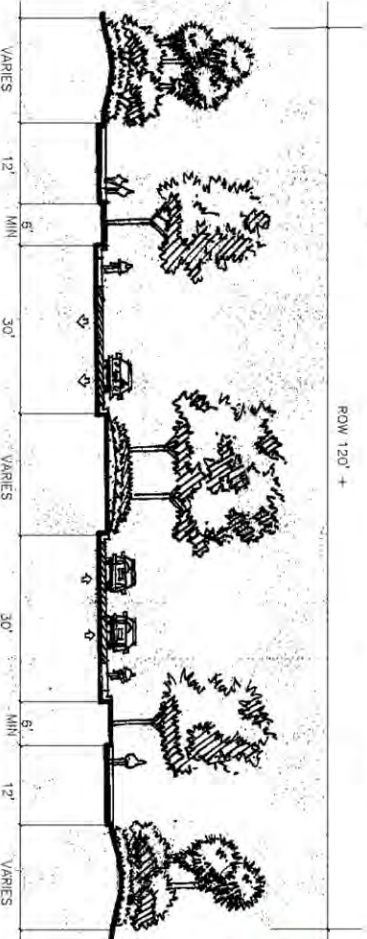
- A**
- TYPICAL NEIGHBORHOOD STREETS
 - CONSISTENT STREET TREE PLANTING
 - MEDIUM & WALKWAYS
 - SPECIAL PAVING IN SWALE AREAS FOR DESIGNATED PARKING AREAS
 - LANDSCAPE BUILDOUTS WITH CURBS AS SEPARATORS FOR PARKING AND DRIVES



- B**
- TYPICAL LOCAL STREETS
 - CONSISTENT STREET TREE PLANTING IN SWALES
 - CONSISTENT TREE AND ACCENT PLANTING IN EXISTING MEDIANS
 - MINIMUM 4' WALKWAY ON ONE SIDE
 - SPECIAL PAVING IN SWALE AREAS FOR DESIGNATED PARKING AREAS
 - LANDSCAPE BUILDOUTS WITH CURBS AS SEPARATORS FOR PARKING AND DRIVES



- C**
- TYPICAL COLLECTOR STREETS (NW 13TH AVE, NW 16TH AVE, NE 18TH AVE, NORTH MIAMI AVE, NW 6TH AVE)
 - CONSISTENT STREET TREE PLANTING IN SWALES
 - MINIMUM 4' WALKWAY ON ONE SIDE
 - 8-12' PROSSERIAN AND BIRCH WAY ON ONE SIDE
 - 4' SIDEWALK ON ONE SIDE
 - 11' ONE TRAFFIC WITH A CENTER TURN LANE AND GENERALLY NO MEDIAN
 - PARTIAL MEDIAN



- D**
- TYPICAL MAJOR BOULEVARDS (NE 19TH ST, NE 25TH ST, NE 13TH ST, NE 15TH ST, NE 6TH AVE, DIXIE HWY, BISCAYNE BLVD)
 - CONSISTENT STREET TREE PLANTING IN SWALES
 - 10-12' PROSSERIAN AND BIRCH WAYS ON BOTH SIDES OF ROADWAY
 - 4' COMPUTER BIKE LANES IN ROAD
 - TYPICALLY 4 LANE OF TRAFFIC WITH A CENTER TURN LANE AND LANDSCAPED MEDIAN WHERE SPACE ALLOWS

TYPICAL ROAD PROFILES

CITY OF NORTH MIAMI
 DEPARTMENT OF TRANSPORTATION AGENCY
 MASTER PLAN

TYPICAL ROAD PROFILES

EDDA/Edward D. Shaw, Jr. and Associates
 Landscape Architecture
 E.D. Owens & Co., Inc.
 LANDSCAPE ARCHITECTURE

0 5 10 20
 NORTH

CRA 11

LEGEND

- NORTH MIAMI CITY BOUNDARY
- PROPOSED CRA BOUNDARY
- EXISTING OPEN SPACES / SCHOOLS
- LOCATED EXISTING SPACES (CONDOMINIUMS, FRIENDS AND NEIGHBORHOOD CENTERS)
- PROPOSED GREEN CONNECTORS
- VIRTUAL RECONFIGURED GREEN CORRIDORS
- PROPOSED or REDESIGNED OPEN SPACES / RECREATION AREAS / SCHOOLS



PARKS, OPEN SPACE AND PEDESTRIAN GREENWAYS PLAN

○ ALL LOCAL NEIGHBORHOOD PARK LOCATIONS WILL BE DETERMINED DURING THE IMPLEMENTATION STAGE.

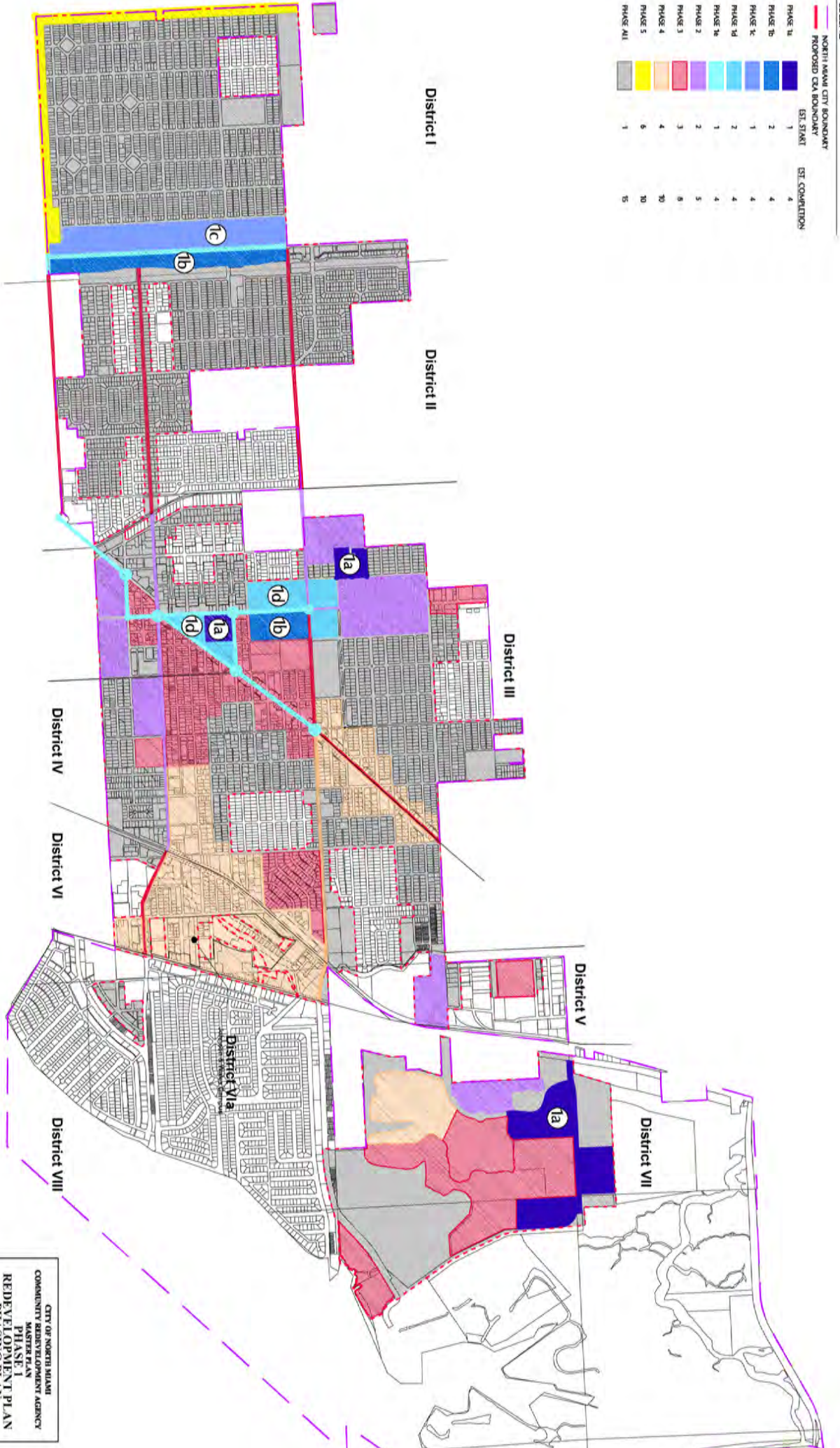
CITY OF NORTH MIAMI
 COMMUNITY REDEVELOPMENT AGENCY
 MASTER PLAN
PARKS, OPEN SPACE AND PEDESTRIAN GREENWAYS PLAN

ERSKINE | Smith | Stone, Jr. and Associates
 KENNEDY | HARRIS & ASSOCIATES INC.
 R.C. O'BRYEN & CO., INC.

STP
 SOUTH MIAMI
 CRA

LEGEND

PHASE	EST. START	EST. COMPLETION
PHASE 1a	1	4
PHASE 1b	2	4
PHASE 1c	1	4
PHASE 1d	2	4
PHASE 2a	1	4
PHASE 2b	2	5
PHASE 3	3	8
PHASE 4	4	10
PHASE 5	6	10
PHASE ALL	1	15



* PHASE 1 AFFORDABLE HOUSING REMODELING MAY OCCUR ANYWHERE WITHIN THE CRA BOUNDARY SUBJECT TO CRA APPROVAL.



CITY OF NORTH MIAMI
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
PHASE 1
REDEVELOPMENT PLAN
PHASING PLAN

ENSA, Edward D. Stein, Jr. and Associates
 Kintley, Hiron & Associates, Inc.
 R.C. Orsman & Co., Inc.

CRA
13

Master Plan 2015



2015
MASTER PLAN

DRAFT

- Legend**
- 1 Wilson Square
 - 2 Riverson Commons
 - 3 Proposed Student Housing (2 & 3 story buildings)
 - 4 Pylon Station
 - 5 Tropical Plaza
 - 6 Wisconsin Building Parking Structure
 - 7 Wisconsin Book Building
 - 8 Proposed Student Housing
 - 9 Ash Creek Plaza
 - 10 Ash Creek Parking Lot
 - 11 University Commons
 - 12 Parking Lane
 - 13 Enhanced (S) WAD Structure
 - 14 University Center
 - 15 Academic & Student Center

- 16 AWC Parking Garage
- 17 Enhanced Lake Hall
- 18 Proposed Enhanced Lake Parking Garage
- 19 Proposed Enhanced Lake Park
- 20 Proposed Address A International Student Housing
- 21 Lakeside Towers
- 22 Proposed Student Life Center
- 23 University Stadium
- 24 Innovation Improvement/Traffic Calming
- 25 N.E. 17th Avenue E.O.W. Improvement
- 26 N.E. 17th Street K.O.W. Improvement
- 27 N.E. 17th Street R.O.W. Improvement

CITY OF NORTH MILWAU
COMMUNITY REDEVELOPMENT AGENCY
MASTER PLAN
JOHNSON & WALES
PROPOSED MASTER PLAN

TAB
PAGE

6

Table 1 (I)

**CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY
PHASE I (COMPREHENSIVE PLAN COMPLIANT)
USES AND SOURCES OF FUNDS PROJECT FEASIBILITY SUMMARY (23 year period, in current dollars.)**

I. USES OF FUNDS	TOTAL COST ⁽¹⁾
A. Land Acquisition (Refer to Page V-2, 1-A)	117,500,000
B. Demolition.Land Preparation (Refer to Page V-2, 1-B)	6,000,000
C. Infrastructure, Road Construction, Landscape, etc (Refer to Page V-2, 1-C) ⁽²⁾	235,427,000
D. Public Projects (Refer to Page V-2, 1-D) ⁽²⁾	59,661,000
E. Low Interest Rate Affordable Housing Loans to Existing Owners (Refer to V-2, 1-E)	104,500,000
F. Relocation Costs (Refer to Page V-2, 1-B)	41,650,000
G. Engineering/Design/Planning/Permits (Refer to Page V-2, 1-G) ⁽¹⁾	25,083,000
<hr/>	
SUB-TOTAL (Excludes line item contingencies)	589,821,000
Contingency @ 10%	58,982,000
SUB-TOTAL USES OF FUNDS A THRU G (with contingency)	648,803,000
<hr/>	
H. Finance Cost (Net of Arbitrage)- Allowance	9,000,000
J. Developer/Business Incentives- Allowance	5,000,000
K. CRA Start-up Costs (Refer to Page V-3, 1-K)	2,310,000
L. Implementation & Construction Management (allowance)	20,000,000
M. CRA Operating Costs (Refer to Page V-3, 1-M) (for 23 years)	14,812,000
N. CRA Service Fees	30,000,000
<hr/>	
SUB-TOTAL H THRU N (includes line item contingencies)	81,122,000
<hr/>	
TOTAL USES OF FUNDS	729,925,000
II. SOURCES OF FUNDS ⁽³⁾	
A. Land Sales (Refer to Page V-3, 2-A)	17,875,000
B. Tax Increment Bond (BAN) Sales Proceeds (Refer to V-3, 2-B)	363,436,000
C. Grants (Allowance)	50,000,000
D. Low Interest Loan Repayment ⁽⁴⁾	104,500,000
E. Bond Coverage ⁽⁵⁾	195,300,000
<hr/>	
TOTAL SOURCES OF FUNDS	731,111,000

This information has been developed for "master plan" level budgets only. It should be recognized that the development costs, income levels, availability of investment capital, timing of bonds and interest rates may fluctuate between now and the actual time of development of these elements.

The Redevelopment Plan may be modified through public input before adoption, which may require revisions to this data in the future.

The Redevelopment Plan Implementation Phase will create detailed costs and revenues based on the actual approved Redevelopment Plan, program, schedule, design and investment proposals.

- 1 Rounded off to nearest thousand dollars
- 2 Includes: Project and contractor costs
- 3 Does not include: Special Purpose Revenue Bonds; Loans; and Developer Advances
- 4 Assumes Principle payment only
- 5 Assumes Average Bond Coverage Over 20 years

Table 1 (I)

CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY PHASE I (COMPREHENSIVE PLAN COMPLIANT) USES SUMMARY OF ASSUMPTIONS

	<u>TOTAL COST</u>
I. USES OF FUNDS	
A. Land Acquisition (Refer to Page V-4, Line A.5)	117,500,000
A.1 Rental Units	24,500,000
A.2 Residential Units	80,000,000
A.3 Commercial Units	10,000,000
A.4 Vacant	3,000,000
	<u>117,500,000</u>
B. Demolition/Land Preparation (Refer to Page V-5, Line B.4)	6,000,000
B.1 1,150 Structures	
C. Infrastructure, Road Construction, Landscape, etc. (Refer to Page V-6, Line 5.4)	235,427,000
C.1 Roads	76,368,000
C.2 Water and Sewer, Drainage	53,300,000
C.3 Streetscape	86,004,000
C.4 Sub-total	215,672,000
C.5 Contractor Costs	19,755,000
	<u>235,427,000</u>
D. Public Projects (Refer to Page V-7, Line 4.4)	59,661,000
D.1 Parks and Recreation	25,055,000
D.2 Parking Facilities	2,700,000
D.3 Structures	26,900,000
D.4 Sub-total	54,655,000
D.5 Contractor Costs	5,005,000
	<u>59,661,000</u>
E. Low Interest Rate Loans to Existing Owners (Refer to Page V-8, Line E.4)	104,500,000
E.1 1,490 Units @ 50,000	74,500,000
E.2 1,000 Units @ 25,000	25,000,000
E.3 1,000 Units @ 5,000	5,000,000
total 3,490	<u>104,500,000</u>
F. Relocation Costs (Refer to Page V-9, Line F.5)	41,650,000
F.1 680 Rental Units	6,400,000
F.2 620 Residential Units	24,025,000
F.3 50 Comm Tennants	1,750,000
F.4 100 Businesses	9,475,000
	<u>41,650,000</u>
G. Engineering/Design/Planning/Permits (Refer to Page V-10, Line G.3)	25,083,000
G.1 Infrastructure	20,011,332
G.2 Public Projects	5,071,219
	<u>25,083,000</u>
Sub-Total (Excluding line item contingencies)	589,821,000
Contingency @ 10%	<u>58,982,100</u>
SUB-TOTAL USES OF FUNDS⁽¹⁾	648,803,000

Table 1 (I)

CITY OF NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY PHASE I (COMPREHENSIVE PLAN COMPLIANT) USES SUMMARY OF ASSUMPTIONS

H. Finance Cost (Net of Arbitrage)- Allowance	9,000,000
J. Developer/Business Incentives- Allowance	5,000,000
K. CRA Start-up Costs (Refer to Page V-11, Line K.4) K.1 1st Year Only	2,310,000
L. CRA Implementation & Construction Management- Allowance	20,000,000
M. CRA Operating Costs (Refer to Page V-12, Line 29) M.1 644,000/year	14,812,000
N CRA Operating Impact Cost Allowance ⁽²⁾	30,000,000
SUB-TOTAL USES OF FUNDS (Including line item contingencies)	81,122,000
GRAND TOTAL USES OF FUNDS⁽¹⁾	729,925,000
II. SOURCES OF FUNDS⁽³⁾	
A. Land Sales (Refer to Page V-13, Line A.6) A.1 770 Units	17,875,000
B. Tax Increment Bond (BAN) Sales Proceeds (Refer to Table 4)	363,436,000
C. Grants (Allowance) Assumption DOT, DEP, MPO, Directed Funds, Etc.	50,000,000
D. Low Interest Loan Repayment ⁽⁴⁾	104,500,000
E. Bond Coverage ⁽⁵⁾	195,300,000
TOTAL SOURCES OF FUNDS	731,111,000

Anyone reviewing this information should be informed that this material has been developed for "master plan" level budgets. It should be recognized that the development costs, income levels, availability of investment capital, timing of bonds and interest

The Redevelopment Plan may be modified through final public input before adoption, which might require revisions o the data in the future

The Redevelopment Plan Implementation Phase will create detailed costs and revenues based on the actual approved redevelopment plan, program, schedule, design and investment proposals.

1. Rounded off to nearest thousand
2. Includes Acquisition, Relocation and Loan Program Administration/Fees; Bond Counsel, Financial Advisors, Appraisals, City Service Impact Costs, etc.
3. Does Not Include: Special Purpose Revenue Bonds; Loans; and Developer Advances
4. Assumes Principal Repayment Only
5. Assumes Average Bond Coverage Over 20 Years

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.A
Proposed Land Acquisition Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
A.1 Residential Rental Acquisition			
1.1 Units	680	25,000 /ea	17,000,000
1.2 Building Sites	50	150,000 /ea	7,500,000
Subtotal A.1			24,500,000
A.2 Residential Acquisition			
	1,000	80,000 /ea	80,000,000
Subtotal A.2			80,000,000
A.3 Commercial Acquisition			
	100	100,000 /ea	10,000,000
Subtotal A.3			10,000,000
A.4 Vacant Land Acquisition			
	150	20,000 /ea	3,000,000
Subtotal A.4			3,000,000
A.5 Total All Projects - A.1, A.2, A.3, A.4			117,500,000
A.6 Contingency			
	117,500,000	10%	11,750,000
A.7 GRAND TOTAL			\$129,250,000

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.B
Proposed Demolition / Land Preparation Budget
Project Summary

Item	Units	Unit Cost	Total
B.1 Rental Buildings	50	20,000 /ea	1,000,000
Subtotal B.1			1,000,000
B.2 Residential Units	1,000	3,000 /ea	3,000,000
Subtotal B.2			3,000,000
B.3 Commercial Structures	100	20,000 /ea	2,000,000
Subtotal B.3			2,000,000
B.4 Total All Projects - B.1, B.2, B.3	1,150		6,000,000
B.5 Contingency	6,000,000	10%	600,000
B.6 GRAND TOTAL			\$6,600,000

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.C
Proposed Infrastructure Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
C.1 Road Construction			
1.1 Neighborhood Roads (Type A)	450,675 /lf	85 /lf	38,307,375
1.2 Local Roads (Type B)	15,657 /lf	100 /lf	1,565,700
1.3 Collector Roads (Type C)	63,954 /lf	150 /lf	9,593,100
1.4 Boulevard Roads (Type D)	92,249 /lf	250 /lf	23,062,250
1.5 Traffic Circles	5	600,000 /ea	3,000,000
1.6 Gateway Roads (Type I)	1	100,000 /ea	100,000
1.7 Gateway Roads (Type 2)	2	80,000 /ea	160,000
1.8 Gateway Roads (Type 3)	3	60,000 /ea	180,000
1.9 Gateway Roads (Type 4)	10	40,000 /ea	400,000
Subtotal C.1			76,368,425
C.2 Infrastructure Construction			
2.1 Water & Sewer	176	125,000 /lf	22,000,000
2.2 Storm Drainage	100	313,000 /lf	31,300,000
Subtotal C.2			53,300,000
C.3 Streetscape (Landscaping & Lighting)			
3.1 Neighbor Roads (Type A)	450,675 /lf	115 /lf	51,827,625
3.2 Local Roads (Type B)	15,657 /lf	86 /lf	1,346,502
3.3 Collector Roads (Type C)	63,954 /lf	145 /lf	9,273,330
3.4 Boulevard Roads (Type D)	92,249 /lf	245 /lf	22,601,005
3.5 Traffic Circles	5	50,000 /ea	250,000
3.6 Gateway (Type 1)	1	75,000 /ea	75,000
3.6 Gateway (Type 2)	2	65,000 /ea	130,000
3.6 Gateway (Type 3)	3	50,000 /ea	150,000
3.6 Gateway (Type 4)	10	35,000 /ea	350,000
Subtotal C.3			86,003,462
C.4 Total All Projects - C.1, C.2, C.3			215,671,887
C.5 Contractor Costs/Contingency			
5.1 General Conditions	215,671,887	4%	8,626,875
5.2 Contractor Fees	224,298,762	4%	8,971,950
5.3 Bond	215,671,887	1%	2,156,719
Subtotal			19,755,545
5.4 Total Infrastructure and Contractor Fees			\$235,427,432
5.5 Contingency	235,427,432	10%	23,542,743
Subtotal C.5			258,970,175
C.6 Indirect Costs			
6.1 Professional Fees	235,427,432	7%	16,479,920
6.2 Permits	235,427,432	1.5%	3,531,411
Subtotal			20,011,332
6.3 Contingency	20,011,332	10%	2,001,133
Subtotal C.6			22,012,465
C.7 GRAND TOTAL			\$280,982,640

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.D
Proposed Public Projects Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
D.1. Parks & Recreation			
1.1 Cagni Park Recreation Center	18,000 /sf	150 /sf	2,700,000
1.2 Pepper Park Recreation Center	20,000 /sf	150 /sf	3,000,000
1.3 Kiwanis Park Building Renovation	5,000 /sf	80 /sf	400,000
1.4 Sans Souci Park Building Addition	5,000 /sf	150 /sf	750,000
1.5 Soccer Fields	4	200,000 /ea	800,000
1.6 Baseball Fields	3	45,000 /ea	135,000
1.7 Tennis Courts	8	45,000 /ea	360,000
1.8 Basketball Courts	8	45,000 /ea	360,000
1.9 Playgrounds	12	50,000 /ea	600,000
1.10 Gateway Parks			
1.10a Type 1	1	350,000 /ea	350,000
1.10b Type 2	2	300,000 /ea	600,000
1.10c Type 3	3	250,000 /ea	750,000
1.10d Type 4	10	200,000 /ea	2,000,000
1.11 Bike Trails	80,000 /lf	15 /lf	1,200,000
1.12 Waterfront Park	150,000 /sf	20 /sf	3,000,000
1.13 Central Town Square	138,000 /sf	25 /sf	3,450,000
1.14 Green Way	20,000 /sf	10 /sf	200,000
1.15 Waterfront Park Center	20,000 /sf	150 /sf	3,000,000
1.16 Neighborhood Parks	4 /ea	350,000 /ea	1,400,000
Subtotal D.1			25,055,000
D.2 Parking Facilities			
2.1 On-grade Parking	300 sp	1,000 /ea	300,000
2.2 Parking Structures	300 sp	8,000 /ea	2,400,000
Subtotal D.2			2,700,000
D.3 Miscellaneous Structures			
3.1 Water Treatment Plant	1	25,000,000	25,000,000
3.2 Fountains/Water Features	20	50,000	1,000,000
3.3 Gazebos & Misc. Structures	18	50,000	900,000
Subtotal D.3			26,900,000
D.4 Total All Projects - D.1, D.2, D.3			54,655,000
D.5 Contractor Costs/Contingency			
5.1 General Conditions	54,655,000	4%	2,186,200
5.2 Contractor Fees	56,841,200	4%	2,273,648
5.3 Bond	54,655,000	1%	546,550
Subtotal			5,006,398
5.4 Total Public Projects and Contractor Costs			\$59,661,398
D.6 Indirect Costs			
6.1 Professional Fees	59,661,398	7%	4,176,298
6.2 Permits	59,661,398	1.5%	894,921
Subtotal			5,071,219
D.7 GRAND TOTAL			
6.3 Contingency			507,122
Subtotal D.6			5,578,341
D.7 GRAND TOTAL			\$71,205,879

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.E
Proposed Low Interest Loans Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
E.1 Homeowner Loans for Additions (500sf.) / Renovations	1,490	50,000 /ea	74,500,000
Subtotal E.1			74,500,000
E.2 Homeowner Loans for Additions (250sf.) / Renovations	1,000	25,000 /ea	25,000,000
Subtotal E.2			25,000,000
E.3 Homeowner Loans for General Improvements	1,000	5,000 /ea	5,000,000
Subtotal E.3			5,000,000
E.4 Total All Projects - E.1, E.2, E.3			104,500,000
E.5 Contingency	104,500,000	10%	10,450,000
E.6 GRAND TOTAL			\$114,950,000

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.F
Proposed Relocation Cost Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
F.1. Rental Tenants			
1.1 90 Days in CRA ⁽¹⁾	80	5,000 /ea	400,000
1.2 Stakeholders (180+ Days in CRA) ⁽¹⁾	600	10,000 /ea	6,000,000
Subtotal F.1			6,400,000
F.2 Owners			
2.1 90 Days in CRA ⁽¹⁾	65	10,000 /ea	650,000
2.2 Stakeholders (180+ Days in CRA) ⁽¹⁾	935	25,000 /ea	23,375,000
Subtotal F.2			24,025,000
F.3 Business Tenants			
3.1 90 Days in CRA ⁽¹⁾	20	20,000 /ea	400,000
3.2 Stakeholders (180+ Days in CRA) ⁽¹⁾	30	45,000 /ea	1,350,000
Subtotal F.3			1,750,000
F.4 Business Owners			
4.1 90 Days in CRA ⁽¹⁾	15	65,000 /ea	975,000
4.2 Stakeholders (180+ Days in CRA) ⁽¹⁾	85	100,000 /ea	8,500,000
Subtotal			9,475,000
F.5 Total All Projects - F.1, F.2, F.3, F.4			41,650,000
F.6 Contingency	41,650,000	10%	4,165,000
F.7 GRAND TOTAL			\$45,815,000

⁽¹⁾ Subject to Implementation Plan - Needs Assessment

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.G
Proposed Engineering / Design / Planning / Permitting Budget
Project Summary

Item	Units	Unit Cost	Total
G.1. Infrastructure			
1.1 Fees	235,427,432	7%	16,479,920
1.2 Permits	235,427,432	1.5%	3,531,411
Subtotal G.1			20,011,332
G.2 Public Projects			
2.1 Fees	59,661,398	7%	4,176,298
2.2 Permits	59,661,898	1.5%	894,219
Subtotal G.2			5,071,219
G.3 Total All Projects - G.1, G.2			25,082,551
G.4 Contingency	250,082,551	10%	2,508,255
G.5 GRAND TOTAL			\$27,590,806

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.K
Proposed CRA Start Up Costs Budget
Project Summary

12/23/04

Item	Units	Unit Cost	Total
K.1 Start Up Items			
1.1 Cultural Resource Assessment	1	300,000 /ea	300,000
1.2 Contamination Screening	1	100,000 /ea	100,000
1.3 Asbestos Survey	1	50,000 /ea	50,000
1.4 Storm Water Conceptual Permit	1	150,000 /ea	150,000
1.5 Conceptual Environmental Resource Permit	1	350,000 /ea	350,000
1.6 Preliminary Utility Report	1	250,000 /ea	250,000
1.7 Geotechnical Survey and Report	1	150,000 /ea	150,000
1.8 Aerial (Rectified) Digital Photography	1	600,000 /ea	600,000
1.9 Field Survey	1	150,000 /ea	150,000
K.2 Total All Projects - K.1			2,100,000
K.3 Contingency	2,100,000	10%	210,000
K.4 GRAND TOTAL			\$2,310,000

City of North Miami Community Redevelopment Agency
Phase I - Uses of Funds - Item I.M
Proposed CRA Operating Costs Budget
Project Summary

CATEGORY	Per Fiscal Year
1. Regular Salaries, Wages	330,000
2. FICA Taxes	14,000
3. Retirement Contribution	9,000
4. Health Insurance	11,000
5. Life Insurance	4,000
6. General Legal Counsel	75,000
7. Travel	7,500
8. Automobile Lease	4,500
9. Communication Services	10,000
10. Utilities (Electric/Water)	3,000
11. Office lease	50,000
12. Office Maintenance	3,000
13. Insurance (General Liability, Property, Auto, Workers' Comp	10,000
14.. Repairs/Maintenance Contracts	10,000
15. Promotional Activities	8,000
16. General Advertising	4,000
17. Other Charges & Fees for Computer Software	20,000
18. General Operating Supplies	2,000
19. Office Furniture, Equipment Leases	10,000
20. Subscriptions/Memberships	2,000
21. Employee Development & Training	5,000
22. Accounting & Auditing	10,000
23. Postage/Delivery	2,000
24. Printing & Binding	10,000
25. Misc. Prof. Services	5,000
26. Long-Term Accrual	2,000
27. Web Site Set-up and Maintenance	7,500
28. General Contingency	15,500
29. TOTAL	\$644,000

City of North Miami Community Redevelopment Agency
Phase I - Sources of Funds - Item II.A
Proposed Land Sales Budget
Project Summary

Item	Units	Unit Cost	Total
A.1 Rental Land Sales	50	75,000 /ea	3,750,000
Subtotal A.1			3,750,000
A.2 Residential Land Sales	1,000	10,000 /ea	10,000,000
Subtotal A.2			10,000,000
A.3 Commercial Land Sales	100	25,000 /ea	2,500,000
Subtotal A.3			2,500,000
A.4 Total All Projects - A.1, A.2, A.3	1,150		16,250,000
A.5 Contingency	16,250,000	10%	1,625,000
A.6 GRAND TOTAL			\$17,875,000

TABLE 3 (I)

PHASE I REDEVELOPMENT PLAN NORTH MIAMI CRA FINANCIAL ANALYSIS PROJECT SUMMARY DEVELOPMENT VALUES

Development Parcels						Proposed Development Values (with Land Values Included)									
District	Parcel Area		Density	Floor Area	Res.	Remodel	Remodel	Rental	Hotel	Health	Remodel	Office/	Industrial	TOTALS	
Designation	Parcel	Acres	Sq. Ft.	Use	(Units/Acre)	Ratio	Units	Units	Units	Loss	Club	Office/Retail	Commercial		
I	Residential Low Density	364.31	15,869,255	Residential	7.30	0.35	106,804,674	30,897,999	0	0	0	0	0	0	137,702,674
	Commercial	52.05	2,267,160	Mixed Use, Rental Units,		0.50	0	0	0	0	0	10,790,000	0	0	10,790,000
	Commercial & Light Industrial	46.77	2,037,110	Office, Retail & Lgt Industrial		0.50	0	0	0	0	0	0	0	0	0
	Recreation / Parks & Open Space			Recreation/Parks & Open Space			0	0	0	0	0	0	0	0	0
	Public Facilities			Municipal Services Community Ctr's			0	0	0	0	0	0	0	0	0
SUB-TOTAL		463.12	20,173,525				106,804,674	30,897,999	0	0	0	10,790,000	0	0	148,492,674
II	Residential Low Density	352.52	15,355,830	Residential	7.30	0.35	73,420,529	16,130,810	0	0	0	0	0	0	89,551,338
	Recreation / Parks & Open Space	1.03	44,840	Recreation/Parks & Open Space			0	0	0	0	0	0	0	0	0
SUB-TOTAL		353.55	15,400,670				73,420,529	16,130,810	0	0	0	0	0	0	89,551,338
III	Residential Low Density	323.46	14,089,755	Residential	7.30	0.35	106,745,722	36,661,332	0	0	0	0	0	0	143,407,053
	Residential Medium Density	63.33	2,758,630	Residential		0.70	87,191,885	0	0	0	0	0	0	0	87,191,885
	Residential High Density	109.31	4,761,570	Residential		1.15	85,691,138	0	66,000,000	(17,100,000)	0	0	0	0	134,591,138
	Central Business Commercial	78.01	3,398,180	Mixed Use, Rental Units,		0.00	0	0	0	0	0	7,020,000	25,000,000	0	32,020,000
	Commercial	14.11	614,745	Office, Retail & Restaurants		0.00	0	0	0	0	0	1,300,000	0	0	1,300,000
	Recreation / Parks & Open Space			Recreation/Parks & Open Space		0.00	0	0	0	0	0	0	0	0	0
	Public Facilities			Municipal Services Community Ctr's			0	0	0	0	0	0	0	0	0
SUB-TOTAL		588.22	25,622,880				279,628,745	36,661,332	66,000,000	(17,100,000)	0	8,320,000	25,000,000	0	398,510,077
IV	Residential Low Density	296.71	12,924,860	Residential	7.30	0.35	64,955,742	20,075,693	0	0	0	0	0	0	85,031,435
	Residential Medium Density	26.21	1,141,520	Residential		0.70	22,122,036	0	0	0	0	0	0	0	22,122,036
	Residential High Density	64.12	2,792,850	Residential		1.15	46,293,763	0	0	0	0	0	0	0	46,293,763
	Central Business Commercial	14.71	640,680	Mixed Use, Rental Units,		0.00	0	0	0	0	0	2,275,000	0	0	2,275,000
	Commercial	11.97	521,595	Office, Retail & Restaurants		0.00	0	0	0	0	0	2,340,000	18,750,000	0	21,090,000
	Residential / Office	5.06	220,480	Residential / Office		0.00	0	0	0	0	0	0	0	0	0
	Office / Commercial	12.92	562,960	Mixed Use, Office & Retail		0.00	0	0	0	0	0	2,340,000	0	0	2,340,000
	Parking	2.01	87,340	Parking		0.00	0	0	0	0	0	0	0	0	0
	Industrial	26.86	1,169,858	Industrial		0.00	0	0	0	0	0	0	0	0	0
	Planned Unit Development	8.67	377,684	Adult Congregate Living Facility		0.00	0	0	0	0	0	0	0	0	0
	Recreation / Parks and Open Space			Recreation/Parks & Open Space		0.00	0	0	0	0	0	0	0	0	0
	Public Facilities			Municipal Services Community Ctr's			0	0	0	0	0	0	0	0	0
SUB-TOTAL		469.23	20,439,827				133,371,541	20,075,693	0	0	0	6,955,000	18,750,000	0	179,152,233
V	Existing Residential High Density	14.88	648,280	Residential		1.15	0	0	0	0	0	0	0	0	0
	Existing Industrial	82.28	3,584,190	Industrial		0.00	0	0	0	0	0	0	0	0	0
	Regional Activity Center				0.00	0.00	0	0	0	0	0	0	0	0	0
	Multi-Family Residential	9.04	393,675	Residential		2.50	54,000,000	0	0	0	0	0	0	0	54,000,000
SUB-TOTAL		106.20	4,626,145				54,000,000	0	0	0	0	0	0	0	54,000,000
VI	Residential Medium Density	5.02	218,630	Residential	16.30	0.70	0	0	0	0	0	0	0	0	0
	Residential High Density	47.14	2,053,325	Residential		1.15	53,870,274	0	9,900,000	(2,280,000)	0	0	0	0	61,490,274
	Commercial	64.05	2,789,910	Mixed Use, Office, Retail &		0.00	0	0	0	0	0	6,435,000	14,062,500	0	20,497,500
	Industrial	10.82	471,210	Industrial		0.00	0	0	0	0	0	0	0	0	0
	Recreation / Parks and Open Space			Recreation/Parks & Open Space			0	0	0	0	0	0	0	0	0
SUB-TOTAL		127.02	5,533,075				53,870,274	0	9,900,000	(2,280,000)	0	6,435,000	14,062,500	0	81,987,774
VII	Existing Residential Medium Density	2.70	117,622	Residential	16.30	0.70	0	0	0	0	0	0	0	0	0
	Regional Activity Center						0	0	0	0	0	0	0	0	0
	Multi-Family Residential	169.70	7,392,300	Residential		2.50	2,475,000,000	0	0	0	31,250,000	3,000,000	0	0	2,509,250,000
	Industrial			Industrial		0.00	0	0	0	0	0	0	0	0	0
	Office / Retail			Office / Retail		0.00	0	0	0	0	0	13,500,000	0	0	13,500,000
	Recreation / Parks and Open Space			Recreation/Parks & Open Space		0.00	0	0	0	0	0	0	0	0	0
SUB-TOTAL		172.40	7,509,922				2,475,000,000	0	0	0	31,250,000	3,000,000	0	13,500,000	2,522,750,000
VIII	Residential High Density	9.96	433,690	Residential	25.00	1.15	0	0	0	0	0	0	0	0	0
	Commercial	2.77	120,860	Mixed Use, Office, Retail &		0.00	0	0	0	0	0	0	0	0	0
	Recreation / Parks and Open Space			Recreation/Parks & Open Space			0	0	0	0	0	0	0	0	0
SUB-TOTAL		12.73	554,550				0	0	0	0	0	0	0	0	0
TOTAL		2,120.08	91,796,122				701,095,763	103,765,833	75,900,000	(19,380,000)	0	32,500,000	57,812,500	0	951,694,096

TABLE 4 (I)

COUNTY @ 95%

PHASE I REDEVELOPMENT PLAN
 NORTH MIAMI CRA FINANCIAL ANALYSIS
 PROJECT SUMMARY TAX INCREMENT BOND PROCEEDS

DISTRICT			Total Remain'g Taxable Val. +			Pre-Discount Millage								
	Existing Taxable Val to Remain	New Fair Market Value	New Com'l Dev. @ 100% + Res. Value @ 85%	Less Exist. Base Taxable Val	Net Taxable Value Available for T.I.F.	(East Side Only) Cnty @ 5.935/1000 City @ 8.5/1000 Contribution	Less Discount @ 5.0%	SUB TOTAL TO TIF	Less Bond Coverage	Net Available for Bond Debt	Supportable Rev. Bond at 5%	Less 4% Cost of Issuance	Net Bond Proceeds	
I	128,687,859	148,492,674	230,175,606	128,687,859	101,487,747	862,646	73,249	789,397	225,542	563,855	8,753,012	350,120	8,402,892	
II	74,066,720	89,551,338	133,860,225	74,066,720	59,793,505	508,245	43,156	465,089	132,883	332,206	5,157,010	206,280	4,950,729	
III	231,141,144	398,510,077	528,702,971	231,141,144	297,561,827	2,529,276	214,765	2,314,510	661,289	1,653,222	25,663,811	1,026,552	24,637,258	
IV	184,603,490	179,152,233	314,312,649	184,603,490	129,709,159	1,102,528	93,618	1,008,910	288,260	720,650	11,187,024	447,481	10,739,543	
V	28,477,908	54,000,000	69,877,908	28,477,908	41,400,000	351,900	29,880	322,020	92,006	230,014	3,570,625	142,825	3,427,800	
VI	77,959,471	81,987,774	144,031,027	77,959,471	66,071,556	561,608	47,687	513,921	146,835	367,086	5,698,473	227,939	5,470,534	
VII	2,524,263	2,522,750,000	2,097,477,908	2,524,263	2,094,953,645	30,240,656	1,512,033	28,728,623	8,208,178	20,520,445	318,549,437	12,741,977	305,807,460	
VIII	16,485,139	0	16,485,139	16,485,139	0	0	0	0	0	0	0	0	0	
TOTAL	743,945,994	3,474,444,096	3,534,923,434	743,945,994	2,790,977,440	36,156,858	2,014,388	34,142,470	9,754,991	24,387,479	378,579,392	15,143,176	363,436,216	

- (1) Bonds are Base on a 5.0% Rate
- (2) Bond Rate Constant for 30 years 6.4418%
- (3) Coverage at 140% of Debt Service
- (4) Discount Rate at 5%
- (5) New Residential Taxable Values are based upon 85% of Market Value
- (6) New Commercial Taxable Values are based upon 100% of Market Value
- (7) Homestead Exemptions applied to 90% of the New Residential Units except Biscayne Landings
- (8) Homestead Exemptions applied to 60% of the New Residential Units at Biscayne Landings

Millage	
City Millage	8.500
Cnty Millage	5.935
TOTAL	14.435

Table 5 (I)

95 - 0

Redevelopment Plan
 City of North Miami Community Redevelopment Agency
 Interlocal Agreement Financial Projections
 Projected Bond Proceeds with Escalation

3.0% Escalation East Side
 3.0% Escalation West Side

T.I.F. Contributions : City of North Miami @ 95% East Side & 95% West Side
 Miami-Dade County @ 95% East Side & 0% West Side
 County's @ 5.935 Mills
 City's @ 8.500 Mills

TAX YEAR	EAST SIDE							WEST SIDE							Avg. 40% Bond Coverage				
	Year's Taxable Base	3.0% Annual Escalation	Taxable Value of New Development ¹	Total Taxable Value	Incremental Taxable Value	County's 95% TIF Payment Contribution	City's 95% TIF Payment Contribution	Year's Taxable Base (1000's)	3.0% Annual Escalation	Taxable Value of New Development ¹	Total Taxable Value	Incremental Taxable Value	County's 95% TIF Payment Contribution	City's 95% TIF Payment Contribution	Net Bond / Note Proceeds	Annual Bond Coverage Amount	Cumulative Bond Coverage Amount	Cumulative Bond Principal Payments	Cumulative Bond Principal Payments & Coverage Amount
2003	2,524,263 ²	427,446 ³		2,951,709				777,335,191 ²	121,115,668 ³		898,450,859								
2004	2,951,709	88,551		3,040,260				898,450,859	26,953,526		925,404,385								
2005	3,040,260	91,208		3,131,468	91,208	514	737	925,404,385	27,762,132		953,166,516	27,762,132	0	224,179	2,399,626	86,712	86,712		86,712
2006	3,131,468	93,944	79,918,331	83,143,743	80,103,483	451,643	646,836	953,166,516	28,594,995	25,056,857	1,006,818,368	81,413,984	0	657,418	18,690,933	634,540	721,251	#NAME?	#NAME?
2007	83,143,743	2,494,312	97,813,386	183,451,441	180,411,181	1,017,203	1,456,820	1,006,818,368	30,204,551	32,497,351	1,069,520,270	144,115,886	0	1,163,736	20,031,793	1,201,380	1,922,632	#NAME?	#NAME?
2008	183,451,441	5,503,543	125,179,870	314,134,854	311,094,594	1,754,029	2,512,089	1,069,520,270	32,085,608	41,589,545	1,143,195,423	217,791,038	0	1,758,663	25,409,038	1,919,096	3,841,727	#NAME?	#NAME?
2009	314,134,854	9,424,046	157,726,636	481,285,536	478,245,276	2,696,466	3,861,831	1,143,195,423	34,295,863	52,402,826	1,229,894,112	304,489,727	0	2,458,755	31,851,719	2,817,988	6,659,715	#NAME?	#NAME?
2010	481,285,536	14,438,566	191,221,640	686,945,742	683,905,482	3,856,030	5,522,537	1,229,894,112	36,896,823	63,531,149	1,330,322,084	404,917,699	0	3,269,710	38,653,177	3,909,746	10,569,461	#NAME?	#NAME?
2011	686,945,742	20,608,372	225,686,005	933,240,119	930,199,859	5,244,699	7,511,364	1,330,322,084	39,909,663	74,981,530	1,445,213,277	519,808,892	0	4,197,457	45,827,862	5,206,626	15,776,088	#NAME?	#NAME?
2012	933,240,119	27,997,204	233,652,721	1,194,890,044	1,191,849,784	6,719,947	9,624,187	1,445,213,277	43,356,398	77,628,378	1,566,198,053	640,793,668	0	5,174,409	48,593,134	6,592,703	22,368,790	#NAME?	#NAME?
2013	1,194,890,044	35,846,701	237,157,512	1,467,894,257	1,464,853,997	8,259,213	11,828,696	1,566,198,053	46,985,942	78,792,804	1,691,976,798	766,572,414	0	6,190,072	66,953,929	8,511,756	30,880,547	#NAME?	#NAME?
2014	1,467,894,257	44,036,828	235,994,975	1,747,926,060	1,744,885,800	9,838,102	14,089,953	1,691,976,798	50,759,304	78,406,564	1,821,142,667	895,738,282	0	7,233,087	51,979,602	10,022,566	40,903,112	#NAME?	#NAME?
2015	1,747,926,060	52,437,782	206,000,014	2,006,363,855	2,003,323,595	11,295,239	16,176,838	1,821,142,667	54,634,280	68,441,090	1,944,218,037	1,018,813,652	0	8,226,920	47,591,289	11,453,293	52,356,405	#NAME?	#NAME?
2016	2,006,363,855	60,190,916	175,052,105	2,241,606,876	2,238,566,615	12,621,598	18,076,425	1,944,218,037	58,326,541	58,159,010	2,060,703,588	1,135,299,203	0	9,167,541	43,009,530	12,796,271	65,152,677	#NAME?	#NAME?
2017	2,241,606,876	67,248,206	143,129,408	2,451,984,490	2,448,944,230	13,807,760	19,775,225	2,060,703,588	61,821,108	47,553,068	2,170,077,764	1,244,673,379	0	10,050,738	39,521,471	14,062,437	79,215,114	#NAME?	#NAME?
2018	2,451,984,490	73,559,535	115,219,174	2,640,763,199	2,637,722,939	14,872,141	21,299,613	2,170,077,764	65,102,333	38,280,220	2,273,460,317	1,348,055,932	0	10,885,552	34,121,485	15,228,728	94,443,842	#NAME?	#NAME?
2019	2,640,763,199	79,222,896	86,063,114	2,806,049,209	2,803,008,949	15,804,065	22,634,297	2,273,460,317	68,203,810	30,407,810	2,372,071,936	1,446,667,551	0	11,681,840	29,939,391	16,309,272	110,753,113	#NAME?	#NAME?
2020	2,806,049,209	84,181,476		2,890,230,685	2,887,190,425	16,278,701	23,314,063	2,372,071,936	71,162,158		2,443,234,094	1,517,829,710	0	12,256,475	16,552,600	17,025,681	127,778,794	#NAME?	#NAME?
2021	2,890,230,685	86,706,921		2,976,937,606	2,973,897,345	16,767,577	24,014,221	2,443,234,094	73,297,023		2,516,531,117	1,591,126,732	0	12,848,348	16,671,875	17,770,746	145,549,540	#NAME?	#NAME?
2022	2,976,937,606	89,308,128		3,066,245,734	3,063,205,474	17,271,118	24,735,384	2,516,531,117	75,495,934		2,592,027,051	1,666,622,666	0	13,457,978	21,380,047	18,696,489	164,246,029	#NAME?	#NAME?
2023	3,066,245,734	91,987,372		3,158,233,106	3,155,192,846	17,789,766	25,478,182	2,592,027,051	77,760,812		2,669,787,862	1,744,383,477	0	14,085,897	16,824,145	18,696,489	182,942,517	#NAME?	#NAME?
2024	3,158,233,106	94,746,993		3,252,980,099	3,249,939,839	18,323,973	26,243,264	2,669,787,862	80,093,636		2,749,881,498	1,824,477,113	0	14,732,653	16,850,007	18,696,489	201,639,006	#NAME?	#NAME?
2025	3,252,980,099	97,589,403		3,350,569,502	3,347,529,242	18,874,207	27,031,299	2,749,881,498	82,496,445		2,832,377,943	1,906,973,558	0	15,398,811	16,837,044	18,696,489	220,335,495	#NAME?	#NAME?
2026	3,350,569,502	100,517,085		3,451,086,587	3,448,046,327	19,440,947	27,842,974	2,832,377,943	84,971,338		2,917,349,281	1,991,944,897	0	16,084,955	10,310,302	18,696,489	239,031,983	#NAME?	#NAME?
2027	3,451,086,587	103,532,598		3,554,619,185	3,551,578,925	20,024,690	28,679,000	2,917,349,281	87,520,478		3,004,869,760	2,079,465,375	0	16,791,683	0	18,696,489	257,728,472	#NAME?	#NAME?
2028	3,554,619,185	106,638,576		3,661,257,760	3,658,217,500	20,625,945	29,540,106	3,004,869,760	90,146,093		3,095,015,853	2,169,611,468	0	17,519,613	0	18,696,489	276,424,960	#NAME?	#NAME?
2029	3,661,257,760	109,837,733		3,771,095,493	3,768,055,233	21,245,237	30,427,046	3,095,015,853	92,850,476		3,187,866,328	2,262,461,943	0	18,269,380	0	18,696,489	295,121,449	#NAME?	#NAME?
2030	3,771,095,493	113,132,865		3,884,228,358	3,881,188,098	21,883,109	31,340,594	3,187,866,328	95,635,990		3,283,502,318	2,358,097,933	0	19,041,641	0	18,696,489	313,817,938	#NAME?	#NAME?
2031	3,884,228,358	116,526,851		4,000,755,209	3,997,714,948	22,540,116	32,281,548	3,283,502,318	98,505,070		3,382,007,387	2,456,603,003	0	19,837,069	0	18,696,489	332,514,426	#NAME?	#NAME?
2032	4,000,755,209	120,022,656		4,120,777,865	4,117,737,605			3,382,007,387	101,460,222		3,483,467,609	2,558,063,224	0	0	0				
2033	4,120,777,865	123,623,336		4,244,401,201	4,241,360,941			3,483,467,609	104,504,028		3,587,971,637	2,662,567,253	0	0	0				
2034	4,244,401,201	127,332,036		4,371,733,237	4,368,692,977			3,587,971,637	107,639,149		3,695,610,787	2,770,206,402	0	0	0				
2035	4,371,733,237	131,151,997		4,502,885,234	4,499,844,974							2,770,206,402	0	0	0				
2036	4,502,885,234	135,086,557		4,637,971,791	4,634,931,531							2,770,206,402	0	0	0				

TOTAL COUNTY CONTRIBUTIONS
NET PRESENT VALUE @ 5%
TOTAL CITY CONTRIBUTIONS
NET PRESENT VALUE @ 5%

339,304,039
144,126,503
758,609,707
313,307,203

660,000,000 TOTAL BONDS

1. Based on Development period of 15 years with a standard bell curve and with an annual escalation at 1.5%
 2. Dade County (2003) Taxable Value of Proposed CRA Boundary
 3. Dade County (2004) Taxable Escalation of Proposed CRA Boundary
 3. Bond Retirement

Proposed Amendments as adopted on October 21, 2008, to the CRA Redevelopment Plan as adopted on June 7, 2005 for the purpose of enhancing the flexibility of certain parameters of the Affordable Housing Policy and for the purpose of adding appropriate language to guide the development and implementation of Community Policing Innovations

[Note: Proposed Changes/Additions in Bold Print]

I. OVERVIEW OF THE REDEVELOPMENT PLAN

1.1 THE NEED FOR AND PURPOSE OF THE COMMUNITY REDEVELOPMENT PLAN

1.1.6 Redevelopment Goals & Objectives

Goal 18 – Safety and Security

Goal 18 - Safety, Security and Community Policing Innovations

Improve the security of homes and businesses through **initiatives including, but not limited to**, the integration of the most advanced design concepts for the prevention of fire, crime and accidents, **and the development and implementation of community policing innovations as such innovations are defined by State statutes as may be amended from time to time.**

Adequate law enforcement is required to protect property values, commercial activity levels, and the quality of life of the residents within the community redevelopment area. Law enforcement also is important to attract new investment, new development, new businesses, new residents, and remove and prevent blight conditions.

The CRA shall have the authority to pay for the cost of utilizing community policing strategies designed to reduce crime within the community redevelopment area. These strategies may include, but are not limited to, Community Mobilization, Neighborhood Block Watch, Citizen Patrol, Foot Patrol, Bicycle Patrol, Neighborhood Storefront Police Station, Motorized Patrol, and the installation and maintenance of security systems.

Any and all CRA funding for community policing within the redevelopment area would be in addition to any other funding sources for the Police Department. The CRA funding will at no time be used to supplant any of these other sources of funding for the Police Department.

III. IMPLEMENTATION PROGRAM

3.3 IMPLEMENTATION PLAN

3.3.3 Affordable Housing Policy

3.3.3.2 Outline Description of the Affordable Housing Policy

A. Program

The North Miami Community Redevelopment Agency (the “CRA”) will provide subsidies to qualified residents, either owners or renters, of the City of North Miami (the “Residents”) to assist with the acquisition and/or rehabilitation of qualified primary residences. Subsidies will be provided to the widest number of families needing assistance under the following terms:

2. Amount – The Loan will be for the amount equal to the residual amount required of the Resident, after all required down payments, mortgages and other assistance is taken into account, not to exceed \$50,000, to close on the home or complete the home rehabilitation. **The maximum subsidy loan amount can be modified by a resolution adopted by the CRA Board provided that the maximum subsidy (a) can be an amount up to \$50,000 or up to any higher amount that does not exceed Miami-Dade County’s affordable or workforce housing guidelines, and/or (b) can be adjusted to meet state, or federal affordable or workforce housing programs.**

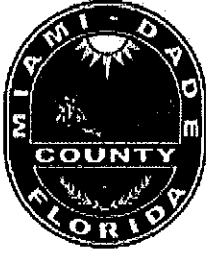
B. Qualification for the Loan Program

1. Residency – Residents, either owners or renters, may qualify for the affordable housing Loan program if:

a. The Resident has lived in the City of North Miami for a period of one hundred eighty (180) days prior to adoption of the CRA Plan by the City and Miami-Dade County. **The residency requirement can be modified by resolution of the CRA Board (a) to adjust downward or eliminate the required residency period, (b) to provide exceptions from the City residency requirement for all or some categories of “essential services personnel” as may be defined by the City of North Miami and/or Miami-Dade County, and/or (c) to meet state, or federal affordable or workforce housing programs.**

2. Income – The Resident is qualified if:

a. The verified household income for homeownership or rehabilitation is equal to or greater than 50% or less than or equal to 120%, of Area Median Income adjusted for family size. The CRA will adopt a threshold equity policy that takes age and special circumstances into consideration. **The maximum qualifying household income at the top of the range can be modified by resolution of the CRA Board provided that the maximum income does not exceed Miami-Dade County’s affordable or workforce housing guidelines and/or can be adjusted to meet state, or federal affordable or workforce housing programs.**



Miami-Dade Legislative Item

File Number: 082503

Printable PDF Format 

File Number: 082503 **File Type:** Resolution **Status:** Amended

Version: 0 **Reference:** **Control:** Board of County Commissioners

File Name: MDHA SECTION 8 OVERSIGHT & MGMT. SERVICES **Introduced:** 8/28/2008

Requester: Office of Strategic Business Management **Cost:** **Final Action:**

Agenda Date: 10/21/2008 **Agenda Item Number:** 5H

Notes: EG **Title:** RESOLUTION APPROVING AMENDMENTS TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

Indexes: NONE **Sponsors:** NONE

Sunset Provision: No **Effective Date:** **Expiration Date:**

Registered Lobbyist: None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
Board of County Commissioners	10/21/2008	5H	Amended				
REPORT: Commissioner Heyman offered an amendment to the foregoing proposed resolution on handwritten Page 13, Exhibit C attached to the foregoing proposed resolution, to delete all references of "any local" in Section III entitled, "Implementation Program." It was moved by Commissioner Heyman that the foregoing proposed resolution be adopted as amended. This motion was seconded by Commissioner Rolle, and upon being put to a vote, passed by a vote of 10-0. (Commissioners Souto, Seijas, and Sorenson were absent). The amended version of this resolution was assigned Resolution No. R-1113-08.							
Board of County Commissioners	10/7/2008	8L1D	Deferred				P
Economic Development	9/10/2008	3H	Forwarded to BCC with a favorable				P

and Human
Services
Committee

recommendation

REPORT: Assistant County Attorney Cynthia Johnson-Stacks read the foregoing proposed resolution into the record. Hearing no questions or comments, the Committee proceeded to vote on this proposed resolution as presented.

County Attorney	9/2/2008	Assigned	Shannon D. Summerset
County Manager	8/28/2008	Assigned	Cynthia Curry 8/28/2008
County Manager	8/28/2008	Assigned	County Attorney 10/7/2008
REPORT:	OSBM(EDHS-9/10/2008)		
County Manager	8/28/2008	Referred	Economic Development and Human Services Committee 9/10/2008

Legislative Text

TITLE

RESOLUTION APPROVING AMENDMENTS TO THE COMMUNITY REDEVELOPMENT PLAN FOR THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

BODY

WHEREAS, the legislature of the State of Florida enacted the Community Redevelopment Act of 1969 (the "Act") during the 1969 Legislative Session, which enactment is presently codified in Florida Statutes as Part III of Chapter 163; and

WHEREAS, all powers arising through the Act are conferred upon Counties with home rule charters, which in turn are authorized to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

WHEREAS, on July 13, 2004, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-837-04, accepting a Finding of Necessity, declaring that a condition of slum and blight existed in the area described in that portion of the City of North Miami shown in the attached Exhibit "A" (the "Area"), determined that it was necessary to redevelop the Area, and delegated to the City Council the authority to exercise the redevelopment powers conferred upon the Board within the Area in accordance with the Act, to enable the City Council to declare the need for, create, and delegate powers to a community redevelopment agency, and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board; and

WHEREAS, on June 7, 2005, the Board approved Resolution R-610-05, adopting the Community Redevelopment Plan for the Area (the "Plan"); and

WHEREAS, the City now desires to amend the Plan to allow Community Policing Innovation as defined in Florida Statutes, Chapter 163.340 (23); and

WHEREAS, the City now desires to amend the Plan to further define the description of, and qualifications for, the Affordable Housing Program; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

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

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. The Board approves the amendment to Section 1.1.6 of the Plan, Redevelopment Goals and Objectives, as adopted by the Agency and the City, and shown in Exhibit "B."

Section 3. The Board approves the amendment to Section 3.3.3.2 of the Plan, Outline Description of the Affordable Housing Policy, as adopted by the Agency and The City, and shown in Exhibit "C."

HEADER

Date:

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Amendments to North Miami Community Redevelopment Agency Redevelopment Plan

STAFF RECOMMENDATION

It is recommended that the Board of County Commissioners (the "Board") adopt the attached resolution approving the amendments to the North Miami Community Redevelopment Agency (the "Agency") Redevelopment Plan (the "Plan"). The Plan amendments provide for the implementation of community policing innovation as defined by Florida State Statutes, and further define the Agency's

Affordable Housing Policy in the North Miami Community Redevelopment Area (the "Area").

Scope

This resolution allows for the implementation of community policing innovation, and further defines the terms of the Plan's Affordable Housing Policy. The area lies within County Commission Districts 1, 2, 3, and 4 (see Exhibit A).

Fiscal Impact/Funding Source

This resolution has no fiscal impact upon the Agency or Miami-Dade County.

Track Record/Monitor

This resolution does not provide for contracting with any specific entity. It approves amendments to the Agency's Community Redevelopment Plan.

MANAGER'S BACKGROUND

In 1969, the Florida Legislature enacted the Community Redevelopment Act of 1969 as it is 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: 1) create community redevelopment agencies, 2) prepare redevelopment plans for certain defined areas within their boundaries designated as community redevelopment areas, and 3) delegate redevelopment powers to the Agency at the discretion of the County and City, after a finding has been made determining that slum or blight exists within a defined area.

On July 13, 2004, the Board adopted R-837-04, accepting the Finding of Necessity (FON) study for the

Area, demonstrating the existence of slum and blight and substantiating that the area is in need of redevelopment and that it meets the requirements of Florida Statutes to create a Community Redevelopment Agency. The City of North Miami (the "City") prepared a Plan for the Area which was adopted by the Agency and the City Council. On June 7, 2005, the Board adopted Resolution R-610-05, approving Phase 1 of the Plan.

The first proposed Plan amendment incorporates the definition of community policing innovation used in Section 163.340(23) of Florida State Statutes (see Exhibit B). That definition includes any "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 amendment allows the Agency to install and maintain security systems in the Area and to supplement the standard police presence with additional foot or motorized patrols. Agency funding of activities authorized in the Plan is not intended to replace municipal funding for existing crime prevention activities.

The second proposed Plan amendment allows the Agency to adjust the residency and income eligibility requirements for the Affordable Housing Program provided that the amended criteria meet existing local, state, or federal affordable or workforce housing program requirements (see Exhibit C). The residency requirement may be amended to reduce or eliminate the required residency period or to provide exceptions to the residency period for essential services personnel. The amendment also allows the Agency to adjust the maximum affordable housing loan amount provided that the subsidy does not exceed \$50,000 or any higher amount that does not exceed Miami-Dade County's affordable or workforce housing guidelines.

The North Miami Community Redevelopment Agency and the City of North Miami Council approved the amendment on July 8, 2008. The Tax Increment Financing Coordinating Committee reviewed these amendments on August 4, 2008 and recommended them for Board approval.

Cynthia Curry
Senior Advisor to the County Manager

Attachments

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