

C7 AH A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO ENGAGE A CONSULTANT TO PREPARE A PRELIMINARY REPORT CONCERNING A FINDING OF NECESSITY IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, FOR THE REDEVELOPMENT OF PARK VIEW ISLAND LOCATED WITHIN THE CITY OF MIAMI BEACH, AS SHOWN ON THE MAP SET FORTH IN "EXHIBIT A" HERETO, SO AS TO PERMIT THE CITY TO INCLUDE PARK VIEW ISLAND IN THE GEOGRAPHIC BOUNDARIES OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: October 30, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO ENGAGE A CONSULTANT TO PREPARE A PRELIMINARY REPORT CONCERNING A FINDING OF NECESSITY IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, FOR THE REDEVELOPMENT OF PARK VIEW ISLAND LOCATED WITHIN THE CITY OF MIAMI BEACH, AS SHOWN ON THE MAP SET FORTH IN "EXHIBIT A" HERETO, SO AS TO PERMIT THE CITY TO INCLUDE PARK VIEW ISLAND IN THE GEOGRAPHIC BOUNDARIES OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY.

RECOMMENDATION

BACKGROUND/HISTORY

ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Commissioner Tanya K. Bhatt.

FISCAL IMPACT STATEMENT

None at this time. The sponsor of this item requests that the Administration identify a consultant, and estimated costs, to conduct a finding of necessity in accordance with Florida Statutes, Part III of Chapter 163.

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

North Beach

**Is this a "Residents Right to Know" item,
pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond
Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

City Attorney

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Commissioner Alex Fernandez
Commissioner Joseph Magazine

Condensed Title

Include Park View Island in NBCRA. (Bhatt/Fernandez/Magazine) CA

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO ENGAGE A CONSULTANT TO PREPARE A PRELIMINARY REPORT CONCERNING A FINDING OF NECESSITY IN ACCORDANCE WITH PART III OF CHAPTER 163, FLORIDA STATUTES, FOR THE REDEVELOPMENT OF PARK VIEW ISLAND LOCATED WITHIN THE CITY OF MIAMI BEACH, AS SHOWN ON THE MAP SET FORTH IN "EXHIBIT A" HERETO, SO AS TO PERMIT THE CITY TO INCLUDE PARK VIEW ISLAND IN THE GEOGRAPHIC BOUNDARIES OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY.

WHEREAS, the Community Redevelopment Act of 1969, Chapter 163 of the Florida Statutes, allows local governments to use property taxes generated in designated communities for economic revitalization purposes within the district; and

WHEREAS, economic development is a primary Citywide goal, and the Miami Beach City Commission has emphasized a focus on North Beach, the area of Miami Beach north of 63rd Street; and

WHEREAS, within North Beach, there exists a defined geographic area containing a large number of deteriorated buildings and substandard housing units, which pose a public concern and demonstrate economic distress, as defined in Section 163.340, Florida Statutes; and

WHEREAS, both the 2014 North Beach Revitalization Plan, adopted pursuant to City Commission Resolution No. 2014-28879, and the 2016 North Beach Master Plan, adopted pursuant to Resolution No. 2016-29608 and reaffirmed by Resolution No. 2017-30013, identified use of a Community Redevelopment Agency as a potential funding mechanism for the numerous planning and improvement initiatives necessary for North Beach; and

WHEREAS, recognizing a need for funding to implement the vision of the North Beach Master Plan, on December 13, 2017, the City Commission referred a discussion to the Finance and Citywide Projects Committee ("FCWPC") and the Neighborhoods/Community Affairs Committee ("NCAC") to explore financing for North Beach enhancement, including the potential creation of a North Beach Community Redevelopment Area ("CRA"); and

WHEREAS, pursuant to Section 163.410, Florida Statutes, the City is required to receive a delegation of authority from the Miami-Dade County as a condition precedent to exercising redevelopment powers conferred under the Community Redevelopment

Act, in other words, the Miami-Dade County Board of County Commissioners must also, by majority vote, approve the creation of a North Beach CRA; and

WHEREAS, on February 14, 2018, the Mayor and City Commission adopted Resolution No. 2018-30170, accepting the recommendation made by the FCWPC at its January 19, 2018 meeting, and authorized the Administration to continue discussions with Miami-Dade County (the "County") regarding creation of a CRA in order to enhance North Beach; and

WHEREAS, following adoption of the County's FY 2019-2020 budget, the City Administration reached out to County staff to discuss the first procedural step required by statute, a "finding of necessity," for the creation of a North Beach CRA; and

WHEREAS, in order to designate a CRA, the Community Redevelopment Act of 1969, Chapter 163, Florida Statutes, requires that an economic survey of the targeted area, also known as the finding of necessity report ("FoN"), determine the existence of a minimum two of fifteen specific conditions that the statute refers to as "blight" conditions; and

WHEREAS, on July 8, 2020, Miami-Dade County Board of Commissioners adopted Resolution No. R-619-20, finding that certain geographic area in the City of Miami Beach, generally described as bounded on the north by 87th Terrace, on the south by 65th Street, on the east by the Atlantic ocean, and on the west by Rue Notre Dame, to be slum or blighted; declaring that the rehabilitation, conservation and redevelopment, or a combination thereof, of the area to be in the interest of the public health, safety, morals and welfare of residents of the City and the County; and finding a need for the creation of the North Beach CRA; and

WHEREAS, since the establishment of the North Beach CRA, the City has received numerous feedback and requests from residents in the North Beach area, requesting to add the Park View Island to the North Beach CRA geographic boundaries; and

WHEREAS, Park View Island is generally bounded by the Indian Creek on the west and the Park View Island Canal on the south, east, and north, with access to the island is via the 73rd Street bridge; as well as pedestrian bridge at the north end of Wayne Avenue; and

WHEREAS, Park View Island has faced challenges related to flooding, infrastructure deterioration, and economic stagnation, which align with the redevelopment needs addressed by the North Beach CRA and make the neighborhood a suitable candidate for inclusion within its boundaries; and

WHEREAS, expanding the North Beach CRA boundaries to include Park View Island would facilitate a more cohesive and comprehensive approach to redevelopment,

allowing the City to address shared challenges and opportunities that affect the North Beach area; and

WHEREAS, as the first step to include Park View Island as part of the North Beach CRA geographic boundaries, the City must conduct an economic survey of the targeted area to determine the existence of a minimum two of fifteen specific conditions that the Community Redevelopment Act of 1969, Chapter 163 of the Florida Statutes, refers to as "blight" conditions; and

WHEREAS, thus, the Mayor and City Commission direct the City Administration to engage a consultant to prepare the Finding of Necessity report and determine the existence of a minimum two of fifteen specific "blight" conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby direct the City Administration to engage a consultant to prepare a preliminary report concerning a Finding of Necessity in accordance with Part III of Chapter 163, Florida Statutes, for the redevelopment of Park View Island located within the City of Miami Beach, as shown on the map set forth in "Exhibit A" hereto, so as to permit the City to include Park View Island in the geographic boundaries of the North Beach Community Redevelopment Agency.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

Steven Meiner, Mayor

Rafael E. Granado, City Clerk

(Sponsored by Commissioner Tanya K. Bhatt)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

10/23/2024

Date

Park View Island

