



# CITY OF SOUTH MIAMI



## COMMUNITY REDEVELOPMENT AREA PHASE II PLAN SUPPLEMENT

JANUARY 28, 2005

PREPARED BY:  IRG  
PLANNING GROUP





**City of South Miami**  
**Community Redevelopment Area**  
**Phase II Plan Supplement**  
**~~(HEARING DRAFT)~~ (FINAL)**

~~December 30, 2004~~ January 28, 2005

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**NOTE: Changes from the December 30, 2004 Hearing Draft are noted in strike-through and underline format.**





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## I. INTRODUCTION AND COMMUNITY FEATURES

This Plan is a Phase II Supplement to the existing South Miami Community Redevelopment Plan ("The Plan", **Appendix A**), required through an Interlocal Agreement with Miami-Dade County. This Phase II Plan Supplement must be approved by the County no later than June 2005 in order to retain CRA designation. As indicated in **Table 1.1**, only Sections 7 and 8 are being replaced in The Plan. The remaining sections of the Phase II Plan Supplement shall be considered new sections to The Plan and all other sections in the approved 1997-1998 South Miami Community Redevelopment Plan which are not updated in the Supplement of The Plan that have not been changed remain in full force and effect. This The Phase II Plan Supplement is based on an extension of the CRA through the year 2020.

**TABLE 1.1: Supplement Plan Effect on the South Miami CRA Plan**

<u>South Miami CRA Plan</u>	<u>Effect of Phase II Plan Supplement</u>
<u>Section 1. General Description of Redevelopment Area and Finding of Necessity</u>	No change
<u>Section 2. Creation and Powers of the South Miami Community Redevelopment Agency</u>	No change
<u>Section 3. Authority to Undertake Redevelopment</u>	No change
<u>Section 4. Safeguards and Accountability</u>	No change
<u>Section 5. Affordable Housing Policy Statement and Relocation Policy</u>	No change
<u>Section 6. South Miami Community Redevelopment Area (SMCRA) Goals</u>	No change
<u>Section 7. Redevelopment Programs, Projects and Strategies</u>	Replaced by <u>Phase II Plan Supplement</u> <u>Section V. Recommended Action Plan</u>
<u>Section 8. Redevelopment Agency Finances and Budget Projections</u>	Replaced by <u>Phase II Plan Supplement</u> <u>Section VI. Redevelopment Finance &amp; Budget Projections</u>
<u>Section 9. Neighborhood Impacts of Redevelopment Improvements and Programs</u>	No change
<u>Section 10. South Miami Community Redevelopment Agency Plan Amend. Process</u>	No change
<u>Section 11. Technical Information, Maps and General Planning Statements</u>	No change
<u>Section 12. Land Acquisition Element</u>	No change
<u>Appendices A-C</u>	No change

The South Miami Community Redevelopment Agency (SMCRA) Redevelopment Area was approved and designated by Miami-Dade County in 1999 through Ordinance No. 99-100 (**Appendix B**). It is composed of approximately 185 acres with a 2004 total taxable value (TTV) of approximately \$199,354,475, a 5 year gain of over \$130 million total taxable value (Source: the Miami-Dade County Property Appraiser's Office, 12/14/04). This area represents approximately 12.2% of the overall geographic area of the City of South Miami and **20%** of the TTV of all properties.





As evidenced in **Figure 1.1**, a number of key community features are located within or near the Redevelopment Area, including municipal buildings, parks, hospitals, educational facilities, and shopping centers. These assets should be utilized to the fullest extent whenever possible and be recognized for their contribution to the area.

**FIGURE 1.1: Key Community Features in the CRA Area**



Aerial Photo Source: AirPhoto USA; 1meter resolution; date taken 4/1/2004

Key Features

- |                              |                     |                         |
|------------------------------|---------------------|-------------------------|
| ① City Hall / Police Station | ⑤ Metrorail Station | ⑨ Larkin Hospital       |
| ② Post Office                | ⑥ Fire Station      | ⑩ South Miami Hospital  |
| ③ Multi-Purpose Center       | ⑦ Mobley Building   | ⑪ Shops at Sunset Place |
| ④ Marshall Williamson Park   | ⑧ JRE Lee Ed Center | ⑫ University of Miami   |





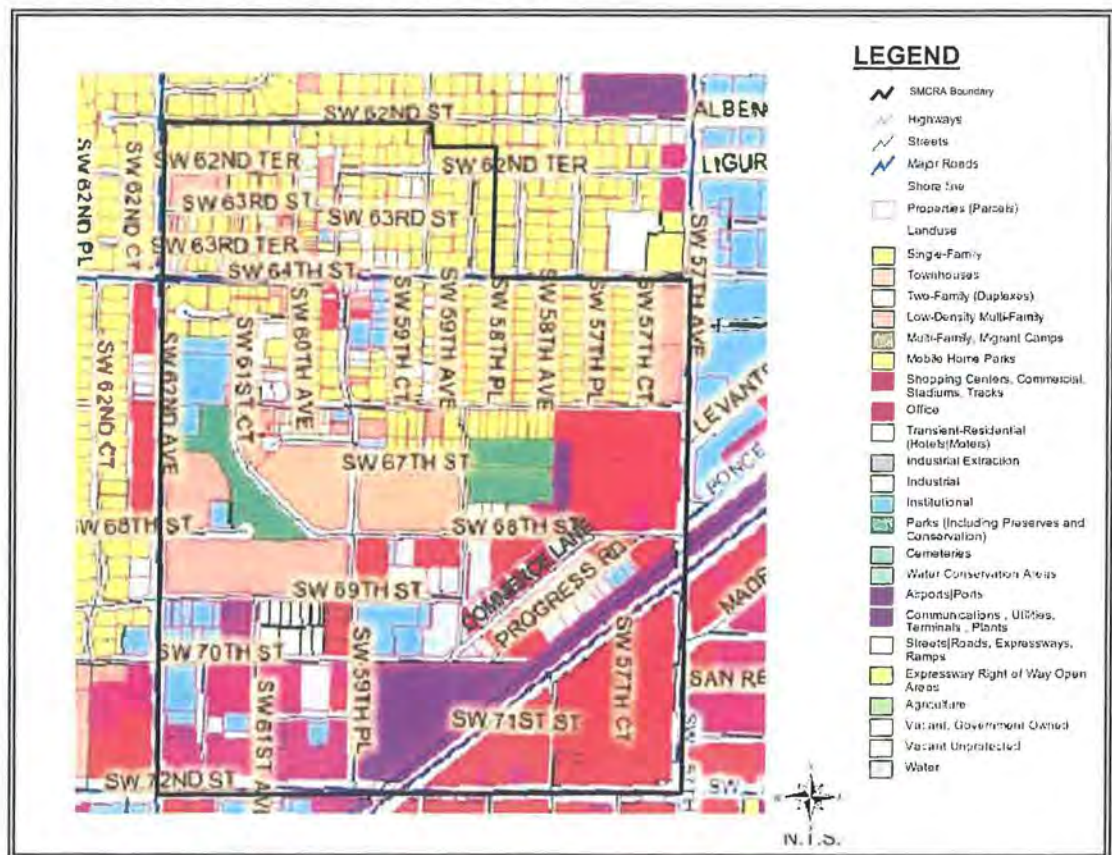
## II. SELECTED DATA AND ANALYSIS UPDATE

### A. LAND USE AND ZONING

As evidenced in **Figure 2.1**, the existing land uses within the South Miami Community Redevelopment Area are primarily single-family and low-density multi-family residential to the north; a mix of single-family, multi-family residential, townhouses, commercial, parks and institutional in the center; and mostly office, commercial, industrial, utilities, and institutional on the south side. Vacant parcels are scattered throughout the area.

Earlier this year, a mixed-use development project called the Valencia was constructed at 6001 SW 70<sup>th</sup> Street. The Miami-Dade County's Existing Land Use map has not been updated to reflect the site's new use so it is depicted in **Figure 2.1** as being vacant and commercial use.

**FIGURE 2.1: Existing Land Use Map**

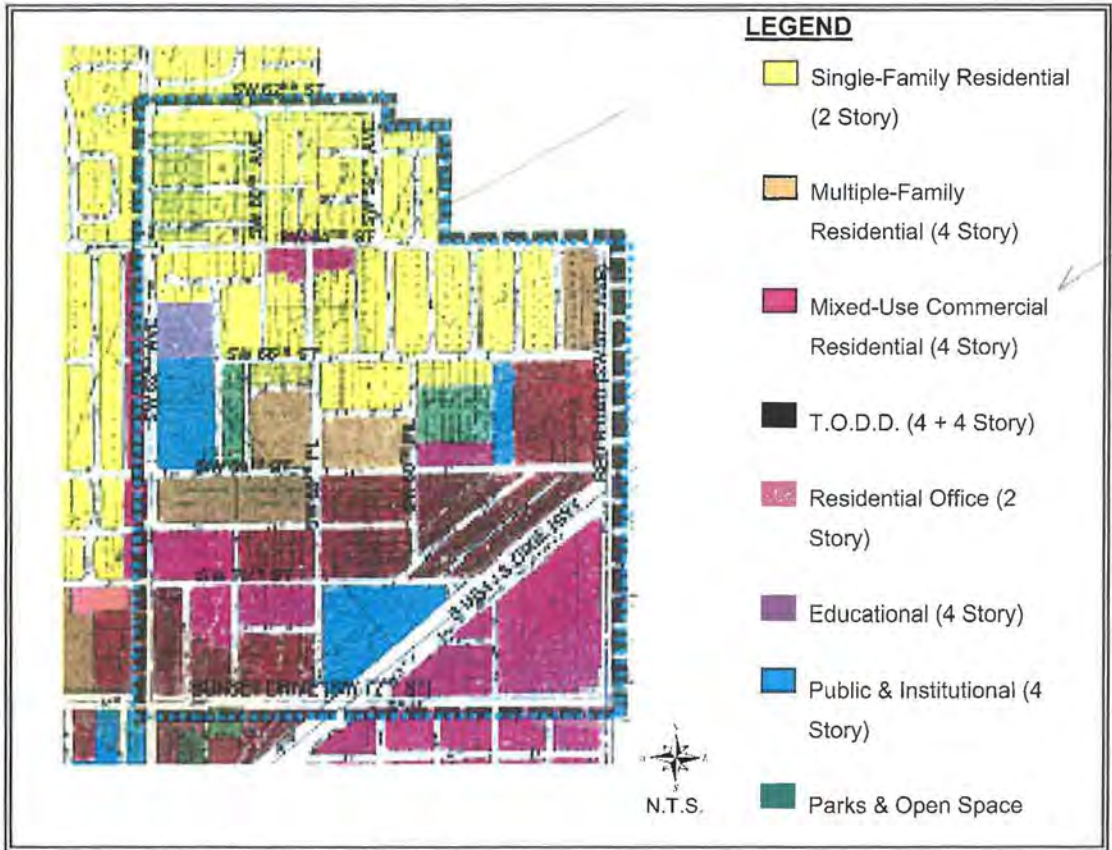


Source: Miami-Dade County, April 2003



Figure 2.2 shows the adopted Future Land Use designations within the CRA, followed by Table 2.1 below, which summarizes the permitted uses and specific dimensional requirements of the land use designations.

FIGURE 2.2: Adopted Future Land Use Map



Source: City of South Miami, Planning-Zoning, 2004





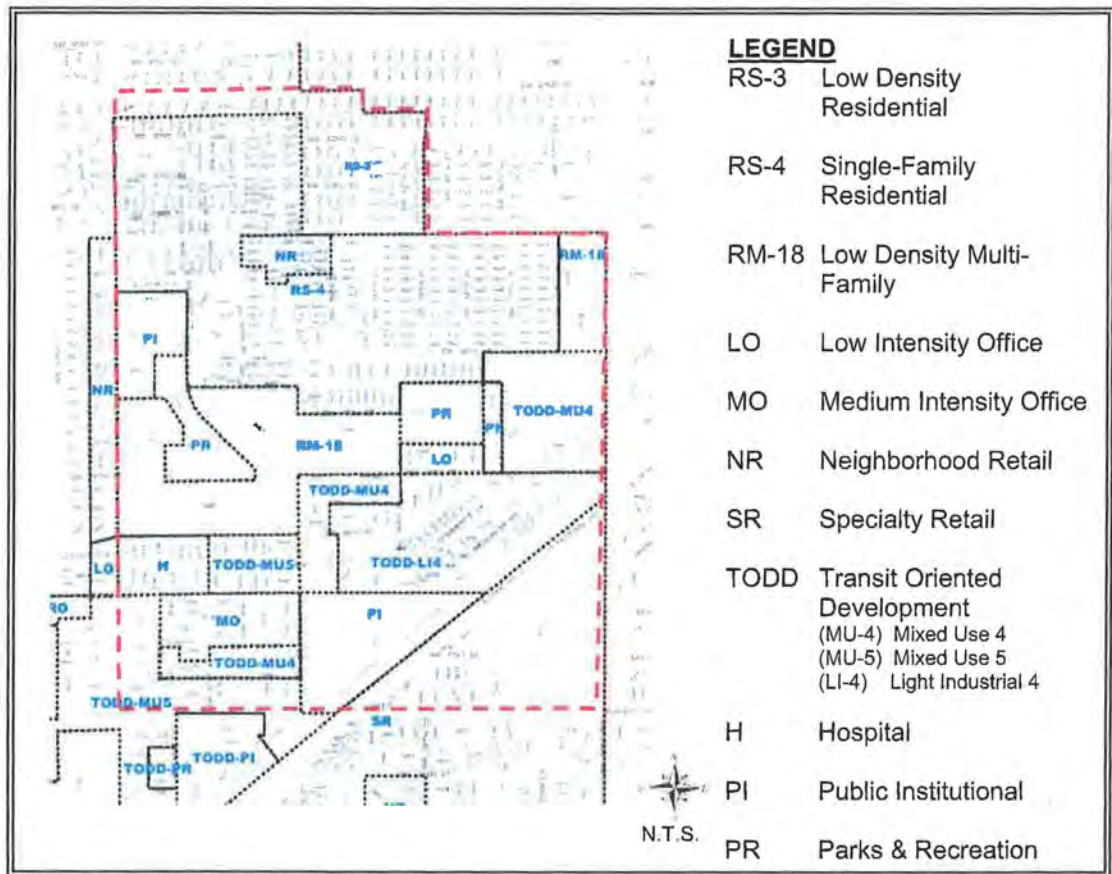
**TABLE 2.1: Adopted Future Land Use Designations and Criteria**

<b>Land Use Designation</b>	<b>Permitted Uses</b>	<b>Maximum Density</b>	<b>Maximum Height</b>
Single Family	Single-family house	New parcels = none specified Ex. parcels = consistent with surrounding	2 stories
Multi Family	Townhouse, Multi-family, mixed-use (retail/office on ground level)	24du/Ac	4 stories
Mixed Use Commercial Residential	Mixed-Use: retail/office/residential	24du/Ac	4 stories
Transit Oriented Development District	Office, retail, residential, and mixed-use	Same as zoning	Flexible up to 8 stories
Residential Office	Very low intensity office	N/A	2 stories
Educational	Public schools	N/A	Average of permitted heights in the surrounding zoning districts, not to exceed 4 stories
Public & Institutional	Public schools, municipal facilities, utilities, churches, temples, synagogues, and similar	N/A	4 stories
Parks & Open Space	Public parks, park and open space area (including at public schools)	N/A	N/A



Figure 2.3 depicts a citywide map of the Zoning Designations with the SMCRA highlighted. Table 2.2 summarizes the permitted uses and specific dimensional requirements of the zoning categories within the CRA.

FIGURE 2.3: CRA Zoning Map



Source: City of South Miami, Planning-Zoning, 2004





**TABLE 2.2: CRA Zoning Category Criteria**

Zoning Category	Permitted Uses	Maximum Density	Maximum Height
Low Density Residential (RS-3)	Planned Unit Development (special use); Single-family dwelling; Community Residential home (less than 6); home occupation	None specified	2 stories; 25 ft
Single Family Residential (RS-4)	Planned Unit Development (special use); Single-family dwelling; Community Residential home (less than 6); home occupation	None specified	2 stories; 25 ft
Low Density Multi-Family Residential (RM-18)	Planned Unit Development (special use); all other residential uses	18du/Ac	2 stories; 30 ft
Low Intensity Office (LO)	Low intensity office; limited business and professional services	N/A	2 stories; 30 ft
Medium Intensity Office (MO)	Medium intensity professional and business office	N/A	4 stories; 50 ft
Neighborhood Retail (NR)	Limited business and professional services	N/A	2 stories; 25 ft
Specialty Retail (SR)	Ground floor retail with office and residential on the upper floors	N/A	4 stories; 50 ft
Transit Oriented Development District (TODD)			
Mixed Use 4 (MU-4)	Residential uses; commercial uses	Limited only by the parking provided	2 stories
Mixed Use 5 (MU-5)	Residential uses; commercial uses	Limited only by the parking provided	2 stories min.; 4 stories max; up to 8 stories with bonus; 100ft
Light Industrial 4 (LI-4)	Residential uses; commercial uses; light industrial use	Limited only by the parking provided	2 stories
Hospital	Hospital (special use); accessory medical services (special use); chiro clinic (special use); labs; medical offices	N/A	None Specified
Public Institutional	Daycare; municipal uses, parks, religious (special use)	N/A	Compatible with surrounding districts
Parks & Recreation	Parks and open space	N/A	N/A



A number of inconsistencies exist between certain zoning district requirements and those of the corresponding Land Use designations. These will need to be rectified in order to facilitate redevelopment efforts. The following inconsistencies have been identified:

**TABLE 2.3: CRA Zoning and Land Use Inconsistencies**

Zoning Category	Land Use Designation	Conflict
Low Density Multi-family Residential (RM-18)	Multi Family Residential	<ol style="list-style-type: none"> <li>1. Zoning permits density of 18du/Ac; Land Use permits density of 24du/Ac</li> <li>2. Zoning permits 2 stories or 30 ft; Land Use permits 4 stories</li> <li>3. Land Use of properties near SW 61<sup>st</sup> Court is Parks and Open Space while zoning is RM-18</li> <li>4. Land Use of properties near SW 62<sup>nd</sup> Avenue is Public and Institutional while zoning is RM-18</li> </ol>
Neighborhood Retail (NR)	Mixed Use Commercial Residential	<ol style="list-style-type: none"> <li>1. Zoning does not permit residential or mixed-use; Land Use permits density of 24du/Ac</li> <li>2. Zoning permits 2 stories or 25 ft; Land Use permits 4 stories</li> </ol>
Low Intensity Office (LO)	Mixed Use Commercial Residential	<ol style="list-style-type: none"> <li>1. Zoning does not permit residential or mixed-use; Land Use permits density of 24du/Ac</li> <li>2. Zoning permits 2 stories or 30 ft; Land Use permits 4 stories</li> </ol>
Medium Intensity Office (MO)	Mixed Use Commercial Residential	<ol style="list-style-type: none"> <li>1. Zoning does not permit residential; Land Use permits density of 24du/Ac</li> </ol>
Specialty Retail (SR)	Mixed Use Commercial Residential	<ol style="list-style-type: none"> <li>1. Zoning does not permit mixed-use; Land Use permits density of 24du/Ac</li> </ol>
Hospital	Mixed Use Commercial Residential	<ol style="list-style-type: none"> <li>1. Zoning does not permit residential or mixed-use; Land Use permits density of 24du/Ac</li> </ol>
Public Institutional	Educational & Public and Institutional	<ol style="list-style-type: none"> <li>1. Zoning maximum height is determined by what is considered compatible with surrounding districts; Land Use permits 4 stories</li> </ol>





## B. DEMOGRAPHIC ANALYSIS

The information contained herein was derived from the 2000 Census Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. This information is readily available with precision down to the Census Block Level. Summary File 3 data are from the census "long form" sent to a sample of one-in-ten households. These data include population, economic, and social measures and are only available down to the Census Block Group Level. Census data was compiled at the Census Block Level for most of the population and housing information contained in this report. Because detailed social, economic and housing information is not available at the Census Block Level, data was also collected at the Census Block Group and Census Tract Levels. Detailed tables are located in **Appendix AC**.

The South Miami Community Redevelopment Area consists of a majority of Census Tract 76.03 (58%). The Census Block Groups (all within CT 76.03) include 76.03:04, 76.03:03 and portions of 76.03:02 (21%) and 76.03:01(18%). These Block Groups that form Census Tract 76.03 hereafter will be referred to as "CT 76.03". The following Census Blocks comprise the South Miami Community Redevelopment Area:

76.03:1026 thru 76.03:1033;  
 76.03:2003;  
 76.03:2004;  
 76.03:3000 thru 76.03:3013; and  
 76.03:4000 thru 76.03:4016.

Additionally, the Miami-Dade County Department of Planning and Zoning prepared the South Miami Neighborhood Revitalization Strategy Area Profile in April of 2003 (See **Appendix BD**). Because the Community Redevelopment Area includes approximately 98% of this South Miami Target Area, the information within that document was of great assistance in the demographic analysis of this report.

### 1. POPULATION ESTIMATES AND TRENDS

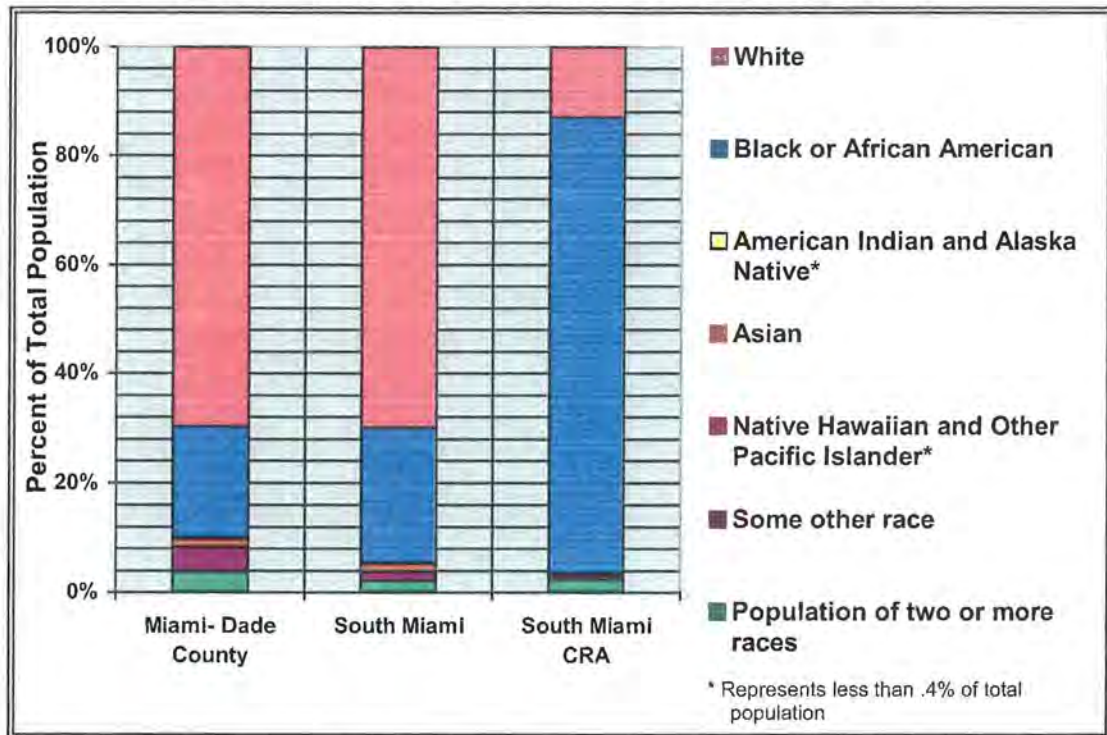
The resident population located within the CRA represents 18% of the City of South Miami's total population. Population growth is as follows:

City of South Miami = 1.0% growth,	
	Population, 1990 = 10,404
	Population, 2000 = 10,741
Redevelopment Area = 1.1% growth,	
	Population, 1990 = 1,700 (approximate)
	Population, 2000 = 1,951



The redevelopment area almost entirely consists of a minority community. The 2000 Census figures indicate that 83% of the residents in the South Miami CRA are Black or African American whereas the City is 25% and County is 20%. Approximately 13% of the SMCRA residents are White whereas both the City and County are around 70% White. **Figure 2.4** illustrates the racial diversity of the Redevelopment Area compared to the City and County.

**FIGURE 2.4: Comparative Racial Profile of Year 2000 Population**



Source: 2000 Census; Summary File 1

The South Miami CRA has a relatively young population. In 2000, about 44% of the population was below 25 years of age compared to 31% in the City and 34% in the County. Approximately 13% were 65 years and over, similar to the City and County percentages (14% and 13%, respectively).

Family households in the Redevelopment Area were less likely to be comprised of married couples (21% compared to 40% Citywide and 48% Countywide). The percent of family households headed by a female householder (20%) was much higher than the City and County percentages (7% and 9%, respectively).





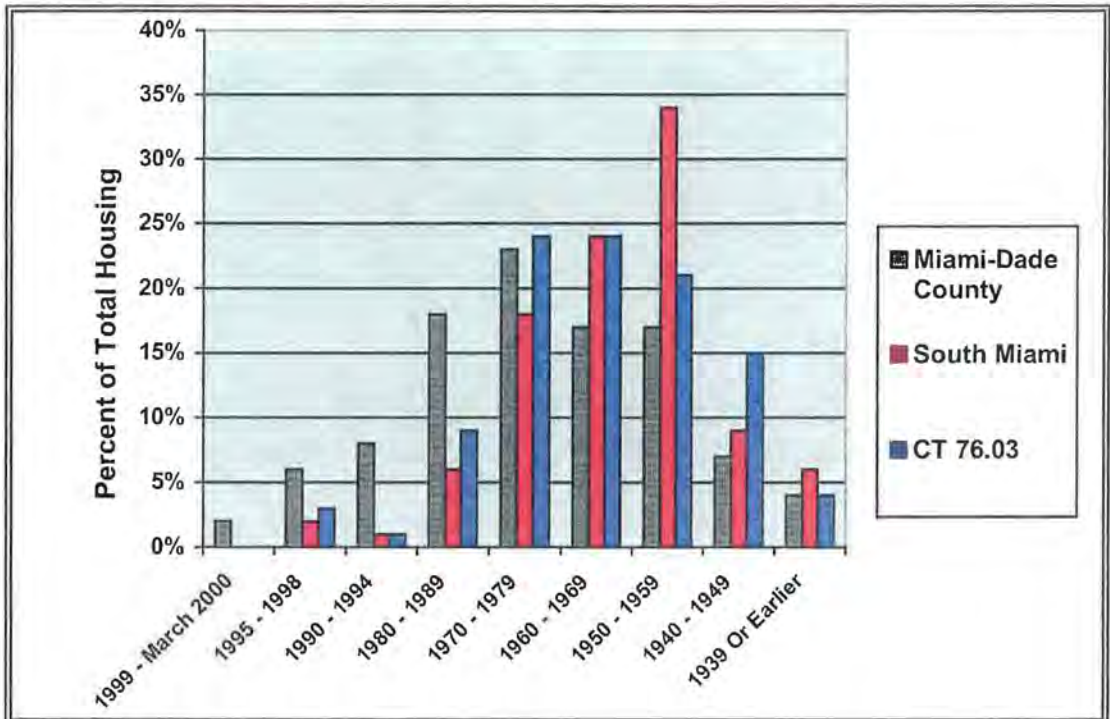
## 2. HOUSING

In 2000, renter-occupied units accounted for 61% of all occupied units in the South Miami CRA, higher than both the City (37%) and the County (42%). Vacancy rate for the redevelopment area was 6%, higher than the City (3%), but less than the County (9%).

The average household size of occupied housing units within CT 76.03 was 2.84, with an owner-occupied average of 3.62 and renter occupied average of 2.13 persons per household. The average household size of occupied housing units for the City was 2.47 and the County was 2.84. More than 30% of the households in CT 76.03 had 4 persons or more living in the household.

As depicted in **Figure 2.5**, much more of the housing in the City and CT 76.03 is older than newer. More than 64% of the housing in CT 76.03 is more than 35 years old, compared to 73% in the City of South Miami and 45% in the County.

**FIGURE 2.5: Relative Age of Housing Stocks**



Source: 2000 Census; Summary File 3

In 2000, the median housing value for all owner occupied homes in CT 76.03 was less than \$100,000, while South Miami was \$170,100 and Miami-Dade County was \$124,000. More than 70% of the owner occupied homes were

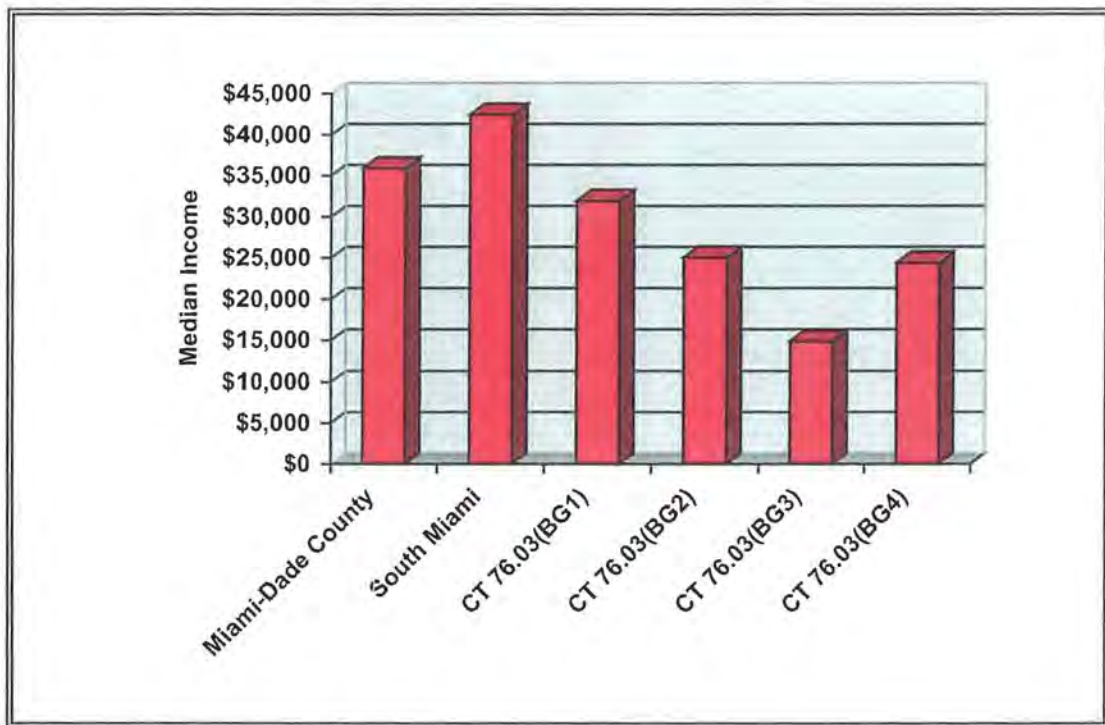


valued at less than \$70,000 in CT 76.03, compared to 5% for the City and 8.6% for the County.

### 3. INCOME AND POVERTY RATES

Median household income in the Redevelopment Area is considerably less than that of the City and County as evidenced in **Figure 2.6**. In fact, more than 62% of the households within the SMCRA Census Block Groups had incomes below \$35,000, compared to 39% in South Miami and 42% in Miami-Dade County.

**FIGURE 2.6: Median Household Income Comparison**



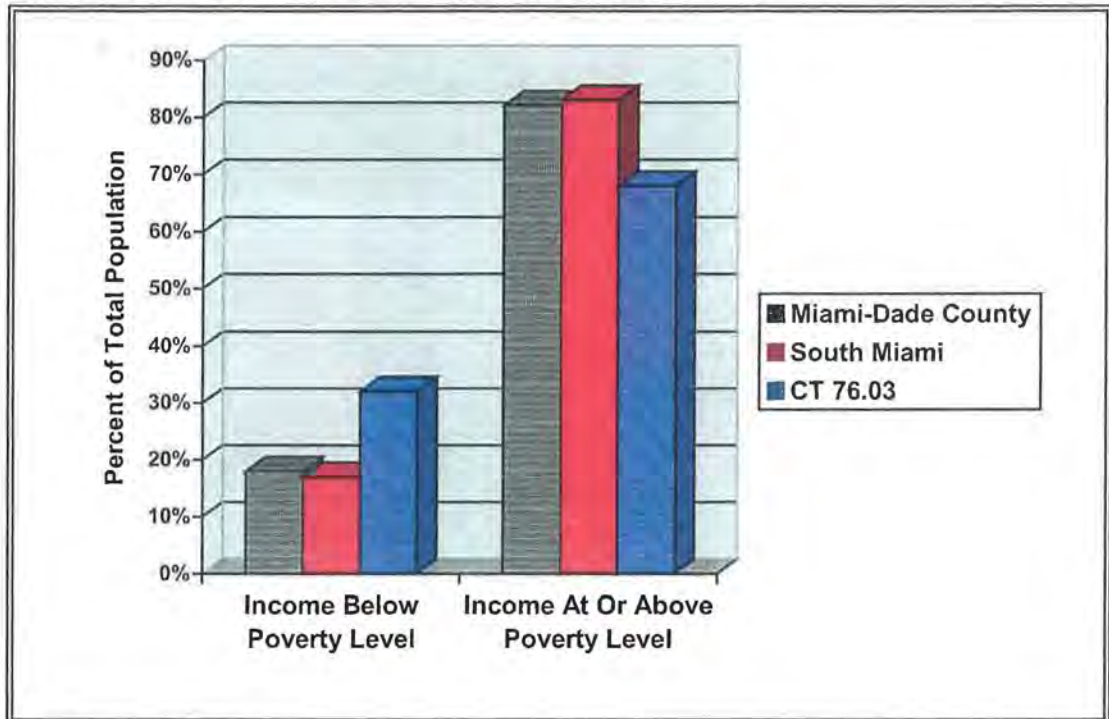
Source: 2000 Census; Summary File 3





**Figure 2.7** depicts the percent of total population that falls below and at or above poverty level. With more than 32% of the population falling below poverty level, poverty is clearly a major issue in the Redevelopment Area compared to the City (17%) and the County (18%).

**FIGURE 2.7: Year 2000 Poverty Status Comparison**



Source: 2000 Census; Summary File 3

The median monthly gross rent for renter-occupied housing units within CT 76.03 was \$570, far below the median monthly gross rent of the City (\$ 672) and County (\$ 647). Of particular note is that all 144 renter-occupied housing units in South Miami with cash rent less than \$300 a month are located within CT 76.03.

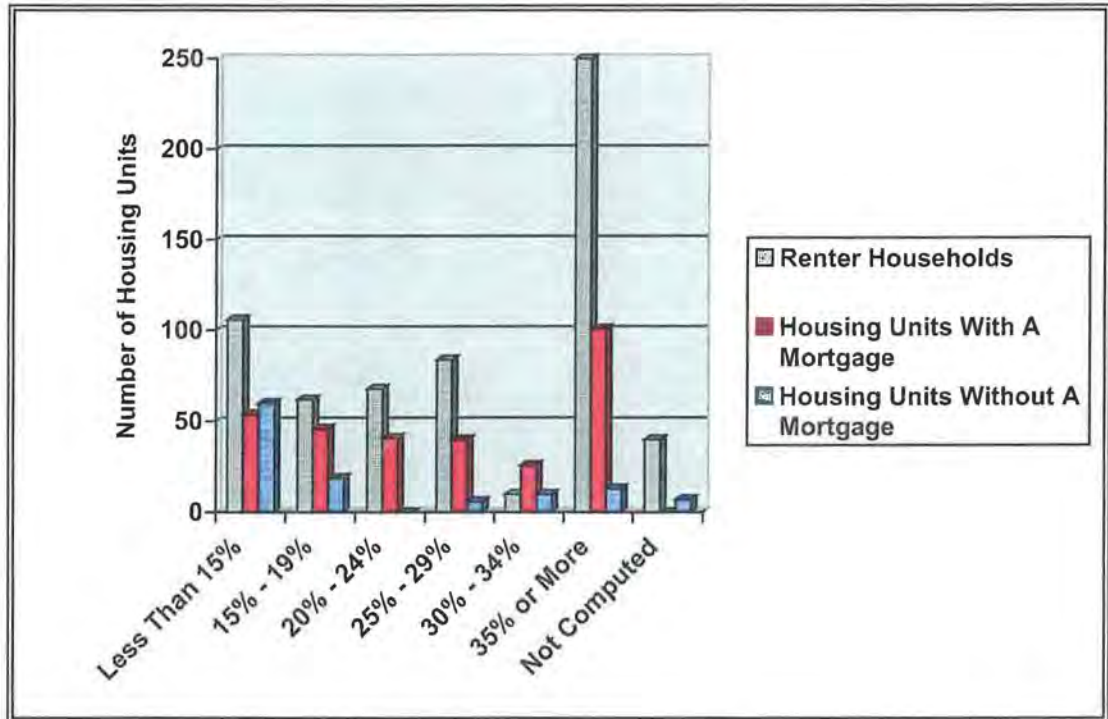
A significant number of renter households in the Redevelopment Area are paying a considerable amount of their income on gross rent compared to those in the City and County. Nearly 42% of the specified renter households in CT 76.03 are paying more than 30% of their income on housing, compared to 39% of the households in the City and 47% of the households the County.

Nearly 38% of the owned households (with and without a mortgage) in the Tract are paying more than 30% of their income on housing, compared to 33% for the City and 37% for the County.



As shown in **Figure 2.8**, a significant number of households within CT 76.03 spend more than 30% of their income on housing, particularly rental households.

**FIGURE 2.8: Household Percent of Income Spent on Housing by Tenure in CT 76.03**



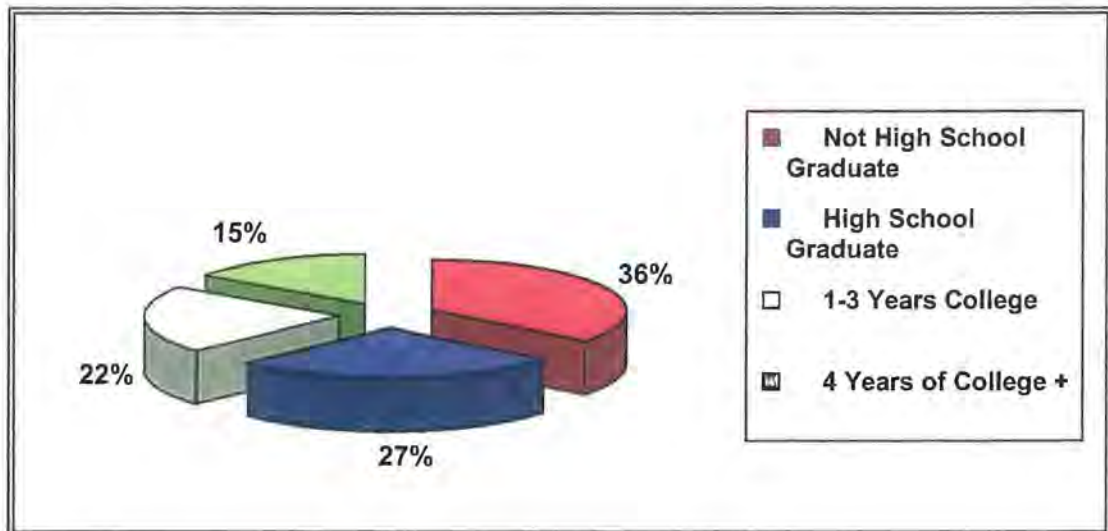
Source: 2000 Census; Summary File 3



#### 4. EDUCATIONAL LEVELS

The educational attainment levels of the redevelopment area's residents continue to lag behind the regional levels. In 2000, nearly 36% of the population age 25 and older within CT 76.03 never graduated high school while 18% in the City and 32% in the County did not graduate. 15% had completed four or more years of college compared to 38% in South Miami and 22% in Miami-Dade County. **Figure 2.9** shows the educational attainment breakdown within CT 76.03. 63% of the total 25 and older population within this area does not have college experience.

**FIGURE 2.9: 2000 Educational Attainment in CT 76.03**



Source: 2000 Census; Summary File 3

#### 5. EMPLOYMENT AND BUSINESS

In 2000, 6% of the labor force in CT 76.03 was unemployed, slightly higher than the City and County figures (4% and 5% respectively). About 48% of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to South Miami's 36% and Miami-Dade's 43%.

The ability of a household to own a vehicle is a significant indicator of an area's level of distress. According to the 2000 Census, 29% of the occupied households within CT 76.03 do not own a vehicle, with over 20% being renter-





occupied. Only 12% of the occupied households in the City and 14% in the County do not own a vehicle. Furthermore, occupied households that own 2 or more vehicles comprise only 19% of the area, compared to 36% in the City and 35% in the County. These figures illustrate the importance of reliable public transportation to the community within the redevelopment area.

### C. TRANSPORTATION

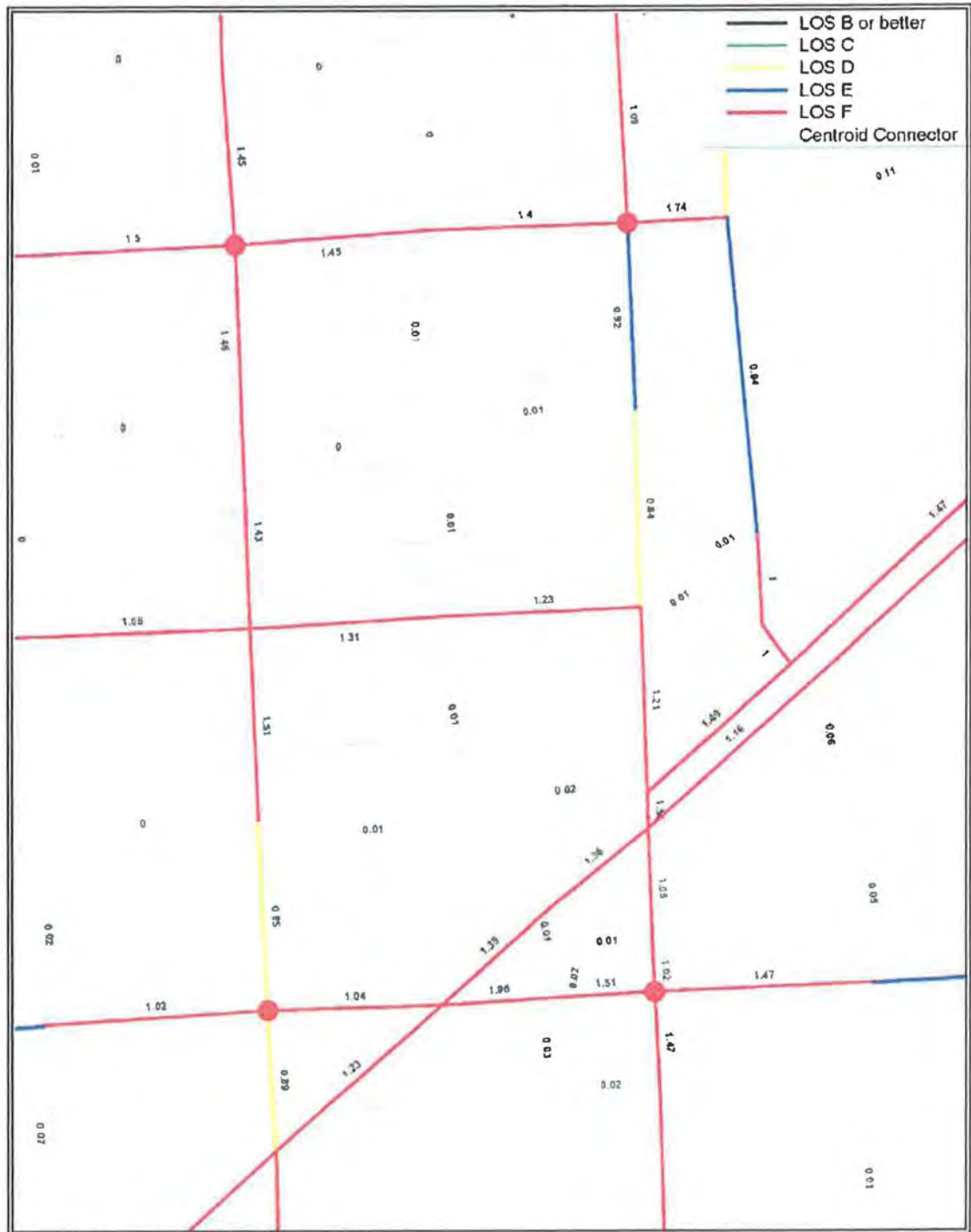
As indicated in **Figure 2.10**, the major traffic corridors transecting the South Miami CRA including Sunset Drive, Red Road, and South Federal Highway/South Dixie Highway are currently operating at or below LOS E. **Figure 2.11** depicts that traffic congestion conditions will continue to worsen by Year 2010. However, Miami-Dade County has adopted LOS standards that allow roadways within the Urban Infill Area to operate at 150% of their capacity because of the presence of extraordinary transit. This was enacted to promote infill development and discourage suburban sprawl. In the 1998 South Miami Community Redevelopment Plan, it was anticipated that the advent of the MetroRail stop at the South Miami station and the City of South Miami's adoption of the Transit Oriented Development ordinance in 1997 would help relieve some of the traffic pressures in the area, however traffic congestion remains to be a serious issue for the SMCRA.

Certain measures to promote the use of alternative modes of transportation have been proposed to help alleviate traffic congestion in the CRA. As an initiative of The People's Transportation Plan, a Trolley System is being implemented to provide transportation services within the business district, Community Redevelopment Area, City Hall, and Metrorail Station. Funding is proposed to be earmarked from the half-penny transportation surtax, approved by Miami-Dade County voters in 2002. This service is tentatively set to begin operations on January 2, 2005, on Fridays and Saturdays and the First Sunday of each month. **Figure 2.12** shows the tentative route.

The Miami-Dade MetroRail Transit station located within the CRA is South Miami Station. As depicted in **Figure 2.13**, annual ridership at this station was at an all-time low of 701,460 riders in 1998. Since then, annual ridership has averaged nearly 840,000 riders, though not through a steady growth trend.



FIGURE 2.10: Existing (1999) CRA Traffic Conditions



Source: Miami-Dade MPO, 2004





FIGURE 2.11: Projected (2010) CRA Traffic Conditions

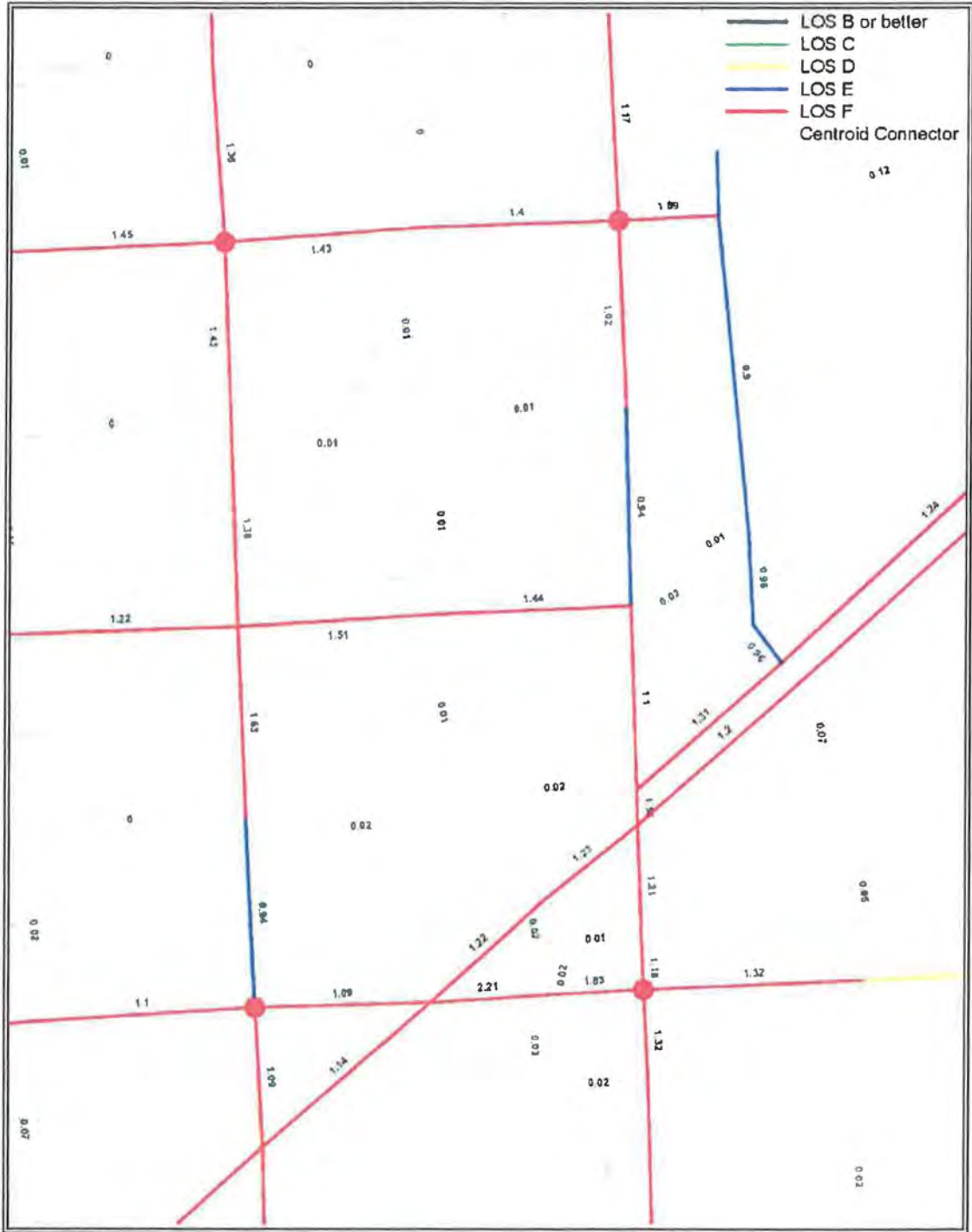




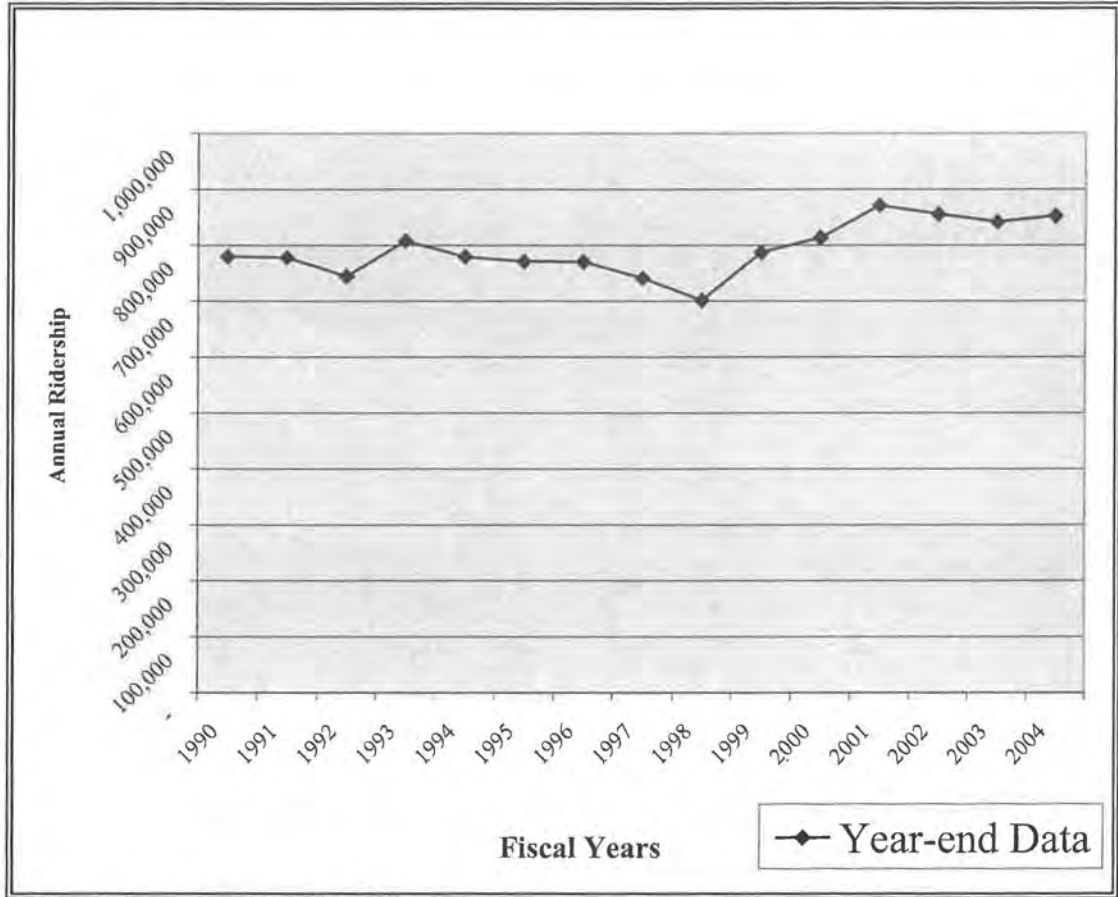
FIGURE 2.12: South Miami Trolley Proposed Route for Fridays & Saturdays



Source: South Miami Public Works Department, 10/29/2004



FIGURE 2.13: Annual MetroRail Ridership Data - South Miami Station



Source: Miami-Dade Transit, 12/10/2004





#### **D. AFFORDABLE HOUSING**

The Plan indicated that from 1980 to 1990, existing housing units in the City of South Miami decreased by a total of 162 units. Census information reveals that the number of existing housing units in the City rebounded about 3% between 1990 to 2000. Similarly, the redevelopment area has seen few new housing units constructed until recently.

Given the redevelopment area's unusually high poverty level, the large amount of households spending a significant percentage of their income on housing, predominantly older low-value housing availability, and influx of new service-oriented jobs associated with recent retail development, the construction of new affordable housing alternatives should be a vital mission for the SMCRA.

Of primary concern is that new "affordable" housing in the area be offered for rent or sale at a rate that the current residents can afford. In general terms, "affordable housing" is dependent upon an income eligible household's ability to spend no more than 30% of its income on either rent or mortgage payment. Income eligibility is defined in terms of area median income (determined by HUD), adjusted for family size. Categories include "extremely low-income" (at or below 30% of area median income), "very low-income" (at or below 50% of median income), "low-income" (at or below 80% of median income), and "moderate income" (at or below 120% of area median income; at or below 100% of median income for federal programs).

**Appendix CE** depicts the Florida Housing Finance Corporation's *2004 Income Limits Adjusted to Household Size for Miami PMSA* used to establish income eligibility and *2004 Maximum Gross Rents by Number of Bedrooms* used to establish the rent schedule for each income eligibility category. The 2004 median income for the Miami PMSA is \$45,400. Using the charts in **Appendix CE**, it can be derived that in order for for-rent housing to qualify as affordable in the CRA it would need to fall within the range of \$275/month for an efficiency for an "extremely low-income" household to \$1,833/month for a 4-bedroom unit for a "moderate income" household. The most predominant housing size, the 3-bedroom unit, ranges from \$410 for an "extremely low-income" household to \$1,644 for a "moderate income" household.



**E. PROGRESS REPORT - SMCRA GOALS**

The SMCRA's community redevelopment goals that were identified in The Plan (Section 6 of **Appendix A**) have provided a basis for decision-making by the SMCRA Board and guided the actions of the Community Redevelopment Agency over the past five years. Many of these have had measurable success. Annual progress reports are attached in **Appendix F** and **Table 2.4** summarizes the approved goals and evaluates the Agency's accomplishments.

**TABLE 2.4: SMCRA Goal Analysis**

<b>Approved SMCRA Goal and Corresponding Activities</b>	<b>Progress</b>
<b>Goal 1: Work with City to improve quality of life</b>	
<ul style="list-style-type: none"> <li>Partnered with City to construct a \$4M multi-purpose center</li> <li>Partner with the CAA to provide skills training and job placement</li> <li>Facilitate employment for residents (56 local unemployed residents)</li> <li>Restored the Marshall Williamson Tennis Courts</li> <li>Purchase of the Mobley Property and attraction of service provider tenants</li> <li>Establishment of Madison Square Fridays and Saturdays</li> </ul>	<p>Completed</p> <p>On-going</p> <p>On-going</p> <p>Completed</p> <p>In-progress</p> <p>On-going</p>
<b>Goal 2: Collaborate to facilitate maximum private investment</b>	
<ul style="list-style-type: none"> <li>Award of \$22,500 matching grant for renovation of Sunset Prof. Bldg.</li> <li>Award of \$21,316 grant for renovation of Pool Hall Corporation</li> </ul>	<p>Completed</p> <p>Completed</p>
<b>Goal 3: Work and communicate with interested community groups.</b>	
<ul style="list-style-type: none"> <li>Participate in the Black Democratic Caucus, "People to People Bus Tour"</li> <li>Recognizing neighborhood pride through the "Spirit of the Season" award</li> </ul>	<p>Completed</p> <p>On-going</p>
<b>Goal 4: Redevelopment Plan serves as primary vehicle and tool for City's redevelopment effort.</b>	
<ul style="list-style-type: none"> <li>Updated the "Finding of Necessity" to determine true CRA boundaries</li> </ul>	<p>Completed</p>
<b>Goal 5: SMCRA developments shall comply with goals, objectives and guidelines of the City's development review boards.</b>	
<ul style="list-style-type: none"> <li>All SMCRA development plans are subject to compliance with the goals, objectives and guidelines of the development review boards</li> </ul>	<p>On-going</p>
<b>Goal 6: Leverage the maximum amount of non-tax increment financing resources.</b>	
<ul style="list-style-type: none"> <li>Leveraged \$40k in SMCRA cash incentives into over \$350k of private investment with development of 4 new Habitat homes</li> <li>Acquired \$81k in economic development funds through NANA</li> </ul>	<p>Completed</p> <p>Completed</p>
<b>Goal 7: Purchase and or redevelopment of vacant or abandoned properties.</b>	
<ul style="list-style-type: none"> <li>Partnership with Greater Miami Neighborhoods</li> <li>Lobbied County to demolish unsafe structures at 6350 SW 60<sup>th</sup> Avenue</li> <li>Transferred vacant lots to housing developers to construct affordable homes</li> <li>Purchased vacant lots for SMCRA Single-Family Housing Program (5)</li> <li>Initiated foreclosure on vacant lots to acquire for SMCRA Single-Family Housing Program (8)</li> </ul>	<p>On-going</p> <p>Completed</p> <p>On-going</p> <p>Completed</p> <p>In-progress</p>
<b>Goal 8: Pursue successful Quick Victory projects in earliest stages.</b>	
<ul style="list-style-type: none"> <li>New public trash receptacles</li> </ul>	<p>Completed</p>
<b>Goal 9: Develop partnerships toward achievement of goals and maximizing leverage.</b>	
<ul style="list-style-type: none"> <li>Partnership with Habitat for Humanity (new homes)</li> <li>Partnership with Greater Miami Neighborhoods</li> </ul>	<p>In-progress</p> <p>In-progress</p>
<b>Goal 10: Identify and rehabilitate significant historical and cultural community elements.</b>	
<ul style="list-style-type: none"> <li>Church Street Project</li> </ul>	<p>In-progress</p>
<b>Goal 11: Encourage and facilitate an integrated pedestrian circulation, parks and open space; emphasis on access to commercial activity east of US1.</b>	
<ul style="list-style-type: none"> <li>Creation of the Church Street Master Plan</li> </ul>	<p>Completion</p>



<b>Approved SMCRA Goal and Corresponding Activities</b>	<b>Progress</b>
<b>Goal 12: Support and participate in provision of an efficient parking system.</b>	
<ul style="list-style-type: none"> <li>On-street parking provided in conjunction with the Church Street Project</li> <li>Additional parking provided in conjunction with the Multi-Purpose Center</li> </ul>	In-progress Completed
<b>Goal 13: Encourage infrastructure that can accommodate present and future.</b>	
<ul style="list-style-type: none"> <li>The Redevelopment Area-wide Infrastructure Master Plan</li> </ul>	Completed
<b>Goal 14: Participate in environmental clean-up.</b>	
<ul style="list-style-type: none"> <li>There are no known environmental concerns in the area. The City will determine how to address any future issues, including potential Brownfield sites, as they arise.</li> </ul>	On-going
<b>Goal 15: Encourage development of new housing and rehab existing units.</b>	
<ul style="list-style-type: none"> <li>Work with the County on facilitating the South Miami Gardens project</li> <li>With Habitat for Humanity completed 4 new infill homes</li> <li>Single-Family and Multi-Family Rehabilitation Programs (approved 15 SF)</li> <li>Develop a Multi-Family Housing Master Plan</li> <li>Fund a Landscape Program to improve landscaping and architecture (25 homes)</li> <li>Contract Greater Miami Neighborhoods to build affordable homes (7 complete)</li> <li>Wave the permit fees for rehab projects</li> </ul>	In-progress Completed On-going Completed On-going On-going On-going
<b>Goal 16: Give home purchase priority to SMCRA residents and then to City residents.</b>	
<ul style="list-style-type: none"> <li>Homeowners Assistance Program</li> </ul>	On-going
<b>Goal 17: Give local business and financial entities priority in all housing programs.</b>	
<ul style="list-style-type: none"> <li>Development of Pre-Apprenticeship program (through implementation of the Wounded Healers Program) to prepare neighborhood youth for employment in the construction industry.</li> </ul>	On-going
<b>Goal 18: Implement programs that increase ad valorem value of non-residential property.</b>	
<ul style="list-style-type: none"> <li>Commercial Rehabilitation Program (approved 3 grants)</li> </ul>	On-going
<b>Goal 19: With assistance, preserve and enhance existing areas to provide a variety of housing opportunities for all income levels.</b>	
<ul style="list-style-type: none"> <li>Transferred vacant lots to housing developers to construct affordable homes</li> </ul>	On-going
<b>Goal 20: Undertake annual continuous improvement programs and other activities designed to prevent the recurrence and spread of negative conditions.</b>	
<ul style="list-style-type: none"> <li>Organize the August Back to School Giveaway Program (supplies to 100+ students)</li> <li>Organized and supervised the Students Work Initiative Program (65 youth)</li> <li>Implemented the "Dress for Success" clothing drive</li> <li>Conducted a local job fair and established partnerships for job placement</li> <li>Hire a Community Outreach Coordinator to promote events (i.e. Semi-Annual Town Hall Meeting)</li> <li>Implement a Marketing Plan developed by B. Mumford &amp; Company and team</li> </ul>	On-going On-going On-going On-going On-going On-going
<b>Goal 21: Work with public safety to create a safe quality environment.</b>	
<ul style="list-style-type: none"> <li>Fund police officer, code officer, and social worker positions</li> <li>Operation of a Police Workstation in SMG Public Housing Complex</li> <li>Traffic Calming Project (S.W. 64<sup>th</sup> Street)</li> </ul>	On-going On-going In-progress
<b>Goal 22: Work with citizen groups and the School Board to identify additional educational opportunities.</b>	
<ul style="list-style-type: none"> <li>Award of \$12,500 grant for expansion of Princeton Preschool</li> </ul>	
<b>Goal 23: Promote alternative modes of transportation and maximize transit.</b>	
<ul style="list-style-type: none"> <li>Implement a Trolley System on Fridays and Saturdays</li> </ul>	On-going
<b>Goal 24: Implement programs that help remove financial obstacles for redevelopment</b>	
<ul style="list-style-type: none"> <li>Create a 501(c)3-support corporation to access additional grant funds</li> <li>The Commissioners' Special Needs Program (financial resources to provide new roof for medically disabled homeowner and bike track to St. Alban's Child Enrichment Center)</li> </ul>	On-going On-going
<b>Goal 25: Work in concert with the goals of the State, County and City Agencies and Plans.</b>	
<ul style="list-style-type: none"> <li>Selected as a "case study" for revitalization and affordable housing by Federal HUD</li> <li>Increased Admin. Cap to 20%</li> </ul>	Completed Completed





### III. CURRENT AND PLANNED PROJECTS

#### A. SMCRA INITIATED PROJECTS

The following projects have been either completed or initiated by the SMCRA:

##### The Multi-Purpose Center

Located along SW 58<sup>th</sup> Place between SW 66<sup>th</sup> and 68<sup>th</sup> Streets at Murray Park, the \$5.4M Multi-Purpose Center is a multi-purpose neighborhood service center. In addition to being a recreational facility, after-school programs and computer skills training is offered. This is a completed project.

##### The Mobley Building

The Mobley Building, purchased by the SMCRA, has been identified as a potential business incubator facility. Other options for the 4 bays include allowing non-profit and/or social service agencies lease the space, or (although less desirable) leasing the space to for-profit businesses that will service the neighborhood.

##### SW 59th Place/Church Street Streetscape Project

The intent of the SMCRA/City initiated Church Street Project is to provide urban and streetscape designs, including sidewalk widening, roadway improvements, utility upgrades, landscaping, lighting and pavement marking, for SW 59th Place and the intersections with SW 64th, SW 66th, SW 67th, SW 68th, SW 69th and SW 70th Streets. Improvements for Phase 1 are complete (see **Figure 3.2**), and construction is planned to commence on Phase 2 this fiscal year.

#### B. MIXED-USE AND RESIDENTIAL PROJECTS

The following projects are either completed, planned or recommended mixed-use or residential projects. **Figure 3.1** depicts their location. The CRA seeks to reach 15% affordable housing in future projects.

##### Madison Square

Madison Square is a SMCRA mixed-use redevelopment proposal intended to create an anchor for the north end of the Church Street (a current streetscape improvement project) and to help stimulate revitalization efforts in the area. The City currently owns several of the parcels and is presently assembling the remaining properties. As identified in **Table 2.3**, there are inconsistencies between the height and density requirements of the Zoning district (Neighborhood Retail) and Land Use designation (Mixed-Use Commercial Residential). Furthermore, while the Land Use designation allows mixed-use development, the Zoning district does not. These issues will need to be resolved prior to redevelopment. Once all of the properties are under City ownership, an RFP will be issued for the construction phase.



### The Valencia

The Valencia Apartment Homes, developed by Realty Development Corporation, the multifamily development arm of The Lane Company, is a \$40 million 290+ unit luxury, mid-rise apartment community plus 6,200 square feet of retail space. Construction commenced winter 2002, with the first units available for occupancy in February 2004.

### Hometown Station

The Hometown Station, developed by Jubilee C.D.C. in association with Masvidal Partners and Permanentia, Inc., is a \$16.5 million mid-rise mixed-use infill development complex on the Metrorail site. Phase I of the planned project will consist of an 8-story office building (160,000 square feet) which will house the County's Housing Agency, 4,000 square feet of retail use and 10 live/work apartment units, attached to the existing Metro-rail parking garage. Phase II will include residential and/or office uses. The development has numerous objectives including new residential development initiatives targeted at local minority-owned businesses, increased ridership on the Metrorail line, and positive enhancement of the City of South Miami. The first phase of the project is currently under construction. As identified in **Table 2.3**, the Land Use designation (Mixed-Use Commercial Residential) allows mixed-use development however the zoning district (Public Institutional) does not. This will need to be resolved prior to the redevelopment of future phases. Some concerns have been raised about whether future phases will be developed.

### South Miami Gardens

South Miami Gardens is a planned 7 acre+ public housing project owned and operated by Miami-Dade County. This project is currently in the design and feasibility stage. As identified in **Table 2.3**, inconsistencies between the height and density requirements of the Zoning (RM-18) and Land Use designation (Multiple-Family Residential) will need to be resolved prior to redevelopment.

### NE CRA Mixed-Use Site

A planned private sector development project has been proposed for this 7 acre+ site located in the TODD zoning district with these development parameters: 400+ market rent dwelling units and approximately 12,000 square feet of ground floor retail including a 1,000 space parking structure. It has been recommended by the City that any development agreement for this site include provisions that the applicant pay for or produce adequate park land or land for recreational purposes to satisfy the impact of development and that at least 5 percent of the multi-family units constructed will be classified and marketed as affordable housing units.

### Hardee Courts

Hardee Courts is a recommended redevelopment project located on approximately one acre. The December 2001 CRA Multi-Family Housing Study



suggested rowhouses for this site, which is inconsistent with the Zoning and Land Use limitation of single-family dwellings. This will need to be resolved prior to redevelopment.

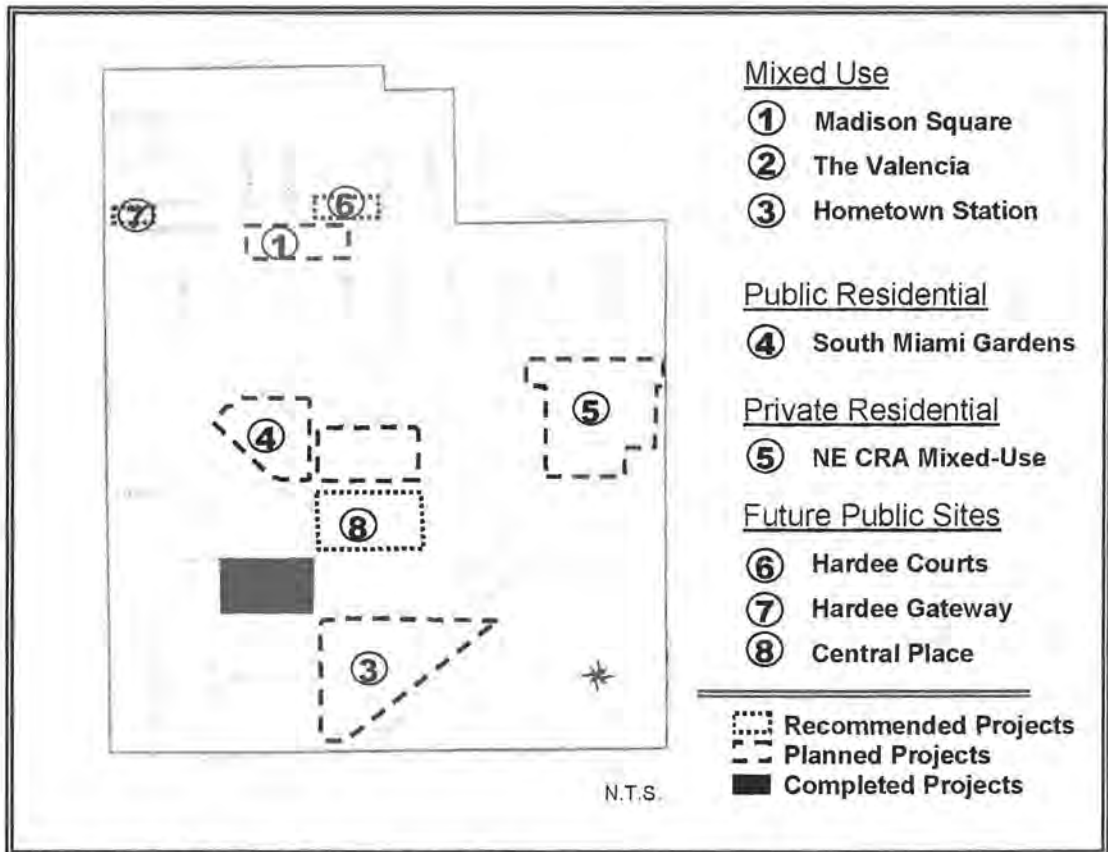
Hardee Gateway

Hardee Gateway is a recommended redevelopment project located on less than one acre. The December 2001 CRA Multi-Family Housing Study suggested townhouses and limited retail uses for this site, which is inconsistent with the Zoning and Land Use limitation of single-family dwellings. This will need to be resolved prior to redevelopment.

Central Place

Central Place is a recommended redevelopment project located on approximately 1.67 acres. This projects was first recommended in the December 2001 CRA Multi-Family Housing Study and proposes half of the site for multi-family housing and the other for retail including a 13,000 square foot mini-grocery store.

**FIGURE 3.1: CRA Mixed-Use and Residential Projects**



Source: City of South Miami, Planning-Zoning, 2004

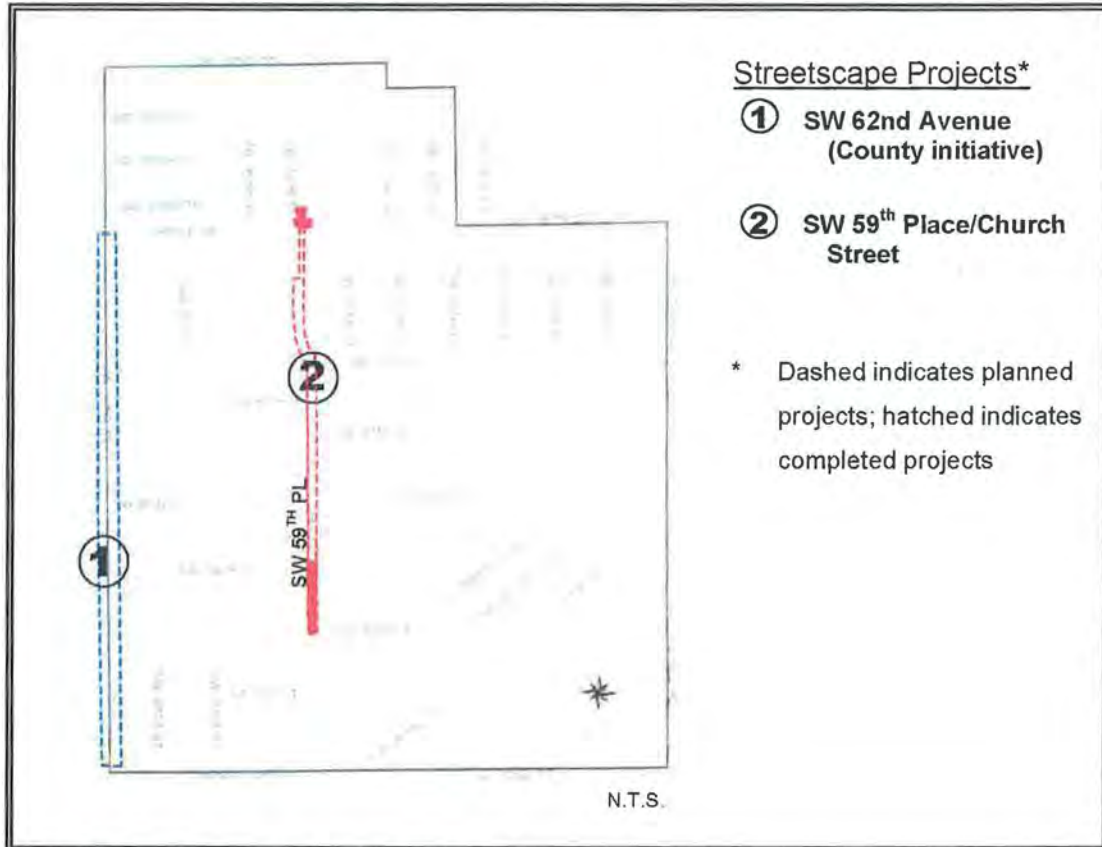




**C. STREETScape PROJECTS**

A number of streetscape enhancements have been proposed for the CRA by the City, the County, or as a requirement of private sector development approval. A couple of the major projects are shown in **Figure 3.2**.

**FIGURE 3.2: CRA Street Enhancement Projects**



Source: City of South Miami, Planning-Zoning, 2004



#### **IV. COMMUNITY VISIONING**

On November 18, 2004, a South Miami Community Redevelopment Area Workshop was held to discuss redevelopment issues and help develop a unified vision for the area. A following outline summarizes the key issues and comments that were mentioned by the CRA Board and community at this meeting.

##### **SMCRA Community Workshop Key Issues and Comments**

- Affordable Housing
  - Provide more single-family homes
  - Improve the homes on SW 64<sup>th</sup> Street
  - Ensure there is ample housing for any households displaced due to new construction
  - Provide more multi-family housing
  - Ensure a variety of housing types are developed (townhouses, duplexes, etc)
  - Require a percentage of affordable housing with commercial development
  - Identify affordable housing opportunities, such as the corner of SW 58<sup>th</sup> Street and SW 68<sup>th</sup> Ave, and the Destiny Lots (5)
  - Low income housing is needed, not just affordable
  
- Economic Development and Business Incentives
  - Ensure that programs are affordable
  - Encourage private development
  - Actively demolish and clear lots as an incentive for redevelopment
  - Investigate the option of purchasing South Miami Market
  - Continue the Business Incubator Program
  - Provide incentives to attract a grocery store chain to locate in the area
  - Explore more public/private partnerships
  - The Mobley Building should be a Business Incubator
  
- Infrastructure Improvements
  - Provide adequate parking facilities
  - Provide a municipal parking garage, specifically at Sunset Place
  - Provide infrastructure improvements
  
- Public Safety
  - Enhance public safety
  
- Education
  - Daycare centers are lacking in the area
  - Support the re-opening of J.R.E. Lee School



- New Business Education Program
- Teach home ownership training and warn against “predatory” lending practices
- Tax Base Growth
  - Ensure greater accountability of CRA revenues
  - Look at Bonding as an option for financing improvements
  - Ensure area continues growth trend
- Traffic and Transit
  - Improve the traffic flow
- Enhance Bike and Pedestrian Connectivity
  - Make the area more pedestrian friendly with connections, lighting, and trees
  - Designate paths to the Metrorail with adequate pedestrian lighting
  - Provide a sidewalk on one side of SW Progress Road and Commerce Lane
- Job Training
  - Continue Job Training Program
- Land Use and Zoning
  - Resolve a potential conflict between the commercial zoning in the area and specific retail uses
  - Ensure consistency with the Comprehensive Plan
  - Preserve the single-family zoning per the Comprehensive Plan
- Community Design
  - Improve Market Corner with uniform street furniture, coordinated lighting, less pavement, and landscaping.
  - Improve Commerce Lane
  - Investigate non-matching residential rehab programs
- Financial Management
  - Provide programs for mortgage counseling / education
- General Comments
  - Ensure public review/accessibility to the Final Plan
  - Prioritize programs and strategies
  - Use the East Area as an example of what the CRA wants to become
  - Do not let the South Miami CRA sunset as the South Beach CRA did





## **V. RECOMMENDED ACTION PLAN**

The following policies, programs and projects were developed to serve as the Action Plan for future redevelopment in the CRA. They were drawn from existing SMCRA strategies and projects, existing CRA conditions, CRA Goals contained in the adopted Plan and public workshop visioning input. The policies, programs and projects presented below are summarized in **Table 5.1, The Action Plan Schedule**.

### **A. POLICIES AND ADMINISTRATION**

#### **1. Ensure Land Use and Zoning Consistency**

- a. Process land use amendments, as necessary, to eliminate inconsistencies with planned CRA projects. Incorporate into EAR-based amendments in years 2005-06.
- b. Process zoning applications, as necessary, to correct any inconsistencies with the Comprehensive Plan land use map and/or planned CRA projects. First priority is Madison Square area.
- c. Evaluate the appropriateness of revising the City Zoning Code to require a minimum percentage set-aside of affordable housing residential units for mixed use and multi-family projects located in the CRA.
- d. Develop community design guidelines for the CRA area and adopt into the City's Zoning Code.

#### **2. Maintain Proper CRA Staffing**

- a. Retain and stabilize the full-time CRA Executive Director position.
- b. Continue Program Coordinator position and retain 2 part-time college students.
- c. Out-source technical services such as planning, design and engineering. Utilize City resources to maximum extent possible.

#### **3. Ensure Fiscal Accountability**

- a. Provide monthly expenditure statements to the CRA Board.
- b. Conduct an annual audit using an accounting firm selected by RFQ bid.
- c. Secure annual budget approval from the CRA Board and Miami-Dade County.
- d. Provide a quarterly financial report to the CRA Board.



**B. PROGRAMS****1. Commercial Facade Program:**

Assist local businesses to upgrade business facades

- a. Provide an average of up to 3 commercial facade loans/grants per year. (maximum amount - \$20,000 each)
- b. Target Church St., Sunset Drive (north side) and Commerce Lane / Progress Road areas for façade upgrades.

**2. Neighborhood In-fill:**

Acquire selected lots for single-family detached and townhouse development.

- a. Work with qualified non-profit housing agencies such as Habitat for Humanities and Greater Miami Neighborhoods.
- b. Continue to identify and acquire eligible lots. An average of 5 lots per year should be developed.
- c. Update the vacant land and abandoned buildings inventory annually.

**3. Residential Rehabilitation:**

- a. Solicit and select applications for neighborhood rehabilitation projects.
- b. Fund an average of 6 projects per year to completion.

**4. Residential Paint/Fix-up:**

- a. Supply materials/volunteer labor to renters/homeowners to paint and fix buildings, and install landscaping.
- b. Provide 5 (material) grants per year @ average of \$2,500 per grant.

**5. Enhanced Public Safety / Code Enforcement:**

- a. Continue employment of extra police officer and additional Code Enforcement officer for this area.
- b. Keep annual statistics on all crime types for CRA area to document performance of program to County and CRA Board.
- c. Continue aggressive code enforcement program especially properties with absentee landlords. Place and enforce liens for noncompliance. Match code cases with CRA programs such as commercial/residential rehabilitation and paint/fix up.



6. **Scholarship Work/Study:**
  - a. Continue the Agency's program in this area by retaining 2 college students from the CRA area to work as part-time employees for the CRA or agencies doing work within the CRA in a position with government and help to contribute to outreach efforts, primarily during the summer months.
  
7. **Job Identification, Matching and Training:**
  - a. Maintain and update on a monthly basis a list of eligible unemployed CRA residents to provide to the County-wide Workforce Coalition, area contractors, and companies locating in the CRA area for employment opportunities.
  - b. Assist CRA residents with basic educational and/or specific job skills through the Workforce agency, University of Miami or other job training resources.
  - c. Currently there is a community need for persons in the health service industry, including nurses and medical assistants. Work with Larkin Hospital and South Miami Hospital to facilitate training and possible employment at those institutions, and other clinics and medical offices in the area.
  - d. Prepare an analysis of the daycare and after school care needs in the CRA area. If significant needs are identified, encourage the location of new daycare centers and help existing centers expand through flexible zoning and/or financial incentives.
  
8. **Business Attraction and Start-up Assistance:**
  - a. Provide interest-free loans to business start-ups and expanding small businesses in the CRA area. Maximum 3-year term loans of up to \$5,000 for each new job to be created.
  - b. Seek a small-scale neighborhood market for location in the CRA area.
  - c. Work with the Beacon Council and local Chamber of Commerce to attract new businesses to the CRA area.
  
9. **Mortgage Subsidy Guarantees:**
  - a. Working with local non-profits and banking institutions, provide a funding pool to serve a "gap financing" for first time homebuyers and other eligible persons in residing in the CRA. Funding will be the form of "soft second" mortgages with repayment to the CRA when the unit is sold. No such mortgage should exceed 5% of purchase price.





- b. An average of 4 or more applications per year should be approved and implemented within budgetary constraints.

**10. Education:**

- a. Work with the County School Board to accelerate the priority of re-opening J.R.E. Lee School as an elementary school.

**11. “Friendly Green Streets” Bikeway and Pedestrian Plan:**

- a. If not addressed in the forthcoming Evaluation and Appraisal Report (E.A.R.), develop a CRA-wide Friendly Green Streets Plan which interconnects with areas outside the CRA and fills in the gaps in the bikeway and sidewalk system within the CRA.
- b. The E.A.R. and/or Plan should also assess the feasibility of narrowing the pavement on selected residential streets, such as SW 66th Street, to provide more area for bikeways, sidewalks, medians and street trees. Identify a street tree palette for the CRA.
- c. In FY 2007, allocate \$50,000 for development of the Plan with cost estimates or construction of facilities. Seek County and State grant funds to help offset costs.
- d. Program construction funding in future years based on cost estimates provided by the approved E.A.R. and/or Plan.

**12. Pedestrian Street Lighting Program:**

Provide decorative, “soft” pedestrian lighting with sufficient intensity to make pedestrians feel secure and able to see well at nighttime rather than high-intensity amber (crime) lighting as follows:

- a. Add additional lighting at Marshall Williamson Park.
- b. Provide new or enhanced lighting at all intersections in the CRA.
- c. Designate well-lighted paths accessing the MetroRail Station.

**C. PROJECTS**

 **1. Mobley Building:**

- a. Feasibility of using entire building as a business incubator should be evaluated, possibly in partnership with an academic institution such as the University of Miami.
- b. If business incubator is not feasible, provide space (1-4 bays) for non-profit and/or social services agencies such as community health clinic, job training, employment services, after school care and/or full-service daycare.



- c. If space is still available following efforts to occupy space by non-profit agencies or incubator, that area may be rented to for-profit companies.
2. **Madison Square Redevelopment:**
    - a. Use Multi-Family Housing Study as basis for redevelopment, and update that study as necessary.
    - b. Assemble remaining vacant properties in 2005 and the remaining non-vacant properties by 2007.
    - c. Prepare RFP for public bid, select development company and execute contract for redevelopment by January 2006.
    - d. Make land use amendments and zoning revisions necessary for feasible redevelopment.
    - e. Complete redevelopment construction by 2007-2008.
3. **Hardee Courts Redevelopment:**
    - a. Use Multi-Family Housing Study as basis for redevelopment, and update that study as necessary.
    - b. Initiate property assemblage in 2008
    - c. Make land use amendments and zoning revisions necessary for feasible redevelopment.
    - d. Complete redevelopment by 2010.
4. **Hardee Gateway Redevelopment:**
    - a. Use Multi-Family Housing Study as basis for redevelopment, and update that study as necessary.
    - b. Initiate property assemblage in 2009
    - c. Make land use amendments and zoning revisions necessary for feasible redevelopment.
    - d. Complete redevelopment by 2011.
5. **Central Place Redevelopment:**
    - a. Use Multi-Family Housing Study as basis for redevelopment, and update that study as necessary.
    - b. Initiate property assemblage in 2010
    - c. Complete redevelopment by 2012.
6. **South Miami Gardens:**
    - a. Work with Miami-Dade County to develop feasible plan for redevelopment on a phased basis by 2006.



- b. Allocate funding in future years for fair share of project costs as County-sponsored redevelopment occurs.
  - c. Help coordinate relocation plan that assures that any displaced residents are relocated on site after completion of construction.
7. **Church Street Beautification:**
- a. Construct the Phase II Church Street design plan for area south of SW 64th Street to SW 69th Street by 2006.
  - b. Continue to seek County and State grant funds to help offset design and/or construction costs.
  - c. Program construction funding in future years based on cost estimates provided by above plan.
8. **East Side Parking Garage:**
- a. Solicit RFP bids for private developer to build parking garage on parcel owned by City by 2007.
  - b. Complete construction by 2009.
9. **Commerce Lane /Progress Road:**
- a. Allocate \$35,000 in FY 2006 for preparation for a Streetscape Design and Improvement Plan addressing parking, traffic and pedestrian flows, landscaping, building facades, and lighting.
  - b. Seek County and State grant funds to help offset costs.
  - c. Program construction funding in future years based on cost estimates provided by the approved Plan.
10. **Trolley Circulator:**
- a. Assess ridership quarterly and make route adjustments accordingly.
11. **Pedestrian Bridge Over U.S. 1:**
- a. In coordination with the Miami-Dade County Transit Agency assess the feasibility of a unique, architecturally-pleasing aerial crosswalk over U.S. 1 between the east side commercial and the South Miami MetroRail Station areas.
  - b. Seek funding for the project from the Metropolitan Planning Organization (MPO) in year 2007
  - c. Complete construction by year 2009.





**12. David D. Bethel Pavilion**

- a. Construct pavilion at Marshall Williamson Park by October 2005.

**13. Private Development Projects:**

- a. Facilitate the redevelopment of the 7-acre site located southwest of the intersection of SW 66th Street and Red Road, consistent with the vision for the CRA area.
- b. Provide assistance, as necessary, for development of the Hometown Station Project and seek commitment from the developer to provide 100 units of senior/moderate income housing.
- c. Working with the Chamber of Commerce, Beacon Council and other business groups, identify new development projects in the CRA and facilitate their development through infrastructure assistance grants, appropriate land use and zoning revisions and other means consistent with the CRA Plan.
- d. Explore using the CRA's 501c3 status in order to obtain grants that will assist in financing new housing and rehabilitation of housing, including low and moderate income housing.







Policies, Programs and Projects	Funding Source	Y05 Q3	Y05 Q4	Y06 Q1	Y06 Q2	Y06 Q3	Y06 Q4	Y07 Q1	Y07 Q2	Y07 Q3	Y07 Q4	Y08 Q1	Y08 Q2	Y08 Q3	Y08 Q4	Y09 Q1	Y09 Q2	Y09 Q3	Y09 Q4	Year 2010+
d. Complete construction																				
4. Hardee Gateway	CRA/partners hips																			
a. Update Multi-Family Housing Study																				
b. Initiate property assemblage																				
c. Make Land Use and Zoning revisions																				
d. Complete construction																				
5. Central Place	CRA/partners hips																			
a. Update Multi-Family Housing Study																				
b. Initiate property assemblage																				
c. Complete construction																				
6. South Miami Gardens	CRA/partners hips																			
a. Work with Miami-Dade on redev. plan																				
b. Allocate funding for fair share of costs																				
c. Coordinate relocation																				
7. Church Street Beautification (Phase II Plan and Construction)	CRA, County/State Grants																			
8. East Side Parking Garage	CRA/partners hips																			
a. Issue RFP, execute contract																				
b. Complete construction																				
9. Commerce Lane / Progress Road (Streetscape Design and Improvement Plan and Construction)	CRA, County/State Grants																			
10. Trolley Circulator	CRA, County/State Grants																			
11. Pedestrian Bridge Over U.S. 1	CRA, County/State Grants																			
a. Coordinate with Miami-Dade Transit on feasibility plan																				
b. Seek funding from the MPO																				
b. Complete construction																				
12. David D. Bethel Pavilion	CRA Revenues																			
13. Private Development Projects	CRA/partners hips																			





## VI. REDEVELOPMENT FINANCE & BUDGET PROJECTIONS

### A. INTRODUCTION

This section presents long-term (15 year) revenue projections and short-term (5 year) expenditure estimates for the SMCRA. The 5-year Budget Plan is prepared for planning purposes only and does not commit the SMCRA Board to any specific expenditure of funds. The Board shall adopt an annual budget and work program in accordance with its adopted By-laws at the beginning of each fiscal year. This process will be carried out in accordance with the Miami-Dade County / South Miami Interlocal Agreement and Florida Statutes.

### B. HISTORICAL AND CURRENT REVENUES AND EXPENDITURES

The SMCRA has been operating for approximately 5 years and during that time has received tax increment financing (TIF) payments from Miami-Dade County, as well as, the City of South Miami. **Table 6.1** below shows the revenue trend for the SMCRA since FY 2000. Overall, growth in TIF revenues over that period has been 7% or 1.4% per year. In FY 2004, the SMCRA received \$751,756 in TIF revenues from the County and City.

**TABLE 6.1: SMCRA Revenue Trends**

Revenue Source	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	5 Year % Growth
South Miami TIF	\$314,723	\$333,466	\$327,355	\$310,354	\$424,234	35%
Miami-Dade TIF	\$385,346	\$339,964	\$338,377	\$301,399	\$327,522	-15%
<b>TOTAL TIF</b>	\$700,069	\$673,430	\$665,732	\$611,753	\$751,756	7%

Source: SMCRA staff, Dec. 2004. Subject to minor adjustments due to County accounting methods.



**C. PROJECTED REVENUES**

**Table 6.2** below presents the projected TIF revenues for the SMCRA through FY 2020. The revenue projections were based on a combination of historical growth trends and known projects in the CRA either under construction or planned. The projections start with FY 2005 (10-1-04 to 9-30-05).

**TABLE 6.2: Projected SMCRA Revenues FY 2005 - 2020**

Year	Taxable Property Base (prior year in millions)	Incremental Tax Base Growth (in millions)	County Tax Increment Payment	City Tax Increment Payment	Total CRA Increment Revenue
<b>FY 2005</b>	\$ 198.9	\$ 130.5	\$ 333,555*	\$ 446,972*	\$780,527
<b>2006</b>	235.2	166.8	494,979	614,908	1,109,887
<b>2007</b>	242.3	173.9	516,048	641,082	1,157,130
<b>2008</b>	264.4	196.0	581,630	722,554	1,304,184
<b>2009</b>	309.8	241.4	716,355	889,992	1,606,347
<b>2010</b>	304.3	235.9	700,033	869,645	1,569,678
<b>2011</b>	318.0	249.6	740,688	920,150	1,660,838
<b>2012</b>	332.3	263.9	783,123	972,867	1,755,990
<b>2013</b>	347.3	278.8	827,339	1,027,796	1,855,135
<b>2014</b>	362.9	294.5	873,929	1,085,674	1,959,603
<b>2015</b>	379.2	310.8	922,299	1,145,764	2,068,063
<b>2016</b>	396.3	327.9	973,043	1,208,803	2,181,846
<b>2017</b>	414.1	345.7	1,025,865	1,274,423	2,300,288
<b>2018</b>	432.7	364.3	1,081,060	1,342,991	2,424,051
<b>2019</b>	452.2	383.8	1,138,927	1,414,878	2,553,805
<b>2020</b>	472.5	404.1	1,199,167	1,489,715	2,688,882
<b>Totals</b>	---	---	\$12.9 million	\$16.1 million	\$ 29.0 million

\* Actual County payment and City budget amounts.

NOTE: A 1.5% Administrative Fee will be paid to the County from County TIF revenues.

Assumptions: 1998 base year taxable value = \$68.4 million; 3% taxable base growth rate per year through 2009 and 4.5% thereafter. Valencia building value (net \$30.3 million) added in 2006, Hometown Station (net \$14.8 million) added in 2008 and deleted in 2010, and 7-acre northeast CRA mixed use site in 2009 (\$37.5 million); 5.935 County millage rate; 7.373 City millage.

**D. FIVE YEAR BUDGET ESTIMATES**

Based on the revenue projections and the Action Plan presented previously, the SMCRA has developed an estimated 5-year schedule of revenues and expenditures presented in **Table 6.3**.



TABLE 6.3: Five-Year Budget Plan (Preliminary)

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	Totals
<b>Revenues:</b>						
County TIF	\$494,979	\$516,048	\$581,630	\$716,355	\$700,033	\$3,009,045
City TIF	614,908	641,082	722,554	889,922	869,645	3,738,111
Other Revenues	20,000	25,000	25,000	30,000	30,000	130,000
<b>Total Revenues</b>	<b>1,129,887</b>	<b>1,182,130</b>	<b>1,329,184</b>	<b>1,636,277</b>	<b>1,599,678</b>	<b>\$ 6,877,156</b>
<b>Expenditures:</b>						
Commercial Façade	\$60,000	\$80,000	\$80,000	\$130,000	\$100,000	\$450,000
Neighborhood Infill	150,000	175,000	175,000	210,000	160,000	870,000
Residential Rehab.	15,000	30,000	30,000	35,000	25,000	135,000
Public Safety/Code Enforcement	140,000	160,000	160,000	210,000	210,000	880,000
Work/Study	10,000	10,000	12,500	15,000	15,000	62,500
Job Training	30,000	40,000	50,000	70,000	50,000	240,000
Business Attraction/ Start-ups	30,000	30,000	30,000	30,000	40,000	160,000
Mortgage Guarantees	40,000	60,000	80,000	90,000	80,000	350,000
Bike/Ped. Plan	---	50,000	80,000	100,000	90,000	320,000
Lighting Program	---	40,000	65,000	140,000	140,000	385,000
Mobley Bldg.	35,000	25,000	10,000	10,000	10,000	90,000
Madison Square	140,000	75,000	50,000	---	---	265,000
Hardee Courts	---	---	150,000	65,000	35,000	250,000
Hardee Gateway	---	---	---	100,000	50,000	150,000
Central Place	---	---	---	---	200,000	200,000
Church St.	125,000	50,000	50,000	---	---	225,000
East Side Parking	10,000	10,000	---	---	---	20,000
Commerce Lane	35,000	75,000	50,000	100,000	50,000	310,000
Trolley	35,000	20,000	---	---	---	55,000
Pedestrian Bridge over US 1	10,000	10,000	---	---	---	20,000
Bethel Pavilion	25,000	---	---	---	---	25,000
Administration	200,000	205,000	220,000	260,000	270,000	1,155,000
Contingency	39,887	37,130	36,684	71,277	74,678	259,656
<b>Total Expenditures</b>	<b>1,129,887</b>	<b>1,182,130</b>	<b>1,329,184</b>	<b>1,636,277</b>	<b>1,599,678</b>	<b>\$ 6,877,156</b>





**APPENDIX A**

**South Miami Community Redevelopment Plan – “The Plan”**



**APPENDIX B**

**Ordinance 99-100**  
**Authorizing the South Miami Community Redevelopment Agency**



**APPENDIX C**

**2000 United States Census Tables**



**TABLE C.1 - 2000 Population By Race (Persons)**

	<b>Miami- Dade County</b>	<b>South Miami</b>	<b>South Miami CRA</b>
<b>Total Population</b>	2,253,362	10,741	1,951
<i>Population of one race:</i>	2,167,940	10,512	1,904
White alone	1,570,558	7,502	252
Black or African American alone	457,214	2,653	1,629
American Indian and Alaska Native alone	4,365	15	2
Asian alone	31,753	150	7
Native Hawaiian and Other Pacific Islander alone	799	4	0
Some other race alone	103,251	188	14
<i>Population of two or more races</i>	85,422	229	47

Source: 2000 Census; Summary File 1





**TABLE C.2 - 2000 Population By Sex And Age (Persons)**

Age-Group	Miami- Dade County	South Miami	South Miami CRA
Total Male Population	1,086,558	5,169	879
Under 5 Years	73,996	317	69
5 - 9 Years	81,365	358	104
10-14 Years	81,320	356	118
15-19 Years	78,156	304	89
20-24 Years	71,525	358	54
25-34 Years	165,462	779	97
35-44 Years	183,197	899	103
45-54 Years	133,271	723	77
55-64 Years	96,070	490	77
65-74 Years	72,404	345	69
75-84 Years	38,397	191	16
85 Years And Older	11,395	29	6
Total Female Population	1,166,804	5,572	1,072
Under 5 Years	70,854	314	84
5 - 9 Years	77,988	354	92
10-14 Years	78,324	347	97
15-19 Years	76,022	293	82
20-24 Years	72,023	316	64
25-34 Years	167,961	803	139
35-44 Years	187,302	915	148
45-54 Years	147,727	787	109
55-64 Years	110,482	544	99
65-74 Years	90,454	448	80
75-84 Years	60,914	319	43
85 Years And Older	26,753	132	35

Source: 2000 Census; Summary File 1

**TABLE C.3 - Household Characteristics (Households)**

	Miami-Dade	South Miami	South Miami CRA
Households	776,774	4,301	670
Families	548,493	2,593	423
Married Couple Families	370,898	1,739	140
With Own Children	175,547	726	54
Other Family	177,595	854	283
No Wife/With Children	16,889	80	19
No Husband/With Children	70,316	318	136

Source: 2000 Census; Summary File 1



**TABLE C.4 - Housing And Tenure Characteristics (Housing Units)**

	Miami-Dade	South Miami	South Miami CRA
Housing Units	852,278	4,557	709
Occupied	776,774	4,393	670
Owner	449,325	2,673	261
Renter	327,449	1,628	409
Vacant	75,504	156	39
For Rent	19,866	47	13
For Sale	9,855	24	1
Rented/Sold, Not Occupied	5,022	21	3
Seasonal/Occasional Use	29,587	28	2
For Migrant Workers	59	0	0
Other	11,115	36	20

Source: 2000 Census; Summary File 1

**TABLE C.5 - Average Household Size of Occupied Units by Tenure**

Average Household Size	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
Total	2.84	2.47	2.84
Owner occupied	3.01	2.79	3.62
Renter Occupied	2.61	1.97	2.13

Source: 2000 Census; Summary File 3



**TABLE C.6 - 2000 Age of Housing**

Time Period Built	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
1999 - March 2000	14,019	8	0
1995 - 1998	50,523	77	36
1990 - 1994	64,968	55	19
1980 - 1989	155,186	260	107
1970 - 1979	191,906	824	294
1960 - 1969	142,827	1,080	293
1950 - 1959	140,635	1,561	263
1940 - 1949	56,783	428	186
1939 Or Earlier	35,431	260	51
Total	852,278	4,553	1,249

Source: 2000 Census; Summary File 3

**TABLE C.7 -Value Of Specified Owner-Occupied Housing (Occupied Units)**

Value Range (\$)	Miami-Dade County	South Miami	SMCRA Census Block Groups
Less Than 50,000	8,856	25	48
50,000 - 69,999	20,119	94	251
70,000 - 89,999	52,030	179	37
90,000 - 99,999	33,286	93	43
100,000 - 124,999	55,813	128	25
125,000 - 149,999	54,149	332	19
150,000 - 174,999	34,607	402	0
175,000 - 199,999	18,907	222	0
200,000 And More	58,048	875	0
Total	335,815	2,350	423
Median Value	\$124,000	\$170,100	BG1 = \$92,300 BG2 = \$81,500 BG3 = \$60,700 BG4 = \$0

Source: 2000 Census; Standard File 3, Summary File 3





**TABLE C.8 - Monthly Gross Rent (Renter-Occupied Housing Units)**

Gross Rent/Month (\$)	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
With Cash Rent	317,690	1,666	603
Less Than 200	19,076	110	110
200 - 299	11,302	34	34
300 - 499	53,881	222	134
500 - 749	125,095	708	121
750 - 999	69,880	402	155
1,000 - 1,499	30,560	113	32
1,500 And More	7,896	77	17
No Cash Rent	9,143	77	17
Median	\$ 647 Per Month	\$ 672 Per Month	\$570 Per Month

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.9 - 2000 Household Income**

Income Range (\$/year)	Miami-Dade County	South Miami	SMCRA Census Block Groups
Less than 10,000	107,901	571	303
10,000 - 14,999	58,409	285	100
15,000 - 19,999	55,140	274	105
20,000 - 29,999	108,489	547	231
30,000 - 39,999	93,835	363	122
40,000 - 49,999	76,798	391	86
50,000 - 59,999	61,726	273	65
60,000 - 74,999	67,807	278	58
75,000 - 99,999	63,132	581	40
100,000 and more	84,141	722	86
Total Households	777,378	4,285	1,196
Median per year	\$35,966	\$42,488	BG1 = \$31,983 BG2 = \$25,104 BG3 = \$14,913 BG4 = \$24,444

Source: 2000 Census; Standard File 3, Summary File 3.



**TABLE C.10 - 2000 Population For Whom Poverty Status Is Determined**

Poverty Status	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
Income Below Poverty Level	396,995	1,864	1,097
Income At Or Above Poverty Level	1,812,094	9,041	2,306
Total	2,209,089	10,905	3,403

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.11 - Gross Rent As A Percentage Of Household Income**

Percent Of Income Spent On Gross Rent	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
Less Than 15%	39,402	211	106
15% - 19%	36,384	205	62
20% - 24%	38,300	198	68
25% - 29%	35,117	230	84
30% - 34%	26,566	124	10
35% or More	127,500	556	250
Not Computed	23,564	219	40
Total	326,833	1,743	620

Source: 2000 Census; Standard File 3, Summary File 3.



**TABLE C.12 - Monthly Owner Costs As A Percentage Of Household Income**

<b>Percent Of Income Spent On Gross Housing Costs</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Housing Units With A Mortgage	258,002	1,809	308
Less Than 10%	11,651	127	8
10% - 14%	28,079	190	46
15% - 19%	39,147	381	46
20% - 24%	39,125	242	41
25% - 29%	31,322	199	40
30% - 34%	23,013	153	26
35% - 39%	16,779	75	12
40% - 49%	21,477	136	15
50% Or More	45,189	298	74
Not Computed	2,220	8	0
Housing Units Without A Mortgage	77,813	541	115
Less Than 10%	26,847	253	38
10% - 14%	16,194	57	22
15% - 19%	9,090	42	19
20% - 24%	6,033	39	0
25% - 29%	4,230	29	6
30% - 34%	2,998	46	10
35% - 39%	2,069	8	8
40% - 49%	3,049	35	0
50% Or More	5,802	32	5
Not Computed	1,501	0	7

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.13 - Tenure By Vehicles Available (Households)**

<b>Vehicles Available</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Owner-Occupied			
None	29,059	166	114
1 Vehicle	148,947	879	222
2 Vehicles	187,586	1,178	160
3 Vehicles	60,280	338	64
4 Or More Vehicles	23,461	81	9
Renter-Occupied			
None	82,264	342	234
1 Vehicle	152,553	899	290
2 Vehicles	75,670	445	104
3 Vehicles	12,953	55	0
4 Or More Vehicles	4,001	0	0

Source: 2000 Census; Standard File 3, Summary File 3.



**TABLE C.14 - 2000 Educational Attainment (Persons Age 25 and Older)**

<b>Education Status</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Male	700,196	3,464	947
Not High School Graduate	222,658	525	334
High School Graduate	150,726	628	253
1-3 Years College	162,019	867	162
4 Years of College +	164,793	1,444	198
Female	791,593	4,044	1,159
Not High School Graduate	256,695	850	417
High School Graduate	182,271	727	325
1-3 Years College	194,021	1,054	295
4 Years of College +	158,606	1,413	122
Total	1,491,789	7,508	2,106

Source: 2000 Census; Summary File 3.

**TABLE A.15 – Sex By Employment Status (Population 16 Years and Older)**

<b>Sex/Employment Status</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Total Labor Force	1,758,374	8,687	2,500
Male	834,320	4,071	1,122
In Labor Force	535,323	2,880	659
In Armed Services	1,222	0	0
Civilian	534,101	2,880	659
Employed	493,524	2,691	592
Unemployed	40,577	189	67
Not In Labor Force	298,997	1,191	463
Female	924,054	4,616	1,378
In Labor Force	475,642	2,651	648
In Armed Services	287	0	0
Civilian	475,355	2,651	648
Employed	427,684	2,527	560
Unemployed	47,671	124	88
Not In Labor Force	448,412	1,965	730

Source: 2000 Census; Standard File 3, Summary File 3.





**APPENDIX D**

**South Miami Neighborhood Revitalization Strategy Area Profile**



**SOUTH MIAMI  
NEIGHBORHOOD REVITALIZATION  
STRATEGY AREA PROFILE**

Research Section  
Miami-Dade County  
Department of Planning & Zoning  
111 NW 1 Street, Suite 1220  
Miami, Florida 33128-1972  
April 2003



## Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.



## South Miami

The South Miami Neighborhood Revitalization Strategy Area is a Black community in the City of South Miami. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 49 percent, up from the 38 percent recorded in 1990. The percent of families in poverty grew from 38 to 43 percent.

Households in South Miami were more likely to rent than own their housing units. Home values and rents were well below the County average.

South Miami residents had a lower level of educational attainment than the County average.

In sum, the South Miami Neighborhood Revitalization Strategy Area showed some population and housing growth, but showed increasing poverty levels. The area continues to face a range of serious social and economic challenges.









## **Introduction**

The South Miami Revitalization Area is located in the City of South Miami in a roughly rectangular area bounded by SW 62 Street on the north; SW 62 Avenue on the West; and SW 72 Street on the south. The eastern boundary is SW 57 Avenue between SW 72 and 64 Streets; then west to SW 59th Avenue and north to SW 62 Street.

Originally known as Larkins, the area has a long history as a tightly-knit Black settlement. The first Black settler, Marshall Williams, arrived in 1912 from Madison, Florida. He bought land in Larkins and encouraged other Black residents of Madison to do likewise.

Through the 1920s the economy depended largely on the railroad, which was used to ship fruits and vegetables.

## **Demographic Characteristics**

### Total Population

The 2000 population of 2,091 was an increase over the 1,726 recorded in 1990, reversing a downward trend in the 1980s.

### Black and Hispanic Population

The South Miami NRSA was a Black community (92 percent) in 2000 as it has been for many decades. Hispanics were 11 percent of the population up from the 6 percent reported in 1990.



**Table 1**  
**Population by Race and Hispanic Origin**  
**South Miami and Miami-Dade County**  
**1980 - 2000**

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	1,872	-146	1,726	365	2,091
Black	1,750	-161	1,589	201	1,790
Hispanic	91	4	95	132	227
White	111	-16	95	181	276
Non Hispanic White	53	-14	39	49	88
Non Hispanic Black	1,721	-143	1,578	189	1,767
<b>Percent</b>					
Total	100%	-8%	100%	21%	100%
Black	93%	-9%	92%	13%	86%
Hispanic	5%	4%	6%	139%	11%
White	6%	-14%	6%	191%	13%
Non Hispanic White	3%	-26%	2%	126%	4%
Non Hispanic Black	92%	-8%	91%	12%	85%
<b>Miami-Dade</b>					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



Age

Like many Black communities, South Miami has a relatively young population. About 56 percent of the population was below 35 years of age compared to 48 percent in the County. About 12 percent were 65 years and over, compared to 14 percent in the County.

**Table 2**  
**Age Distribution**  
**South Miami and Miami-Dade County**  
**1980-2000**

	South Miami			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	1,872	1,726	2,091	1,623,781	1,937,094	2,253,362
Less than 5	161	184	169	94,237	139,714	157,871
5 to 9	167	158	205	101,385	131,426	145,752
10-14	199	162	232	111,386	120,490	160,754
15-19	222	169	187	136,285	131,060	154,989
20-24	200	135	127	133,039	139,196	144,721
25-29	151	128	119	125,898	168,342	163,859
30-34	88	117	132	114,333	163,334	173,574
35-44	182	182	270	192,585	278,043	361,966
45-54	165	163	203	187,309	212,098	282,766
55-59	68	61	88	90,929	91,769	109,141
60-64	53	67	99	80,555	90,816	97,417
65-74	149	93	155	149,491	146,131	162,257
75+	67	107	105	105,698	124,675	138,295

	South Miami			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	9%	11%	8%	6%	7%	7%
5 to 9	9%	9%	10%	6%	7%	6%
10-14	11%	9%	11%	7%	6%	7%
15-19	12%	10%	9%	8%	7%	7%
20-24	11%	8%	6%	8%	7%	6%
25-29	8%	7%	6%	8%	9%	7%
30-34	5%	7%	6%	7%	8%	8%
35-44	10%	11%	13%	12%	14%	16%
45-54	9%	9%	10%	12%	11%	13%
55-59	4%	4%	4%	6%	5%	5%
60-64	3%	4%	5%	5%	5%	4%
65-74	8%	5%	7%	9%	8%	7%
75+	4%	6%	5%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.





### Household Structure

Households in South Miami were less likely to be comprised of married couples (32 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (58 percent) was much higher than the County average (24 percent).

**Table 3**  
**Households by Family Status**  
**South Miami and Miami-Dade County**  
**1990-2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	544	170	714	692,355	84,419	776,774
Family Households	353	101	454	481,260	67,233	548,493
Married Couple	121	25	146	342,512	28,386	370,898
With children	71	-15	56	164,216	11,331	175,547
No children	50	40	90	178,296	17,055	195,351
Male Householder	36	7	43	35,377	8,547	43,924
With children	21	0	21	17,177	-288	16,889
No children	15	7	22	18,200	8,835	27,035
Female householder	196	69	265	103,371	30,300	133,671
With children	156	-12	144	64,848	5,468	70,316
No children	40	81	121	38,523	24,832	63,355
Non-family Households	191	69	260	211,092	17,189	228,281
	<b>Percent</b>					
Total Households	100%	31%	100%	100%	12%	100%
Family Households	65%	29%	64%	70%	14%	71%
Married Couple	22%	21%	20%	49%	8%	48%
With children	13%	-21%	8%	24%	7%	23%
No children	9%	80%	13%	26%	10%	25%
Male Householder	7%	19%	6%	5%	24%	6%
With children	4%	0%	3%	2%	-2%	2%
No children	3%	47%	3%	3%	49%	3%
Female householder	36%	35%	37%	15%	29%	17%
With children	29%	-8%	20%	9%	8%	9%
No children	7%	203%	17%	6%	64%	8%
Non-family Households	35%	36%	36%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



## Housing

### Number of Units

The 754 housing units reported in 2000 was an increase over the 596 reported in 1990, reversing a decline in the previous decade.

### Tenure and Vacancy

The vacancy rate in South Miami in 2000 was much lower than the comparable County figure of 9 percent.

Renter-occupied units accounted for 61 percent of all occupied units, down from the 69 percent reported in 1990, but continued to be higher than the County's 42 percent.

**Table 4**  
**Housing Units by Tenure and Vacancy Status**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	596	158	754	771,288	80,990	852,278
Occupied Units	544	170	714	692,355	84,419	776,774
Owner Occupied	170	111	281	375,912	73,413	449,325
Renter Occupied	374	59	433	316,443	11,006	327,449
Vacant Units	70	-30	40	78,933	-3,429	75,504
For Rent	35	-22	13	31,611	-11,745	19,866
For Sale	2	-1	1	11,007	-1,152	9,855
Seasonal/Other	15	-10	5	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	18	3	21	3,579	12,558	16,137
	<b>Percent</b>					
Total Units	100%	27%	100%	100%	100%	100%
Occupied Units	91%	31%	95%	90%	104%	91%
Owner Occupied	29%	65%	37%	49%	91%	53%
Renter Occupied	63%	16%	57%	41%	14%	38%
Vacant Units	12%	-43%	5%	10%	-4%	9%
For Rent	6%	-63%	2%	4%	-15%	2%
For Sale	0%	-50%	0%	1%	-1%	1%
Seasonal/Other	3%	-67%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	3%	17%	3%	0%	351%	2%
Vacancy Rate	12%	-19%	5%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



Housing Values and Rents

All of the owner-occupied homes in South Miami were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

**Table 5**  
**Value of Specified Owner-Occupied Housing**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami- Dade	South Miami	Miami- Dade
Total Units	138	275,298	83	335,815
less than \$30,000	18	4,095	0	2,097
\$30,000 to \$59,999	60	44,179	32	13,900
\$60,000 to \$99,999	54	129,221	51	98,294
\$100,000 to \$149,999	4	52,723	0	109,962
\$150,000 to \$199,999	2	18,764	0	53,514
\$200,000 +	0	25,746	0	58,048
	<b>Percent</b>			
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	13.0%	1.5%	0.0%	0.6%
\$30,000 to \$59,999	43.5%	16.0%	38.6%	4.1%
\$60,000 to \$99,999	39.1%	46.9%	61.4%	29.3%
\$100,000 to \$149,999	2.9%	19.2%	0.0%	32.7%
\$150,000 to \$199,999	1.4%	6.8%	0.0%	15.9%
\$200,000 +	0.0%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



About 76 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

**Table 6**  
**Contract Rent for Renter-Occupied Units**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami-Dade	South Miami	Miami-Dade
Total Units	361	305,935	325	326,833
less than \$100	54	15,527	50	18,675
\$100 to \$199	95	16,181	88	16,614
\$200 to \$249	46	14,021	39	5,360
\$250 to \$299	41	21,364	14	6,510
\$300 to \$349	49	30,280	20	10,741
\$350 to \$399	34	39,390	21	16,473
\$400 to \$449	21	36,104	-	22,095
\$450 to \$499	17	34,036	15	29,180
\$500 to \$599	4	48,431	40	58,061
\$600 to \$699	0	25,047	12	53,707
\$700+	0	25,554	26	89,417
	<b>Percent</b>			
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	15.0%	5.1%	15.4%	5.7%
\$100 to \$199	26.3%	5.3%	27.1%	5.1%
\$200 to \$249	12.7%	4.6%	12.0%	1.6%
\$250 to \$299	11.4%	7.0%	4.3%	2.0%
\$300 to \$349	13.6%	9.9%	6.2%	3.3%
\$350 to \$399	9.4%	12.9%	6.5%	5.0%
\$400 to \$499	5.8%	11.8%	0.0%	6.8%
\$450 to \$499	4.7%	11.1%	4.6%	8.9%
\$500 to \$599	1.1%	15.8%	12.3%	17.8%
\$600 to \$699	0.0%	8.2%	3.7%	16.4%
\$700+	0.0%	8.4%	8.0%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.





## Income

Incomes in South Miami were lower than the County average.

About 80 percent of all households with income had incomes below \$35,000, compared to 48 percent in Miami-Dade County.

**Table 7**  
**Income Distribution**  
**Households with Income**  
**South Miami and Miami-Dade County**  
**1999**

	South Miami			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	178	92	93	107,901	27,389	62,527
\$10,000 to \$14,999	61	46	15	58,409	12,035	35,437
\$15,000 to \$24,999	119	112	7	111,649	22,886	67,667
\$25,000 to \$34,999	56	40	16	100,833	19,273	59,907
\$35,000 to \$49,999	85	52	14	121,780	21,239	69,946
\$50,000 and over	16	10	0	276,806	35,232	141,943
Total Households	515	352	145	777,378	138,054	437,427
	<b>Percent</b>					
Less than \$10,000	35%	26%	64%	14%	20%	14%
\$10,000 to \$14,999	12%	13%	10%	8%	9%	8%
\$15,000 to \$24,999	23%	32%	5%	14%	17%	15%
\$25,000 to \$34,999	11%	11%	11%	13%	14%	14%
\$35,000 to \$49,999	17%	15%	10%	16%	15%	16%
\$50,000 and over	3%	3%	0%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



Poverty

In 2000, South Miami continued to be a high-poverty area. The poverty rate for persons was 49 percent, considerably higher than the County's 18 percent, and up from the 38 percent recorded in 1990.

Children were especially affected by poverty. About 60 percent of all children under 18 were poor, higher than the 44 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

**Table 8  
Number and Percent of Persons in Poverty  
South Miami and Miami-Dade County  
1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	768	38%	714	49%	341,261	18%	396,995	18%
Black	520	31%	590	40%	117,357	30%	124,801	29%
Hispanic	168	78%	122	8%	183,207	20%	223,335	18%
Elderly	154	58%	107	7%	52,706	20%	55,020	19%
Young								
Under 5	99	46%	110	8%	33,721	25%	32,995	23%
Under 18	294	44%	345	24%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 43 percent of all family households were below the poverty level, an increase over the 37 percent in 1980. Among female householder households with children, a high 56 percent were in poverty, about the same level as in 1990.

**Table 9  
Percent of Households in Poverty  
South Miami and Miami-Dade County  
1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	146	37%	111	43%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	111	58%	69	56%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



## Employment

### Labor Force Status

In 2000, 16 percent of the civilian labor force in South Miami was unemployed, the same level as in 1990, but much higher than the comparable County figure (9 percent). The rate of labor force participation in the area was much lower than the County average. About 62 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

**Table 10**  
**Labor Force Status, Persons 16 Years and Over**  
**South Miami and Miami-Dade County**  
**1990 and 2000**

	South Miami				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	6,674	359	313	30	976,754	1,009,456	184,703	586,601
Employed	5,626	300	260	30	901,828	921,208	159,184	535,989
Unemployed	1,048	59	53	0	74,926	88,248	25,519	50,612
Not in Labor Force	3,609	577	381	175	537,778	747,409	134,834	460,333
<b>Percent</b>								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	84%	84%	83%	100%	92%	91%	86%	91%
Unemployed	16%	16%	17%	0%	8%	9%	14%	9%
Not in Labor Force	35%	62%	55%	85%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



## Educational Attainment

The educational attainment levels of South Miami residents over 25 years lagged behind the County levels. A high 48 percent had not completed high school compared to the County average (15 percent). Only 7 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

**Table 11**  
**Educational Attainment**  
**Persons Age 25 and Over**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami-Dade	South Miami	Miami-Dade
Not High School Graduate	617	448,282	396	229,000
High School Graduate	375	296,444	229	458,458
1-3 Years College	154	296,109	139	536,040
4 Years of College +	29	240,460	56	323,399
Total	1,175	1,281,295	820	1,546,897
	Percent			
Not High School Graduate	53.7%	35.0%	48.3%	14.8%
High School Graduate	26.5%	23.1%	27.9%	29.6%
1-3 Years College	15.8%	23.1%	17.0%	34.7%
4 Years of College +	4.0%	18.8%	6.8%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.





**APPENDIX E**

**Maximum Income and Rent Levels Established by Florida HUD**



Florida Housing Finance Corporation

January 2004

Effective: 1/29/2004 when posted FHFC Posted: 1/29/2004		Florida Housing Finance Corporation Multifamily Rental Programs and SHIP (all) 2004 Income Limits Adjusted To Household Size								Multifamily Rental Bond Income Limits NOT by Household Size		
City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Miami PMSA (Miami-Dade)	30%	11,050	12,650	14,250	15,800	17,050	18,350	19,600	20,850	34,255	42,150	77,850
	33%	12,177	13,926	15,642	17,391	18,777	20,163	21,549	22,968			
	35%	12,915	14,770	16,590	18,445	19,915	21,395	22,855	24,360			
	40%	14,760	16,880	18,960	21,080	22,760	24,440	26,120	27,840			
	45%	16,605	18,990	21,330	23,715	25,605	27,495	29,385	31,320			
	50%	18,450	21,100	23,700	26,350	28,450	30,550	32,650	34,800			
	55%	20,295	23,210	26,070	28,985	31,295	33,605	35,915	38,280			
	60%	22,140	25,320	28,440	31,620	34,140	36,660	39,180	41,780			
	80%	29,500	33,750	37,950	42,150	45,550	48,900	52,300	55,650			
Median: 45,400	120%	44,280	50,840	58,880	63,240	68,280	73,320	78,360	83,520			
Naples MSA (Collier)	25%	12,225	13,950	15,700	17,450	18,850	20,250	21,650	23,025	45,370	55,850	94,950
	30%	14,650	16,750	18,850	20,950	22,600	24,300	25,950	27,650			
	35%	17,115	19,530	21,980	24,430	26,390	28,350	30,310	32,235			
	40%	19,580	22,320	25,120	27,920	30,160	32,400	34,640	36,840			
	45%	22,005	25,110	28,260	31,410	33,930	36,450	38,970	41,445			
	50%	24,450	27,900	31,400	34,900	37,700	40,500	43,300	46,050			
	55%	26,895	30,690	34,540	38,390	41,470	44,550	47,630	50,655			
	60%	29,340	33,480	37,880	41,880	45,240	48,600	51,980	55,280			
	80%	39,100	44,650	50,250	55,850	60,300	64,750	69,250	73,700			
Median: 83,300	120%	58,880	66,980	75,380	83,760	90,480	97,200	103,920	110,520			
Ocala MSA (Marion)	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100	29,080	34,550	77,850
	35%	10,570	12,110	13,815	15,120	16,345	17,535	18,780	19,950			
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800			
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650			
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500			
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350			
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200			
	80%	24,200	27,850	31,100	34,550	37,300	40,100	42,850	45,600			
	Median: 42,400	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320			

TABLE E.1 - 2004 Income Limits Schedule



TABLE E.2 – 2004 Rent Schedule by Number of Bedrooms in Unit

Effective 1/28/2004 when posted  
FHFC Posted 1/29/2004

1990 and Later  
By Number of Bedrooms

**Florida Housing Finance Corporation**  
**2004 Maximum Rents by Number of Bedrooms in Unit**

NOTE: This schedule is to be used by developments participating in the following programs: Housing Credit (HC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD Multifamily Risk Sharing. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Gainesville MSA (Alachua)	30%	273	293	352	406	453
	33%	301	322	387	447	499
	35%	319	342	411	475	530
	40%	365	391	470	543	606
	45%	410	440	528	610	681
	50%	456	489	587	678	757
	60%	547	587	705	814	909
	80%	731	783	940	1,085	1,211
	120%	1,095	1,174	1,410	1,629	1,818
Jacksonville MSA (Clay/Duval/ Nassau/Saint Johns)	28%	277	297	356	411	459
	30%	297	318	382	441	492
	35%	346	371	445	514	574
	40%	396	424	509	588	657
	45%	445	477	572	662	739
	50%	495	530	636	735	821
	60%	594	636	763	882	985
	80%	792	848	1,018	1,177	1,312
	120%	1,188	1,273	1,527	1,765	1,971
Lakeland-Winter Haven MSA (Polk)	30%	246	264	317	366	408
	33%	271	290	348	403	449
	35%	287	308	370	427	476
	40%	329	352	423	489	545
	45%	370	396	475	550	613
	50%	411	440	528	611	681
	60%	493	528	634	733	817
	80%	657	705	846	977	1,090
	120%	987	1,057	1,269	1,467	1,635
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	268	287	344	398	444
	30%	287	308	368	426	476
	35%	335	359	430	497	555
	40%	383	410	492	569	635
	45%	430	461	553	640	714
	50%	478	513	615	711	793
	60%	574	615	738	853	952
	80%	766	820	985	1,137	1,268
	120%	1,149	1,231	1,476	1,707	1,905
Miami PMSA (Dade)	30%	276	296	356	410	458
	33%	304	326	391	452	504
	35%	322	346	414	479	534
	40%	369	395	474	548	611
	45%	415	444	533	616	687
	50%	461	494	592	685	763
	60%	553	593	711	822	916
	80%	737	790	948	1,096	1,222
	120%	1,107	1,186	1,422	1,644	1,833

Florida Housing Finance Corporation

March 2003



**APPENDIX F**

**South Miami CRA Annual Progress Reports**





11/15/10

# SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN

CITY OF SOUTH MIAMI, FLORIDA

---

*"The City of Pleasant Living"*



# **SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN**

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## **ACKNOWLEDGEMENTS**

### **SOUTH MIAMI CITY COMMISSION**

**Anna M. Price, Ph.D., Mayor**

**Julio Robaina, Vice-Mayor**

**David D. Bethel, Commissioner**

**Armando Oliveros, Commissioner**

**R. Paul Young, Ed.D., Commissioner**

**Diana Morris, Interim City Manager**

**Earl Gallop, City Attorney**

**Ronetta Taylor, City Clerk**

**Redevelopment Plan prepared by Don DeLaney**

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## SECTION ONE

# GENERAL DESCRIPTION OF REDEVELOPMENT AREA AND FINDING OF NECESSITY

### A. GENERAL DESCRIPTION OF REDEVELOPMENT AREA

The South Miami Community Redevelopment Agency (SMCRA) Redevelopment Area is composed of approximately 185 acres containing approximately 600 separate property folios with a total taxable value (TTV) of approximately \$69 million according to Dade County Property Appraiser's office as of 1/8/98. This area represents approximately 12.2 % of the overall physical area and 11 % of the TTV of properties. A legal description of the redevelopment area is included in this Plan along with a map of City-owned and maintained properties.

The existing land uses are primarily a mix of commercial, retail and office, single and multi-family residential, parks, educational (JRE Lee Community School) and public/institutional uses. A copy of the current adopted land use map is included in the Plan. A map indicating the location of public schools is also included.

The land use pattern follows the historic development of the area and the requirements of existing and past zoning. There are no Dade County enclaves in the redevelopment area.

US Highway One, Red Road and Sunset Drive are the major traffic corridors and are bordered by retail, office and other commercial uses. Traffic

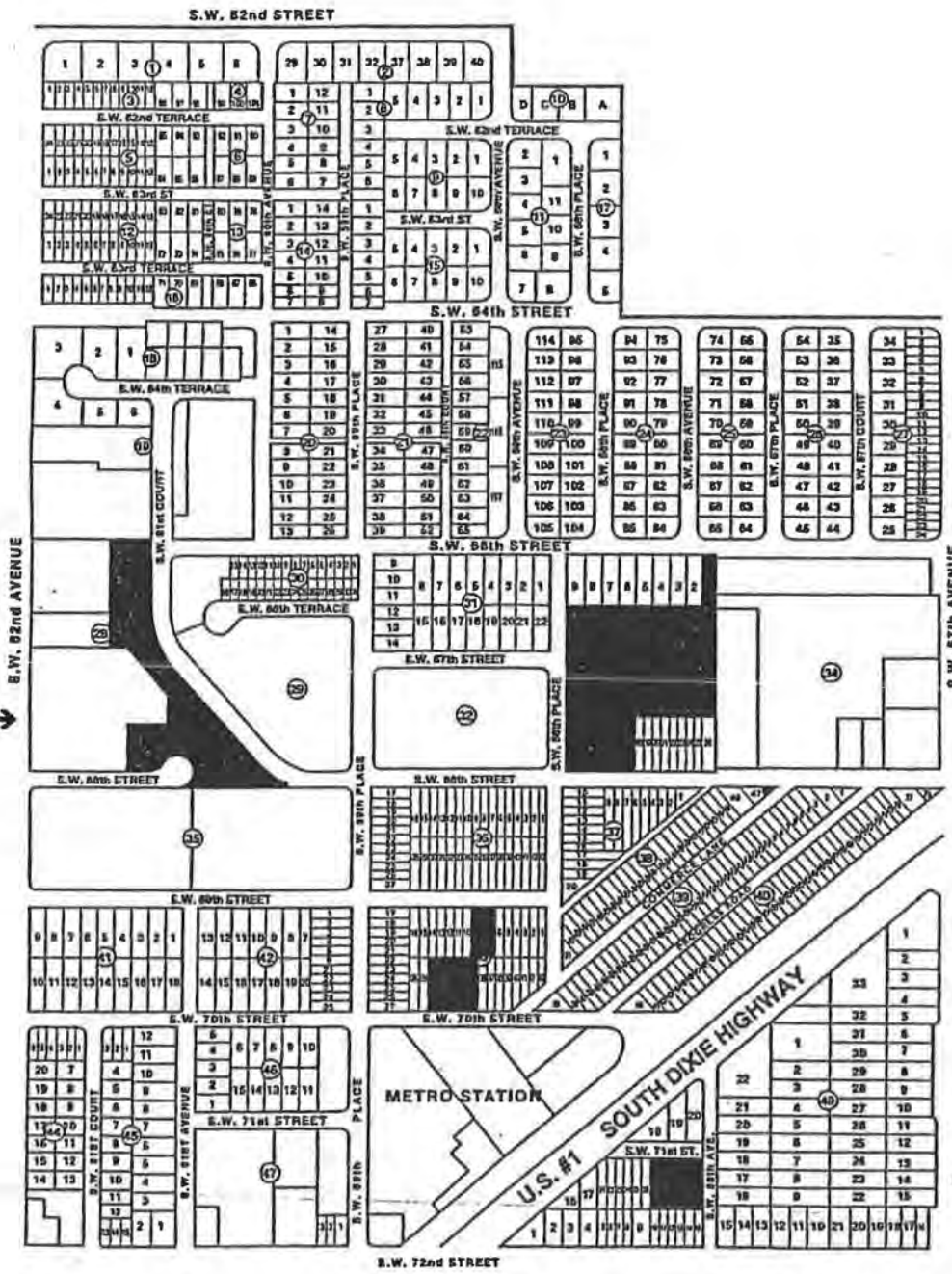


**COMMUNITY REDEVELOPMENT AGENCY  
BOUNDARY DESCRIPTION**

Beginning at a point, said point being the southeast corner of Section 25, Township 54 South, Range 40 East and being the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive); thence running westerly along the south line of the aforesaid Section 25, said line being the centerline of Southwest 72 Street (Sunset Drive), a distance of 2,640 feet, more or less, to the intersection of the centerline Southwest 72 Street (Sunset Drive) and the centerline of Southwest 62 Avenue (Paul Tevis Road), the same being the southwest corner of the southeast quarter of said Section 25; thence, running northerly along the west line of the southeast quarter, the same being the centerline of Southwest 62 Avenue (Paul Tevis Road), a distance of 3,463 feet, more or less, to the intersection of the centerline of Southwest 62 Avenue (Paul Tevis Road) and a line, the same being the western extension of the northern right-of-way line of Southwest 62 Street; thence running easterly along said line, and continuing along the northern right-of-way line of Southwest 62 Street, a distance of 1,362 feet, more or less, to the intersection of the northern right-of-way line of Southwest 62 Street and the eastern right-of-way line of Southwest 59 Avenue; thence running southerly along the eastern right-of-way line of Southwest 59 Avenue, a distance of 159 feet, more or less, to the intersection of the eastern right-of-way line of Southwest 59 Avenue and a line, the same being the western extension of the north line of Lots A, B, C and D of Block 1, University Gardens No. 1 Subdivision, A Re-Plat of Block 2, according to the plat thereof, as recorded in Plat Book 91 at Page 36 in the Public Records of Dade County, Florida; thence running easterly along the north line of said Lots A, B, C, and D, a distance of 309 feet, more or less, to the northeast corner of said Lot A, the same being the northeast corner of University Gardens No.1 Subdivision; thence southerly along the eastern line of University Gardens No.1 Subdivision, according to the plat thereof, as recorded in Plat Book 89 at Page 15 in the Public Records of Dade County, Florida, a distance of 662 feet, more or less, to the southeast corner of University Gardens No.1 Subdivision, the same being a point in the centerline of Southwest 64 Street (Hardee Drive); thence running easterly along the centerline of Southwest 64 Street (Hardee Drive), the same being the north line of the south half of said Section 25, a distance of 990 feet, more or less, to the intersection of the centerline of Southwest 64 Street (Hardee Drive) and the centerline of Southwest 57 Avenue (Red Road), the same being the northeast corner of the southeast quarter of said Section 25; thence running southerly along the centerline of Southwest 57 Avenue (Red Road), a distance of 2,640 feet, more or less, to the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive), the same being the southeast corner of said Section 25, Township 54 South, Range 40 East, said point being the Point of Beginning, which area comprises approximately 185 acres.







Williamson Park  
 School House  
 W 68 Street  
 x records indicate  
 ty is HUD owned)

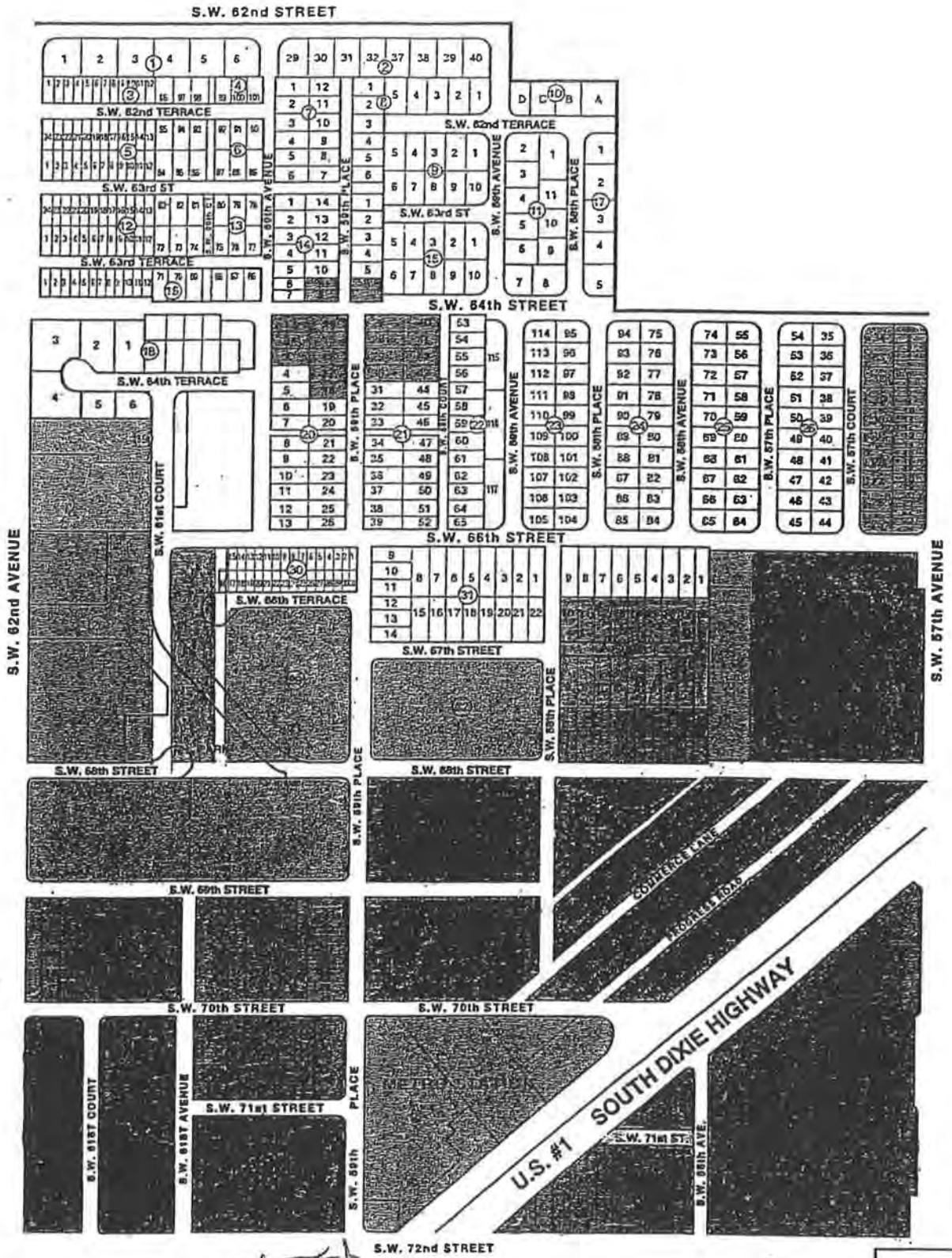
- ← Lee Murray Park  
6701 SW 58 Place
- ← Fire Well  
68 Street
- ← Inspection Station  
5890 SW 69 Street
- ← Municipal Parking I  
58th Ave / 71st Street

### City-Owned Properties in the Proposed CRA



Not to Scale





~~1995~~ *Adopted* Future Land Use Map  
 for the Proposed CRA *Adopted 1995*



Not to Scale



# 1995 FUTURE LAND USE MAP FOR THE PROPOSED CRA LEGEND

- Single-Family Residential (Two-Story)
- Multiple-Family Residential (Four-Story)
- Mixed-Use Commercial/Residential (Four-Story)
- Transit-Oriented Development District (4+4-Story)
- Educational Uses (Four-Story)
- Public Institutional Uses (Four-Story)
- Parks and Open Space (including School Board)



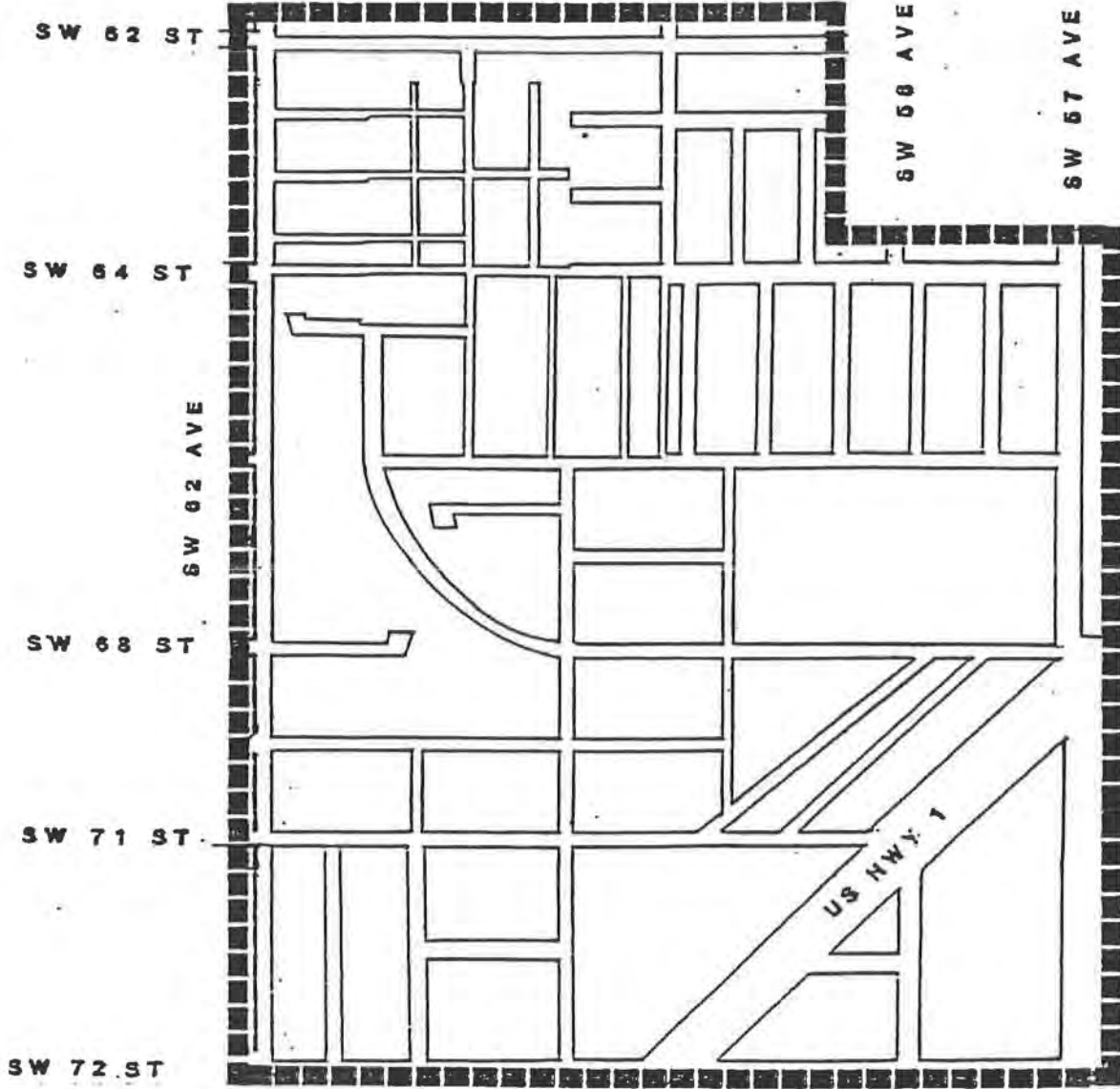


issues were addressed in 1982 and 1994 as a part of a Development of Regional Impact Development Order application for the Bakery Center and the Shops at Sunset sites respectively. The advent of the MetroRail stop at the South Miami station has assisted in traffic calming, and the adoption of the Transit Oriented Development ordinance by the City Commission in 1997 may further relieve traffic pressures.

The Community Redevelopment Area includes approximately 98% of the original Dade County South Miami Target Area as created by the County's Office of Community Development. A map of the County-designated target area is included with a delineation of the South Miami Community Redevelopment Area overlaying the original boundaries for comparative purposes.

The residential area is primarily a minority community which consists of comparatively lower income residents with a higher poverty rate as compared to the balance of Dade County. A distressing statistic shows that the poverty level for individuals in this area has risen from 37% in 1985 to 38% in 1990. This is a trend that must be reversed. The poverty level for families has risen even more dramatically from 34% to 37% over the same time period. According to data in the Dade County Office of Community Development report, which is incorporated into the City's Evaluation and Appraisal Report, approximately 85% of the population is native-born; households in this area are more likely to rent than own their homes. Crowding is a significant problem, especially in rental households. The value of housing, both mean home value and rent is below that of Dade County. Only about 17% of the children in South Miami lived in married-couple households in 1990. More than two in five lived with a single parent, and about 70% of the households with children were headed by a





**CHUD / 85**



**METRO TARGET AREA  
SOUTH MIAMI**



single parent. South Miami CRA area residents had a lower level of educational attainment than the Dade County average. Workers in this area were concentrated in service and blue collar rather than professional occupations.

In summary, the South Miami Community Redevelopment Area residents face a range of serious social and economic challenges and are in need of tools to assist them in improving their future.

## **B. FINDING OF NECESSITY**

As part of the creation of a Community Redevelopment Agency and the adoption process for a redevelopment plan, a resolution addressing the Finding of Necessity has been adopted by the South Miami City Council and the Dade County Board of County Commissioners. These resolutions,



**Abandoned Residential Property  
in the Heart of the Redevelopment Area**

numbered 154-96-9908 and R-1374-96, were adopted on September 3, 1996 and December 3, 1996 by the City and County respectively.

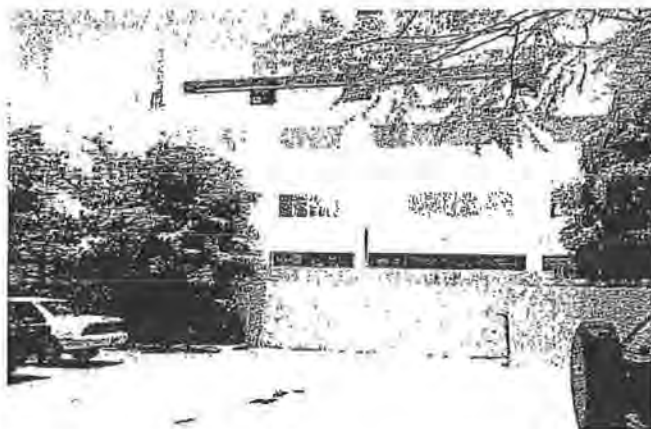


**Blighted Site in Need of  
Redevelopment Assistance**

In addition to the statutorily required resolution, the City of South Miami commissioned the undertaking of a full field report to verify the need for redevelopment in the redevelopment agency's area of

operation. This report was completed in May of 1996. From April through August of 1997, the City redevelopment consultant conducted twelve field visits and

three community walking tours and conducted additional research which validates and concurs with the City-initiated report.



**Abandoned Office Building on 70<sup>th</sup> Street**

## **(1) EXECUTIVE SUMMARY OF FINDING OF NECESSITY**

The establishment of a redevelopment area requires an official finding of necessity for redevelopment by the City and acceptance by Dade County. A finding of necessity for redevelopment is based on the existence of conditions found in a community as described in Florida Statute: Community Redevelopment Act of 1969, Chapter 163, Part III.

Upon review and assessment of the study area and application of appropriate criteria set forth in the Statute, the proposed City of South Miami CRA area was found to have a combination of conditions that require a need for redevelopment. The following conditions were applicable in the study area:

- **Building Deterioration.** A large number of structures were found to be in either major or minor deteriorating condition. These structures are scattered throughout the study area.
- **Site Deterioration and Deficiencies.** Site deterioration and deficiencies were prevalent in the form of broken glass, broken pavement in streets and sidewalks, overgrown weeds in vacant lots and existing structures, abandoned foundations from demolished buildings, deteriorated fences, and garbage and debris in the front yards or back alleys.

- **Unsanitary Conditions.** Unsanitary conditions include abandoned cars, furniture and fixtures, accumulation of trash and debris, broken glass, environmental hazards i.e., septic tanks, grease traps at auto repair, fiberglass and painting shops. Air quality and waste water are concerns in some blocks.
- **Drainage deficiencies.** Drainage deficiencies were observed during rainy days of the external window shield field study. Several blocks showed signs of flooding whereby water was standing on the streets and sidewalks.
- **Diversity of Ownership.** Diversity of ownership was found in several blocks where buildings or parcels were owned by five or more entities per block.
- **Age of Structures.** There are several blocks where the age of the structures on average are 40 years or more. Several additional structures ranging between 30 to 39 years in age.
- **Property Maintenance Code Violations.** Violation of property maintenance standards lend to substandard conditions arising in the buildings and inhibits investments in the area for redevelopment.
- **Non-Conforming Structures. Size of Units.** Several blocks were identified where the size of a unit to its lot size did not meet the minimum code requirements.





- **Non-Conforming Structures. Parking Requirements.** Non-conforming parking arrangements were identified in blocks where off-street parking does not meet minimum code standards as well as where streets are too narrow for parked cars and two-way traffic.
- **Closed Buildings.** Closed buildings indicate obsolescence and stagnant economic growth. Ten buildings were found to be closed or boarded up in the study area.
- **Vacant Lots.** Vacant lots denote non-productive use of land in a community which leads to blighting conditions i.e., unsanitary conditions, breeding ground for crime, and limits the tax revenues to the city.
- **Inadequate Street Layout.** Several blocks have streets that are not wide enough to maintain two-way traffic flow, and several blocks do not have adequate street parking.
- **High Crime Rates.** Grant theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses are prevalent in the study area. High crime rates reflect a lack of adherence to the law and public safety. This inhibits redevelopment initiatives.

Based on the facts stated in this report, the City's governing body may reasonably request a delegation of authority from Dade County under the Community Redevelopment Act of 1969, Chapter 163, Part III, and may make an official finding that a redevelopment area is necessary in the study area. A



copy of the Finding of Necessity is attached as Appendix A and contains quantifiable data on each criteria discussed above.

## **(2) METHODOLOGY**

### **Study Area**

The initial study area was defined by Dade County in 1986. Throughout this ten-year period, it has remained as a target area for economic and community development in the Comprehensive Plan of both the City and Dade County.

### **Field Survey**

The study area was reviewed and assessed by consultants and City staff during February through April of 1996. The consultant examined buildings from the exterior. Notations were made on a worksheet when buildings showed signs of deterioration. Three classifications were used to describe building deterioration: major deterioration, minor deterioration, or dilapidated.

### **Public Records**

Other information was obtained from the City or Dade County records which included the 1990 and 1995 real property tax rolls, property and maintenance code violation records, police crime data, City of South Miami Evaluation and Appraisal Report, and the City of South Miami's Comprehensive Plan. These records were used to obtain data on: property and maintenance code violations, drainage deficiencies, unsanitary conditions, diversity of ownership, age of structures, non-conforming structures, vacant lots, inadequate streets, and high crime rates in the area.



## **Compilation of Data**

Data obtained in the field and from City records and reports were assembled into a spreadsheet format. The block by block data include the following: number of buildings/parcels per block, number and percent of buildings showing deterioration (major and minor), presence of site deficiencies, presence of unsanitary conditions, presence of drainage deficiencies, diversity of ownership, average age of buildings, number of blocks having buildings in non-compliance with building and zoning codes (size of unit to lot, parking), number of closed buildings, vacant lots, property and maintenance code violations, and crime rates as reported by the Police Department. The detailed block by block data is shown in Exhibit B: Conditions Survey in the full text of the Finding of Necessity.

## **Criteria**

Each block was assessed as to whether it did or did not meet the criteria established relative to blighting conditions as stated in the Florida Statute Chapter 163.335. Findings and declarations of necessity and 163.340. Definitions. They are listed below.

1. Building Deterioration of 20% or More: (Standards for building deterioration are stated in the building deterioration section of this report.)
2. Presence of Site Deterioration or Deficiencies.
3. Presence of Unsanitary Conditions.
4. Drainage Deficiencies.
5. Diversity of Ownership.
6. Average Age of Structures: 40-plus years.
7. Property Maintenance Code Violations.





8. Presence of Non-Conforming Structures: Size of Unit to Lot size.
9. Presence of Non-Conforming Structures: Parking Requirements.
10. Presence of Closed Buildings.
11. Presence of Vacant Lots.
12. Presence of Inadequate Street Layout.
13. High Crime Rates in these Categories: grant theft, robbery, burglary, auto theft, auto burglary, battery, homicide, and sex offenses.

All data is presented in detailed maps and attached to the South Miami Community Redevelopment Plan as Appendix A (Finding of Necessity).



## **SECTION TWO**

# **CREATION AND POWERS OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**

### **A. CREATION**

Upon a Finding of Necessity, and subsequent to the adoption of the required resolutions and ordinances, the City Commission of the City of South Miami may create the South Miami Community Redevelopment Agency, hereinafter referred to as the SMCRA. Through this process it shall be determined that there is a need for the SMCRA to carry out community redevelopment as defined by statute and set forth in this Plan. The SMCRA shall be a public body corporate and politic and shall be constituted as a public instrumentality.

The City Commission of the City of South Miami established the SMCRA on September 3, 1997 through the adoption of Ordinance # 154-96-9908. The Dade County Board of County Commissioners approved the creation of the Agency on \_\_\_\_\_, 1998 with the adoption of Ordinance # \_\_\_\_\_. The organizational structure of the SMCRA was also established at that time. The Board of the SMCRA shall further adopt by-laws to govern the operation of the Agency.

### **B. POWERS**

1. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this Act.



2. To disseminate community redevelopment information.
3. To undertake and carry out community redevelopment and related activities within the community redevelopment area, which redevelopment may include:
  - (a) Acquisition, redevelopment of and disposition of real property;
  - (b) Demolition and removal of buildings and improvements;
  - (c) Installation, construction or reconstruction of streets, utilities, parks, playgrounds and public areas; and
  - (d) Carrying out plans for a program of repair and rehabilitation of buildings or other improvements.
4. Within the community redevelopment area:
  - (a) To make inspections, surveys, appraisals, soundings or test borings and to conduct environmental tests and surveys;
  - (b) To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon; except that the SMCRA may not exercise any power of eminent domain unless the exercise has been specifically approved by the City Commission;
  - (c) To hold, improve, clear or prepare for redevelopment any such property;
  - (d) To mortgage, pledge, hypothecate or otherwise encumber or dispose of any property;
  - (e) To enter into any contracts necessary to effectuate redevelopment activities;



- (f) To solicit requests for proposals for redevelopment;
  - (g) To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the Federal Government or the state, county or other public body or from any sources, public or private, for the purpose of redevelopment;
  - (h) To acquire air rights which shall be utilized for the implementation of redevelopment programs;
  - (i) To apply for, accept and utilize grants of funds from any source, public or private, for redevelopment;
  - (j) To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this Plan;
  - (k) Within its area of operation, to organize, coordinate and direct the administration of redevelopment activities.
5. When authorized or approved by the City Commission of the City of South Miami and the Dade County Board of County Commissioners, the SMCRA shall be permitted to issue redevelopment revenue bonds and other financial instruments as per Section 163.385 F.S.
- Bonds issued under this section do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitations or restrictions as they apply to the City of South Miami or Dade County.
6. To exercise all or any part in combination of redevelopment powers as prescribed in Chapter 163, Part III, F.S. and that are not restricted by the SMCRA Redevelopment Plan.



### **C. POWERS NOT GIVEN TO THE SMCRA**

1. The following projects may not be paid for or financed by increment revenues:
  - (a) Construction or expansion of administrative buildings for public bodies or for police or fire service.
  - (b) Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects which are not an integral part of or necessary for carrying out the SMCRA Redevelopment Plan, or which have received the approval of the governing body within three years of the adoption of the redevelopment plan, or which are normally financed by the governing body with user fees.
  - (c) General government operating expenses unrelated to the planning and carrying out of the SMCRA Redevelopment Plan.
2. The power to independently zone or rezone property;
3. The power to independently grant exceptions from building regulations;
4. The power to independently grant exceptions from the Land Development Regulations or City Code;
5. The power to independently close or vacate public rights-of-way;
6. The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings as required with respect thereto;
7. The power to grant final approval to the SMCRA Redevelopment Plan and amendments thereof; and



8. The power to authorize the issuance of revenue bonds as set forth in Section 163.385 F.S..
9. The power to approve the acquisition, demolition, removal or disposal of property as provided in Section 163.370(3) F.S. and the power to assume the responsibility to bear loss as provided in Section 163.370(3) F.S..





## SECTION THREE

### AUTHORITY TO UNDERTAKE REDEVELOPMENT

The South Miami Community Redevelopment Agency (SMCRA) Redevelopment Plan has been prepared in accordance with the State's Community Redevelopment Act, Chapter 163, Part III, *Florida Statutes*. The adoption of this plan, and any subsequent modifications or amendments, shall follow the procedures as required by public hearings and the adoption of the necessary resolutions and ordinances.

In recognition of the need to prevent the spread of and eliminate the existence of slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For purposes of SMCRA's Plan, the following definitions as provided in Chapter 163, Part III, *Florida Statutes*, shall apply:

**"Community redevelopment or redevelopment** means undertakings, activities or projects of a county, municipality or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan."



The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" resolution by the governing body, which is incorporated into this plan as Section I. This finding demonstrates that:

- (1) One or more slum or blighted areas, one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and
- (2) The rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the county or municipality.





## **SECTION FOUR**

### **SAFEGUARDS AND ACCOUNTABILITY**

#### **A. SAFEGUARDS TO ENSURE REDEVELOPMENT ACTIVITIES FOLLOW THE REDEVELOPMENT PLAN**

1. The South Miami Community Redevelopment Area (SMCRA) shall file an annual report with the State's Auditor General's Office, The Dade County Board of County Commissioners, the Dade County Clerk's Office, the City Commission and the City Clerk's Office. This report shall contain a programmatic overview of the activities of the SMCRA as allowed by the Redevelopment Plan.
2. The SMCRA Board shall be fully subject to the Florida Sunshine Law and will meet at least on a monthly basis in a public forum.
3. The SMCRA shall provide adequate safeguards to ensure that all leases, deeds, contracts, agreements and declarations of restrictions relative to any real property conveyed shall contain restrictions, covenants, running with the land and its uses, or other such provisions necessary to carry out the goals and objectives of the Plan.
4. The SMCRA Board shall publicly adopt by-laws to govern its activities and to ratify its administrative policies.



**B. SAFEGUARDS TO ENSURE FINANCIAL ACCOUNTABILITY**

1. The SMCRA shall maintain adequate records to provide for an annual audit which shall be conducted by a knowledgeable Certified Public Accountant selected by the City Commission. The findings of the audit shall be presented at a public meeting of the Board of the SMCRA and such findings shall be forwarded to the State Auditor General's Office by March 31 of each year for the preceding fiscal year which shall run from October 1 through September 30.

The annual Audit Report shall be accompanied by the SMCRA's Annual Report and shall be provided to the City Commission, City Clerk's Office, Dade County Board of County Commissioners and the Dade County Clerk's Office for public review and availability. Legal notice in a newspaper of general circulation shall be provided to inform the public of the availability for review of the Annual Audit and Annual Report.

2. All SMCRA tax increment financing funds shall be held in a Redevelopment Trust Fund separately from other funds as required by state law.

**C. SAFEGUARDS TO ENSURE PROPER IMPLEMENTATION AND PROJECT/PROGRAM ACCOUNTABILITY**

1. Each SMCRA program shall establish measurable objectives upon its administrative design and funding approval by the Board.
2. The SMCRA shall hold semi-annual informational public workshops to:



- (a) report on programs and project status and progress;
- (b) gather input from property owners, citizens and interested parties regarding redevelopment activities; and
- (c) discuss strategies relating to local redevelopment issues.

**D. SAFEGUARDS THROUGH RETENTION OF CERTAIN POWERS BY THE CITY**

The following powers shall not be vested in the SMCRA:

1. The ability to zone or rezone property;
2. To abandon or vacate rights-of-way;
3. To approve the use of eminent domain powers to acquire property within the redevelopment area;
4. To approve the issuance of redevelopment bonds;
5. To approve any changes in the boundaries of the redevelopment area; and
6. To approve any amendment to the Redevelopment Plan.

NOTE: 4, 5 and 6 listed above also require the approval of the Dade County Board of County Commissioners.

**E. PROVIDING FOR A TIME CERTAIN AND SEVERABILITY**

All redevelopment activities of a contractual, financial and programmatic nature shall have a maximum duration, or commitment of up to, but not exceeding, thirty (30) years from the date of adoption by the City Commission of the City of South Miami and the Board of County Commissioners of Dade County. The start date for the thirty year clock shall be from the adoption and approval date of the Dade County Commission.



## **SECTION FIVE**

### **AFFORDABLE HOUSING & RELOCATION POLICY**

#### **A. AFFORDABLE HOUSING POLICY STATEMENT**

##### **CURRENT HOUSING MARKET**

According to the Bureau of the Census 1990 housing figures, the number of existing housing units in the City of South Miami actually decreased from 1980 to 1990 by a total of 162 units. This occurs at a time when approximately two-thirds of the City's ad valorem tax burden falls upon residential property owners. This reduction in housing units further increases the tax burden on South Miami homeowners.

Over this same ten-year span, the percent of households in the redevelopment area which are below the poverty level actually rose from 37% to 38%, thus making it more difficult for residents to compete for quality home ownership within the City of South Miami.

The existing pressure for affordable housing will be further increased by the advent of new service/retail jobs that will be created by the redevelopment of the Bakery Center into The Shops at Sunset. While this redevelopment creates welcomed new jobs and business opportunities, it will increase the need for affordable housing in the nearby area. The expansion of redevelopment area housing stock will allow for current and future South Miami residents of the redevelopment community to have low-cost transit access to job sites.



Based upon 1995 data provided by the Beacon Council and the Appraisal and Real Estate Economic Associates, Inc. (AREEA), the average cost of a new home in Dade County is \$139,910 and rising. Used home sale prices average \$125,956. The assessed value of homes in the redevelopment area range from \$32,911 to \$70,262. These facts make it a priority for the SMCRA to adopt an Affordable Housing Policy that will:

- (1) In Phase I, allocate \$1.1 million for the potential acquisition of 57 vacant residential lots designated for affordable housing;
- (2) In Phase I, allocate \$565,000 for the rehabilitation of existing affordable housing stock;
- (3) In Phase I, allocate \$715,000 for Mortgage Subsidy Guarantees to assist low and moderate income families to purchase affordable housing;
- (4) Implement a Role Model Residential Recruitment Program (refer to page 35 of this Plan) for home ownership in the area in which the affordable housing programs will be implemented;
- (5) Provide additional incentives to developers to construct housing in their redevelopment projects for low and moderate income residents;
- (6) Assist in the construction of new housing on land that is owned by public entities such as community development corporations or local governments through the establishment of a Tax Increment Financing district;
- (7) Establish housing prices that reflect "affordability" in the market of potential homebuyers from the area and at the time of redevelopment;
- (8) Aggressively implement redevelopment programs that improve and protect the quality of existing housing stock;
- ✓ (9) Establish priorities and incentives for local builders, realtors and financial institutions to participate in affordable housing redevelopment programs; and
- (10) As required by Section 163.360(2)(c) F.S., the SMCRA shall coordinate with the Metro-Dade Housing Agency and other affordable housing entities functioning within the boundaries of the redevelopment area.

#163 672, 673

Reference to MID copy of the housing





## **B. RELOCATION POLICY**

Under Florida Statute Section 163.362(7), the SMCRA is required to adopt a policy statement assuring that there will be replacement housing provided for those persons displaced from their homes by Agency-initiated community redevelopment activities. As stated and adopted in the SMCRA Affordable Housing Policy portion of this plan, it is the Agency's goal and intent to increase the housing stock in the redevelopment area not to replace it with a non-residential use. There are no redevelopment programs being pursued or adopted designed to displace any residents from their homes.

In the future, if any unforeseen redevelopment project involving the SMCRA requires that even one person be involuntarily displaced from either a rented or owned housing unit, the project proposal must contain a relocation plan which adheres to all applicable laws. The relocation proposal must be approved by the Board of the SMCRA in a publicly noticed Agency meeting prior to any final approval of the project.

If any future projects were to require relocation and Agency monies were to be "partnered" with Federal funds, the SMCRA shall make it a condition of Agency participation that all provisions of the Uniform Relocation Assistance Act are met. This strategy adheres to the requirements of Chapters 163 and 421, *Florida Statutes*.



## SECTION SIX

### **SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY (SMCRA) GOALS**

The SMCRA's community redevelopment goals represent the desired standards and guidelines and are intended to provide a basis for decision-making by the SMCRA Board as well as stating the general direction for redevelopment action. They provide guidance for the establishment of public policy; designing of redevelopment programs; appropriation of redevelopment funds; and the establishing of Agency priorities.

The general redevelopment goals of the SMCRA are as follows:

- (1) The City and all its departments shall work together with the SMCRA towards the shared goal of improving the quality of life for all citizens, businesses and property owners in the redevelopment area.
- (2) The SMCRA shall work with the private sector, financial institutions and interested investors to the fullest extent it deems reasonable to facilitate the maximum investment of private funds in the redevelopment area.
- (3) The SMCRA shall work and communicate with all interested community groups towards the successful implementation of all redevelopment programs.

- (4) The SMCRA Redevelopment Plan shall serve as the primary vehicle and provide the primary tools for the City's redevelopment effort.
- (5) All SMCRA supported or initiated developments shall attempt to comply with the goals, objectives and guidelines that are established by the City's development review boards.
- (6) The SMCRA shall work towards leveraging the maximum amount of non-tax increment financing resources possible to assist in the redevelopment of its assigned area.
- (7) The SMCRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the redevelopment area as a priority.
- (8) The SMCRA shall actively pursue successful Quick Victory projects in its earliest stages to increase public awareness and support for the longer-range challenges and programs.
- (9) The SMCRA will actively "partner" with both public and private sector entities towards the achievement of its redevelopment goals and to gain the maximum leveraging of assets and cooperation.
- (10) The SMCRA, in cooperation with local residents, businesses and property owners and development interests, shall seek to identify and rehabilitate significant historical and cultural elements of the community.





- (11) Where appropriate, the SMCRA shall encourage and facilitate an integrated system of pedestrian circulation, parks and open space in the redevelopment area with special emphasis on providing residents with easy and safe access to the commercial activity on the east side of US Highway One.
- (12) The SMCRA shall support and participate in the provision of an efficient parking system throughout the redevelopment area.
- (13) The SMCRA shall encourage that potable water, wastewater treatment and stormwater drainage systems accommodate present and future demands in a timely, cost-efficient and equitable manner while protecting the health, safety and welfare of the system users and the environment.
- (14) The SMCRA shall actively participate in environmental clean-up activities that it considers to be in the best interest of the community and where environmental problems are an obstacle to successful redevelopment.
- (15) The SMCRA shall encourage the development of new housing units and the rehabilitation of existing units in the redevelopment area.
- (16) The SMCRA shall provide for priority to be given to residents of the redevelopment area and secondly to those of the City of South Miami to purchase homes developed under the Redevelopment Plan to the extent the law allows.



- (17) The SMCRA shall provide a priority for local builders, contractors, material providers and financial and real estate entities to participate in all housing programs to the extent it deems legal and in the public interest.
- (18) The SMCRA shall strive to implement programs that increase the ad valorem value of non-residential property to assist the City with moving towards reducing the disproportionately high share that is currently being paid by South Miami homeowners.
- (19) The SMCRA with the assistance of neighborhood-based organizations, housing authorities, financial institutions, government, development interests and real estate representatives shall preserve and enhance existing residential areas to provide a variety of housing opportunities for all income levels.
- (20) The SMCRA shall undertake annual continuous improvement programs and other activities that are designed to prevent the recurrence and spread of negative conditions.
- (21) The SMCRA in cooperation with the City Police Department, Fire Department and Code Enforcement shall work to create a safe, quality environment for residents and businesses.
- (22) The SMCRA shall work with citizen groups and the Dade County School Board to identify additional educational facilities, structures, sites and opportunities included within the redevelopment area.



- (23) The SMCRA shall assist the City and other government entities to promote alternative modes of transportation and to maximize transit facilities and related economic and community uses.
- (24) The SMCRA shall implement programs that assist in removing the financial obstacles that may occur and prevent otherwise successful redevelopment projects and activities.
- (25) The SMCRA will work in concert with the goals of the Miami-Dade County Office of Community and Economic Development, the Miami-Dade County Comprehensive Plan, the City of South Miami Comprehensive Plan and the Moss Plan, in addition to those established by Florida Statutes, as they relate to the adopted City of South Miami's Community Redevelopment Plan.

*Desire for an  
Initiative*

This goal expressly directs the SMCRA to assist in coordination between the City and the County Office of Community and Economic Development to gain the maximum public benefit for Community Development programs with similar goals. The Office of Community and Economic Development-funded projects in place at the time of the Plan adoption are attached as Appendix C.



## SECTION SEVEN

### REDEVELOPMENT PROGRAMS, PROJECTS AND STRATEGIES

#### INTRODUCTION

This section contains the programmatic tools which are designed to allow the SMCRA to bring about cumulative redevelopment. Several of the programs are defined as "Quick Victories" (QV). These programs are those which should be undertaken in the Agency's start-up year, FY 1998/99 and are key to gaining public support and the momentum necessary to sustain the Agency through the more difficult redevelopment challenges.

At the onset of each fiscal year, the Board shall establish its program and project priorities in a way to ensure measurable accomplishments. At this time, the Board will also allocate financial resources based on priorities, community needs, likelihood of success and funding availability. A special public meeting will be held semi-annually to review the Agency's progress regarding its assigned programs for each fiscal year.

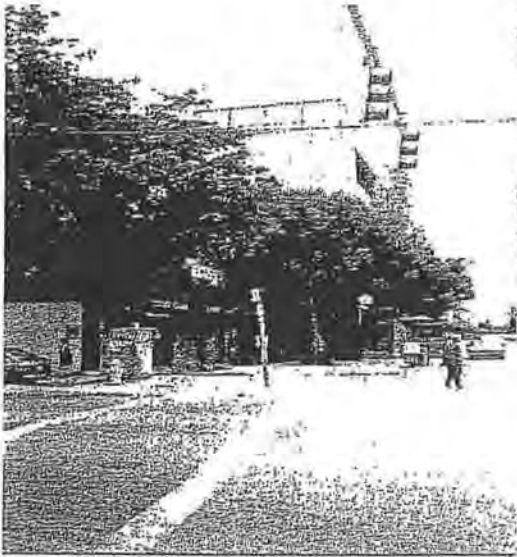
It is prudent to consider redevelopment in five-year phases. Successes or failures in the Phase I five-year period from FY 1998/99 through FY 2002/03 will have a significant impact upon the revenue generating capability of the tax increment financing mechanism used in the redevelopment area for the funding of future programs. Each five years, the Agency's Board of Commissioners shall re-evaluate all sections of the SMCRA Redevelopment Plan and consider amendments and changes that would best serve the public interest.



## PROGRAMS, PROJECTS AND STRATEGIES

### I. ECONOMIC DEVELOPMENT AND JOB CREATION

#### A. FRONT AND REAR BUILDING COMMERCIAL/RETAIL FACADE IMPROVEMENT

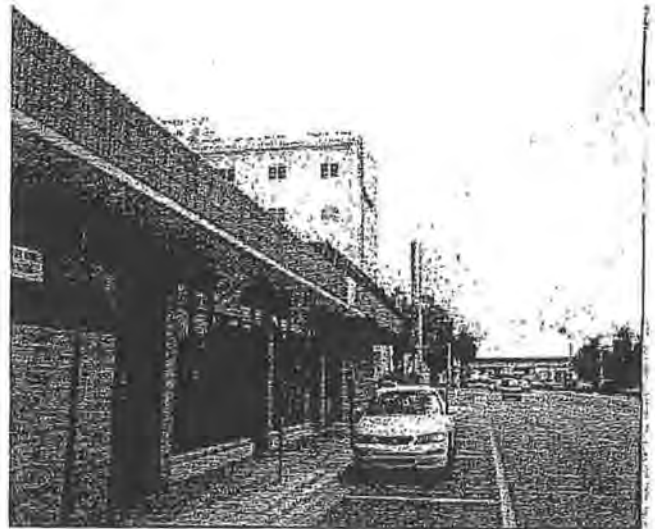


**Sunset Drive & 58th Avenue**

**PROGRAM.** This program will provide matching grants, as determined by the SMCRA Board, at the time of implementation which will allow for business operators and property owners to make fixed (permanent) improvements to the front or rear of any commercial or retail structure. This program shall encourage improvements such as enhanced rear parking, lighting, security, landscaping, signage and facade treatments.

#### B. LOCAL LABOR AND BUSINESS POOL.

The SMCRA shall compile a listing of eligible and interested businesses which hold an occupational license with the City of South Miami and perform services or sell goods that may be utilized in the implementation of redevelopment programs. Working with Chambers of Commerce, merchant's associations and economic development groups, a booklet describing redevelopment programs will be created and presented,

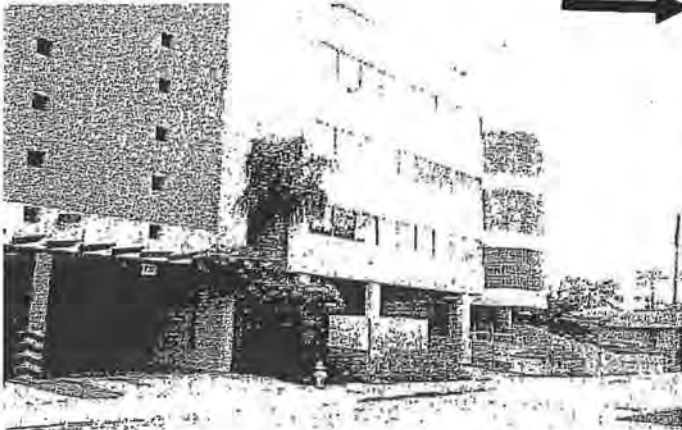


**Sunset Drive Area, a prime site for the Facade Improvement Program**





and qualified businesses will be recruited and encouraged to sign-up for future work opportunities.

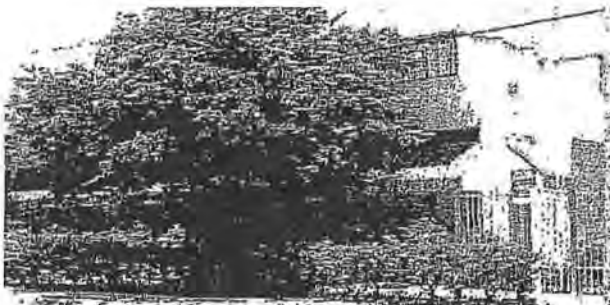


**Vacant Office next to Sheraton Four Points Hotel**



**C. VACANT COMMERCIAL BUILDING REHABILITATION.** Key underutilized vacant commercial buildings shall be identified, and the SMCRA will pursue the purchase, work to establish a joint-venture, or assist in the recruitment of business occupants to ensure these structures perform to their economic potential. Two

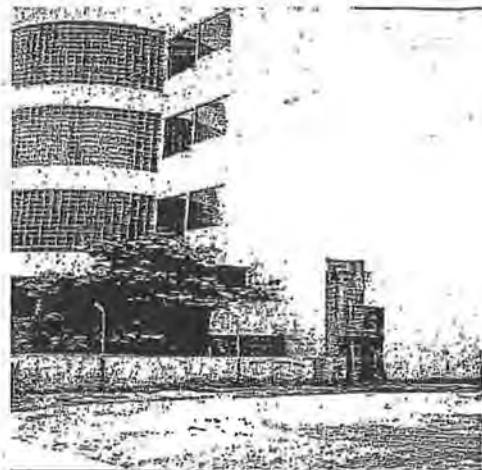
buildings have been identified on 68<sup>th</sup> Street and 70<sup>th</sup> Street which are quality candidates for this program.



**High Potential Commercial Rehabilitation Candidate on 68<sup>th</sup> Street**

assist in the creation of business incubators. The SMCRA shall consider, on a building-by-building basis, contributing to the start-up costs for fixed inventory such as computers, phone systems, office equipment and other related business equipment. This equipment shall be the property of the Agency at the onset of each program.

**D. BUSINESS INCUBATORS FOR SMCRA REHABILITATION BUILDINGS.** Businesses that locate in buildings that are being rehabilitated by the Agency shall be eligible for special funding to



**View from 70<sup>th</sup> Street**



**E. JOB CREDITS AS CURRENCY.** The SMCRA will initiate a special program designed to assist South Miami residents who are seeking to become self-sufficient and eliminate their dependency on public welfare. The Agency will provide rental or loan reduction vouchers for up to one year to any business leasing space in an SMCRA building in an amount equal to a portion of the salary paid to a new hire who is moving off of the welfare rolls.

**F. CRA SCHOLARSHIP WORK/STUDY PROGRAM.** As part of the Agency's effort to maintain redevelopment amenities and the cleanliness of the redevelopment area in general and to provide general administrative support, two part-time Agency positions shall be created as part of a scholarship program. Eligible applicants must be residents of South Miami and attending college. The scholarship fund will be named by the Board of Commissioners for a past community leader and awarded by the Board on an annual basis.

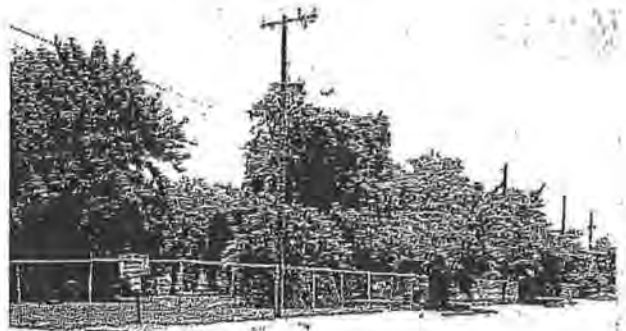
**G. MARKETING RESEARCH.** Working with local Chambers' of Commerce, merchant's associations and economic development boards, the Agency shall provide funding and guidance to create a useful and quality marketing/retail mix plan. The goal of this plan is to provide information for business owners indicating what profitable business opportunities exist given the dynamics of the South Miami market.

**H. ADVERTISEMENT AND PROMOTIONS.** The SMCRA shall assist in the funding for the creation of marketing collateral and television commercials aimed at increasing business volume in the area. The Agency shall also consider assisting in the funding of special events.



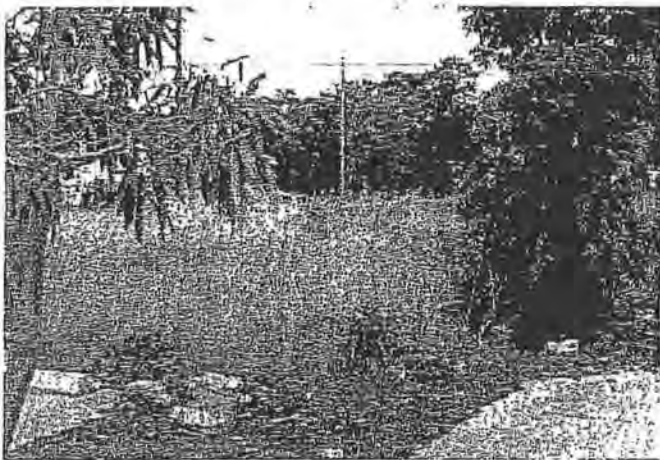
**I. BUSINESS AND REDEVELOPER RECRUITMENT.** In cooperation with the Beacon Council and Chamber South, the Agency shall take steps to actively recruit quality businesses, investors and redevelopers to the Community Redevelopment Area.

**J. LAND ACQUISITION.** The Agency shall identify presently underutilized sites with high redevelopment potential for consideration of acquisition and the packaging of RFPs to stimulate redevelopment interests. This program shall be utilized as a secondary tool after efforts have been made to encourage private sector involvement take the lead in response to other redevelopment initiatives.



**A Willing Seller**

**K. BUSINESS INCENTIVE LOANS.** The Agency will create a loan pool and program for qualified businesses in the redevelopment area to assist with the start-up costs and capital needs of new and expanding businesses.



**Potential Redevelopment Investment Site**

**L. REDEVELOPMENT LOAN GUARANTEES.** The SMCRA shall establish a partnership with local banking and financial institutions by which an exchange for depository consideration of agency funds, the bank shall cooperate in the establishment of a revolving loan fund and other redevelopment finance





programs. Agency monies allocated to this program shall be used as "last money in" guarantees or equity positions which will allow for major redevelopment projects to secure financing and be completed.

**M. UTILIZATION OF CRA FUNDS TO LEVERAGE MAXIMUM EXTERNAL REDEVELOPMENT DOLLARS.** In cooperation with appropriate City Departments, the SMCRA shall seek to utilize tax increment finance-generated dollars to secure both public and private grants. The sources considered should include the traditional government sources as well as special efforts to involve private foundations such as the South Miami Annenberg Partnership and other innovative private and public sources.

**N. COALITION OF FINANCIAL INSTITUTIONS.** The SMCRA shall recruit the involvement of interested local financial institutions to participate in any and all redevelopment programs, ranging from businesses loans and residential rehabilitation to subsidized mortgages and loan guarantees.

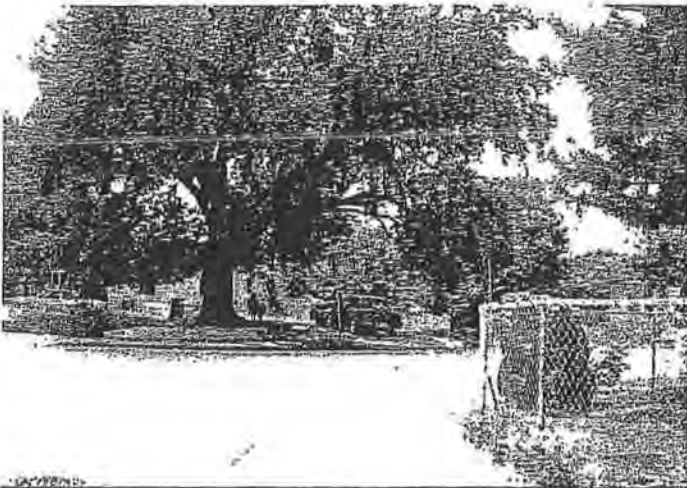


## II. RESIDENTIAL REINVESTMENT

**A. RESIDENTIAL REHABILITATION.** The Agency shall provide a combination of grants and loans to residential property owners for the rehabilitation of their homes. These funds can be used for a broad range of permanent improvements including sewer hook-ups.



**Residential Rehabilitation Candidate**



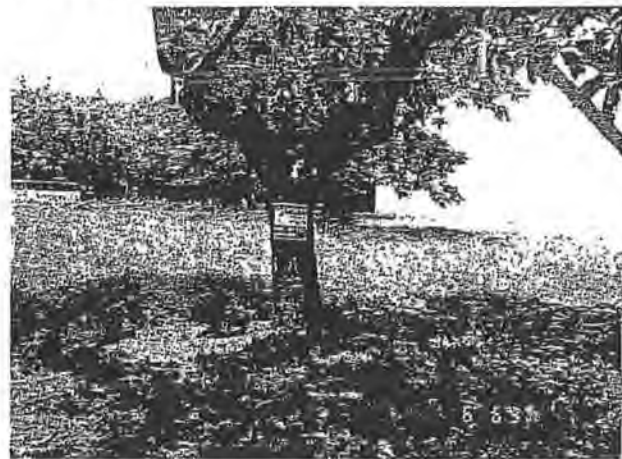
**High Priority Site for Acquisition and New Home Development at 59<sup>th</sup> Ave. & 64<sup>th</sup> St.**

The Agency shall provide a pool of mortgage money which will be available to purchasers of SMCRA-built residential homes and will serve as the "gap financing" between what banking institutions will lend and what a qualified potential homeowner can secure. The Agency shall have the authority to structure these second mortgages to be "silent" during the new homeowner's

**B. IN-FILL & NEW HOUSING PROGRAM.** The Agency has identified approximately 57 vacant lots and five vacant units in the redevelopment area for this program. The Agency shall recruit local builders and build new homes.

*41 private  
owned  
+ units  
by  
change*

**C. MORTGAGE SUBSIDY GUARANTEE AND "SILENT SECONDS."**



**Another Willing Seller for Residential Infill**



period of ownership. The Agency's position becomes active upon the sale of the property. The cap of these mortgages shall be set by Board policy on an annual basis each year the program is active.

**D. ROLE MODEL RESIDENTIAL RECRUITMENT PROGRAM.** In order for a community to become sustainable, it is important for its younger citizens to view

members of the community as role models. The SMCRA has identified police officers, firemen, educators, and medical care providers as quality role models for South Miami's youth. This program initiates a special recruitment effort to be undertaken by the Agency to market homeownership to members of these professions for all housing-related redevelopment programs. The



**An Existing Quality Home Serves as an Example for Residential Redevelopment Potential**

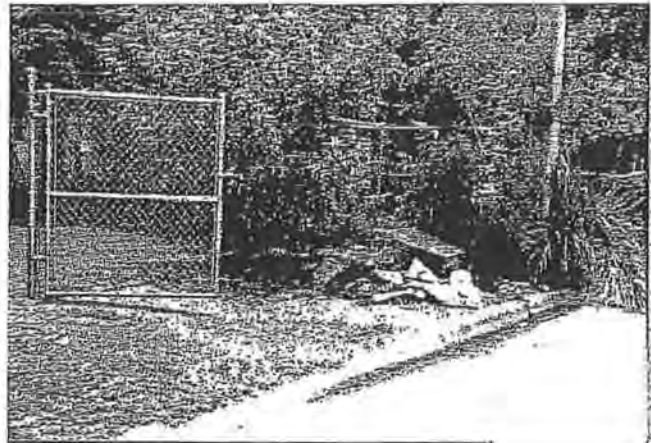
The Agency will conduct special informational seminars with organizations employing "role models" in an effort to inform them of the housing and mortgage assistance opportunities in the improving South Miami redevelopment area.



### III. BEAUTIFICATION AND APPEARANCE IMPROVEMENTS

#### A. QUICK VICTORY CLEAN-UP.

Working with City Departments, the SMCRA shall identify the "dirty dozen" sites which will be targeted for the inaugural Fast Strike Clean-Up. For those property owners who have left their sites in a state of disrepair, the Agency shall initiate a Clean and Lien program. This shall be designated a Quick Victory program.



**Fast Strike Clean-Up Site**



**Landscape Area along 64<sup>th</sup> Street**

#### B. LANDSCAPING/STREETSCAPING PROGRAM.

The Agency shall design and install landscape and streetscape improvements, including landscape materials, lighting, benches and trash receptacles in areas identified by the Board. The first phase of this program

shall be improvements along 64<sup>th</sup> Street from CRA boundary to boundary, 59<sup>th</sup> Place 64<sup>th</sup> Street north to the northern CRA boundary and SW 68<sup>th</sup> Street between Red Road and SW 62<sup>nd</sup> Avenue. Another Quick Victory top priority shall be the FP&L property on 68<sup>th</sup> Street.

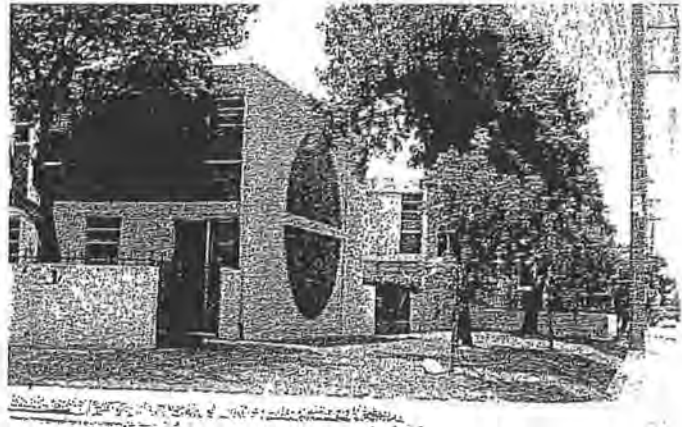


**64<sup>th</sup> Street Landscaping & Streetscaping Site**

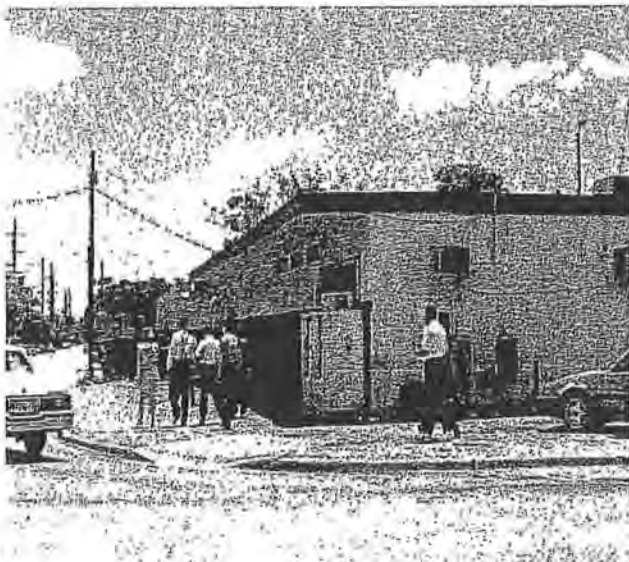




**C. PAINT-UP/FIX-UP.** As a Quick Victory program, the Agency shall create and fund a simplified rehabilitation program designed to improve the appearance of the redevelopment area through extensive repainting of all structures in the redevelopment area which apply to participate. A prime candidate for this program shall be the Lee Park Co-op.



**Lee Park Cooperative,  
a Prime Paint-Up/Fix-Up Project**



**Paint-up, Fix-up & Landscaping Site**

**D. PUBLIC TRASH RECEPTACLES.**

The Agency shall create a contest to determine the design for public trash receptacles which will be purchased and installed with redevelopment funds. The SMCRA Board shall appoint the judging committee to select the preferred design. This shall be designated a Quick Victory program.

**E. ENTRANCE-WAY MONUMENT SIGNS.** The Agency shall employ design professionals to create entrance-way monuments for the City borders that are coterminous with the redevelopment area. The recommendations for the selected monument style shall be made by the South Miami Community Development Council and will be subject to the required staff and Board



reviews and approval. The Agency will fund all aspects of design, building and installation of the monuments after final Board approval.

**F. SIGNAGE PROGRAM.** The Agency shall encourage business owners to develop innovative and attractive signage by awarding partial funding for such signs. This shall be a Quick Victory program.

**G. ART IN PUBLIC PLACES.** The Agency shall appropriate funds for the purchase and installation of Art in Public Places within the Redevelopment Area. Emphasis shall be placed on local artists and themes.



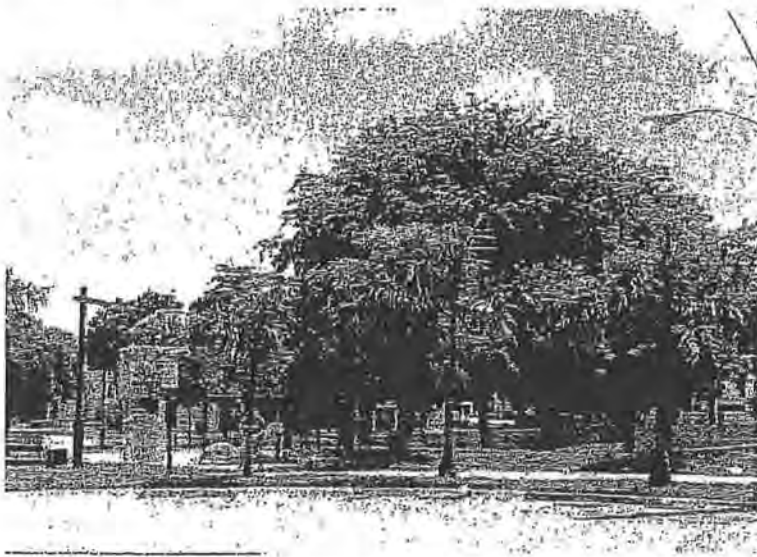
#### IV. PARK IMPROVEMENTS

A. **SENIOR'S PARK.** This program will bring about the redevelopment of an non-utilized section of Murray Park which borders 66<sup>th</sup> Street. The Agency shall install two covered pavilions and other amenities designed for seniors and other citizens to gather, participate in board games and conversation. A landscaping element shall also be included in this redesign. The SMCRA Board shall select a name for "Senior's Park" that honors a community leader.



Murray Park Senior's Pavilion Site

B. **PARK IMPROVEMENTS.** In addition to the improvements at Murray Park, the Agency shall fund and create a redesign of Marshall Williamson Park. The redesign will be done in a charette-type format to ensure a high degree of



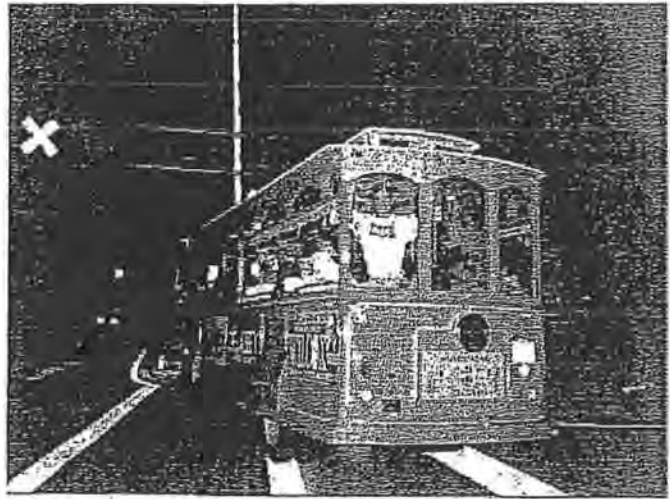
Marshall Williamson Park

visibility and public participation. The Agency's Board shall establish a "build-to" budget, and the Agency will work with other appropriate City departments to ensure its implementation.



## V. TRANSPORTATION IMPROVEMENTS AND ALTERNATIVES

A. **TROLLEY.** The SMCRA will fund two free public trolleys. One trolley will be primarily used as a community connector and run through the western portion of the redevelopment area, connecting it with the commercial portion across US1. This trolley's primary responsibility is to provide safe, free and convenient transportation of area residents to jobs and shopping in the



**A Good Example of a Community Trolley**

commercial/retail portion of the redevelopment area. The second trolley will have a route primarily established to provide access to the commercial and retail businesses for visitors to South Miami. The pick-up points for this trolley will be tied into the SMCRA Master Parking Program, the MetroRail and other high density destination points. Advertising will be sold to defray the cost of trolley operation. All aspects of this program shall be in compliance with the applicable rules of the Metro-Dade Transit Authority (MDTA). The SMCRA shall coordinate the implementation of the Trolley Program with the MDTA.

B. **PARKING PROGRAM.** With the advent of The Shops at Sunset opening in the Fall of 1998, there will likely be an economic expansion which will cause increased demand for area parking. The Agency shall fund, participate in and facilitate the creation of a Parking Master Plan and a Parking Program Redevelopment Fund. The Agency's financial role in the development of each parking facility will be determined on a case-by-case basis. All activities undertaken in this program shall comply with Section 163.370 F.S..





**C. BICYCLE PARKING AND FACILITIES.** To encourage the use of alternative modes of transportation, the Agency shall identify appropriate locations for secured bicycle parking areas, lockers and related facilities. These areas shall be integrated into major commercial and retail redevelopment projects as well as trolley destinations and major employers.

## **VI. HISTORIC PRESERVATION**

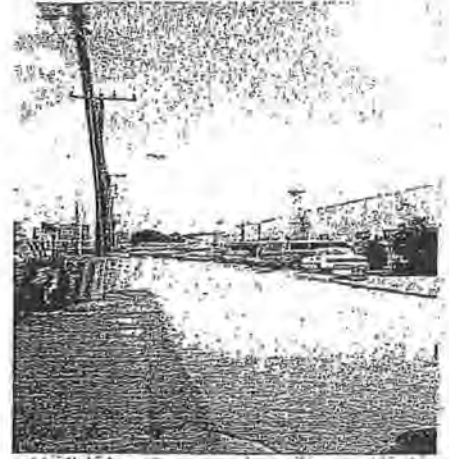
**A. SURVEY OF HISTORIC STRUCTURES AND SITES.** In conjunction with the Historic Preservation Board, the SMCRA shall fund a survey of structures and sites to identify those of historic, cultural and social significance in South Miami's past.

**B. HISTORIC PRESERVATION GRANTS AND LOANS.** The SMCRA shall provide specialized grants and loans to meet the needs and fund the opportunities identified in the Historic Preservation Survey. These funds shall also be used to leverage additional public and private funds for this purpose.

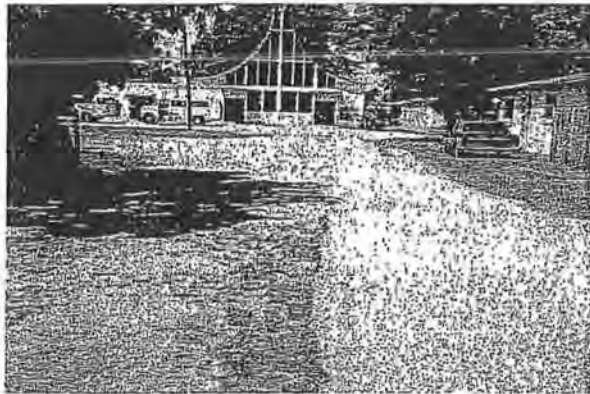


## VII. INFRASTRUCTURE

**A. INFRASTRUCTURE IMPROVEMENTS.** Working with appropriate City departments, the Agency may consider funding infrastructure deficiencies and projected needs, including utilities, roadways, sidewalks and stormwater management. All infrastructure projects funded by the Agency shall be directly tied to increasing the area's redevelopment potential to generate a higher return of tax increment funds and increase the likelihood of private investment. This program is not designed to replace the City's efforts to secure



Site near Commerce Lane



Infrastructure project located on 63rd Street between 59th Avenue & 59th Place

CDBG and other similar funds but to augment them.

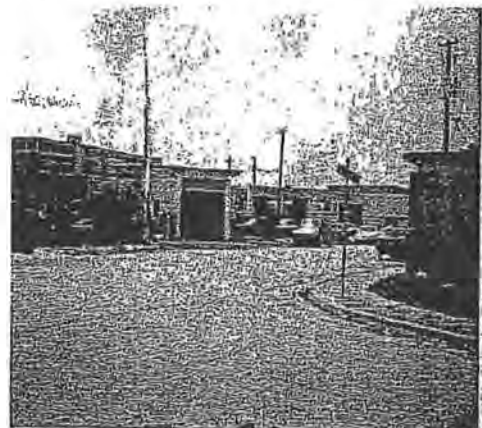
## VIII. ENVIRONMENTAL CLEAN-UP

**A. ENVIRONMENTAL CLEAN-UP.** The SMCRA Board of Commissioners shall establish a fund which may be used to assist in the clean-up of environmentally

contaminated sites. The Agency will activate this program in the event that a viable and desirable



redevelopment project necessitates the reuse of a contaminated site. The degree of the Agency's



Light Industrial Land Use



financial participation will be determined by the Board on a case-by-case basis contingent upon the redevelopment value of the project.

## **CHARTER SCHOOL**

**A. CREATION OF CHARTER SCHOOL.** The Agency, working with community leaders, shall consider purchasing a site for a charter school to be located near



**Potential site at 66th Street & 60th Avenue**

the J.R. Lee Elementary School. If deemed in the public interest, the Board may assist the establishment of a charter school financially by accepting rental payment for a long-term lease for the site where the school facility will be built in an amount equal to what the Agency would

receive in annual TIF payments from this site. This will reduce the total capital costs of the establishment of a charter school by approximately 25%. This project can be accomplished utilizing the Land Acquisition Fund or through other sources.

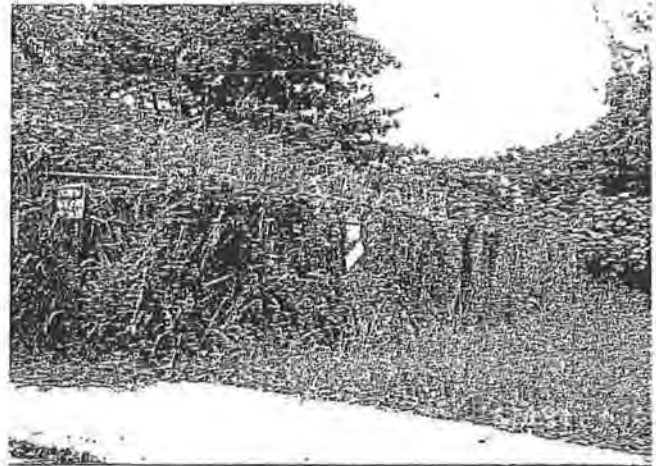
## **IX. AIR RIGHTS.**

**A. AIR RIGHTS.** As provided in Section 163, *Florida Statutes*, the Agency shall acquire air rights when necessary for the creation of parking facilities or signage.



## X. CODE ENFORCEMENT

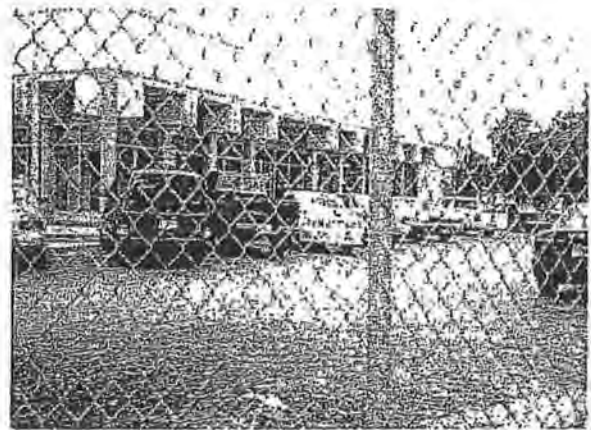
A. **CODE ENFORCEMENT ENHANCEMENT PROGRAM.** Working with City departments, the SMCRA shall fund increased code enforcement services within the redevelopment area. The goal of this program is to increase the marketability and aesthetics of the properties in the redevelopment area.



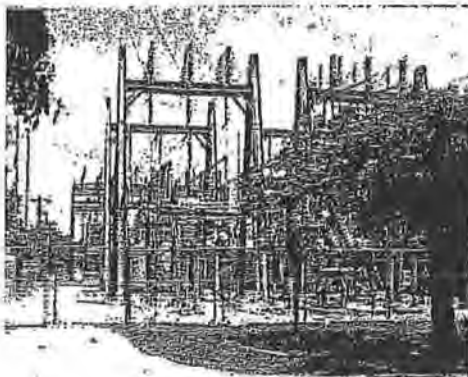
Overgrown Lot in Violation of City Code

## XI. POLICE

A. **POLICE SUB-STATION.** The Agency will work with redevelopers to locate rent-free police sub-stations in key locations in the redevelopment area. The Agency will fund a portion of police officer's salaries for specialized police activity, such as officers stationed on the trolleys (trolley cops), bicycle officers and horse-mounted officers.



U.S. Post Office



FP&L Quick Victory Landscape Improvement Site

## XII. REDEVELOPMENT ADVOCACY

A. **REDEVELOPMENT ADVOCACY.** The SMCRA shall actively advocate for actions by other public and private bodies which are to the benefit of area residents. Examples of this type of advocacy work include the beautification of the U.S. Post Office and the FP&L site.





## **SECTION EIGHT**

### **REDEVELOPMENT FINANCE AND BUDGET PROJECTIONS**

#### **A. UNDERSTANDING THE BUDGET PROCESS**

The projected revenue expenditures presented in this section are required as part of a complete redevelopment plan, but do not commit the SMCRA Board of Commissioners to any expenditure of funds. The Board shall adopt an annual budget and work program in accordance with its adopted By-Laws at the onset of each fiscal year. This process will be carried out in accordance with the Dade County Interlocal Agreement and *Florida Statutes*.

#### **B. PROJECTED REVENUE FOR FIVE-YEAR PHASE I IMPLEMENTATION PROGRAM**

The SMCRA will make every effort to leverage non-TIF funds such as grants for the redevelopment effort. For purposes of the budget, the only two revenue sources presented are annual TIF and an estimated \$6 million to \$8 million TIF Revenue Bond issued early in the Agency's second year. It should be noted that the issuance of any redevelopment bond must be approved by the City Commission and the Dade County Board of County Commissioners. Bond revenues combined with annual TIF revenue of approximately \$1 million to \$1.3 million starting in FY 1999/2000 and annual TIF revenue of approximately \$25,000 in the start-up year total approximately \$9,000,000 to \$13,225,000 available for the Five-Year Phase I Redevelopment Program. The year-by-year break-out of revenue availability is presented below. It should be noted that all figures presented are estimates only.



REVENUE SOURCE	FISCAL YEAR				
	FY 1998/99	FY 1999/00	FY 2000/01	FY 2001/02	FY 2002/03
Annual TIF Revenue	\$25,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
TIF Bond Proceeds	-0-	\$8,000,000	-0-	-0-	-0-
<i>Total TIF-Generated Revenues for the Five-Year Phase I Implementation Program</i>					\$13,225,000

It is important to note that the revenue projections utilize current City and County millage rates and maximum TIF and bond dollar amounts. Revenues will fluctuate based upon future millage rate changes, the Total Taxable Value of the redevelopment area, and the degree of County participation. The estimates used are based upon a contribution by Dade County of 95% of the total tax increment generated in the redevelopment area. The actual amount of contribution shall be determined by the Miami-Dade County Board of County Commissioners as pursuant to Section 163.387 F.S..

### **C. PROJECTED EXPENDITURES**

Listed below is a budget matrix which includes all of the redevelopment programs presented in this Plan in Section Seven. In addition, an entry for Project Implementation and Management has been added to identify operating costs. It is important to note that the dollar amounts used in this category are capped at 20% of annual TIF revenues. This is the standard allocation for implementation and management and cannot be exceeded; however, it may be reduced. This allocation must be authorized by the Interlocal Agreement with the Dade County Board of County Commissioners and the South Miami City Commission.



It is likely that the revenues for the SMCRA start-up year will be relatively small, between \$0 and \$25,000. Therefore, it will be the Agency's strategy to implement Quick Victory projects with the first year's annual TIF. The SMCRA Board of Commissioners will determine which Quick Victory programs are to be undertaken when they adopt the first year work plan and official budget.

PROGRAM CATEGORY	FISCAL YEAR				
	FY 1998/99	FY 1999/00	FY 2000/01	FY 2001/02	FY 2002/03
Program Implementation & Management	-0-	\$260,000	\$260,000	\$260,000	\$260,000
Programs & Projects	\$25,000	\$5,040,000	\$4,290,000	\$940,000	\$290,000
TIF Bond Debt Service				\$800,000	\$800,000
<b>TOTAL</b>	\$25,000	\$5,300,000	\$4,550,000	\$2,000,000	\$1,350,000
<b>Total Five-Year Expenditures for the Five-Year Phase I Implementation Program</b>					<b>\$13,225,000</b>

It is important to note that this expenditure chart presents the main potential revenues that may be generated by TIF and bond sources over the first five-year phase. The estimated range of revenue is between \$9 million and \$13,225,000.



## FIVE-YEAR FINANCIAL ESTIMATES FOR SMCRA PHASE I PLAN IMPLEMENTATION

CAPITAL/OPERATING/MANAGEMENT COSTS	1998/99	1999/00	2000/01	2001/02	2002/03
PROJECT IMPLEMENTATION & MANAGEMENT		\$260,000	\$260,000	\$260,000	\$260,000
TIF BOND DEBT SERVICE		\$0	\$0	\$800,000	\$800,000
<b>I ECONOMIC DEVELOPMENT AND JOB CREATION</b>					
A Front & Rear Building Commercial/Retail Facade Improvement		\$250,000	\$250,000	\$0	\$0
B Local Labor & Business Pool	QV	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.
C Vacant Commercial Building Rehab.		\$250,000	\$500,000	\$50,000	\$0
D Business Incubators for CRA Rehab. Buildings		\$0	\$100,000	\$50,000	\$0
E Job Credits as Currency		\$100,000	\$100,000	\$100,000	\$25,000
F CRA Scholarship Work/Study Program		\$30,000	\$30,000	\$30,000	\$30,000
G Marketing Research		\$30,000	\$0	\$50,000	\$0
H Advertising & Promotions		\$25,000	\$50,000	\$50,000	\$15,000
I Business & Redeveloper Recruitment	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.
J Land Acquisition		\$500,000	\$250,000	\$50,000	\$0
K Business Incentive Loans		\$0	\$100,000	\$50,000	\$0
L Redevelopment Loan Guarantees		\$250,000	\$150,000	----->	----->
M Utilization of CRA Funds for Leverage	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.
N Coalition of Financial Institutions	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.
<b>II RESIDENTIAL REINVESTMENT</b>					
A Residential Rehabilitation		\$300,000	\$200,000	\$50,000	\$15,000
B Infill & New Housing Program		\$550,000	\$500,000	\$50,000	\$0
C Mortgage Subsidy Guarantee		\$350,000	\$325,000	\$40,000	\$0
D Role Model Residential Recruitment Program	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.





## FIVE-YEAR FINANCIAL ESTIMATES FOR SMCRA PHASE I PLAN IMPLEMENTATION

CAPITAL/OPERATING/MANAGEMENT COSTS	1998/99	1999/00	2000/01	2001/02	2002/03
<b>III BEAUTIFICATION &amp; APPEARANCE IMPROVEMENTS</b>					
A Quick Victory Clean-Up	QV	\$25,000	\$5,000	\$0	\$0
B Landscaping/Streetscaping Program		\$220,000	\$40,000	\$10,000	\$0
C Paint-Up/Fix-Up		\$50,000	\$50,000	\$25,000	\$0
D Public Trash Receptacles	QV	\$10,000	\$0	\$0	\$5,000
E Entrance-Way Monument Signs		\$20,000	\$0	\$0	\$0
F Signage Program		\$0	\$10,000	\$0	\$10,000
G Art in Public Places		\$0	\$25,000	\$5,000	\$10,000
<b>IV PARK IMPROVEMENTS</b>					
A Senior's Park	QV	\$25,000	\$0	\$0	\$0
B Park Improvements		\$250,000	\$250,000	\$0	\$0
<b>V TRANSPORTATION IMPROVEMENTS &amp; ALTERNATIVES</b>					
A Trolley		\$125,000	\$125,000	\$125,000	\$125,000
B Parking Program		\$1,250,000	\$250,000	\$0	\$0
C Bicycle Parking & Facilities	QV	\$25,000			
<b>VI HISTORIC PRESERVATION</b>					
A Survey of Historic Structures & Sites		\$50,000	\$0	\$0	\$0
B Historic Preservation Grants & Loans		\$0	\$150,000	\$50,000	\$0
<b>VII INFRASTRUCTURE</b>					
A Infrastructure Improvements (non-parking)		\$275,000	\$250,000	\$0	\$0



## FIVE-YEAR FINANCIAL ESTIMATES FOR SMCRA PHASE I PLAN IMPLEMENTATION

CAPITAL/OPERATING/MANAGEMENT COSTS	1998/99	1999/00	2000/01	2001/02	2002/03
VIII ENVIRONMENTAL CLEAN-UP					
A Contaminated Site Restoration			\$500,000	\$100,000	
IX AIR RIGHTS					
A Acquisition of Air Rights		\$25,000	\$25,000	\$0	\$0
X CODE ENFORCEMENT					
A Code Enforcement Enhancement Program		\$25,000	\$25,000	\$25,000	\$25,000
XI POLICE					
A Police Sub-Station (Non-Capital Expenditure)		<del>0</del> \$30,000 30	<del>0</del> \$30,000 30	<del>0</del> \$30,000 30	<del>0</del> \$30,000 30
XII REDEVELOPMENT ADVOCACY					
A Redevelopment Advocacy	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.	Imp. & Mgt.
<b>ANNUAL FIVE-YEAR PHASE I EXPENDITURES</b>	<b>\$25,000</b>	<b>\$5,300,000</b>	<b>\$4,550,000</b>	<b>\$2,000,000</b>	<b>\$1,350,000</b>

**TOTAL FIVE-YEAR PHASE I EXPENDITURES \$13,225,000**



## **SECTION NINE**

### **NEIGHBORHOOD IMPACT OF PROGRAMS**

#### **A. INTRODUCTION**

The South Miami Community Redevelopment Agency (SMCRA) contains a number of residential units occupied by low to moderate income households. This section provides a review of potential impacts to the area residents and the neighborhoods in general.

Redevelopment in South Miami is in its earliest stages and future impacts of cumulative redevelopment activities can not be quantified. Future impacts generated by redevelopment activities will be reviewed on a case by case basis as the proposed projects proceed through the various stages, boards and activities with the development approval process.

#### **B. LAND USE, ZONING AND DEVELOPMENT APPROVALS**

At the time of the adoption of the Plan, it shall be the intent of the SMCRA to conform to all pertinent laws, ordinances and resolutions of the City of South Miami as it relates to the approval of required permits or development orders for SMCRA-initiated projects which require such approvals.

#### **C. TRAFFIC CIRCULATION**

The redevelopment area contains an existing roadway network that services the area. There are isolated roadways (near 63<sup>rd</sup> Street and 59<sup>th</sup> Place) that may need to be repaved or rerouted by the SMCRA to improve general traffic flow. There is presently no redevelopment project planned that will cause the failure of any existing roadway. The major impact on traffic circulation is being addressed by The Shops at Sunset (Bakery Centre) DRI Development



Order, as approved by City Resolution No. 134-94-9536 adopted December 6, 1994 and its subsequent amendments. In addition, the City has recently received approval by the Florida Department of Community Affairs of its Evaluation and Appraisal Report which updated all elements of the Comprehensive Plan, including Transportation. The SMCRA Plan shall not be in conflict with the City's adopted Comprehensive Plan.

The intent of the SMCRA is to provide traffic circulation improvements which will increase the redevelopment capacity and residential quality of life.

The utilization of compact development patterns and redevelopment projects, such as infill housing and mixed-use development of larger vacant areas, will encourage the use of alternative and less expensive means of transportation. Those alternatives to the single-occupant automobile will be a public trolley, bicycles and walking by residents and visitors. The guidelines in City advocated programs such as Transit Oriented Development District (TODD) and a pedestrian overpass will further improve the quality of transportation in the SMCRA.

#### **D. COMMUNITY FACILITIES AND SERVICES**

The SMCRA's activities are anticipated to have a positive impact on existing community facilities and services within the redevelopment area. The Plan's strategy is to retain, improve and expand existing facilities such as Murray Park and Marshall Williamson Park. The SMCRA will also advocate a broader, more locally and economically oriented use of the existing MetroRail station. This may include a future commercial/retail component.

The SMCRA will also work to improve the two vacant buildings located on SW 68<sup>th</sup> Street near the City's proposed Multi-Purpose Center site on the corner of SW 58<sup>th</sup> Place and SW 68<sup>th</sup> Street. Any redevelopment of these properties will





be designed and undertaken in a way to reduce the cost of the Multi-Purpose Center following the activities specifically addressed by Chapter 163, F.S.. An example of a joint benefit would be SMCRA-developed parking that would be shared by the Multi-Purpose Center. The Agency may also provide landscaping in the public rights-of-way that would be of benefit to the Multi-Purpose Center. A landscape, streetscape and sidewalk improvement program throughout the redevelopment area will also be implemented by the Agency.

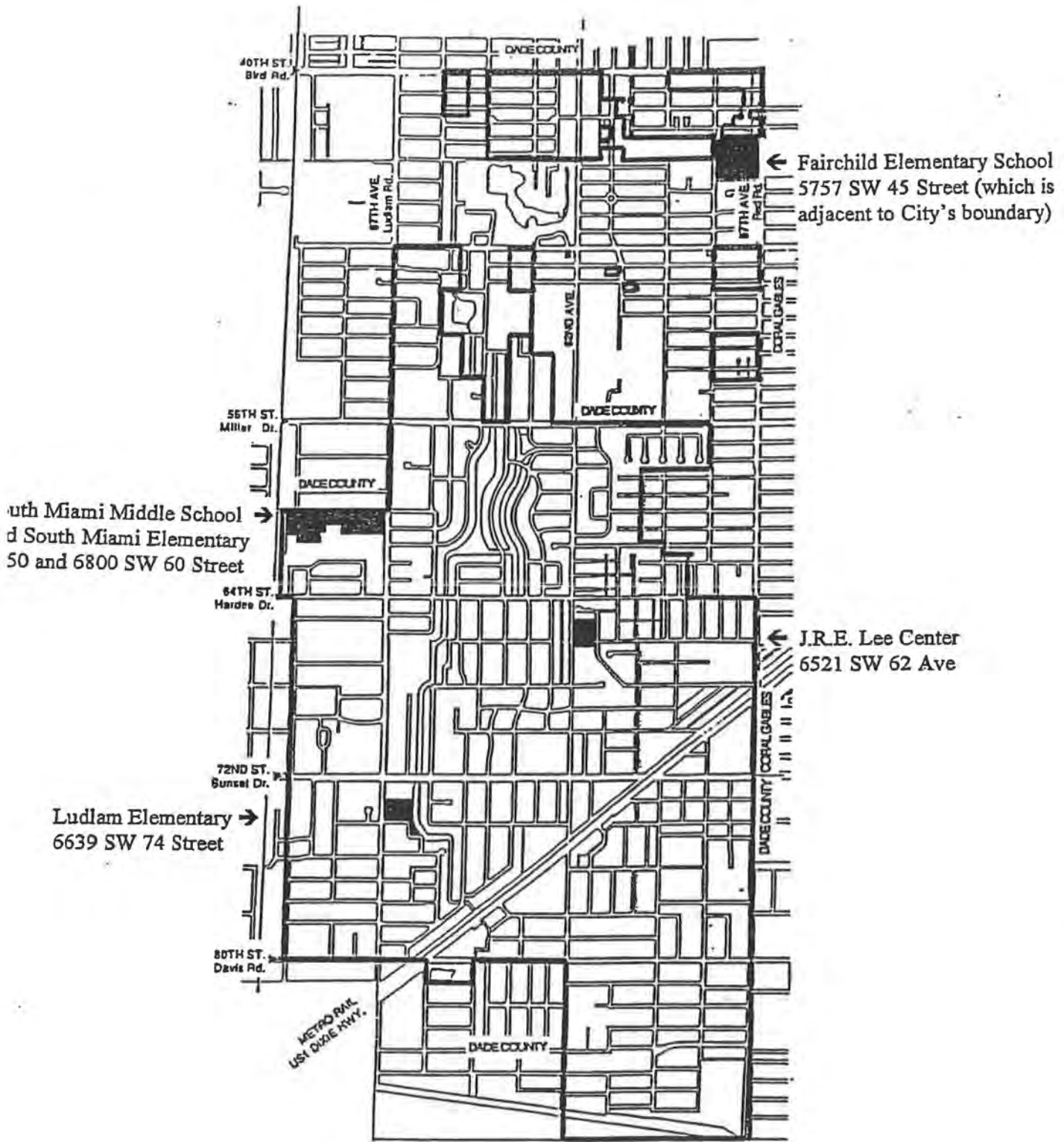
#### **E. EFFECT ON SCHOOL PROPERTIES**

The JRE Lee Community School, an "alternative school," is presently the only school in the redevelopment area. According to the Dade County School Board, the capacity of the school is 297 students while the enrollment is 300 (1.01% of capacity). The residential program, consisting primarily of infill housing and rehabilitation of existing housing, is projected to likely increase the school age population by fewer than thirty of students of various ages. An additional benefit of redevelopment will be the increase in property values which will increase the revenue provided to the Dade County School System.

#### **F. ENVIRONMENTAL QUALITY**

The redevelopment activities of the SMCRA Plan will add special programs and funding to ensure environmental quality. In addition to drainage, sewer hookups and other more traditional redevelopment programs, the Agency will create a fund and programs to address the more serious environmental clean-up problems associated with the re-use of contaminated sites. Without funds allocated specifically for environmental clean-up, it may not be financially feasible to redevelop contaminated sites when future opportunities arise.





**Dade County Public Schools  
Adjacent to and Within the  
City of South Miami**



*Not to Scale*



## SECTION TEN

### SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY PLAN AMENDMENT PROCESS

The South Miami Community Redevelopment Agency (SMCRA) Redevelopment Plan shall be in effect for a maximum of thirty (30) years from the date of its adoption.

The Plan may need to be amended in order for it to maintain its relevance and currency; to respond to priorities as they emerge; to serve new redevelopment areas; and to add needed specificity as projects, tax increment revenues and expenditures are defined in more detail over time.

Amendments to the Plan can only be made by the Board of County Commissioners of Miami-Dade County upon recommendations of the SMCRA Board. The SMCRA will initiate any amendment action by adopting a Resolution recommending that the Board of County Commissioners of Miami-Dade County amend the Plan in a specified manner. The SMCRA may then hold an advertised public hearing on the proposed modification or amendment and approve the modification by passage of an appropriate Resolution. Any amendment action also requires pre-notification of the affected taxing authorities by registered mail.

The governing State Statute does not specifically require that Plan amendments be reviewed by the Local Planning Agency (Planning & Zoning Board) for conformity with the Comprehensive Plan, but this may be advisable if there is any question relative to an amendment's conformance with the City Comprehensive Plan. Also, at the time of amendment approval, the original "findings" made at the time of Plan adoption [F.S. 163.360(6)(a-d)] should be reaffirmed with regard to the proposed amendment or modification.



If any provision of this Community Redevelopment Plan or subsequent amendments shall be found to be invalid, unconstitutional or otherwise legally infirm, such provision shall not affect the remaining portions of the Plan.





## SECTION ELEVEN

### TECHNICAL INFORMATION, MAPS AND GENERAL PLANNING POLICY

This section contains a checklist charting the location of all requirements for a Community Redevelopment Plan as contained in this document and identified in Section 163.362 F.S..

#### **A. TECHNICAL PLAN ELEMENT**

TECHNICAL ITEM	SECTION
Legal Description and Justification for the Redevelopment Area Boundaries	1
General Description of Redevelopment Area	1
Neighborhood Impact Review	9
Identification of any Capital Improvement Projects in the Redevelopment Area in the City of South Miami CIP Budget	11
Affordable Housing Policy Statement	5
Relocation Policy	5
Safeguards and Accountability Element	4
Projected Redevelopment Expenditures	8
Statement Providing a Time Certain for Completing All Redevelopment Tasks	4

The following technical elements are addressed in more detail as described below.

**(1) Identification of any Capital Improvement Projects in the Redevelopment Area in the City of South Miami CIP Budget:** The City of South Miami, as in the case with most cities with a population under 25,000, has a limited Capital Improvements Program. The City is actively pursuing funding for the development of a Neighborhood Community Center which will be located in



the Redevelopment Area. The primary funding source for this project is being sought through grant funds. In addition, the City also undertakes repaving and beautification on a systematic annual basis regarding street improvements. This is funded in the City's annual operating budget.

**(2) Statement Providing a Time Certain for Completing All Redevelopment**

**Tasks:** As prescribed in Section 163.362(10), F.S., the time certain for the completion of all redevelopment tasks and programs presented in the SMCRA Plan shall occur 30 years after the plan is approved, adopted or amended pursuant to Section 163.361(1) F.S.. All tax increment financing revenue from all sources will cease to be collected and deposited into the SMCRA Redevelopment Trust Account after the 30 year period has ended.

The SMCRA shall adhere to all requirements as set forth in Chapter 163, F.S. and in the Interlocal Agreement approved by the Dade County Board of County Commissioners.

To the greatest extent it determines feasible, the SMCRA will afford maximum opportunity consistent with the needs of the community for private sector participation in redevelopment activities.

The SMCRA will make every effort to responsibly leverage its financial resources to generate the maximum amount of funding for redevelopment activities. This includes but is not limited to utilizing TIF monies as matching funds for public and private grants.

The SMCRA will work in concert with groups such as Enterprise Florida, the Beacon Council, Chamber South and the Red/Sunset Merchant's Association to



create positive economic development and to foster job creation and business opportunities in the assigned Redevelopment Area.

All SMCRA development activities shall be subject to the City of South Miami's Land Development Code, Comprehensive Plan and the City Code of Ordinances.

The SMCRA will work with all local groups to ensure public input and participation in the implementation of its Redevelopment Plan and activities.

The SMCRA will work to coordinate and maximize all redevelopment activities with the appropriate local governments, housing authorities, Dade County, the State of Florida and the Federal Government.



## SECTION TWELVE

### LAND ACQUISITION ELEMENT

#### A. LAND ACQUISITION

The South Miami Community Redevelopment Plan includes a number of initiatives and programs to be undertaken over the next thirty years in order to facilitate future redevelopment and new projects within the redevelopment area. A number of these initiatives may involve the acquisition of land within the CRA Area. The expansion of available housing, the growth of existing businesses and the attraction of new businesses in many instances requires the availability of suitable land parcels of proper size, served by infrastructure and with appropriate land use and zoning. In addition, the elimination of slum and blighted conditions near potential residential and commercial sites will enhance conditions and the opportunity for private sector investment in the Community Redevelopment Area. A primary responsibility of the SMCRA will be to ensure that adequate redevelopment parcels are available in a timely manner for future redevelopment. In order to alleviate slum and blighted conditions and influences, the SMCRA and the City of South Miami may authorize the use of voluntary acquisition and/or eminent domain as necessary. Eminent domain will only be pursued after passage of appropriate resolutions by the City and after negotiation for a voluntary purchase has been deemed unworkable by the City Commission. Therefore, eminent domain will be utilized only as a last resort in cases where the acquisition of property is determined to be in the public interest. The Agency's primary goal and desire is for private sector redevelopment investment. The SMCRA will purchase/acquire only if the private sector is not responding to the redevelopment needs of the community or is unable or unwilling to take the financial risk.



## **B. HOUSING INITIATIVE LAND ACQUISITION PROGRAM**

An inventory totaling 57 vacant housing sites and five vacant residential structures has been assembled for potential acquisition. An exact and complete listing of all properties is included in the Plan in Appendix B. Each site is identified by folio number, address (where assigned), value history, TTV, owner/agent and lot dimension. All lots contained in the manifest are zoned for residential use and have a residential land use in the adopted Comprehensive Plan. The 62 potential sites have been analyzed and placed into four classifications for acquisition and redevelopment: (1) Top Priority, (2) High Priority, (3) Voluntary Acquisition Only, and (4) Unsuitable for Acquisition.

The City Commission may acquire properties by purchase, gift, lease, option, grant, bequest, devise, eminent domain or otherwise together as provided by the interlocal agreement and powers granted by the Miami-Dade County Board of County Commissioners.

**(1) TOP PRIORITY.** Top Priority sites for redevelopment are those owned by Habitat for Humanity, Miami-Dade County/HUD, Model City Development Corporation and the City of South Miami. The sites are not high on the acquisition list but have the highest potential for redevelopment to expand the housing stock. There have been twelve of this type of site identified. The ownership of the twelve parcels is identified on their respective folio sheets.

**(2) HIGH PRIORITY.** The parcels that are privately owned are in the High Priority classification with regards to redevelopment and acquisition potential. There are forty<sup>or</sup> of these sites. All sites and vacant homes in this classification are identified by private ownership of a non-religious nature on their respective folio sheets. They are all identified in this Plan and in Appendix B.



**(3) VOLUNTARY ACQUISITION ONLY.** A total of seven sites have been identified as suitable for housing redevelopment but have been placed in the classification of Voluntary Acquisition Only for the purposes of redevelopment. The SMCRA shall not use eminent domain to acquire these properties. These sites are all owned by religious entities and have a tax-exempt status.

**(4) UNSUITABLE FOR ACQUISITION.** Two vacant properties, Folio # 09-40-25-009-0010 and Folio # 09-40-25-004-0340, have been identified as unsuitable for housing redevelopment. These sites are public rights-of-way for public utilities.

*which included*

### **C. BUSINESS AND JOB EXPANSION LAND ACQUISITION PROGRAM**

A total of 41 vacant commercial sites and two vacant commercial buildings have been identified and considered for acquisition and redevelopment. Four sites are pending proposed zoning changes to commercial: Folio # 09-40-25-007-0190, 09-40-25-007-0200, 09-40-25-007-0370 and 09-40-25-007-0380. All other sites are zoned commercial and are designated as commercial in the Land Use Element of the adopted Comprehensive Plan.

Properties which will may potentially be acquired by the SMCRA for commercial redevelopment have been analyzed and placed into the same four classifications as those sites identified for housing redevelopment. These classifications include: (1) Top Priority, (2) High Priority, (3) Voluntary Acquisition Only, and (4) Unsuitable for Acquisition.

**(1) TOP PRIORITY.** Ten properties have been identified as having a high potential for acquisition and commercial redevelopment due to public ownership and have been classified as Top Priority. These sites are



owned by the City of South Miami and Dade County/HUD and are prime candidates for public/public and public/private cooperation.

**(2) HIGH PRIORITY.** There are twenty-seven privately owned vacant commercial sites which have high acquisition potential for redevelopment. As is the SMCRA stated goal, the Agency will take all steps available to encourage private investment in the redevelopment potential of these properties. This will include the implementation of all appropriate redevelopment programs. The Agency will acquire the sites on a case-by-case basis as viable redevelopment projects are identified. The acquisition will occur by means and powers granted to the City Commission and SMCRA by Miami-Dade County through the interlocal agreement.

**(3) VOLUNTARY ACQUISITION ONLY.** Only two properties, both owned by Mount Olive Missionary Baptist Church, are in this category. The folio numbers of the properties are 09-40-25-007-0190 and 09-40-25-007-0200. The City Commission and SMCRA will only consider the acquisition of these properties by voluntary means.

**(4) UNSUITABLE FOR ACQUISITION.** There are no vacant commercial sites that have been identified as unsuitable for commercial redevelopment.

#### **D. COST AND FUNDING.**

The budget expenditure and allocation for land acquisition are presented in detail in Section 8 of this Plan. A total of \$1,100,000 is available for land acquisition under the SMCRA Residential Infill and New Housing program. This allows for an average purchase price of \$17,741.94 per housing site. The Land Acquisition fund for commercial redevelopment has an authorization of \$800,000. These funds shall be expended on a case-by-case basis. The



commercial acquisition program is not designed for the SMCRA to maintain ownership of the properties but to acquire and then sell at a value determined to be in the public interest as part of a redevelopment project. This will allow for the expansion of the business and job base while placing the previously acquired properties back on the tax roll at a higher assessed value. This process will allow for the replenishing of this fund and the expansion of future TIF revenues.

#### **E. IMPLEMENTATION SCHEDULE.**

The acquisition of parcels identified as High Priority will be phased over a thirty-year implementation period. Land acquisition will proceed on a case-by-case basis concurrent with public and private development plans and be utilized to facilitate planned projects consistent with this Community Redevelopment Plan and Comprehensive Plan. As tracts or sites are given final approval by the CRA Board for the initiation of land acquisition efforts, the Agency and the City will pursue appropriate acquisition techniques including, but not limited to, fee simple purchase, easements and leasing. If fee simple acquisition efforts are unsuccessful in the opinion of the SMCRA Board and the South Miami City Commission, they may employ eminent domain powers if granted in the Interlocal Cooperation Agreement with Miami-Dade County in order to obtain property ownership.

#### **F. LISTING OF VACANT RESIDENTIAL AND COMMERCIAL PROPERTIES AND BUILDINGS IN THE CRA DISTRICT.**

A listing of all vacant commercial and residential properties and buildings in the CRA district is included in this Plan immediately following this section. A more detailed listing is attached to this Plan as Appendix B.





## Vacant Residential Properties and Buildings in the CRA District

Folio Number	Property Address (If applicable)	Type of Parcel (Property or Building)	Notes
0940250000620	6081 SW 64 TERR	Building	
0940250000700	6096 SW 64 ST	Property	
0940250000720		Property	
0940250000730	6065 SW 64 TERR	Property	
0940250000790	6048 SW 64 ST	Property	
0940250000850	6488 SW 60 AVE	Property	
0940250000852		Property	
0940250000900		Property	
0940250000940		Property	
0940250070040	6273 SW 60 AVE	Building	
0940250070160	6335 SW 60 ST	Property	
0940250070170		Property	
0940250070180	5991 SW 64 ST	Property	
0940250070280	6239 SW 59 PL	Property	
0940250070290	6257 SW 59 PL	Property	
0940250070330	6317-6319 SW 59 PL	Property	
0940250070340		Property	Future Right-of-Way, folio # has been deleted
0940250070350	6357 SW 59 PL	Property	
0940250090010		Property	
0940250090030	6167 SW 64 ST	Property	
0940250090040	6165 SW 64 ST	Property	
0940250090100	6345 SW 62 AVE	Property	
0940250090110	6163 SW 63 TERR	Property	
0940250090240		Property	
0940250100070		Property	
0940250100320	6443 SW 59 PL	Property	
0940250100360	6505 SW 59 PL	Property	
0940250100560		Property	
0940250100600	6471 SW 59 CT	Property	
0940250100630		Property	
0940250100640		Property	
0940250100650		Property	
0940250100660	6001 SW 64 ST	Property	
0940250100670		Property	
0940250100750	6074 SW 63 ST	Property	
0940250100770	6090 SW 63 ST	Property	
0940250100780	6082 SW 63 ST	Building	
0940250100800	6039 SW 63 TERR	Property	
0940250100850	6041 SW 63 ST	Building	
0940250100860	6017 SW 63 ST	Building	
0940250110140	7020 SW 61 AVE	Property	
0940250110150	7000 SW 61 AVE	Property	
0940250110160		Property	
0940250110170		Property	



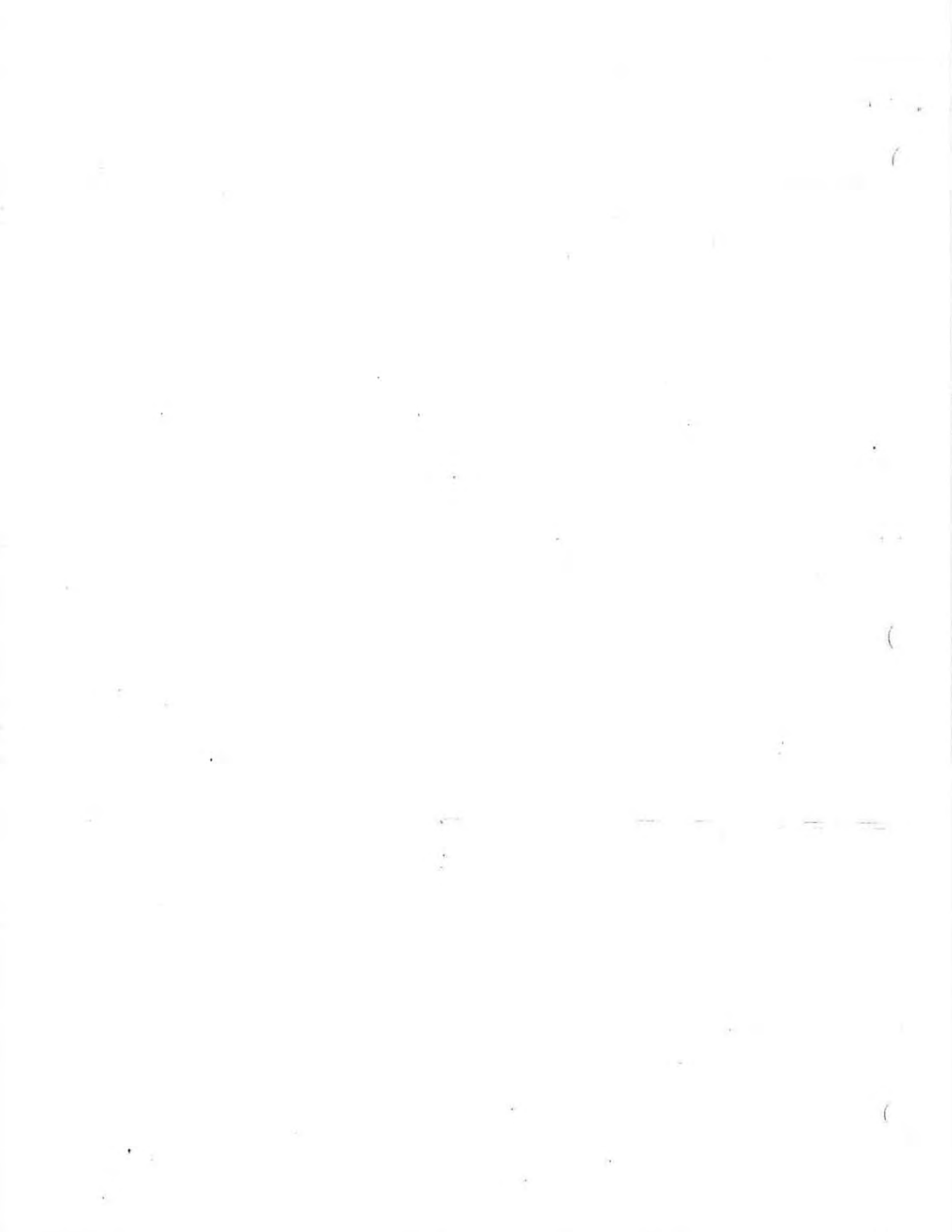
0940250110200	5996 SW 70 ST	Building
0940250140320	5942 SW 62 ST	Property
0940250150030	6400 SW 57 CT	Property
0940250150560	6501 SW 58 PL	Building
0940250150830	5901 SW 66 ST	Property
0940250150840	5901 SW 66 ST	Property
0940250280010		Property
0940250280190		Property
0940250280200	5928 SW 66 ST	Property
0940250280300	5895 SW 67 ST	Property
0940250290010	6600-10 SW 59 PL	Property
0940250290080		Property
0940250290090	6008 SW 66 ST	Property
0940250290140		Property
0940250290160		Property
0940250340250		Property
0940250580110	6260 SW 58 PL	Property
0940250650090		Property



## Vacant Commercial Properties and Buildings in the CRA District

Folio Number	Property Address (if applicable)	Type of Parcel (Property or Building)	Notes
0940250070190		Property	Pending proposed zoning change
0940250070200		Property	Pending proposed zoning change
0940250070370	6373 SW 59 PL	Property	Pending proposed zoning change
0940250070380	5935 SW 64 ST	Property	Pending proposed zoning change
0940250100010	5978 SW 64 ST	Property	
0940250100020		Property	
0940250100140		Property	
0940250100160	6420 SW 59 PL	Property	
0940250100170		Property	
0940250100270	5944 SW 64 ST	Property	
0940250100280	6401 SW 59 PL	Property	
0940250100290	6411 SW 59 PL	Property	
0940250100300	6415 SW 59 PL	Property	
0940250110140	7020 SW 61 AVE	Property	
0940250110150	7000 SW 61 AVE	Property	
0940250110160		Property	
0940250110170		Property	
0940250110200	5996 SW 70 ST	Building	
0940250270100		Property	
0940250270110	7141 SW 61 CT	Property	
0940250280900	6731 SW 58 PL	Property	
0940250280910		Property	
0940250280920	5845 SW 68 ST	Property	
0940250281390		Property	
0940250281400	5876 SW 68 ST	Property	
0940250281410		Property	
0940250281420	5896 SW 68 ST	Property	
0940250281430		Property	
0940250281940		Property	
0940250281950	6930 SW 59 PL	Property	
0940250281960		Property	
0940250281970	5982 SW 69 ST	Property	
0940250281980	5986 SW 69 ST	Property	
0940250281990	5990 SW 69 ST	Property	
0940250282000		Property	
0940250282010	6010 SW 69 ST	Property	
0940250282011		Property	
0940250282020	6011 SW 70 ST	Property	
0940250282030	6005 SW 70 ST	Property	
0940250282040	5961 SW 70 ST	Property	
0940250282041	5965 SW 70 ST	Property	
0940250282050	6940 SW 59 PL	Property	
0940250282070	5890 SW 69 ST	Building	





**O'Donniley, Don**

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**From:** Menendez, Maria  
**Sent:** Thursday, January 27, 2005 9:46 AM  
**To:** Davis, Maria; O'Donniley, Don  
**Cc:** Mccants, James; Payne, Nkenga; Boutsis, Eve  
**Subject:** CRA meetings for Feb and March

I will be placing a courtesy ad on next Thursday's Neighbors notifying the public that the CRA meetings for February and March have been moved from the 14<sup>th</sup> to the 7<sup>th</sup>.

Maria M. Menendez  
City Clerk  
6130 Sunset Drive  
South Miami, FL 33143  
Tel: 305-663-6340  
Fax: 305-663-6348  
*Email:* [mmenendez@cityofsouthmiami.net](mailto:mmenendez@cityofsouthmiami.net)



**APPENDIX B**

**Ordinance 99-100**  
**Authorizing the South Miami Community Redevelopment Agency**



Veto \_\_\_\_\_

Override \_\_\_\_\_

ORDINANCE NO. 99-100

ORDINANCE REGARDING REDEVELOPMENT OF SOUTH MIAMI COMMUNITY REDEVELOPMENT AREA DESCRIBED GENERALLY AS BOUNDED BY S.W. 62ND AVENUE ON WEST, S.W. 62ND STREET ON NORTH, S.W. 57TH AVENUE ON EAST AND S.W. 72ND STREET ON SOUTH; APPROVING AND AUTHORIZING EXECUTION BY COUNTY MANAGER OF INTERLOCAL COOPERATION AGREEMENT BETWEEN MIAMI-DADE COUNTY, FLORIDA, SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY AND CITY OF SOUTH MIAMI FOR REDEVELOPMENT OF SAID AREA; AUTHORIZING EXERCISE OF EMINENT DOMAIN POWER BY COMMUNITY REDEVELOPMENT AGENCY WITHIN SAID GEOGRAPHIC AREA SUBJECT TO CERTAIN LIMITATIONS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND EFFECTIVE DATE

WHEREAS, the Legislature of the State of Florida enacted the Community Redevelopment Act during its 1969 Legislative Session, which enactment is presently codified in the Florida Statutes as Part III of Chapter 163, Sections 163.330 through 163.450 (the "Act"); and

WHEREAS, all powers arising through the Act are conferred upon counties with home rule charters, which counties 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, such authorization for counties to delegate such powers to municipalities is contained in Section 163.410, Florida Statutes, which states:

directed the initiation, preparation and adoption of a community redevelopment plan by the Agency; and

WHEREAS, pursuant to Ordinance No. 98-79 enacted by the Board on May 19, 1998, the County has, among other things, approved and adopted the South Miami Community Redevelopment Plan (the "Plan") to enable the City to undertake redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to Ordinance No. 98-80 enacted by the Board on May 19, 1998, the Board has approved the creation of a community redevelopment trust fund, known as the South Miami Community Redevelopment and Revitalization Trust Fund (the "Fund") and has provided for the calculation and appropriation of tax increment funds into such Fund; and

WHEREAS, the boundaries identified for the Redevelopment Area are within the corporate limits of the City; and

WHEREAS, the Board wishes to confer specific redevelopment powers on the City Commission or the Agency, as the case may be, including the power of eminent domain, subject to certain restrictions; and

WHEREAS, the Board wishes to formalize the delegation of these powers through an interlocal cooperation agreement between the County, the Agency and the City; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is attached hereto, for the reasons delineated therein,

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

housing; and (c) the delegation of eminent domain power shall be effective for a five (5) year term commencing on the date of execution of the Interlocal Agreement, such that upon the lapse of such five (5) year period, the Agency shall no longer have the right to exercise the power of eminent domain.

Section 4. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

Section 6. This ordinance does not contain a sunset provision.

Section 7. This ordinance shall become effective ten (10) days after the date of its enactment unless vetoed by the Mayor, and if vetoed shall become effective only upon an override by this Board.

PASSED AND ADOPTED: SEP 09 1999

Approved by County Attorney as  
to form and legal sufficiency:

RAC

Prepared by:

GBL

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"), made this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by and between Miami-Dade County, Florida, a political subdivision of the State of Florida (the "County"), the City of South Miami, Florida, a municipal corporation under the laws of the State of Florida (the "City") and the South Miami Community Redevelopment Agency, or its successor, a public body corporate and politic (the "Agency").

WHEREAS, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. R-1374-96 on December 3, 1996, which, among other things, declared that a slum or blighted area existed in a geographic area, described generally as bounded by S.W. 62nd Avenue on the West, S.W. 62nd Street on the North, S.W. 57th Avenue on the East and S.W. 72nd Street on the South, such geographic area being more particularly described in Exhibit "A" (the "Redevelopment Area"), determined that it was necessary to redevelop such Redevelopment Area in accordance with the provisions of Part III of Chapter 163, Florida Statutes (the "Act"), and delegated to the City Commission of the City of South Miami, Florida (the "City Commission") the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Act to enable the City Commission 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, the City Commission, pursuant to Ordinance No. 12-97-1633 enacted on April 15, 1997, accepted a delegation of powers from the Board, found a need for and created the Agency, declared the members of the City Commission to be the members of the Agency, granted the Agency the power to exercise all powers permitted by the Act which were delegated by the

(2) The power to disseminate slum clearance and community redevelopment information.

(3) The power to undertake and carry out community redevelopment and related activities within the Redevelopment Area, which redevelopment may include:

- (a) Acquisition of a slum area or a blighted area or portion thereof;
- (b) Demolition and removal of buildings and improvements;
- (c) Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the Redevelopment Area the community redevelopment objectives of the Act in accordance with the Plan;
- (d) The power to dispose of any property acquired in the Redevelopment Area at its fair value for uses in accordance with the Plan;
- (e) The power to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
- (f) The power to acquire real property in the Redevelopment Area which, under the Plan, is to be repaired or rehabilitated for the dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
- (g) The power to acquire any other real property in the Redevelopment Area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
- (h) The power to acquire without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding



- (e) The power to insure or provide for the insurance of any real or personal property or operations of the City against any risks or hazards, including the power to pay premiums on any such insurance;
  - (f) The power to enter into any contracts necessary to effectuate the purposes of the Act;
  - (g) The power to solicit requests for proposals for redevelopment of parcels of real property contemplated by the Plan to be acquired for redevelopment purposes by the Agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to Section 163.380, Florida Statutes, prior to acquisition of such real property by the Agency; and
  - (h) To the Agency, the power to exercise eminent domain so to acquire by condemnation any interest in real property, including a fee simple title thereto, which it deems necessary for, or in connection with, community redevelopment and related activities under the Act, provided however, the exercise of eminent domain power by the Agency is limited as follows: (a) the power of eminent domain may be exercised by the Agency upon only those parcels of land listed in Appendix B of the Plan provided such properties are vacant or abandoned at the time of the filing of the condemnation action or with the mutual consent of the property owner and the Agency; (b) the power of eminent domain shall not be exercised by the Agency if the effect of such condemnation is a reduction in the pool of affordable housing; and (c) the delegation of eminent domain power to the Agency shall be effective for a five (5) year term commencing on the date of execution of this Agreement, such that, with the exception of any condemnation cases initiated by the Agency prior to the expiration of such five (5) year term, upon the lapse of such five (5) year period the Agency shall no longer have the right to exercise the power of eminent domain unless extended by an amendment to this Agreement. The Agency shall give the County thirty (30) days written notice prior to the exercise by the Agency of this power.
- (6) The power to invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds

- (11) The power to prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Redevelopment Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- (12) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Act; to zone or rezone any part of the City or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by the City pursuant to any of the powers granted by the Act.
- (13) The power to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the City.
- (14) Within its area of operation, the power to organize, coordinate, and direct the administration of the provisions of the Act as they may apply to the City, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the City may be most effectively promoted and achieved and to establish such new office or offices of the City or to reorganize existing offices in order to carry out such purpose most effectively.
- (15) The power to exercise all or any part or combination of powers herein granted or to elect to have such powers exercised by the Agency.

## II. Implementation of the Plan

A. The redevelopment powers listed in Section I. herein may be exercised only with respect to the Redevelopment Area and only with respect to the Plan as accepted by the City, approved by the Board, together with any supplements or amendments to the Plan provided that any amendments and supplements to the Plan must also be approved by the Board. The City and the Agency hereby expressly agree that the Plan as approved by the Board pursuant to Ordinance No. 98-79 is for a five (5) year period. The City and the Agency agree that



C. The City shall, either directly or through the Agency, ensure that the staff of the Agency be racially and ethnically diverse, all in accordance with applicable law.

III. City/County Coordination

A. The County Manager shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the City and the Agency for the Redevelopment Area. The Redevelopment Area Coordinator shall carry out the day-to-day County responsibilities for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.

B. The City, either directly or through the Agency, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing, acquisition, disposition and relocation activities, eminent domain activities (subject to the limitations contained herein), coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. The City, either directly or through the Agency, shall deliver copies of all accepted proposals for the Redevelopment Area to the Redevelopment Area Coordinator.

C. The Redevelopment Area Coordinator shall submit all proposals related to amendments to the Plan and proposals for indebtedness and bond financing to the County Manager's Tax Increment Financing and Coordinating Committee (the "TIFC Committee"), which Committee shall review and make recommendations to the County Manager on modifications and amendments to the Plan and all proposals for indebtedness and bond financing

A. The City, either directly or through the Agency, shall be responsible for the administration and funding of all relocation activities. Six months prior to the commencement of redevelopment activities which may result in the displacement of persons, the City, either directly or through the Agency, shall establish residential relocation procedures for the relocation of such persons (the "Local Relocation Procedures") and shall submit such Local Relocation Procedures to the Board for review and approval. In addition to any applicable federal, State or local law, the Local Relocation Procedures shall apply in all relocation cases within the Redevelopment Area; provided, however, if federal funds are received by the City, either directly or through the Agency, for the project which requires residential relocation, the City, either directly or through the Agency, shall follow the relocation procedures set forth in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 United States Code, Chapter 61, Section 4601, et seq. The City may contract with County agencies to assist in residential relocation.

B. The City, either directly or through the Agency, shall construct multi-unit residential projects within the Redevelopment Area; replace unit for unit any housing stock removed from the Redevelopment Area for development other than residential; and to the extent a displaced person elects to be relocated to a location within the Redevelopment Area, the City, either directly or through the Agency, shall ensure that any displaced person be relocated to a location within the Redevelopment Area.

C. The pool of affordable housing shall not be reduced from its current amount. The Agency and the City shall report to the County's Office of Community and Economic Development on an annual basis the status of its pool of affordable housing so that the County's Office of Community and Economic Development may monitor this activity. In addition, any new

B. The City, either directly or through the Agency, shall create and establish an advisory board the composition of which shall be racially and ethnically diverse and shall include citizens who reside and or work in the Redevelopment Area and other professionals who may give technical advice to the Agency, in accordance with applicable law. The advisory board shall be charged with monitoring the Agency for compliance with the objectives enumerated in the Plan. The advisory board shall conduct a comprehensive review of the Agency and the City's accomplishments with respect to the Plan. This review shall be done at least every three (3) years and its finding shall be forwarded to the Board for review.

#### VIII. Project Management, Administration and Coordination

A. The City and/or the Agency shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City and/or the Agency shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City and/or the Agency, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement. The City and/or the Agency shall also deliver additional interim reports to the County upon request.

1. The Redevelopment Area Coordinator shall receive from the City and/or the Agency advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

Agency, any new jobs created as a result of the redevelopment shall be awarded so that such group of employees are a racially and ethnically-diverse group, all in accordance with applicable law.

#### VI. Project Financing

A. The City, either directly or through the Agency, shall establish and maintain the Fund, as required by applicable law. Both the City and the County shall deposit annually into the Fund an amount equal to fifty percent (50%) of the increment from ad valorem taxes collected within the Redevelopment Area pursuant to Section 163.387, Florida Statutes, Ordinance No. 98-80 enacted by the Board on May 19, 1998 and other provisions of applicable law.

B. The City, either directly or through the Agency, shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the City may, either directly or through the Agency, expeditiously and without undue delay, utilize such funds in accordance with the Board approved budget for the Redevelopment Area.

C. The City, either directly or through the Agency, shall select financial and legal consultants as necessary to assist in the preparation of the tax increment financing plans. The City and the Agency shall encourage the participation of and utilize small and minority businesses, specifically with respect to bond counsel, underwriters' counsel and underwriting services, in the development of the Redevelopment Area.

D. The City, either directly or through the Agency, may sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements

Area, all in accordance with applicable law. The composition of the Agency by the addition of two (2) additional members, shall be ethnically and racially diverse, all in accordance with applicable law. The City Commission agrees that the Agency shall at all times consist of seven (7) members for the term of this Agreement.

X. City Assurances Regarding Affirmative Action.

As part of this Agreement the City and the Agency, as the case may be, shall follow applicable federal, State and County laws and regulations concerning affirmative action and race/ethnic/gender conscious concerns all in accordance with applicable law.

XI. Amendments

This Agreement may be amended only by a written agreement signed by the City, the Agency and the County.



**COMMUNITY REDEVELOPMENT AGENCY  
BOUNDARY DESCRIPTION**

Beginning at a point, said point being the southeast corner of Section 25, Township 54 South, Range 40 East and being the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive); thence running westerly along the south line of the aforesaid Section 25, said line being the centerline of Southwest 72 Street (Sunset Drive), a distance of 2,640 feet, more or less, to the intersection of the centerline Southwest 72 Street (Sunset Drive) and the centerline of Southwest 62 Avenue (Paul Tevis Road), the same being the southwest corner of the southeast quarter of said Section 25; thence, running northerly along the west line of the southeast quarter, the same being the centerline of Southwest 62 Avenue (Paul Tevis Road), a distance of 3,463 feet, more or less, to the intersection of the centerline of Southwest 62 Avenue (Paul Tevis Road) and a line, the same being the western extension of the northern right-of-way line of Southwest 62 Street; thence running easterly along said line, and continuing along the northern right-of-way line of Southwest 62 Street, a distance of 1,362 feet, more or less, to the intersection of the northern right-of-way line of Southwest 62 Street and the eastern right-of-way line of Southwest 59 Avenue; thence running southerly along the eastern right-of-way line of Southwest 59 Avenue, a distance of 159 feet, more or less, to the intersection of the eastern right-of-way line of Southwest 59 Avenue and a line, the same being the western extension of the north line of Lots A, B, C and D of Block 1, University Gardens No. 1 Subdivision, A Re-Plat of Block 2, according to the plat thereof, as recorded in Plat Book 91 at Page 36 in the Public Records of Dade County, Florida; thence running easterly along the north line of said Lots A, B, C, and D, a distance of 309 feet, more or less, to the northeast corner of said Lot A, the same being the northeast corner of University Gardens No.1 Subdivision; thence southerly along the eastern line of University Gardens No.1 Subdivision, according to the plat thereof, as recorded in Plat Book 91 at Page 15 in the Public Records of Dade County, Florida, a distance of 662 feet, more or less, to the southeast corner of University Gardens No.1 Subdivision, the same being a point in the centerline of Southwest 64 Street (Hardee Drive); thence running easterly along the centerline of Southwest 64 Street (Hardee Drive), the same being the north line of the south half of said Section 25, a distance of 990 feet, more or less, to the intersection of the centerline of Southwest 64 Street (Hardee Drive) and the centerline of Southwest 57 Avenue (Red Road), the same being the northeast corner of the southeast quarter of said Section 25; thence running southerly along the centerline of Southwest 57 Avenue (Red Road), a distance of 2,640 feet, more or less, to the intersection of the centerline of Southwest 57 Avenue (Red Road) and the centerline of Southwest 72 Street (Sunset Drive), the same being the southeast corner of said Section 25, Township 54 South, Range 40 East, said point being the Point of Beginning.

South Miami Residential Properties and Buildings in the CRA District

Folio Number	Property Address (If applicable)	Type of Parcel (Property or Building)	Notes
0940250000620	6081 SW 64 TERR	Building	
0940250000700	6096 SW 64 ST	Property	
0940250000720		Property	
0940250000730	6065 SW 64 TERR	Property	
0940250000790	6048 SW 64 ST	Property	
0940250000850	6488 SW 60 AVE	Property	
0940250000852		Property	
0940250000900		Property	
0940250000940		Property	
0940250070040	6273 SW 60 AVE	Building	
0940250070160	6365 SW 60 AVE	Property	
0940250070170		Property	
0940250070180	5991 SW 64 ST	Property	
0940250070280	6239 SW 59 PL	Property	
0940250070290	6257 SW 59 PL	Property	
0940250070330	6317-6319 SW 59 PL	Property	
0940250070340		Property	Future Right-of-Way. folio # has been delete
0940250070350	6357 SW 59 PL	Property	
0940250090010		Property	
0940250090030	6167 SW 64 ST	Property	
0940250090040	6165 SW 64 ST	Property	
0940250090100	6345 SW 62 AVE	Property	
0940250090110	6163 SW 63 TERR	Property	
0940250090240		Property	
0940250100070		Property	
0940250100320	6443 SW 59 PL	Property	
0940250100360	6505 SW 59 PL	Property	
0940250100560		Property	
0940250100600	6471 SW 59 CT	Property	
0940250100630		Property	
0940250100640		Property	
0940250100650		Property	
0940250100660	6001 SW 64 ST	Property	
0940250100670		Property	
0940250100750	6074 SW 63 ST	Property	
0940250100770	6090 SW 63 ST	Property	
0940250100780	6082 SW 63 ST	Building	
0940250100800	6039 SW 63 TERR	Property	
0940250100850	6041 SW 63 ST	Building	
0940250100860	6017 SW 63 ST	Building	
0940250110140	7020 SW 61 AVE	Property	
0940250110150	7000 SW 61 AVE	Property	
0940250110160		Property	
0940250110170		Property	





0940250110200	5996 SW 70 ST	Building
0940250140320	5942 SW 62 ST	Property
0940250150030	6400 SW 57 CT	Property
0940250150560	6501 SW 58 PL	Building
0940250150830	5901 SW 66 ST	Property
0940250150840	5901 SW 66 ST	Property
0940250280010		Property
0940250280190		Property
0940250280200	5928 SW 66 ST	Property
0940250280300	5895 SW 67 ST	Property
0940250290010	6600-10 SW 59 PL	Property
0940250290080		Property
0940250290090	6008 SW 66 ST	Property
0940250290140		Property
0940250290160		Property
0940250340250		Property
0940250580110	6260 SW 58 PL	Property
0940250650090		Property



**APPENDIX C**

**2000 United States Census Tables**

**TABLE C.1 - 2000 Population By Race (Persons)**

	<b>Miami- Dade County</b>	<b>South Miami</b>	<b>South Miami CRA</b>
<b>Total Population</b>	2,253,362	10,741	1,951
<i>Population of one race:</i>	2,167,940	10,512	1,904
White alone	1,570,558	7,502	252
Black or African American alone	457,214	2,653	1,629
American Indian and Alaska Native alone	4,365	15	2
Asian alone	31,753	150	7
Native Hawaiian and Other Pacific Islander alone	799	4	0
Some other race alone	103,251	188	14
<i>Population of two or more races</i>	85,422	229	47

Source: 2000 Census; Summary File 1

**TABLE C.2 - 2000 Population By Sex And Age (Persons)**

Age-Group	Miami- Dade County	South Miami	South Miami CRA
Total Male Population	1,086,558	5,169	879
Under 5 Years	73,996	317	69
5 - 9 Years	81,365	358	104
10-14 Years	81,320	356	118
15-19 Years	78,156	304	89
20-24 Years	71,525	358	54
25-34 Years	165,462	779	97
35-44 Years	183,197	899	103
45-54 Years	133,271	723	77
55-64 Years	96,070	490	77
65-74 Years	72,404	345	69
75-84 Years	38,397	191	16
85 Years And Older	11,395	29	6
Total Female Population	1,166,804	5,572	1,072
Under 5 Years	70,854	314	84
5 - 9 Years	77,988	354	92
10-14 Years	78,324	347	97
15-19 Years	76,022	293	82
20-24 Years	72,023	316	64
25-34 Years	167,961	803	139
35-44 Years	187,302	915	148
45-54 Years	147,727	787	109
55-64 Years	110,482	544	99
65-74 Years	90,454	448	80
75-84 Years	60,914	319	43
85 Years And Older	26,753	132	35

Source: 2000 Census; Summary File 1

**TABLE C.3 - Household Characteristics (Households)**

	Miami-Dade	South Miami	South Miami CRA
Households	776,774	4,301	670
Families	548,493	2,593	423
Married Couple Families	370,898	1,739	140
With Own Children	175,547	726	54
Other Family	177,595	854	283
No Wife/With Children	16,889	80	19
No Husband/With Children	70,316	318	136

Source: 2000 Census; Summary File 1

**TABLE C.4 - Housing And Tenure Characteristics (Housing Units)**

	<b>Miami-Dade</b>	<b>South Miami</b>	<b>South Miami CRA</b>
Housing Units	852,278	4,557	709
Occupied	776,774	4,393	670
Owner	449,325	2,673	261
Renter	327,449	1,628	409
Vacant	75,504	156	39
For Rent	19,866	47	13
For Sale	9,855	24	1
Rented/Sold, Not Occupied	5,022	21	3
Seasonal/Occasional Use	29,587	28	2
For Migrant Workers	59	0	0
Other	11,115	36	20

Source: 2000 Census; Summary File 1

**TABLE C.5 - Average Household Size of Occupied Units by Tenure**

<b>Average Household Size</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Total	2.84	2.47	2.84
Owner occupied	3.01	2.79	3.62
Renter Occupied	2.61	1.97	2.13

Source: 2000 Census; Summary File 3

**TABLE C.6 - 2000 Age of Housing**

Time Period Built	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
1999 - March 2000	14,019	8	0
1995 - 1998	50,523	77	36
1990 - 1994	64,968	55	19
1980 - 1989	155,186	260	107
1970 - 1979	191,906	824	294
1960 - 1969	142,827	1,080	293
1950 - 1959	140,635	1,561	263
1940 - 1949	56,783	428	186
1939 Or Earlier	35,431	260	51
Total	852,278	4,553	1,249

Source: 2000 Census; Summary File 3

**TABLE C.7 - Value Of Specified Owner-Occupied Housing (Occupied Units)**

Value Range (\$)	Miami-Dade County	South Miami	SMCRA Census Block Groups
Less Than 50,000	8,856	25	48
50,000 - 69,999	20,119	94	251
70,000 - 89,999	52,030	179	37
90,000 - 99,999	33,286	93	43
100,000 - 124,999	55,813	128	25
125,000 - 149,999	54,149	332	19
150,000 - 174,999	34,607	402	0
175,000 - 199,999	18,907	222	0
200,000 And More	58,048	875	0
Total	335,815	2,350	423
Median Value	\$124,000	\$170,100	BG1 = \$92,300 BG2 = \$81,500 BG3 = \$60,700 BG4 = \$0

Source: 2000 Census; Standard File 3, Summary File 3

**TABLE C.8 - Monthly Gross Rent (Renter-Occupied Housing Units)**

Gross Rent/Month (\$)	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
With Cash Rent	317,690	1,666	603
Less Than 200	19,076	110	110
200 - 299	11,302	34	34
300 - 499	53,881	222	134
500 - 749	125,095	708	121
750 - 999	69,880	402	155
1,000 - 1,499	30,560	113	32
1,500 And More	7,896	77	17
No Cash Rent	9,143	77	17
Median	\$ 647 Per Month	\$ 672 Per Month	\$570 Per Month

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.9 - 2000 Household Income**

Income Range (\$/year)	Miami-Dade County	South Miami	SMCRA Census Block Groups
Less than 10,000	107,901	571	303
10,000 - 14,999	58,409	285	100
15,000 - 19,999	55,140	274	105
20,000 - 29,999	108,489	547	231
30,000 - 39,999	93,835	363	122
40,000 - 49,999	76,798	391	86
50,000 - 59,999	61,726	273	65
60,000 - 74,999	67,807	278	58
75,000 - 99,999	63,132	581	40
100,000 and more	84,141	722	86
Total Households	777,378	4,285	1,196
Median per year	\$35,966	\$42,488	BG1 = \$31,983 BG2 = \$25,104 BG3 = \$14,913 BG4 = \$24,444

Source: 2000 Census; Standard File 3, Summary File 3.



**TABLE C.10 - 2000 Population For Whom Poverty Status Is Determined**

Poverty Status	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
Income Below Poverty Level	396,995	1,864	1,097
Income At Or Above Poverty Level	1,812,094	9,041	2,306
Total	2,209,089	10,905	3,403

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.11 - Gross Rent As A Percentage Of Household Income**

Percent Of Income Spent On Gross Rent	Miami-Dade County	South Miami	SMCRA Census Tract 76.03
Less Than 15%	39,402	211	106
15% - 19%	36,384	205	62
20% - 24%	38,300	198	68
25% - 29%	35,117	230	84
30% - 34%	26,566	124	10
35% or More	127,500	556	250
Not Computed	23,564	219	40
Total	326,833	1,743	620

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.12 - Monthly Owner Costs As A Percentage Of Household Income**

<b>Percent Of Income Spent On Gross Housing Costs</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Housing Units With A Mortgage	258,002	1,809	308
Less Than 10%	11,651	127	8
10% - 14%	28,079	190	46
15% - 19%	39,147	381	46
20% - 24%	39,125	242	41
25% - 29%	31,322	199	40
30% - 34%	23,013	153	26
35% - 39%	16,779	75	12
40% - 49%	21,477	136	15
50% Or More	45,189	298	74
Not Computed	2,220	8	0
Housing Units Without A Mortgage	77,813	541	115
Less Than 10%	26,847	253	38
10% - 14%	16,194	57	22
15% - 19%	9,090	42	19
20% - 24%	6,033	39	0
25% - 29%	4,230	29	6
30% - 34%	2,998	46	10
35% - 39%	2,069	8	8
40% - 49%	3,049	35	0
50% Or More	5,802	32	5
Not Computed	1,501	0	7

Source: 2000 Census; Standard File 3, Summary File 3.

**TABLE C.13 - Tenure By Vehicles Available (Households)**

<b>Vehicles Available</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Owner-Occupied			
None	29,059	166	114
1 Vehicle	148,947	879	222
2 Vehicles	187,586	1,178	160
3 Vehicles	60,280	338	64
4 Or More Vehicles	23,461	81	9
Renter-Occupied			
None	82,264	342	234
1 Vehicle	152,553	899	290
2 Vehicles	75,670	445	104
3 Vehicles	12,953	55	0
4 Or More Vehicles	4,001	0	0

Source: 2000 Census; Standard File 3, Summary File 3.

**APPENDIX D**

**South Miami Neighborhood Revitalization Strategy Area Profile**

**TABLE C.14 - 2000 Educational Attainment (Persons Age 25 and Older)**

<b>Education Status</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Male	700,196	3,464	947
Not High School Graduate	222,658	525	334
High School Graduate	150,726	628	253
1-3 Years College	162,019	867	162
4 Years of College +	164,793	1,444	198
Female	791,593	4,044	1,159
Not High School Graduate	256,695	850	417
High School Graduate	182,271	727	325
1-3 Years College	194,021	1,054	295
4 Years of College +	158,606	1,413	122
Total	1,491,789	7,508	2,106

Source: 2000 Census; Summary File 3.

**TABLE A.15 – Sex By Employment Status (Population 16 Years and Older)**

<b>Sex/Employment Status</b>	<b>Miami-Dade County</b>	<b>South Miami</b>	<b>SMCRA Census Tract 76.03</b>
Total Labor Force	1,758,374	8,687	2,500
Male	834,320	4,071	1,122
In Labor Force	535,323	2,880	659
In Armed Services	1,222	0	0
Civilian	534,101	2,880	659
Employed	493,524	2,691	592
Unemployed	40,577	189	67
Not In Labor Force	298,997	1,191	463
Female	924,054	4,616	1,378
In Labor Force	475,642	2,651	648
In Armed Services	287	0	0
Civilian	475,355	2,651	648
Employed	427,684	2,527	560
Unemployed	47,671	124	88
Not In Labor Force	448,412	1,965	730

Source: 2000 Census; Standard File 3, Summary File 3.

**SOUTH MIAMI  
NEIGHBORHOOD REVITALIZATION  
STRATEGY AREA PROFILE**

Research Section  
Miami-Dade County  
Department of Planning & Zoning  
111 NW 1 Street, Suite 1220  
Miami, Florida 33128-1972  
April 2003

## Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

## South Miami

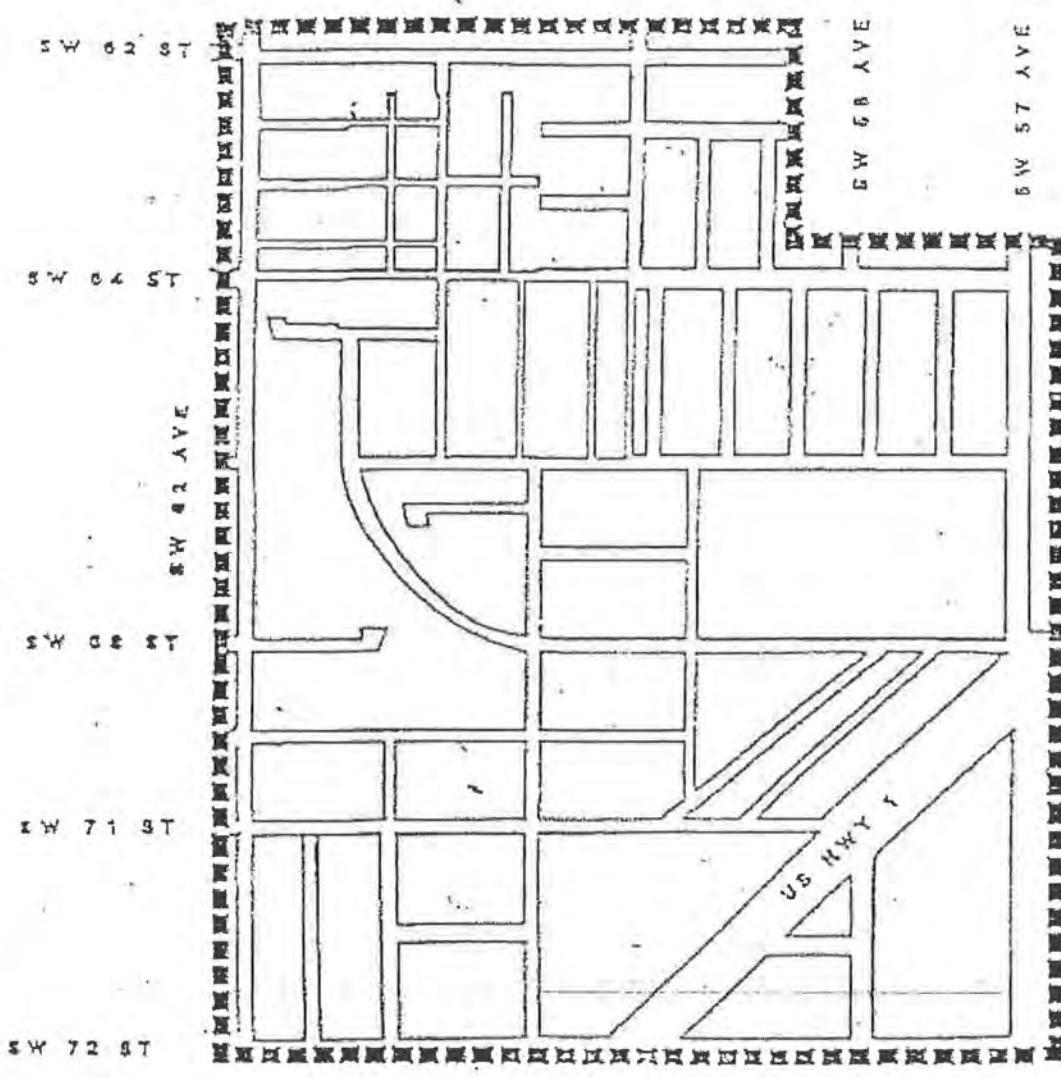
The South Miami Neighborhood Revitalization Strategy Area is a Black community in the City of South Miami. It is a low-income and high-poverty area. The poverty rate for persons in 2000 was 49 percent, up from the 38 percent recorded in 1990. The percent of families in poverty grew from 38 to 43 percent.

Households in South Miami were more likely to rent than own their housing units. Home values and rents were well below the County average.

South Miami residents had a lower level of educational attainment than the County average.

In sum, the South Miami Neighborhood Revitalization Strategy Area showed some population and housing growth, but showed increasing poverty levels. The area continues to face a range of serious social and economic challenges.





JAN. 1993

10-0000-01  
**DOCD**  
 DIVISION OF COMMUNITY DEVELOPMENT  
 PREPARED BY DOCD/UD

OCD TARGET AREA  
**SOUTH MIAMI**



## **Introduction**

The South Miami Revitalization Area is located in the City of South Miami in a roughly rectangular area bounded by SW 62 Street on the north; SW 62 Avenue on the West; and SW 72 Street on the south. The eastern boundary is SW 57 Avenue between SW 72 and 64 Streets; then west to SW 59th Avenue and north to SW 62 Street.

Originally known as Larkins, the area has a long history as a tightly-knit Black settlement. The first Black settler, Marshall Williams, arrived in 1912 from Madison, Florida. He bought land in Larkins and encouraged other Black residents of Madison to do likewise.

Through the 1920s the economy depended largely on the railroad, which was used to ship fruits and vegetables.

## **Demographic Characteristics**

### Total Population

The 2000 population of 2,091 was an increase over the 1,726 recorded in 1990, reversing a downward trend in the 1980s.

### Black and Hispanic Population

The South Miami NRSA was a Black community (92 percent) in 2000 as it has been for many decades. Hispanics were 11 percent of the population up from the 6 percent reported in 1990.

**Table 1**  
**Population by Race and Hispanic Origin**  
**South Miami and Miami-Dade County**  
**1980 - 2000**

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	1,872	-146	1,726	365	2,091
Black	1,750	-161	1,589	201	1,790
Hispanic	91	4	95	132	227
White	111	-16	95	181	276
Non Hispanic White	53	-14	39	49	88
Non Hispanic Black	1,721	-143	1,578	189	1,767
<b>Percent</b>					
Total	100%	-8%	100%	21%	100%
Black	93%	-9%	92%	13%	86%
Hispanic	5%	4%	6%	139%	11%
White	6%	-14%	6%	191%	13%
Non Hispanic White	3%	-26%	2%	126%	4%
Non Hispanic Black	92%	-8%	91%	12%	85%
<b>Miami-Dade</b>					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

### Age

Like many Black communities, South Miami has a relatively young population. About 56 percent of the population was below 35 years of age compared to 48 percent in the County. About 12 percent were 65 years and over, compared to 14 percent in the County.

**Table 2**  
**Age Distribution**  
**South Miami and Miami-Dade County**  
**1980-2000**

	South Miami			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	1,872	1,726	2,091	1,623,781	1,937,094	2,253,362
Less than 5	161	184	169	94,237	139,714	157,871
5 to 9	167	158	205	101,385	131,426	145,752
10-14	199	162	232	111,386	120,490	160,754
15-19	222	169	187	136,285	131,060	154,989
20-24	200	135	127	133,039	139,196	144,721
25-29	151	128	119	125,898	168,342	163,859
30-34	88	117	132	114,333	163,334	173,574
35-44	182	182	270	192,585	278,043	361,966
45-54	165	163	203	187,309	212,098	282,766
55-59	68	61	88	90,929	91,769	109,141
60-64	53	67	99	80,555	90,816	97,417
65-74	149	93	155	149,491	146,131	162,257
75+	67	107	105	105,698	124,675	138,295
	South Miami			Miami-Dade		
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	9%	11%	8%	6%	7%	7%
5 to 9	9%	9%	10%	6%	7%	6%
10-14	11%	9%	11%	7%	6%	7%
15-19	12%	10%	9%	8%	7%	7%
20-24	11%	8%	6%	8%	7%	6%
25-29	8%	7%	6%	8%	9%	7%
30-34	5%	7%	6%	7%	8%	8%
35-44	10%	11%	13%	12%	14%	16%
45-54	9%	9%	10%	12%	11%	13%
55-59	4%	4%	4%	6%	5%	5%
60-64	3%	4%	5%	5%	5%	4%
65-74	8%	5%	7%	9%	8%	7%
75+	4%	6%	5%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Household Structure.

Households in South Miami were less likely to be comprised of married couples (32 percent compared to about 68 percent Countywide). The percent of family households headed by a female householder (58 percent) was much higher than the County average (24 percent).

**Table 3**  
**Households by Family Status**  
**South Miami and Miami-Dade County**  
**1990-2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	544	170	714	692,355	84,419	776,774
Family Households	353	101	454	481,260	67,233	548,493
Married Couple	121	25	146	342,512	28,386	370,898
With children	71	-15	56	164,216	11,331	175,547
No children	50	40	90	178,296	17,055	195,351
Male Householder	36	7	43	35,377	8,547	43,924
With children	21	0	21	17,177	-288	16,889
No children	15	7	22	18,200	8,835	27,035
Female householder	196	69	265	103,371	30,300	133,671
With children	156	-12	144	64,848	5,468	70,316
No children	40	81	121	38,523	24,832	63,355
Non-family Households	191	69	260	211,092	17,189	228,281
	<b>Percent</b>					
Total Households	100%	31%	100%	100%	12%	100%
Family Households	65%	29%	64%	70%	14%	71%
Married Couple	22%	21%	20%	49%	8%	48%
With children	13%	-21%	8%	24%	7%	23%
No children	9%	80%	13%	26%	10%	25%
Male Householder	7%	19%	6%	5%	24%	6%
With children	4%	0%	3%	2%	-2%	2%
No children	3%	47%	3%	3%	49%	3%
Female householder	36%	35%	37%	15%	29%	17%
With children	29%	-8%	20%	9%	8%	9%
No children	7%	203%	17%	6%	64%	8%
Non-family Households	35%	36%	36%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Housing

### Number of Units

The 754 housing units reported in 2000 was an increase over the 596 reported in 1990, reversing a decline in the previous decade.

### Tenure and Vacancy

The vacancy rate in South Miami in 2000 was much lower than the comparable County figure of 9 percent.

Renter-occupied units accounted for 61 percent of all occupied units, down from the 69 percent reported in 1990, but continued to be higher than the County's 42 percent.

**Table 4**  
**Housing Units by Tenure and Vacancy Status**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	South Miami			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	596	158	754	771,288	80,990	852,278
Occupied Units	544	170	714	692,355	84,419	776,774
Owner Occupied	170	111	281	375,912	73,413	449,325
Renter Occupied	374	59	433	316,443	11,006	327,449
Vacant Units	70	-30	40	78,933	-3,429	75,504
For Rent	35	-22	13	31,611	-11,745	19,866
For Sale	2	-1	1	11,007	-1,152	9,855
Seasonal/Other	15	-10	5	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	18	3	21	3,579	12,558	16,137
	<b>Percent</b>					
Total Units	100%	27%	100%	100%	100%	100%
Occupied Units	91%	31%	95%	90%	104%	91%
Owner Occupied	29%	65%	37%	49%	91%	53%
Renter Occupied	63%	16%	57%	41%	14%	38%
Vacant Units	12%	-43%	5%	10%	-4%	9%
For Rent	6%	-63%	2%	4%	-15%	2%
For Sale	0%	-50%	0%	1%	-1%	1%
Seasonal/Other	3%	-67%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	3%	17%	3%	0%	351%	2%
Vacancy Rate	12%	-19%	5%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

All of the owner-occupied homes in South Miami were valued at less than \$100,000 in 2000. The comparable County figure was 34 percent.

**Table 5**  
**Value of Specified Owner-Occupied Housing**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami- Dade	South Miami	Miami- Dade
Total Units	138	275,298	83	335,815
less than \$30,000	18	4,095	0	2,097
\$30,000 to \$59,999	60	44,179	32	13,900
\$60,000 to \$99,999	54	129,221	51	98,294
\$100,000 to \$149,999	4	52,723	0	109,962
\$150,000 to \$199,999	2	18,764	0	53,514
\$200,000 +	0	25,746	0	58,048
	Percent			
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	13.0%	1.5%	0.0%	0.6%
\$30,000 to \$59,999	43.5%	16.0%	38.6%	4.1%
\$60,000 to \$99,999	39.1%	46.9%	61.4%	29.3%
\$100,000 to \$149,999	2.9%	19.2%	0.0%	32.7%
\$150,000 to \$199,999	1.4%	6.8%	0.0%	15.9%
\$200,000 +	0.0%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.



About 76 percent of rental units rented for less than \$500. The comparable County figure was 38 percent.

**Table 6**  
**Contract Rent for Renter-Occupied Units**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami-Dade	South Miami	Miami-Dade
Total Units	361	305,935	325	326,833
less than \$100	54	15,527	50	18,675
\$100 to \$199	95	16,181	88	16,614
\$200 to \$249	46	14,021	39	5,360
\$250 to \$299	41	21,364	14	6,510
\$300 to \$349	49	30,280	20	10,741
\$350 to \$399	34	39,390	21	16,473
\$400 to \$449	21	36,104	-	22,095
\$450 to \$499	17	34,036	15	29,180
\$500 to \$599	4	48,431	40	58,061
\$600 to \$699	0	25,047	12	53,707
\$700+	0	25,554	26	89,417
	Percent			
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	15.0%	5.1%	15.4%	5.7%
\$100 to \$199	26.3%	5.3%	27.1%	5.1%
\$200 to \$249	12.7%	4.6%	12.0%	1.6%
\$250 to \$299	11.4%	7.0%	4.3%	2.0%
\$300 to \$349	13.6%	9.9%	6.2%	3.3%
\$350 to \$399	9.4%	12.9%	6.5%	5.0%
\$400 to \$499	5.8%	11.8%	0.0%	6.8%
\$450 to \$499	4.7%	11.1%	4.6%	8.9%
\$500 to \$599	1.1%	15.8%	12.3%	17.8%
\$600 to \$699	0.0%	8.2%	3.7%	16.4%
\$700+	0.0%	8.4%	8.0%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

**Income**

Incomes in South Miami were lower than the County average.

About 80 percent of all households with income had incomes below \$35,000, compared to 48 percent in Miami-Dade County.

**Table 7  
Income Distribution  
Households with Income  
South Miami and Miami-Dade County  
1999**

	South Miami			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	178	92	93	107,901	27,389	62,527
\$10,000 to \$14,999	61	46	15	58,409	12,035	35,437
\$15,000 to \$24,999	119	112	7	111,649	22,886	67,667
\$25,000 to \$34,999	56	40	16	100,833	19,273	59,907
\$35,000 to \$49,999	85	52	14	121,780	21,239	69,946
\$50,000 and over	16	10	0	276,806	35,232	141,943
<b>Total Households</b>	<b>515</b>	<b>352</b>	<b>145</b>	<b>777,378</b>	<b>138,054</b>	<b>437,427</b>
	<b>Percent</b>					
Less than \$10,000	35%	26%	64%	14%	20%	14%
\$10,000 to \$14,999	12%	13%	10%	8%	9%	8%
\$15,000 to \$24,999	23%	32%	5%	14%	17%	15%
\$25,000 to \$34,999	11%	11%	11%	13%	14%	14%
\$35,000 to \$49,999	17%	15%	10%	16%	15%	16%
\$50,000 and over	3%	3%	0%	36%	26%	32%
<b>Total Households</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 2000, South Miami continued to be a high-poverty area. The poverty rate for persons was 49 percent, considerably higher than the County's 18 percent, and up from the 38 percent recorded in 1990.

Children were especially affected by poverty. About 60 percent of all children under 18 were poor, higher than the 44 percent reported in 1990. This was considerably worse than the County's high poverty rates for children, 23 percent.

**Table 8  
Number and Percent of Persons in Poverty  
South Miami and Miami-Dade County  
1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	768	38%	714	49%	341,261	18%	396,995	18%
Black	520	31%	590	40%	117,357	30%	124,801	29%
Hispanic	168	78%	122	8%	183,207	20%	223,335	18%
Elderly	154	58%	107	7%	52,706	20%	55,020	19%
Young								
Under 5	99	46%	110	8%	33,721	25%	32,995	23%
Under 18	294	44%	345	24%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Reflecting personal poverty, household poverty rates also remained quite high. About 43 percent of all family households were below the poverty level, an increase over the 37 percent in 1980. Among female householder households with children, a high 56 percent were in poverty, about the same level as in 1990.

**Table 9  
Percent of Households in Poverty  
South Miami and Miami-Dade County  
1990 and 2000**

	South Miami				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	146	37%	111	43%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	111	58%	69	56%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Employment

### Labor Force Status

In 2000, 16 percent of the civilian labor force in South Miami was unemployed, the same level as in 1990, but much higher than the comparable County figure (9 percent). The rate of labor force participation in the area was much lower than the County average. About 62 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to Miami-Dade's 43 percent.

**Table 10**  
**Labor Force Status, Persons 16 Years and Over**  
**South Miami and Miami-Dade County**  
**1990 and 2000**

	South Miami				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	6,674	359	313	30	976,754	1,009,456	184,703	586,601
Employed	5,626	300	260	30	901,828	921,208	159,184	535,989
Unemployed	1,048	59	53	0	74,926	88,248	25,519	50,612
Not in Labor Force	3,609	577	381	175	537,778	747,409	134,834	460,333
<b>Percent</b>								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	84%	84%	83%	100%	92%	91%	86%	91%
Unemployed	16%	16%	17%	0%	8%	9%	14%	9%
Not in Labor Force	35%	62%	55%	85%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

## Educational Attainment

The educational attainment levels of South Miami residents over 25 years lagged behind the County levels. A high 48 percent had not completed high school compared to the County average (15 percent). Only 7 percent had completed four or more years of college compared to 21 percent in Miami-Dade.

**Table 11**  
**Educational Attainment**  
**Persons Age 25 and Over**  
**South Miami and Miami-Dade County**  
**1990 to 2000**

	1990		2000	
	South Miami	Miami-Dade	South Miami	Miami-Dade
Not High School Graduate	617	448,282	396	229,000
High School Graduate	375	296,444	229	458,458
1-3 Years College	154	296,109	139	536,040
4 Years of College +	29	240,460	56	323,399
Total	1,175	1,281,295	820	1,546,897
	Percent			
Not High School Graduate	53.7%	35.0%	48.3%	14.8%
High School Graduate	26.5%	23.1%	27.9%	29.6%
1-3 Years College	15.8%	23.1%	17.0%	34.7%
4 Years of College +	4.0%	18.8%	6.8%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

**APPENDIX E**

**Maximum Income and Rent Levels Established by Florida HUD**

Florida Housing Finance Corporation

January 2004

Effective 1/29/2004 when posted  
FHFC Posted 1/29/2004

Florida Housing Finance Corporation  
Multifamily Rental Program and SHIP (all)  
2004 Income Limits Adjusted To Household Size

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Miami PMSA (Miami-Dade)	30%	11,050	12,650	14,250	15,800	17,050	18,350	19,600	20,950
	33%	12,177	13,926	15,842	17,391	18,777	20,163	21,549	22,969
	35%	12,915	14,770	16,590	18,445	19,915	21,385	22,855	24,360
	40%	14,760	16,880	18,980	21,080	22,760	24,440	26,120	27,840
	45%	16,605	18,990	21,330	23,715	25,605	27,495	29,385	31,320
	50%	18,450	21,100	23,700	26,350	28,450	30,550	32,650	34,800
	55%	20,295	23,210	26,070	28,985	31,295	33,695	35,915	38,260
	60%	22,140	25,320	28,440	31,620	34,140	36,860	39,180	41,760
	80%	29,500	33,750	37,950	42,150	45,550	48,900	52,300	55,650
	120%	44,280	50,640	56,880	63,240	68,280	73,320	78,360	83,520
Median: 45,400									
Naples MSA (Collier)	25%	12,225	13,950	15,700	17,450	18,850	20,250	21,650	23,025
	30%	14,850	16,750	18,850	20,950	22,600	24,300	25,950	27,650
	35%	17,115	19,530	21,980	24,430	26,390	28,350	30,310	32,235
	40%	19,580	22,320	25,120	27,920	30,160	32,400	34,640	36,840
	45%	22,005	25,110	28,260	31,410	33,930	36,450	38,970	41,445
	50%	24,450	27,900	31,400	34,900	37,700	40,500	43,300	46,050
	55%	26,895	30,690	34,540	38,390	41,470	44,550	47,630	50,655
	60%	29,340	33,480	37,680	41,880	45,240	48,600	51,960	55,260
	80%	39,100	44,650	50,250	55,850	60,300	64,750	69,250	73,700
	120%	58,680	68,960	75,360	83,760	90,480	97,200	103,920	110,520
Median: 63,300									
Ocala MSA (Marion)	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,780	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,900
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,850
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,850	31,100	34,550	37,300	40,100	42,850	45,600
	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
	Median: 42,400								

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
34,255	42,150	77,650
45,370	55,650	94,960
28,080	34,550	77,650

TABLE E.1 - 2004 Income Limits Schedule



TABLE E.2 – 2004 Rent Schedule by Number of Bedrooms in Unit

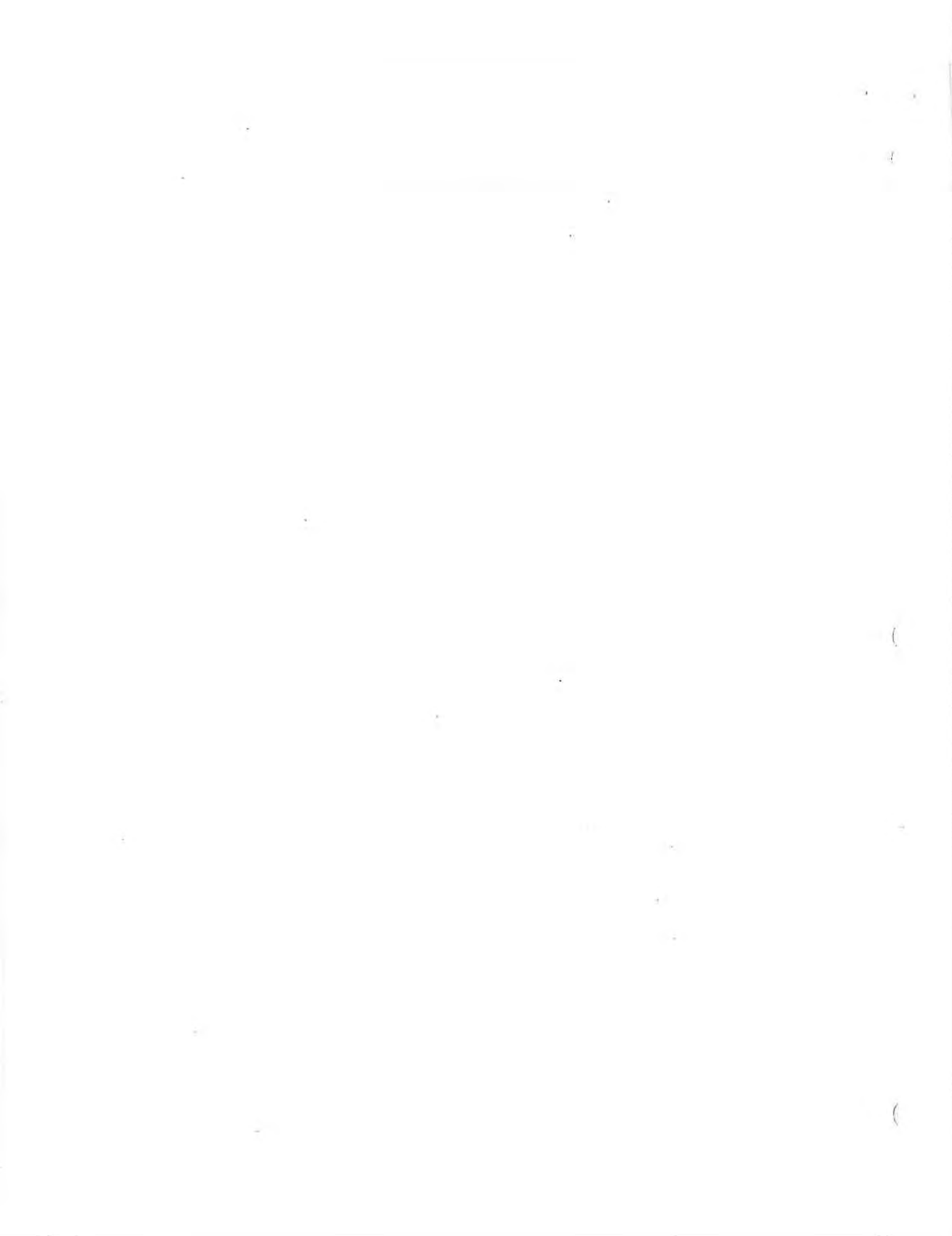
City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Gainesville MSA (Alachua)	30%	273	293	352	406	453
	33%	301	322	387	447	499
	35%	319	342	411	475	530
	40%	365	391	470	543	606
	45%	410	440	528	610	681
	50%	456	489	587	678	757
	60%	547	587	705	814	909
	80%	731	783	940	1,085	1,211
	120%	1,095	1,174	1,410	1,629	1,818
Jacksonville MSA (Clay/Duval/ Nassau/Saint Johns)	28%	277	297	356	411	459
	30%	297	318	382	441	492
	35%	346	371	445	514	574
	40%	396	424	509	588	657
	45%	445	477	572	662	739
	50%	495	530	636	735	821
	60%	594	636	763	882	985
	80%	792	848	1,018	1,177	1,312
120%	1,188	1,273	1,527	1,765	1,971	
Lakeland-Winter Haven MSA (Polk)	30%	246	264	317	366	408
	33%	271	290	348	403	449
	35%	287	308	370	427	476
	40%	329	352	423	489	545
	45%	370	396	475	550	613
	50%	411	440	528	611	681
	60%	493	528	634	733	817
	80%	657	705	846	977	1,090
120%	987	1,057	1,269	1,467	1,635	
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	268	287	344	398	444
	30%	287	308	368	428	476
	35%	335	359	430	497	555
	40%	383	410	492	569	635
	45%	430	461	553	640	714
	50%	478	513	615	711	793
	60%	574	615	738	853	952
	80%	766	820	985	1,137	1,268
120%	1,149	1,231	1,476	1,707	1,905	
Miami PMSA (Dade)	30%	276	296	356	410	458
	33%	304	326	391	452	504
	35%	322	346	414	479	534
	40%	389	395	474	548	611
	45%	415	444	533	616	687
	50%	461	494	592	685	763
	60%	553	593	711	822	916
	80%	737	790	948	1,096	1,222
120%	1,107	1,186	1,422	1,644	1,833	

Florida Housing Finance Corporation

March 2003

**APPENDIX F**

**South Miami CRA Annual Progress Reports**



# South Miami Community Redevelopment Agency

Semi-Annual Report  
April 1999

## South Miami CRA Board

Julio Robaina, Chair  
Armando Oliveros, Vice Chair  
Ruby Anderson  
David Bethel  
James Bowman  
Horace Feliu  
Mary Scott Russell

## CRA Advisory Board

Helen Diaz  
Charles Foschini  
Lee Perry  
Charete Plummer  
David Tucker, Jr.

## CRA Director

Diana Morris

## CRA Consultant

Don DeLaney

## CRA Legal Counsel

John Dellagloria

## Agency Overview

The South Miami Community Redevelopment Agency (CRA) is a separate and distinct agency created under the provisions of chapter 163 part III Florida Statutes, and defined as a special district by chapter 189 Florida Statutes. The agency became official on October 1, 1998. The life of a CRA is 30 years. The agency has a Board of Commissioners consisting of the 5 elected officials (Mayor and Commissioners) and two additional members appointed by the Commission. Additionally, the South Miami CRA has a five-member Advisory Board appointed by the City Commission.

The Community Redevelopment Agency is established under the provisions of chapter 163 Florida Statutes, and governed by the enabling ordinances and resolutions, and the interlocal agreement with Miami Dade County Board of County Commissioners. CRA's are established to help reverse conditions that contribute to reduced property values, increased crime and other conditions associated with slum and blight by conferring special powers and financing capabilities not available to cities.

A CRA Plan must be prepared and approved. The Plan establishes programs that may be implemented by the agency. Only programs in the approved plan can be funded. All of the programs and expenditures of the CRA must be for projects within the designated Redevelopment area. The plan also establishes powers of the agency. Those powers may not exceed those powers established in the statute. The plan can, however, establish powers withheld from the agency.

*The South Miami CRA Plan includes a section titled "Powers Not Given to the SMCRA." One of the powers specifically not given to the SMCRA is "The power to independently zone or rezone property." This is stated on page 13 and again on page 19 of the Plan.*

Planning documents such as Hometown Plan One and Hometown Plan Two, which were created with extensive public participation, along with the City's Comprehensive Plan, are considered by the CRA Board as the guiding planning documents for the area.

programs approved in the Plan, and within the CRA area. The South Miami CRA receives 50% of the tax increment. The remainder of the increased assessment due to redevelopment within the CRA area goes to the City and the County general revenue funds.

*The South Miami CRA received no funding from TIF for its first (current) year of operation because there was no increase in the property assessment within the CRA area.*

When authorized or approved by the City Commission and the Miami Dade County Board of County Commissioners, the SMCRA may issue redevelopment revenue bonds and other financial instruments as per Section 163.385. Florida Statutes.

*Bonds issued under this section do not constitute indebtedness within the meaning of any constitutional or statutory debt limitations or restrictions as they apply to the City of South Miami or Dade County.*

The Shops at Sunset Place is within the boundary of the CRA. The County Property Appraiser assessed this development in December 1998. The development was incomplete at that time. The first year increment from Shops at Sunset Place will be owed to the CRA in October 1999. It is anticipated that the partial completion will result in a TIF trust fund deposit of approximately \$400-500,000 for the SMCRA. Based on this estimate, the City will receive an increase from ad valorem taxes of approximately \$250,000 and the County will receive a slightly less amount from this development. When the assessment of the completed development occurs in December 1999, the resulting increase is expected to create a TIF trust fund deposit of approximately \$1,000,000 for the SMCRA for fiscal year 2000-01. The City and County would receive approximately \$500,000 each based on this estimate.

*Over the 30 year life of the CRA, an estimated \$15 - \$20 million dollars that would have gone to the County will be returned to South Miami through the CRA TIF mechanism.*

The Community Redevelopment Agency is currently operating with an advance from the City of South Miami. Additionally, the agency has raised more than \$350,000 during the first six months to implement quick victory projects and to operate a free trolley service for two years. The City has the option of assessing the CRA for repayment of the funds advanced for expenses related to creation and operation.

The next two to three years are crucially important to the CRA. TIF funding of up to \$3,000,000 is expected be available for implementing programs over this period.

The SMCRA is currently staffed with a part-time position and utilizes the services of a CRA consultant, and CRA legal counsel. Both the City and CRA pay the shared position of Assistant City Manager/CRA Director.

The CRA Board approves all projects funded by the CRA. Board meetings are held on the first Monday of each month at 7:30 p.m. in the Commission Chamber, 6130 Sunset Drive, South Miami.

A public workshop is being planned to be held in the CRA area within the next few weeks to share the information in this report and to receive input from the community.

The phone number for the CRA office is 305-668-3878, and is located at the above address.



## Status Report on Administrative Issues

### Interlocal Agreement for CRA

Miami-Dade County is a "home rule" county. Community Redevelopment Agencies in home rule counties must be approved by the County Commission. Additionally, CRA's and the Municipality must enter an Interlocal Agreement following approval of the agency. This agreement defines terms and conditions such as the percentage of the tax increment that the CRA will receive. CRA's can receive up to 95% of the tax increment within their district. The Miami Dade County Commission limited the South Miami CRA to 50% of the increment. The interlocal agreement also defines the amount that can be spent for administration (10 percent), establishes requirements regarding reporting, budget approval, and audits. It may delineate other requirements established by the County Commission.

The terms of the agreement are currently being negotiated. Diana Morris, CRA Director, Don DeLaney, CRA Consultant, John Dellagloria, CRA Legal Counsel and Earl Gallop, City Attorney are the members of the negotiating team for the South Miami CRA. A committee composed of County employees, including the Director of the Office of Community and Economic Development and staff from the County Attorney's office represents the County. Negotiations began in July 1998. South Miami CRA is currently waiting for the County staff to set a date and time for what we expect to be the final negotiation session. After the final negotiation with County staff, the agreement will be presented to the County Commission for approval.

### Interlocal Agreement for Trolley Operation

Miami-Dade County requires municipalities to enter an interlocal agreement for operation of transportation services. The CRA Director and CRA Legal Counsel are working with County staff to finalize this agreement. A draft document has been presented to the County and we are awaiting the final document from the County Attorney's office. The Interlocal Agreement must be presented to the County Commission for approval once it is finalized.

### CRA Budget

The CRA budget must be approved by the Miami-Dade County Commissioners after it has been approved by the CRA Board. In order to complete the County review and approval process in time to begin operation under that budget in October 1999, it is important to begin our budget development, public hearing and CRA Board approval process soon. The goal is to present a CRA Board approved budget to the County in July. Following the CRA Advisory Board training in April, the CRA Board and Advisory Board will be asked to begin budget development. Public hearings shall be scheduled in June, and a biannual budget presented to the County in July.

## South Miami CRA Trolley

One of the many programs in the South Miami Community Redevelopment Plan adopted and approved by the City Commission and the Miami-Dade County Commission is operation of two public trolleys.

The Development Order between the City of South Miami and the Shops at Sunset Place included a requirement that the Shops at Sunset Place pay for approximately 20 hours per week of a shuttle service that was to be implemented by the City. The City's Comprehensive Plan includes a commitment to the public to provide this type of service to be in operation by 1998. The City, however, with many demands on limited revenue, was not in a position to fund the operation of a shuttle. No plans had been made (other than the goal in the Comp Plan) to provide this type of service to the community.

Staff and the CRA Consultant, devised a plan to achieve all three objectives. The solution was to allow the Shops at Sunset Place to fulfill their financial obligation for the 20 hours a week for shuttle service by paying their total obligation up front. Shops at Sunset Place paid the CRA \$225,000 to implement the Trolley Service which was approved in the Plan. The funds paid by Shops at Sunset Place will operate a free trolley service to the community for two full years. It also enables the City to fulfill the commitment stated in the Comp Plan. Without this arrangement, the City and the community would not have this free service that is transporting passengers across U.S. 1, and helping to relieve the parking and traffic problems that have come with the new activity in our downtown area.

The red and green old-style trolley adds to the hometown atmosphere while making it easier, faster and safer to cross U.S. 1 for shopping and dining in the downtown retail district, as well as grocery shopping. The trolley makes regular stops at the Winn Dixie store on 73<sup>rd</sup> Street. The newly implemented route includes a stop each hour between 11:30 and 4:30 at South Miami Hospital, City Hall/Library, Metrorail (2 times per hour), Winn Dixie, Sunset Drive, and 62<sup>nd</sup> Avenue near the Lee Park Coop and the Senior Center. During the evening, the trolley makes a shorter cycle serving primarily the Metrorail station and Shops at Sunset Place. The route will continue to adjust as we determine ridership from the various stops. The trolley is currently

## Quick Victory: Commercial Rehabilitation

Two of the sites within the CRA area that workshops and walking tours participants brought to our attention were the FP&L substation adjacent to Murray Park, and the U.S. Post Office. The CRA made these priority projects for Quick Victories.

### FP&L Substation

For the past three years or so, the City and FP&L tried to come to an agreement regarding needed improvements at the substation bordering Murray Park. After the CRA was approved, this project was undertaken as a redevelopment advocacy project. After meetings with our new FP&L representative, we agreed upon a plan. FP&L agreed to contribute \$1,000 to the City to install a windscreen along the fence that borders the substation, and for landscaping. Additionally, they agreed (and have completed) landscaping along 68<sup>th</sup> St. boundary and a new fence around the entire property at a cost of approximately \$25,000.

Estimated value of project:            \$26,000

### U.S. Post Office

For more than a dozen years, the City had attempted to cause the Post Office to take down the chain-link and barbed wire fence that surrounded the property. This was one of the most frequently mentioned eyesores in the community when we held public meetings and community walks:

The CRA Consultant contacted elected officials in Washington for assistance. Shortly thereafter, the Post Office agreed to take down the fence. The improvement is amazing, and they are not done yet. Within the next few weeks, the Post Office will complete a total landscaping plan to beautify the facility. Their enthusiastic cooperation in making this improvement is being applauded by the community:

Estimated value of project:            \$25,000

*ADDITIONALLY, the CRA worked with the City Manager and Public Works Department to implement a plan to improve the appearance of the City-owned property next to the Post Office – the site of the*

*former inspection station. The City Public Works Department has removed the barbed wire from the fence, moved the fence back seven feet, and will soon landscape the area in front of the fence to improve the appearance.*



## Proposed Redevelopment Project at 58<sup>th</sup> Avenue and 71<sup>st</sup> Street

The SMCRA was directed by the City Commission to issue a Request for Proposals and Qualifications for redevelopment of City-owned property located at 58<sup>th</sup> Avenue and 71<sup>st</sup> Street. The property currently provides 44 metered parking spaces and generates very little revenue for the City. A primary objective of the redevelopment project is to increase available parking in the downtown area. The direction of the Commission was in response to mounting concerns regarding the insufficiency of parking in the downtown area which had been the focus of much discussion by downtown merchants and residents during the past years.

The SMCRA received a qualified proposal for the redevelopment project from the Comras Company and Simon Properties Group. The CRA Board and the City Commission voted unanimously to proceed with negotiations on the submitted proposal. The preliminary project plan would provide 400 to 500 additional parking spaces, 20,000 square feet of retail/restaurant space, and possibly 60,000 square feet of office space. The Tire Kingdom property and other properties are included in the planned redevelopment project.

The proposal is being reviewed and negotiated at this time. A draft agreement will be presented to the City Commission in June. If the agreement is approved, the developers will then begin the process of gaining approval for the construction of the project through the normal City process which includes public hearings.

The SMCRA RFP&Q required potential developers to pay review fees to the CRA totaling \$25,000. Costs such as title search, property appraisal and environmental audits will be paid from that revenue, however we anticipate that at least \$15,000 will be available for another CRA Quick Victory Project.

### *The proposed project will:*

- *help relieve the parking shortage in the downtown area*
- *greatly improve the appearance of the U.S. 1, 58<sup>th</sup> Avenue/ 71<sup>st</sup> Street triangle*
- *create an increase in ad valorem tax revenue*
- *add approximately 350 new jobs to the CRA area and economy*

- *raise additional revenue through fees and licenses*
- *increase the Tax Increment for other redevelopment projects*
- *and many other financial benefits that cities derive from redevelopment.*



## Metrorail Station Redevelopment Project

Miami-Dade County issued a Request for Proposals for redevelopment of the South Miami Metrorail Station. A proposal was submitted by Designers Dover & Kohl; Chael & Cooper; and Pistorino & Alam, and Developers, Jubilee CDC; Masvidal Partners; Permanentia. The project is not a CRA initiated project, but will likely request to form a public/private partnership with the SMCRA to ensure the success of the project.

This type of project is featured in the Hometown "Too" Plan. The proposed project includes approximately 100 units of affordable housing. It also includes work/live loft units and retail space.

## Projects Currently in Process

### **Commercial Rehabilitation Project**

The CRA staff and consultant will recommend to the CRA Board that some of the review fee revenues derived from the Request for Proposals be used for a Quick Victory Commercial Rehab Project. Commercial properties in the area of SW 59<sup>th</sup> Place would be selected to receive financial assistance to do paint-up/fix-up, landscaping, and signage improvements. Field work has been completed and cost estimates are being calculated on this quick victory project currently.

### **Marshall Williamson Park Safety Improvement Program**

The CRA Plan includes park improvement programs. There are two parks within the CRA area. The CRA Director submitted a grant for CDBG funds to improve safety features in Marshall Williamson Park. We have been awarded \$50,000 for this project. We will invite the community to participate in planning the best use of this money to improve safety for those who use the park.

### **Sewer Connections**

A project was approved about three years ago to provide sewer connections in the South Miami Target Area. The funding for this project totals \$272,000. Previous such projects have made the sewer lines available, but some residents lack resources to pay for the impact fees and hook up costs which can be as high as \$4,500. The result is the lines are there, but families still don't have sewer service. OCED staff and CRA staff have created a strategy that may be the solution to clearing the obstacles blocking this program's implementation.

A strategy letter has been submitted by the CRA Director to the Director of OCED, requesting a transfer a portion of those funds to the SMCRA. The SMCRA will administer the funds to assist qualifying homeowners to connect to the sewer lines. This is an excellent example of the type of cooperation that can be achieved between the CRA and other public agencies to overcome obstacles in accomplishing redevelopment objectives.

# ***REDEVELOPMENT IS CONTAGIOUS***

## **Habitat for Humanity**

Habitat for Humanity deserves special recognition for their accomplishments within the district designated as the CRA area. Their ongoing efforts to provide housing for families have had a tremendous impact on the community. **REDEVELOPMENT IS CONTAGIOUS.**

## **The Sieger Architectural Partnership**

A partially completed building located next to the Four Points Hotel was in drastic need of redevelopment. Its deterioration was devaluing and also hurting neighboring business. It was featured in the South Miami CRA Plan as one of the buildings potentially eligible for commercial rehabilitation. The property was recently purchased for complete refurbishing by The Sieger Architectural Partnership to house their offices. This is a major improvement for the CRA community. We applaud and welcome Charles Sieger and his associates to our community. **REDEVELOPMENT IS CONTAGIOUS.**

## **Ravi Ramjit**

Ravi Ramjit owns businesses located on SW 59<sup>th</sup> Place – European Automotive Repair Center and Mary's Restaurant. When approached regarding the possibility of participating in a commercial rehab project that would be funded by the CRA, Mr. Ramjit was excited about the possibility of the business community in his area receiving some much-needed improvement. Two weeks later, he called to say he was beginning improvements on his own. He hired young men from the neighborhood to do the painting and is working on landscaping improvements now. He will be asking the CRA to assist with signage for his newly rehabbed businesses. **REDEVELOPMENT IS CONTAGIOUS.**

### **Larkin Hospital**

Dr. Michel, CEO for Larkin Hospital, has a vision of creating new opportunities within our CRA area. The hospital is considering establishing a clinic and possibly a teaching hospital affiliated with Larkin. He and staff met with the CRA Director and Consultant several months ago to discuss the possibilities. We will work with them in any way we can to support their redevelopment efforts in our community. REDEVELOPMENT IS CONTAGIOUS.

A positive change is taking place, but we have only begun our task.

*The goal of the South Miami CRA is to work toward the elimination of its need to exist.*



***DRAFT OUTLINE ONLY  
OF FY 2000-2001 BUDGET MESSAGE***

***PROPOSED FY 00-01  
CRA BUDGET***

July 30, 2000

Honorable CRA Board

Julio Robaina, Chair  
Horace G. Feliu, Vice Chair  
David D. Bethel  
Mary Scott Russell  
Randy G. Wiscombe

CRA Advisory Board

Lee Perry, Chair  
Helen Diaz, Vice Chair  
Charles J. Foschini  
Marshall Hannah  
William D. Tucker, Sr.

Dear Honorable Board Members:

I am pleased to submit the Proposed, Revised South Miami Community Redevelopment Agency's Fiscal Year 1999-2000 Budget for your review and consideration. Please find Exhibit "A," the straightforward budget format that is required for approval by the Miami-Dade County Board of County Commissioners, and Exhibit "B," the detailed budget used locally.

***FY 1999-2000  
OPPORTUNITIES ABOUND—  
FOUNDATION FOR SUCCESS CONSTRUCTED***

The past year witnessed the Community Redevelopment Agency (CRA) reach its most significant milestone since its inception—the receipt of tax increment finance (TIF) funding. Finally, substantial dedicated resources were available to an area in dire need of investment.

In its first fully funded year, the CRA, with your guidance and support, successfully navigated one of its most important phases of evolutionary development and was able to capitalize on important opportunities and construct the foundation for future success. The CRA, in conjunction with its teammate, the City of South Miami, remain focused on, and dedicated to, uplifting the community, while maintaining the commitment to excellence, integrity and inclusion. Major accomplishments achieved during FY 1999-2000 include:

**General**

- Approval and implementation of a nearly \$1 million budget.

- Approval of an Administrative Reorganization which has resulted in better coordination and cooperation with the City of South Miami, a results-oriented team, and enhanced program implementation.
- Negotiated a free 24 hour/7 days a week Police Substation within the HUD Apartment Complex.
- Negotiated a free apartment within the HUD Apartment Complex for a South Miami Police Officer.
- Promoted the CRA and its programs through select special events, including National Aids Testing Day, Rededication of Marshall Williamson Park and the Back to School Jam.
- Designed and purchased project signs to be located at all active CRA project sites.
- Enhanced marketing and analysis abilities by upgrading the CRA's GIS inventory.

#### **Residential Reinvestment**

- Allocation of \$40,000 to Habitat for Humanity for the construction of four new single-family homes.
- Allocation of \$60,000 to Jubilee for the construction of six new single-family homes.
- An additional \$100,000 was appropriated in the FY 99-00 Budget for the construction of an additional 10 new single-family homes.
- It is estimated that this \$200,000 investment in new single family houses will result in at least a \$1.8 million increase in the tax base, homeownership opportunities for twenty families and the conversion of unsightly vacant lots into new single-family homes.
- Approval of the implementation of the Multifamily Rehabilitation Program.
  - M & N Rentals, property owner of the "old pool hall" Multifamily Building located at 6647 SW 59<sup>th</sup> Place, has applied for a Multifamily Rehabilitation Program grant of \$22,500 to paint the building, install fencing, pave the parking lot and plant landscaping.
- Approval of the Code Enforcement Assistance Program.
- Established the framework for the creation of the Homeowners' Assistance Program.
- Hired John Whitehead III as a Multifamily Building Consultant to fully initiate the CRA's multifamily housing expansion and rehabilitation programs.

#### **Economic Development and Job Creation**

- Approval of locating the Working Capital Florida Program in the City of South Miami, which will result in the provision of:
  - Business training to a minimum of 100 persons; and
  - Business loans to a minimum of 35 low-to-moderate income persons.
  - Initiated the process for creating the Banking Coalition.



### **Commercial Building Rehabilitation**

- Approval of the rehabilitation of the vacant commercial building owned by the Wounded Healers and located at 6450 SW 59<sup>th</sup> Place, which will result in:
  - Bringing a dilapidated building located on the community's main street up to code; and
  - Bringing the Helen Bentley Center, a provider of a full range of quality healthcare services to all individuals, regardless of income, to the CRA Area for at least 12-16 months.

### **Infrastructure**

- Funded Infrastructure and Street Master Plans.
- Hired John Whitehead III as an Infrastructure Consultant to provide the necessary technical expertise to initiate large capital projects such as the reconstruction of Church Street.
- Granted \$20,000 to the Lee Park Condominium Association for the reconstruction of sidewalks and parking lots. This grant was complimented by a \$10,000 beautification and appearance improvement grant awarded by the CRA and the \$75,000 investment made by the Association to paint and landscape the development.

### **Street Beautification and Appearance Improvement**

- Granted \$10,000 to the Lee Park Condominium Association for landscape improvements which significantly enhanced the site. This grant was complimented by a \$20,000 infrastructure grant awarded by the CRA and the \$75,000 investment made by the Association to paint and landscape the development.

### **Transportation Improvements and Alternatives**

- Identified the CRA trolley as an under-performer and initiated the process to end the service.
- Set forth a plan to operate a 22-33 passenger shuttle. It is a more promising Transportation Improvements and Alternatives program due to its flexibility, ability to accomplish the transportation-related goals of the CRA Plan and cost efficiency.

### **Law Enforcement**

- Initiated a community oriented policing initiative which features two walking beat police officers, Officer Gusman and Officer Jackson.
- Funded a CRA Code Enforcement Officer responsible for increase code enforcement activities in the CRA Area.

### **General Counsel**

- Legislation – Prepared CRA Resolutions, including:
  - Board and Advisory Board by-laws.
  - Budget Policy.
- Drafted and assisted in negotiating contracts, including:
  - Habitat for Humanity.
  - Jubilee.
  - Multifamily Rehabilitation Boiler Plate.
  - Lee Park Agreements.
- Provided a high level of cost-efficient services, producing Budget Item savings.

### **CRA Consultant**

- Provided continuity during period of Administrative reorganization.
- Completed the Front Porch Florida Application.
- Provided professional expertise in negotiating with the Lee Park Condominium Association, Habitat for Humanity and Jubilee, among others.
- Contributed to the implementation of CRA programming.

## **THE FINANCIAL PROFILE OF THE SOUTH MIAMI CRA**

In its first fully funded fiscal year, the CRA was the beneficiary of the dynamic and unprecedented changes occurring in downtown South Miami. The completion of the Shops at Sunset Place, and its impacts on the surrounding property values, resulted in the total taxable value of the properties in the CRA nearly tripling in a single year, rising from approximately \$68 million to \$201 million. The economic engine designed to jump-start and drive the initial efforts of the CRA worked flawlessly. The resulting increment of \$132,672,149 generated tax increment financing revenue in excess of \$800,000. The CRA finally had the funds to initiate the implementation of long-awaited programming.

Although the CRA did not anticipate such a steep rate of growth on a yearly basis, it did forecast slight growth in the total taxable value in fiscal year 2000-2001. The CRA absolutely did not forecast that the economic engine that roared to life in FY 99-00 would start missing.

In FY 00-01, in response to the steep rise in their total taxable values, and consequently tax bills, the Shops and other property owners applied for and received substantial reductions in their total taxable values. As a result, the projected TIF revenue in FY 00-01 is \$87,967, or nearly 11%, lower than the TIF revenue received in FY 99-00.

This 11% decrease in TIF funding, in conjunction with last year's expenditure of approximately \$72,000 in non-recurring revenues on the CRA Trolley, has reduced the

Proposed FY 00-01 Budget by \$113,158 or 12% from fiscal year 99-00. This reduction in the CRA Budget is especially problematic due to the 10% cap on administrative expenses imposed by the County.

Last year, the administrative cap severely impinged upon the CRA's ability to realize its goals and operate at a high level of efficiency; and unfortunately, the cost of administrative services is not directly proportional to the total budget. More than this year's administrative allocation of \$84,073 would be needed to properly fund the CRA's true administrative costs whether the budget was \$800,000 or \$180,000.

The CRA has no choice but to meet the challenges imposed by the 12% decrease in revenue and the 10% administrative cap. In fact, these challenges highlight many of this year's budget goals.

### ***FY 2000-2001 BUDGET GOALS***

The primary goals and priorities of the second fully funded budget of the CRA are:

**Goal 1: Foster a "Team" Atmosphere with the Community, the City of South Miami and internally within the CRA Administrative Organization.**

The CRA made great progress in reestablishing the spirit of cooperation and collaboration with the Community, the City of South Miami and internally within the CRA Administrative Organization during the latter half of fiscal year 99-00.

This progress was reflected in the quality and quantity of program implementation and is essential to the CRA's continued success.

**Goal 2: Clearly demonstrate the potential of the Agency and of the Community.**

The Revised FY 99-00 Budget made great strides towards clearly demonstrating the potential of the Agency—to greatly enhance the quality of life in the CRA Area—and of the Community—to be a dynamic, prosperous community with a high quality of life and high levels of municipal service—by focusing on CRA projects and, or, programs which represent longstanding dreams of the community. This focus cannot be lost, and, in fact, must be further intensified.

Now that Working Capital Florida, Wounded Healers/Helen Bentley Center, the Single-Family Infill Program and Infrastructure/Street Master Plans have been funded, the CRA must ensure that the programs and projects are fully implemented. It is imperative that 1) as many participants as possible access and utilize Working Capital Florida and the Helen Bentley Center; 2) the single family homes get constructed on time; 3) that new families receive financial assistance from the CRA and move into the newly constructed

homes as soon as possible; and 4) the master plans are immediately followed by the design of construction drawings for the reconstruction of Church Street or other such substantial capital improvement project.

The CRA must directly and unmistakably touch people's lives in a positive and constructive manner.

**Goal 3: Reaching the community.**

One of the greatest challenges facing the CRA is the lack of information and misinformation regarding the CRA. Attaining these budget goals will facilitate a healthy and positive relationship with the CRA's constituents, but the CRA must actively and deliberately conduct outreach activities and programming.

The CRA must be able to publicize its programming and opportunities to people within and outside of the CRA Area. Equally important is that the CRA receive information from the CRA Area and greater community. The CRA must stay tuned-in to the CRA community and market to truly be a community redevelopment agency.

Unfortunately, there is not enough room within the administrative cap to provide an outreach coordinator this fiscal year. Therefore, the Budget proposes to rely on the Director, Administrative Assistant and BI#12, *Marketing/Advertisement & Promotions*.

The CRA administrative staff would dedicate available time to outreach activities and request that the Boards assist in this important task, while the *Marketing/Advertisement & Promotions* Budget Item would provide for marketing plans, advertisements and limited special events.

**Goal 4 — Limit Major New Program Initiatives.**

There are a myriad of significant needs in the CRA Area, and the annual budget is currently too small to address many of them. There is a great temptation to commit funding to a majority of the programs in the 16 Budget Items. This must be avoided, however, because it is easy to fall into the trap of inadequately funding, and consequently inadequately implementing, sixteen major initiatives rather than fully funding and implementing four.

At this point in its evolution, there is nothing more detrimental to the CRA than the embodiment or appearance of inaction or ineffective action. The CRA must remain focused on implementing the projects which represent longstanding community dreams, but stay vigilant for areas which require immediate action or have tremendous potential.



In FY 00-01, the CRA must stay vigilant and steward two projects proposed for the CRA Area:

- Jefferson Commons at South Miami (JPI)
  - *Detailed in next draft*
- Hometown Station
  - *Detailed in next draft*

**Goal 5: Remove Public Nuisances from the CRA Area.**

One of the most pressing and perplexing issues confronting the community is the presence of properties which are physically detrimental to public health, safety and welfare and, or, harbor people who are, or engaged in behaviors which are, detrimental to public health, safety and welfare. If the CRA is to uplift the community, it must first excise these cancers.

**Goal 6: The development of non-TIF revenue sources.**

If the CRA is to overcome the 10% administrative cap and the economic engine problems encountered in fiscal year 99-00, it is absolutely essential that the CRA develop non-TIF revenue sources.

The recent success of the City of South Miami in receiving state appropriations in Tallahassee and federal, state, and local grants has been noted. "Redevelopment" and "infill" are buzzwords in today's political arenas and substantial resources are available. The CRA must capitalize on these revenue opportunities. Leveraging CRA funds at a \$1 (CRA) to \$3 (other) ratio is not unlikely.

**Goal 7: Address, comply and implement the Interlocal Agreement and CRA Plan.**

The future existence of the CRA depends on its actions today.

The Interlocal Agreement and CRA Plan authorize and regulate the South Miami CRA. In approximately four years, the CRA must go before the County Board of Commissioners and demonstrate that it addressed and complied with all requirements of the Interlocal Agreement and implemented significant aspects of the CRA Plan in order to receive the approval to continue to exist as the CRA. Without that approval, the CRA will cease to exist.

**Goal 8: Continue to enhance the efficiency of the CRA.**

The CRA continues to look for methods and techniques to increase efficiency and effectiveness in response to the desire to better serve its constituents, maximize redevelopment dollars and relieve the impingement imposed by the 10% administrative cap.

## **BUDGET ITEM HIGHLIGHTS**

(NOT FULLY DESCRIBED IN THIS DRAFT. NOTES ARE INCLUDED ON THE PROPOSED BUDGET DOCUMENT. WILL BE FURTHER DESCRIBED IN NEXT VERSION.)

### **BI#01 ADMINISTRATIVE BUDGET (10% of Total CRA Budget)**

*75% of Director's Salary + Part-time Administrative Assistant*  
*In FY 99-00, the CRA paid to reduce the cost of the Executive Director's salary and benefits. This year, the Executive Director position would be provided at no cost, and the CRA would pay the entire cost of the Director position. Given the project management orientation of the CRA Director, it is anticipated that 25% or more of the Director's salary would be charged to project dev. and management line items.*

### **BI#02 REPAYMENT TO CITY FOR FUNDS ADVANCED**

Same payment as last year. However, this year the CRA is not requesting monetary assistance; therefore, the net payment to the City has increased from 32,479 to 57,479. Should funds become available by the end of the FY, the CRA would contribute up to an additional \$42,521 so that up to a total of \$100,000 could be repaid to the City in FY 00-01.

### **BI#03 ECONOMIC DEVELOPMENT & JOB CREATION**

*\*Working Capital Florida was sufficiently funded in the revised FY 99-00 Budget for operation in FY 00-01 and will not require additional funding until FY 01-02. Funding in FY 01-02 could be provided by grants, the CRA or a combination thereof.*

### **BI#04 COMMERCIAL BUILDING REHABILITATION**

*Eligible activities include: front and rear façade improvement, vacant building rehab, paint-up/fix-up, signage and parking improvements.*  
*In the FY 99-00 Budget, this was the line item which provided for the rehab. of the Wounded Healers' Building for the Helen Bentley Center.*

### **BI#05 RESIDENTIAL REINVESTMENT, LAND ACQUISITION AND REHABILITATION**

*\*Per the Interlocal Agreement, the CRA must construct Multifamily Housing Units. In FY 99-00, the CRA invested \$200,000 in the construction of new single family homes. This investment allows the CRA to aggressively address multifamily unit rehab and expansion in FY 00-01, even with a reduced budget. Provides funding to assist homeowners move into the homes constructed as a result of the single infill program.*

*Awards for the Code Violation program are capped at \$250-\$500/award; therefore, this appropriation would allow the disbursement of at least 10 awards.*

#### **BI#06 STREET BEAUTIFICATION & APPEARANCE IMPROVEMENT**

*Eligible activities include: landscaping and streetscape improvements, which can include landscape materials, lighting, benches and trash receptacles.*

*In FY 00-01, a major initiative is to redesign Church Street so that in FY 01-02 the CRA can begin*

*constructing the "Main Street" that our community deserves. This Budget Item, in conjunction with BI#9, Infrastructure, will allow the CRA to make this initiative a reality.*

#### **BI#07 PARK IMPROVEMENTS**

*The CRA will provide technical assistance and in-kind services for any appropriate grant opportunities.*

#### **BI#08 TRANSPORTATION IMPROVEMENTS & ALTERNATIVES**

*In FY 99-00, the trolley severely under-performed. A shuttle is a more viable and less expensive opportunity to provide for the CRA's transportation needs.*

#### **BI#09 INFRASTRUCTURE**

*Eligible activities include: water, sewer and stormwater utilities; roadways; and sidewalks.*

*In FY 00-01, a major initiative is to redesign Church Street so that in FY 01-02 the CRA can begin constructing the "Main Street" that our community deserves. This Budget Item, in conjunction with BI#6, Street Beautification and Appearance Improvement, will allow the CRA to make this initiative a reality.*

#### **BI#10 CODE ENFORCEMENT OFFICER**

*Paid to City to provide a Code Enforcement Officer for the CRA Area only.*

#### **BI#11 NEIGHBORHOOD POLICE OFFICERS**

*Paid to City for the provision of two "walking beat" officers who are dedicated to patrolling the CRA area only--doubles the manpower at the same cost and provides a much more accessible service to the community, as compared to the trolley officer.*

#### **BI#12 MARKETING/ADVERTISEMENT & PROMOTIONS**

*Eligible activities include marketing plans, advertisements and special events.*



### *BI#13 GENERAL COUNSEL*

*In FY 99-00, actual expenses charged to BI#13 totaled approximately half of what was appropriated. However, the proposed appropriation will be essential to funding the removal of public nuisances in the CRA area.*

### *BI#14 REDEVELOPMENT EXPERT TECHNICAL ASSISTANCE SERVICES*

*The intended "step-down" in general consulting services has occurred, and the CRA is now utilizing more project-oriented technical expertise, which is charged to the Project Development & Management line of the appropriate Budget Item.*

### *BI#15 CONTINGENCY (5% of the total CRA Budget)*

*Eligible activities include: engineering services, project management, surveys, appraisals, environmental surveys, special legal, small/minority business advisor and hard costs as associated with program demands and opportunities.*

### *BI#16 LOBBYING/GRANTS SERVICES*

*The recent success of the City of South Miami in receiving state appropriations in Tallahassee has been noted. "Redevelopment" and "infill" are buzzwords in today's political arenas. The CRA must capitalize on all revenue opportunities, especially state appropriations and federal, state and local grants, in order to maximize the leveraging of TIF funds.*

## **CONCLUSION**

In its first fully funded year, the South Miami CRA persevered through an administrative reorganization which could have permanently scarred it. Instead, like the community it strives to serve, the CRA persisted and successfully navigated the challenges, identifying a bounty of opportunities and constructing the foundation for future success. The momentum is building, and it is palpable.

I am honored to work with you, the CRA Board, the citizens of South Miami and the outstanding CRA team at this very exciting time, in this very exciting place.

Respectfully yours,

*Draft*

Gregory J. Oravec  
Interim CRA Director



August 20, 2001

Honorable CRA Board

Julio Robaina, Chair  
Horace G. Feliu, Vice Chair  
David D. Bethel  
Charete B. Plummer  
Mary Scott Russell  
Randy G. Wiscombe

CRA Advisory Board

Lee Perry, Chair  
Charles J. Foschini  
Marshall Hannah  
Rita Llado  
William D. Tucker, Sr.

Dear Honorable Board Members:

I am pleased to submit the South Miami Community Redevelopment Agency's Proposed Fiscal Year 2001-2002 Budget for your review and consideration.

*FY 2001-2002*  
**THE CRA IS A CRITICAL COMPONENT  
OF AN ALL-AMERICA CITY!**

South Miami



Due to your hard work and the efforts of citizens, business, property owners and staff, the City of South Miami was recognized by the National Civic League as an All-America City. This national award, which has existed since 1949, is the highest honor a City can receive, and it was bestowed upon the City for its ability to address the challenges of revitalization, redevelopment, and juvenile crime prevention through a community-driven process. This award serves as testament to the fact that not only is the South Miami Community Redevelopment Agency achieving real change, it is a national model of excellence.

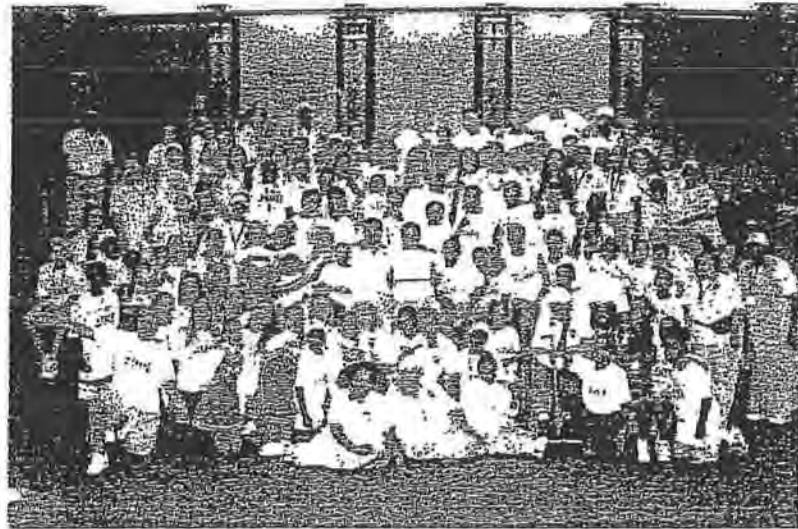
Further evidencing the SMCRA's status as an example was the selection of the South Miami Community Redevelopment Area as a regional case study of revitalization and housing production by the Federal Department of Housing and Urban Development at the recent South Miami-Dade Housing Summit.

Being a critical component of a successful All-America City Application and a regional case-study highlighted a year which witnessed the rapid growth of the programs and projects initiated

by the Agency in its first fully funded year. Major accomplishments achieved in Fiscal Year 2000-2001 include:

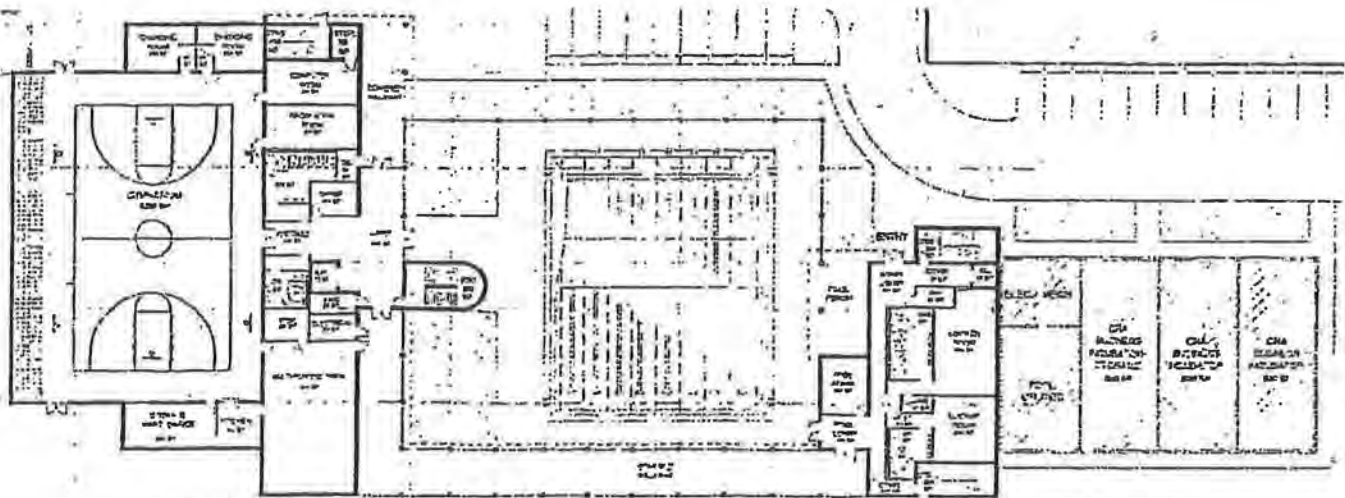
**General**

- Designation as an All-America City!
- Selection as a "case study" for revitalization and affordable housing production by the Federal Department of Housing and Urban Development at the South Miami-Dade Housing Summit.



Representatives of the winning team shortly after receiving the All-America City Award in Atlanta, Georgia.

- Purchase of a commercial warehouse building (a/k/a The "Mobley" Property) adjacent to Murray Park in order to enable the best possible Multipurpose Center and to further the Agency objectives of attracting service providers, such as clinics and computer skills training facilities, and creating micro-businesses.



Plans for the Phase II of the Murray Park Multipurpose Center and the SMCRA "Mobley" Property.

- Creation of the "Spirit of the Season" Award, recognizing the neighborhood pride demonstrated by our homes' holiday decorations.
- Authorization to create a 501(c)3 support corporation to allow the Agency to access additional grant funds.
- Hiring of the Community Outreach Coordinator to get the word out and make important meetings like the Semi-Annual Town Hall Meeting a reality.

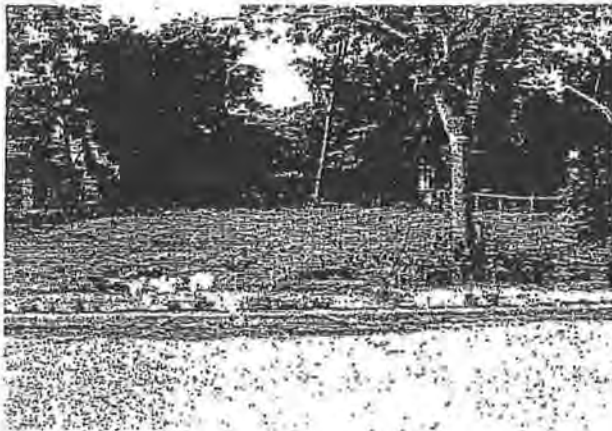
- Successful collaboration with the City's Parks & Recreation Department to restore the Marshall Williamson Tennis Courts.
- Provision of school supplies to over 100 area children, thanks to the support of local businesses and residents, through the August Back to School Giveaway.
- Recognition of our Community-Oriented Police Officers by the Miami Herald and the City of South Miami Police Department.
- The Commissioners' Special Needs Program provided much needed financial resources to the community, providing a new roof to a medically disabled homeowner and a bicycle track to St. Alban's Child Enrichment Center.
- Updating of the "Finding of Necessity" in order to determine if the true boundary of the redevelopment area, the rear property line of those properties fronting SW 62<sup>nd</sup> Avenue, requires redevelopment as defined by Florida Statutes.



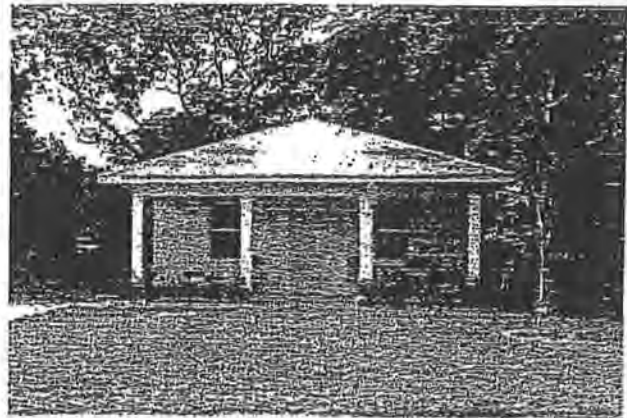
Board Member helping out at August's Back to School Giveaway.

#### **Residential Reinvestment**

- Completion of four affordable infill homes by Habitat for Humanity, leveraging \$40,000 in SMCRA cash incentives into over \$350,000 of private investment.
- Purchase of five vacant derelict lots as building sites for the SMCRA Single Family Housing Infill Program.



A typical derelict vacant property in the Redevelopment Area.

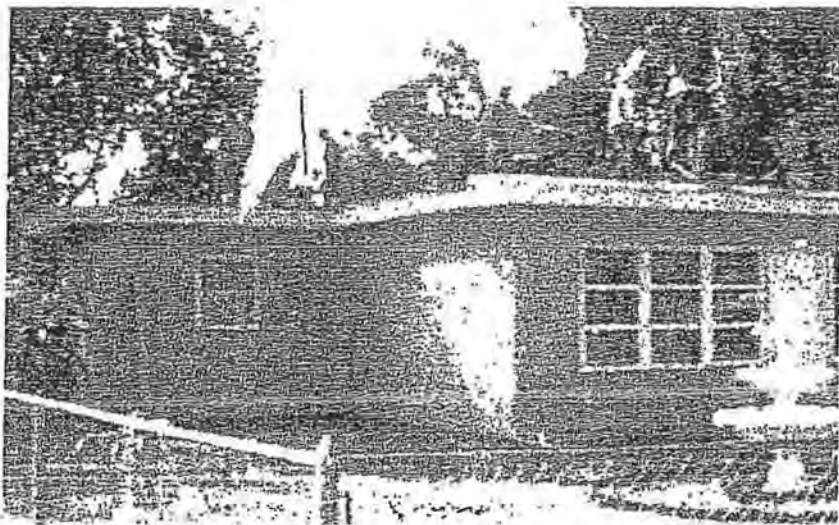


A former vacant derelict lot now an example of the American Dream of home ownership.

- Initiation of foreclosure actions on 8 vacant derelict lots in order to acquire additional building sites for the Single Family Infill Program.



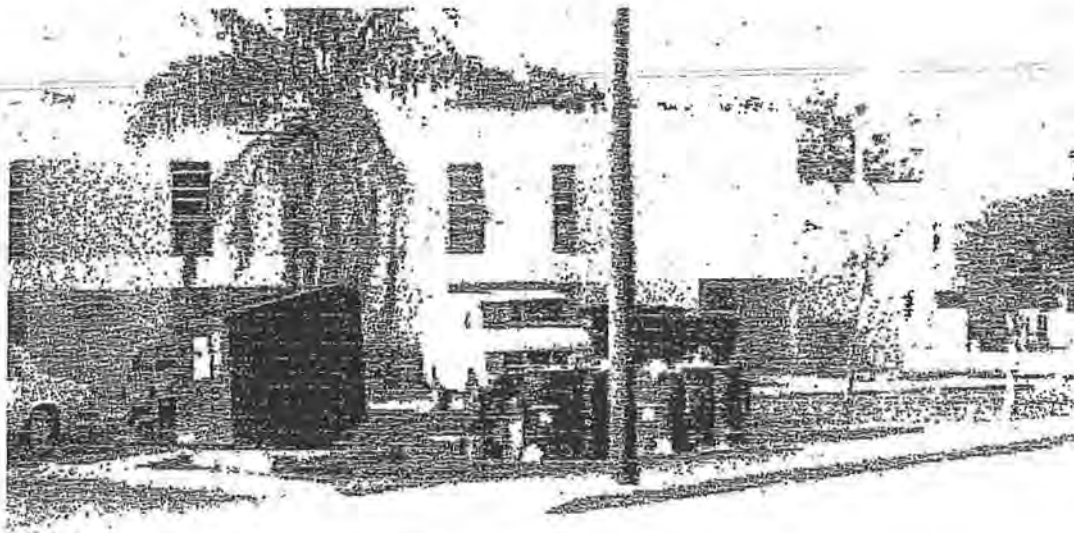
- Approval of the Homeowners Assistance Program and awarding of the first grant.
- Approval of the Residential Rehabilitation Program for Single Family Homes, resulting in the awarding of over \$25,000 in grant funds to improve existing single family homes.



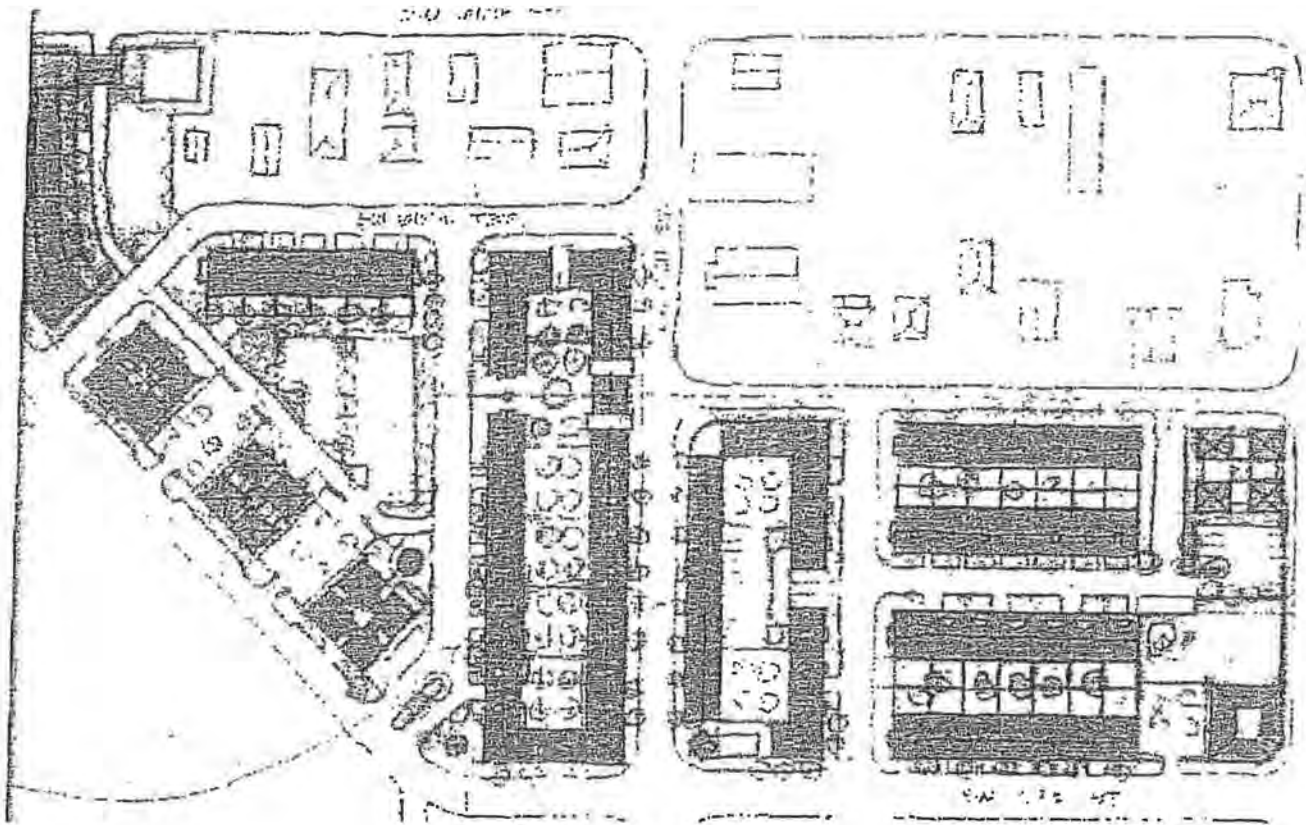
A new roof gets installed.

Funding and initiation of the Landscaping the Redevelopment Area Program to improve the landscaping architecture of 25 homes in the Redevelopment Area.

- Initiation of the Multifamily Housing Master Plan.
- Initiation of the process to redevelop the County's public housing complex, South Miami Gardens.



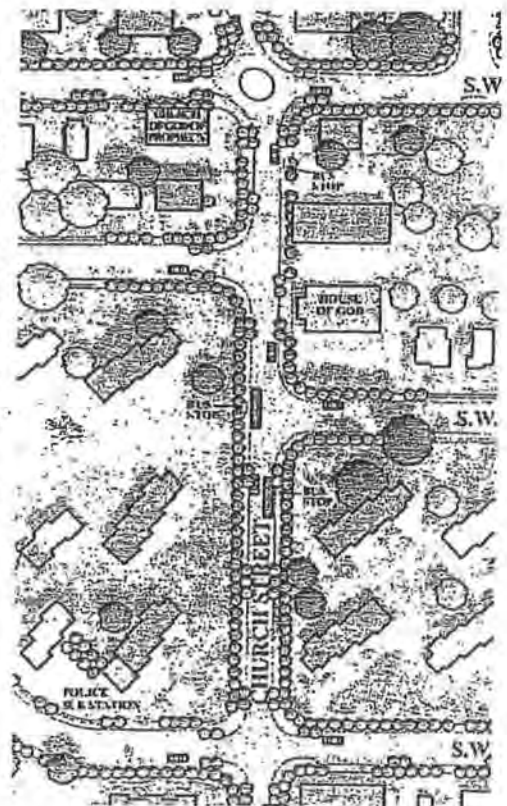
South Miami Gardens today.



South Miami Gardens tomorrow?

**Infrastructure and Street Beautification**

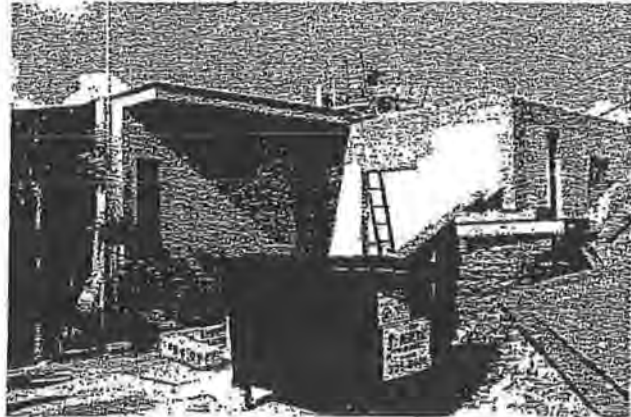
- Completion of the Church Street Master Plan, demonstrating a vision for a revitalized neighborhood main street and calling for more than a million dollars in improvements including traffic calming, widened sidewalks, landscaping, decorative pavement treatments and crime prevention through environmental design features.
- Receipt of a \$100,000 Community Development Block Grant for Engineering Design of Church Street.
- Completion of the Redevelopment Area-wide Infrastructure Master Plan.



The future of Church Street.

#### **Commercial Building Rehabilitation**

- Approval and award of a \$12,500 matching grant for the expansion of Princeton Preschool.
- Approval and award of a \$22,500 matching grant for the renovation of the Sunset Professional Building.



**Princeton Preschool under construction.**

#### **Economic Development and Job Creation**

- Completion of the one year trial of the Working Capital Florida Program, providing business training to 66 area residents and micro-business loans to 10.
- Creation of the Students' Work INitiative (WIN) Program, providing holiday and summer employment to over 65 area youth.

#### **Marketing & Public Relations**

- B. Mumford & Company was added to the team and has created and initiated implementation of a marketing plan for the Agency, including the creation of a logo, tag line, general brochure, bi-monthly newsletter, special events and identification of target audiences.

As designed, the Agency's efforts and successes have provided the impetus for substantial private investment in the redevelopment area. The past fiscal year witnessed several significant projects breaking ground or receiving preliminary approval, as further described below.

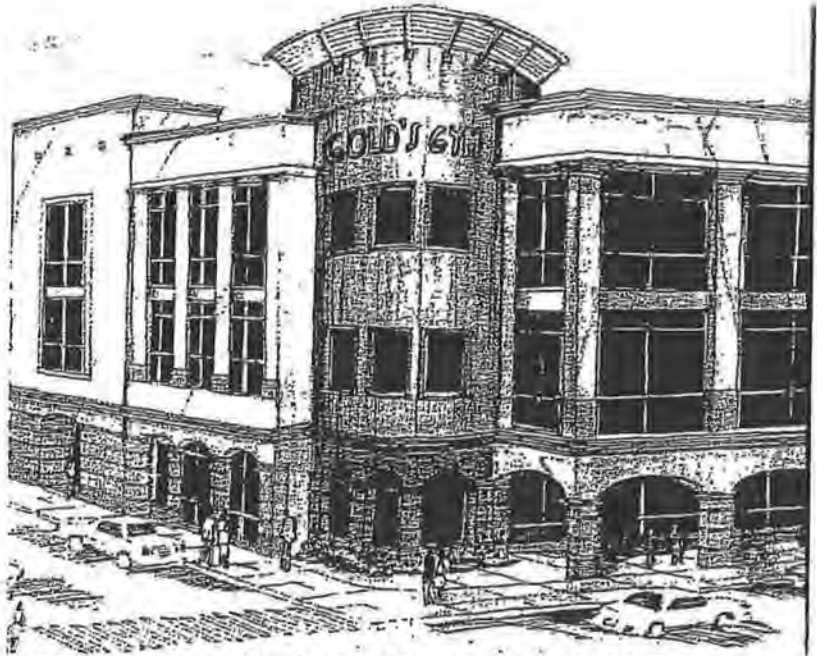
#### **Rovel Infill Office Building**

- This four-story infill office building located at the intersection of SW 70<sup>th</sup> Street and SW 61<sup>st</sup> Avenue is currently under construction. Approximately ¼ of its 12,000 square feet of gross leasable area is under contract, and the building should be completed in the first quarter of 2002. It represents a capital investment of approximately \$1.5 million and will bring approximately 58 jobs to the City of South Miami.



### Gold's Gym

- Much more than your average work-out facility, the Gold's Gym proposed for South Miami is a signature three-story building. Having received preliminary ERPB approval and having already entered the building permit process, groundbreaking should occur prior to the holiday season. This nearly \$2.5 million



This stunning Gold's Gym has caught the attention of Gold's Gym owners nation-wide.

capital investment will transform the long vacant property located at the intersection of Sunset and SW 61<sup>st</sup> Court into a much-needed oasis of life on the west side of US 1 after dark. The owner has expressed his willingness to utilize SMCRA incentive programs in order to utilize local labor in filling the facility's 40+ job openings.

### Hometown Station

- In FY 00-01 Miami-Dade County awarded an RFP for redevelopment at the South Miami MetroRail Station to Hometown Station Ltd. Hometown Station Ltd. won the RFP by proposing an exciting mixed-use concept. That concept has evolved and today includes approximately 253,600 square feet of office space, 12,000 square feet of retail and 35 live work units. The development would transform the current parking structure into an aesthetically pleasing and inviting urban village, represent a capital investment of well over \$25 million and create more than 900 jobs.
- The Hometown Ltd. is preparing to come before the City of South Miami prior to the New Year.



### Shoal Creek

- In FY 00-01 something truly spectacular occurred, a firm was able to assemble a vacant city block within the redevelopment area, which had primarily lain dormant for over 40 years. What made this spectacular is the fact that the firm had to negotiate with more than ten parties and paid over \$3 million for a property within a redevelopment area. The real estate firm that assembled the parcel has been joined by other partners to propose University Place, a six-story 300-unit market-rate multifamily development.
- The importance of this “pioneering” redevelopment proposal cannot be overstated. The development itself would provide a capital investment of over \$30 million, and its ground floor commercial space would create approximately 15-35 jobs. The development would generate \$120,000 to \$200,000 in tax increment financing (TIF) revenues. Its indirect impact, however, may be much more substantial. With 300 units, the development will bring approximately 500 new residents to South Miami, very nearly a 5% increase in the City’s total population. Some of these people will be the volunteers and role models that further the efforts of the SMCRA; but, more importantly, all of these people will be consumers. This “critical mass” of consumers will fuel further redevelopment and boost sales in the surrounding commercial areas. Most importantly, the success of this project would allow it to serve as a very bright beacon, attracting and initiating a very profound and dynamic redevelopment of the mixed-use properties to the south, west, east, and northeast.



Complete with street trees, improved sidewalks, arcades and mixed-use, University Place is a pioneering effort to make the Transit-Oriented Development District, Hometown Plan, Area 2, and redevelopment come alive.

## THE FINANCIAL PROFILE OF THE SOUTH MIAMI CRA

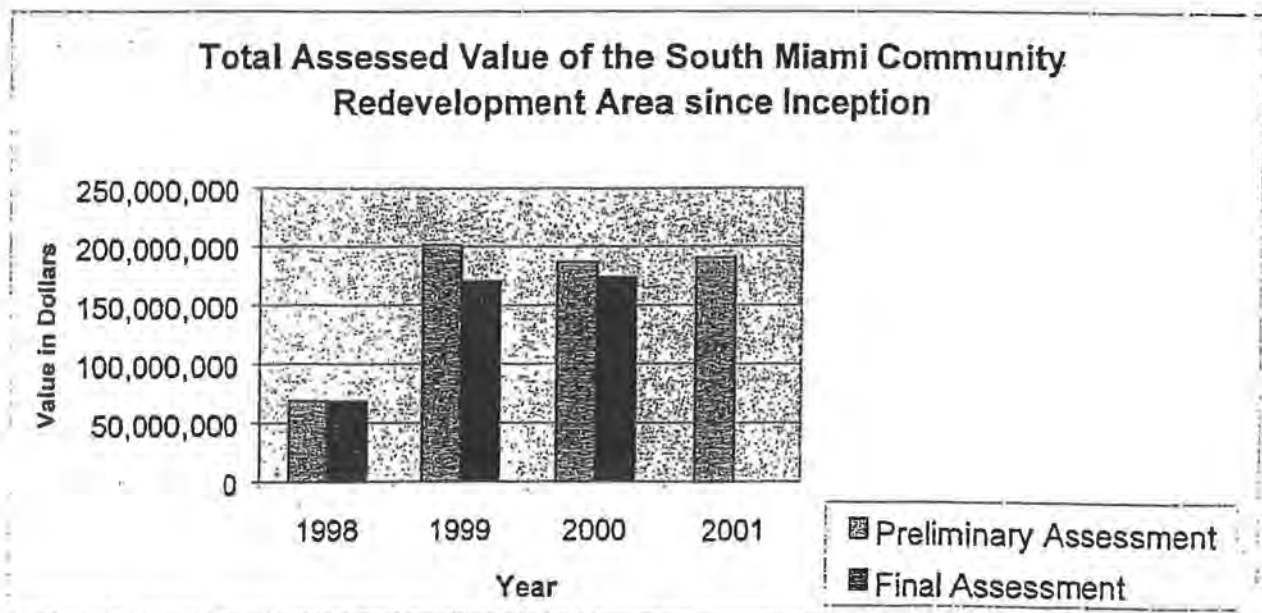
In Fiscal Year 2000-2001, the SMCRA and City of South Miami watched from the sidelines as the largest single tax payer in the City and redevelopment area, the Bakery Associates, Ltd., completed its appeal of the property tax assessments levied against the Shops at Sunset Place from 1997 through 2000. As the below table illustrates, the appeal was very successful for the property owner.

Year	Preliminary Assessment	Settlement
1997	\$11,500,000	\$10,856,500
1998	\$11,467,981	\$11,168,818
1999	\$136,090,425	\$105,000,000
2000	\$120,000,000	\$107,000,000

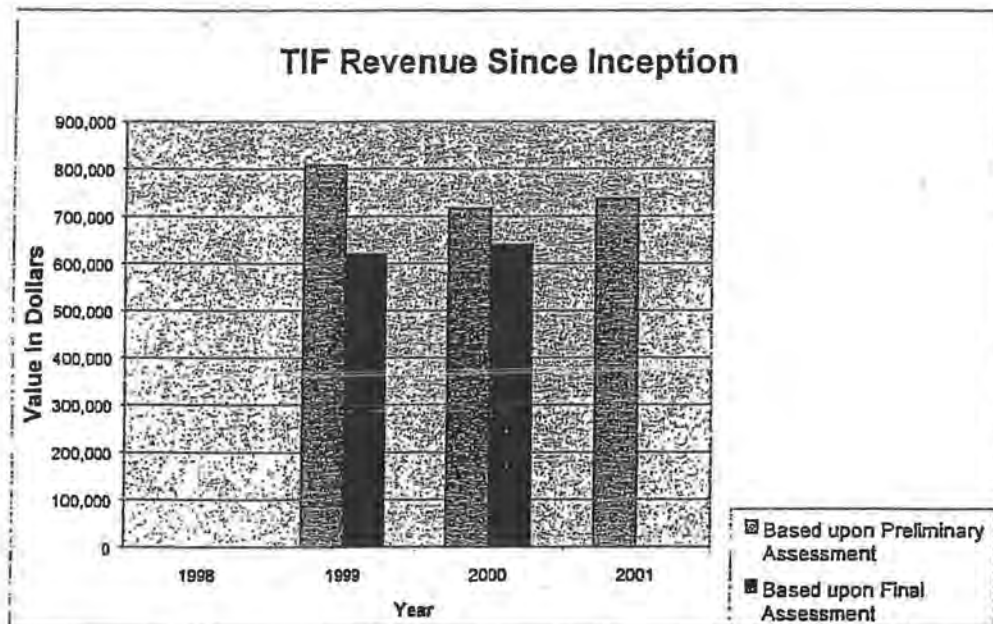
The reduction of the Shops' assessed value in 1999 caused a corresponding reduction in SMCRA TIF revenues of approximately \$180,000 or 20% of the total budget. Similarly, in FY 2000, the reduction of assessed value resulted in a \$78,000 decrease in SMCRA TIF revenues.

Fortunately for the Agency, SMCRA and City staff were watching the events unfold and safeguarded the SMCRA from overexposing itself. Although the Agency did not receive all of its forecasted revenues, actual revenues allowed it to complete its most successful year to date.

After accounting for the adjustments granted to the Shops at Sunset Place, it is clear that property values within the Redevelopment Area are moving in the right direction—up. The below chart demonstrates the total assessed value of all properties within the Redevelopment Area, both before and after the adjustments to the Shops at Sunset Place, since the Agency's inception.



Based on the Preliminary Assessment, the total assessed value of the Redevelopment Area has increased by over 8.5% from 2000 to 2001. This increase in property values will result in a corresponding increase in TIF revenues. In fact, after the adjustments to the Shops are considered, the increase in TIF revenue has been quite profound with an increase of 13.5% forecasted for FY 01-02.



Although the primary financial indicator, property value, is moving in a favorable direction, the unfortunate reality is that the adjustment to the Shops lowered our starting place. Consequently, the Agency finds itself at a lower point in the staircase, and the FY 2001-2002 revenue forecast is the smallest to date.

The SMCRA will have to overcome this financial challenge in order to continue the momentum which has been building over the past two years, and the following budget goals and highlights represent staff's recommendations on how to successfully meet this challenge.

### ***FY 2001-2002 BUDGET GOALS***

The primary goals and priorities of the third fully funded budget of the SMCRA are as follows:

**Goal 1: Focus on critical existing initiatives.**

The SMCRA has started initiatives which have already begun the process of profoundly improving the Redevelopment Area. These initiatives include the reconstruction of Church Street, the redevelopment of South Miami Gardens, the acquisition of additional funds through the South Miami Community



Redevelopment Agency Foundation, Inc., the stewardship of multimillion dollar private developments, single family infill, homeowner assistance, residential rehabilitation, multifamily housing expansion, commercial rehabilitation, community-oriented policing, intensive code enforcement, marketing, transportation enhancements, job training and economic development. These initiatives, when successfully completed, will have improved the Redevelopment Area beyond all expectations. It is critical that these existing initiatives be carried out successfully; and given the current financial conditions, it is imperative that the Agency limit the temptation to do more.

**Goal 2: Eliminate under-performing projects and programs and reprogram corresponding funding.**

- In FY 00-01, the Agency funded two programs which did not perform to expectations, the Code Violation Assistance Program and the Working Capital Florida Program. Given the limited financial resources of the Agency, funding for these programs should be reprogrammed.

**Goal 3: Implement a very limited number of essential new initiatives.**

Although the Agency's overriding goal should be to focus on existing initiatives, there are two new initiatives which should be implemented.

James T. Bowman, Sr. Scholarship Program

In FY 00-01, the Agency and City lost a longstanding and irreplaceable public servant, James T. Bowman, Sr. Although Mr. Bowman succumbed to age, his spirit, efforts and aid to his community will live on.

The SMCRA Redevelopment Plan specifically authorizes the Agency to implement an SMCRA Scholarship Work/Study Program. The proposed Budget includes an appropriation to implement this program in memory of Mr. Bowman.

SMCRA Social Worker

Economic Development and Job Creation initiatives are essential to the Agency's ability to revitalize the Redevelopment Area. In FY 00-01, the Agency primarily channeled its economic development and job creation efforts through Working Capital Florida. Unfortunately, the Working Capital Florida Program was not able to meet its targets for business training and micro-loans.

One of the reasons Working Capital Florida did not reach its targets may be partly attributable to the fact that many residents of the Redevelopment Area do not have the prerequisite skills and, or, enthusiasm to access such a program. This seems to be supported by the community's desire for basic skills training, such as resume writing, etiquette, typing and interviewing.

Therefore, this budget proposes that the Agency goes "back to basics" in economic development and job creation by helping to provide the foundation of skills and information which will facilitate economic development and job creation in the Redevelopment Area.

The FY 01-02 Budget proposes to accomplish this through the utilization of a SMCRA Social Worker. With a limited dollar amount, the Agency will be able to secure 20 hours a week from the City of South Miami's existing social worker, allowing skills evaluation and training, the provision of counseling and access to employment and social services.

**Goal 4: Amend the Interlocal Agreement.**

There are three elements in the Interlocal Agreement with Miami-Dade County which impede the Agency's ability to function: 1) the 10% administrative cap, 2) the western boundary of the Redevelopment Area ending at the centerline of SW 62<sup>nd</sup> Avenue, and 3) the five year probationary period. In order to streamline the process with the County, these three elements should be amended together this fiscal year.

The 10% Administrative Cap

The South Miami Community Redevelopment Agency, unlike any other community redevelopment agency in Miami-Dade County, is limited to spending 10% of its total TIF budget on administrative expenses. Administrative expenses traditionally include everything relating to the administrative function of the Agency, from salaries to paperclips, computers to telephones. Based on a \$735,000 budget, the Agency is limited to spending \$73,500 on administrative expenses. Putting this into context, a strict interpretation of this stipulation would require the Agency to "lay-off" the Director in FY 01-02 because funding is insufficient to pay wages and benefits. This example clearly evidences that this administrative cap, although well-intentioned, is severely restricting the Agency's ability to carry out its mission and is unworkable.

The Western Boundary of the Redevelopment Area

The existing Interlocal Agreement defines the western boundary of the Redevelopment Area as the centerline of SW 62<sup>nd</sup> Avenue even though many of the properties directly to the west of and adjacent to SW 62<sup>nd</sup> Avenue are in great need of redevelopment and part of the traditional neighborhood which was included in the Redevelopment Area.

In FY 00-01 the Agency initiated the process to update its "Finding of Necessity" in order to determine if these properties "needed" redevelopment as specified in Florida Statutes. Preliminary results demonstrate that there is

formal evidence that these properties should be included within the Redevelopment Area.

#### Five-Year Probationary Period

Within the Interlocal Agreement, the County created a five-year probationary period so that the Agency could prove that it was capable of creating positive change. In basic terms, this provision tells anyone reading the Interlocal Agreement that it is possible that the Agency will not exist five years after its birth. This precludes the Agency from borrowing money, leveraging funds, executing leases and entering into many other types of legal agreements, which, in turn, precludes the Agency from fully realizing its potential.

As one of the primary reasons the City of South Miami was recognized as an All-America City and with all of the work completed to date, there should be little doubt that the SMCRA is creating positive change, that it is effective, and that it should exist until its mission is complete.

**Goal 5: Organize the SMCRA administration to effectively implement the Agency's many programs and projects.**

The success of the Agency in the coming year will be dependent upon its ability to successfully manage the critical initiatives in Goal 1. It is not realistic for this to occur with only an Agency Director. It is critical that until the administrative cap is changed to allow appropriate staffing, that the 16 hour/week Community Outreach Position be converted to a full-time position. How this can be achieved within the existing administrative cap is discussed under budget highlights.

**Goal 6: Utilize alternative funding sources to fund critical administrative functions of the SMCRA.**

The SMCRA receives non-TIF revenues from the Mobley Property leases and interest earnings. Since these revenues are non-TIF they are not subject to the 10% cap and must be utilized to pay for essential administrative expenses, including general counsel services, phone bill, insurance and water bill.

**Goal 7: Continue to reach out to the community and to employ a community-driven approach.**

The City of South Miami and SMCRA are built upon community support and participation. Continued success will be contingent upon continuing this important tradition.

**Goal 8: Continue cooperation and team approach with the City of South Miami**

The official name of the SMCRA is the City of South Miami Community Redevelopment Agency, and the SMCRA is a "dependent" special district. It is important to realize that the City and SMCRA are working to achieve the



same thing. A sense of team between the City and SMCRA has developed and it must continue if "we" are to be successful.

## ***BUDGET ITEM HIGHLIGHTS***

### **Residential Reinvestment and Rehab**

The proposed Budget would provide for the continuation of the single family infill, homeowner assistance, residential rehabilitation, multifamily unit rehabilitation, Operation Facelift and Landscaping the Redevelopment Area programs. Additionally, it would provide funding for residential rehabilitation grants to multifamily homeowners, not just project owners, and the technical expertise to successfully redevelop South Miami Gardens. Overall, it is recommended that funding to this important line item be increased by \$10,700 or about six percent.

### **Repayment to City for Funds Advanced**

The proposed Budget shows the need to increase repayments to the City, as a result of contractual obligations for the purchase of the Mobley Building and TranShuttle. It also reflects the desire to accelerate the repayment schedule for the funds which were advanced for the creation of the Agency.

### **Economic Development and Job Creation**

As noted in Budget Goal 4, economic development and job creation initiatives are essential to the Agency's ability to revitalize the Redevelopment Area. In FY 00-01, the Agency primarily channeled its economic development and job creation efforts through Working Capital Florida. Unfortunately, the Working Capital Florida Program was not able to meet its targets for business training and micro-loans.

One of the reasons Working Capital Florida did not reach its targets may be partly attributable to the fact that many residents of the Redevelopment Area do not have the prerequisite skills and, or, enthusiasm to access such a program. This seems to be supported by the community's desire for basic skills training, such as resume writing, etiquette, typing and interviewing. Therefore, this budget proposes that the Agency goes "back to basics" in economic development and job creation by helping to provide the foundation of skills and information which will facilitate economic development and job creation in the Redevelopment Area.

The FY 01-02 Budget proposes to accomplish this through the utilization of a SMCRA Social Worker. With a limited dollar amount, the Agency will be able to secure 20 hours a week from the City of South Miami's existing social worker, allowing skills evaluation and training, the provision of counseling and access to employment and social services.

### **Commercial Building Rehab**

This year's proposed Budget would provide a lesser level of appropriations for this activity in order to more closely resemble actual spending levels. The proposed funding level would be

sufficient to accommodate projects similar in scope to those approved in FY 00-01 and could provide for a partial renovation of the Mobley Building.

### **Infrastructure**

The proposed Budget would increase funding to this critical line item, reflecting the work that is planned for Church Street and the intersecting rights-of-way and utility lines within the Redevelopment Area.

### **James T. Bowman, Sr. Scholarship**

The proposed Budget would provide funding for the implementation of the SMCRA Scholarship Work/Study Program, authorized by the Redevelopment Plan, in memory of the late James T. Bowman, Sr.

### **Administrative Expenses**

By far the most severely impacted line item in this year's proposed Budget is Administrative Expenses. As was previously mentioned, a strict interpretation of the 10% administrative cap would require you to "layoff" your existing staff. Although not to such a severe extent, similar difficulties faced the Agency last year. These difficulties were overcome by charging 25% of the Director's time to specific projects instead of to general administration.

In order to overcome the 10% administrative cap this year, it is recommended that 50% of the Director's time be charged to specific line items. This is not inappropriate, as analysis shows that less than 25% of the Director's time is actually spent upon general administration. Even with charging 50% of the Director's time to project line items, there is not adequate funding to function at an acceptable level. Therefore, the proposed Budget would provide funding for these necessary expenses by utilizing the revenues from the Mobley Property and interest earnings.

Additionally, revenues from the Mobley Property would provide 25% of the salary for a Programs Coordinator Position. The rest of the position's salary would be billed to the projects that the position serves to implement, and the position's fringe benefits are included within the Budget's administrative line item.

The proposed Budget would allow the administration to continue functioning and even increase the efficiency and effectiveness of project implementation; however, without an adjustment to the 10% cap, the Agency will continue to be hindered and will fail to meet its peak operating capacity.

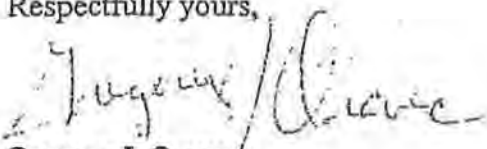
## CONCLUSION

In its second fully funded year, the South Miami Community Redevelopment Agency helped the City achieve the prestigious All-America City Award. It served as a case-study for revitalization. It initiated projects that, when successfully completed, will profoundly improve the neighborhood beyond anyone's expectations. Putting this into perspective, a nearly universal American Dream is purchasing a home. Most of us go decades growing, learning and saving before we are ready to make a down payment and start a 30 year process to make our dreams come true. Imagine putting 20 % down at age two and opting for the 15-year note. That is what this Agency is doing.

Under your leadership, the guidance of the Executive Director, and with purposeful focus on the completion of existing initiatives, much more is in store for the Agency in year three. Challenges await and will be overcome by a team that does not stop until the job is complete.

It is a continuing honor and pleasure to work with you, the citizens of South Miami and an outstanding professional team, as we continue to make our neighborhood a better place to live, work and play.

Respectfully yours,



Gregory J. Oravec  
Director



## 2002-2003 Proposed Budget

### SMCRA Board

Horace G. Feliu, Chair  
Mary Scott Russell, Vice Chair  
David D. Bethel  
Randy G. Wiscombe  
Dan McCrea  
Levy Kelly

### SMCRA Advisory Board

Lee Perry, Chair  
Rita Llado  
William D. Tucker, Sr.  
Robert J. Luss

Charles D. Scurr, Executive Director

Subrata Basu, AIA, AICP, Director

Eve Boutsis, General Counsel



Dear Honorable Board Members:

The South Miami Community Redevelopment Agency (SMCRA) is pleased to submit the Proposed Budget for the Fiscal Year 2002-2003 for your review and consideration.

The SMCRA has maintained an impressive record of accomplishments inspite of the challenges it faced during the fiscal year 2001-2002. The challenges ranged from decreasing revenues to lack of adequate personnel to absence of a permanent Director for a major part of the year. The following is a list of major accomplishments

**Church Street Project (SW 59<sup>th</sup> Place)**

A grant for \$100,000 was secured from the Office of Community and Economic Development (OCED). These funds combined with additional TIF allocation will cover the engineering and design expenses of the project. The design firm of Williams, Stoner and Hatfield has been retained for the project. SMCRA is now seeking additional funds for the construction of the proposed improvements.

**Traffic Calming Project (SW 64<sup>th</sup> Street and SW 59<sup>th</sup> Place)**

This long awaited traffic calming project has been recently completed. The scope of the project includes installation of new median landscaping, new concrete curbs and sidewalks, and the construction of two watermain extensions along SW 59<sup>th</sup> Place. The total project cost is well over \$200,000 and was funded through OCED.

**South Miami Gardens**

The SMCRA and the City of South Miami are jointly committed to increasing the quality and the quantity of affordable housing. Last year, the SMCRA held a community workshop to discuss the potential sites for multifamily dwellings. One of the major focuses of the workshop was the conversion of the public housing units to private ownership. The SMCRA held a preliminary meeting with Miami Dade Housing Agency (MDHA) officials. The SMCRA has a multifamily housing consultant on board and initial meetings have been very productive and encouraging. A door to door survey was conducted with each of the 43 existing households to determine the level of support by the existing households and explain the conversion process and the relocation plans. Based on the survey results, the SMCRA Board formally passed a Resolution supporting the redevelopment efforts, and petitioning the county to initiate the redevelopment process for South Miami Gardens. The process is currently in the preliminary stages.

*Meeting made  
Myside -  
... accts made city comecy*



## **Habitat for Humanity**

Habitat for Humanity continues to be a strong force in the community. After completing a total of twenty-seven new homes in the redevelopment area, Habitat for Humanity has entered into an agreement with the SMCRA to build five new homes in the property formerly known as the Marshall Williamson property, located between 60<sup>th</sup> Avenue and 61<sup>st</sup> Court, along SW 66<sup>th</sup> Street. Following recommendations from the community at large, the CRA has extended financial support to the Habitat for Humanity, in the tune of up to \$20,000 for each of the five homes. The additional funding will embellish the exterior designs of these new homes in keeping with the character and the architectural expression of South Miami neighborhoods. These additional design features include such things as additional landscaping, decorative door and window treatments, wooden fences, and reflective roofs

## **Greater Miami Neighborhoods**

Furthering its goals to promote infill affordable housing, the SMCRA has partnered with Greater Miami Neighborhoods for the redevelopment of several vacant properties within the community redevelopment area. Additional seven new single-family homes will be offered to needy families of this community through this partnership. Two vacant lots were approved in July for redevelopment and are scheduled to be completed within eighteen months.

## **Rehabilitation Projects**

### **Single-Family and Multi-Family Rehabilitation Programs**

The Residential Rehabilitation program is designed to increase the quality of the existing housing stock in the redevelopment area. The program, which includes both the Single and Multi-families prioritizes projects which address health, safety, and welfare issues. To date, the program has approved an excess of \$50,000 to successful applicants. Approved project activities ranged from replacing driveways to kitchen repairs. The program has provided the necessary funding assistance to property owners in the CRA to improve their investment and contributing to continuing evolution of our neighborhoods into viable communities.

### **Commercial Rehabilitation Program**

The Commercial Rehabilitation Grant program was created by the SMCRA Board to provide direct financial assistance to applicants seeking to significantly rehabilitate their business within the SMCRA district. The Program provides funding assistance in the form of forgivable grants for a maximum of \$ 25,000 to business entities located within the CRA area. Grant recipients are required to provide matching funds equal to the amount of the grant award. During the past years, two Commercial Rehabilitation grants were awarded to local businesses for a total of \$45,000. These funds were utilized to improve the condition of the properties where the businesses are located.

### **Partnership with Miami Dade Community Action Agency**

A new partnership of SMCRA and CAA has created opportunities for the residents of the area to avail programs that would otherwise not be available to the community. CAA is currently offering free adult computer classes to the residents of the area. The classes are being held in the Hope Butler Building. With the proposed relocation of CAA in the area, this partnership will grow stronger. This will enable the CAA to offer a number of programs that will supplement our effort.

### **Partnership with OCED**

In furtherance to our continued successful working relationship with OCED, the County has agreed to transfer the vacant lots controlled by the County over to SMCRA for development.

Other notable accomplishments are:

- Partnered with the City of South Miami to complete a \$4 million state of the art multipurpose center featuring fitness facilities, indoor basketball courts, art & crafts room, activity room and computer lab.
- Completed the Redevelopment Area-wide Infrastructure Master Plan
- Conducted a local job fair and established partnerships with local businesses and job placement agencies to refer unemployed residents
- Facilitated the employment of 27 local residents, 9 of which are working on local projects and 18 are employed throughout the county
- Implemented the "Dress for Success" clothing drive in an effort to collect business attire for residents entering the job market
- Organized and supervised the Students Work Initiative (WIN) Program sponsored by the County, which provides holiday and summer employment to area youths
- Organized the Back to School Giveaway program which provides school supplies to children of the redevelopment area
- Continued the successful operation of a Police Workstation in the South Miami Gardens Public Housing Complex
- Restored the Marshall Williamson Tennis Courts
- Funded three positions to include the police officer, code enforcement officer, and social worker for the redevelopment area
- Successfully lobbied the county to demolish the unsafe, derelicts structures located at 6350 SW 60<sup>th</sup> Avenue
- Participated in the Black Democratic Caucus, "People to People Bus Tour"

The projection for the Tax Increment Financing revenue continues to drop (see attached Revenue projection) primarily due to a relatively flat assessment of commercial properties, lack of commercial developments and yet another downward adjustment of the Shops at Sunset assessment. The SMCRA with the City's help has aggressively sought grants to supplement TIF revenues. The proposed budget (see attached Proposed 2002-2003 Budget) presented for your



consideration builds on its successes and initiates new initiatives to move the agency forward. The primary goals and priorities of the third fully funded budget of the SMCRA are as follows:

**Goal 1: Continue to earn community's trust and bring CRA to the community:**

The SMCRA has taken major steps to gain the confidence and the trust of the community that historically received promises and remained neglected. One of the initiatives that is planned for the coming year is to relocate the SMCRA offices within the SMCRA district boundaries. The SMCRA offices will be a walk-in facility where the members of the community feel welcome to come in and participate in the future of their community. This will engage the community in a more meaningful and in an ongoing basis. The budget reflects retrofitting one of the bays at the Mobley Building for SMCRA offices. This relocation will build a stronger working alliance with the Miami Dade Community Action Agency when their proposed move to the Mobley building becomes a reality.

**Goal 2: Build on the successes:**

The SMCRA started numerous initiatives that have already begun the process of improving the Redevelopment Area. These initiatives include the reconstruction of Church Street, the redevelopment of South Miami Gardens, the stewardship of multimillion dollar private developments, single family infill, homeowner assistance, residential rehabilitation, multifamily housing expansion, commercial rehabilitation, community-oriented policing, intensive code enforcement, marketing, transportation enhancements, and job training. The proposed budget makes continued commitment to fund Residential and Commercial Rehabilitation programs and street beautification efforts. Additionally, grant funds will be used to proceed with Church Street construction documents, acquire land for infill housing and provide home owners assistance program.

**Goal 3: Strengthen the tax base of the through Economic Development/ Introduce new initiatives:**

In order to maintain a healthy and stable revenue source, it is vitally important to lessen our dependence on the performance of the Shops at Sunset. The overriding purpose of the redevelopment legislation is to help an economically depressed area to create a healthy economic base. A healthy economic base is the only guaranteed way to increase the standard of living and the quality of life in the poorer neighborhoods. The SMCRA has effectively achieved the objective of stabilizing the residential area. It is now important to focus our attention to improving and developing a healthy commercial base. The Commerce and Progress Lane area is an unexplored resource that provides for an opportunity for such initiatives. The budget reflects a commitment to help

small businesses, promote commercial rehabilitation programs and starting a visioning process to develop a community based vision primarily for the industrial area.

**Goal 4: Putting it all together/Master Plan 2003-2010:**

A lot of exciting initiatives and projects are underway within the SMCRA area. While the contributions of these projects and initiatives are significant, their collective impact is greater. A Master Plan for the area will incorporate the existing initiatives and integrate with the future vision of the area. It will help tie all the pieces together, identify their inter-relationship and develop a set of strategies to for future actions. A Master Plan will provide a "Road Map" for the future years and will help bring about a focus to our effort that everyone understands. This Master Plan will also form the basis for the discussions with the County on extending the CRA beyond the first 5 years.

Under your leadership, the SMCRA's upcoming fourth year of existence is expected to be its most productive, with a number of initiatives coming to fruition and with additional new initiatives to explore new frontiers. The SMCRA team continues to make our neighborhood a better place to live, work and play.

Respectfully yours,

Subrata Basu, AIA, AICP  
Director

Attachment:  
Budget work sheets



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## **SMCRA Advisory Board**

**Lee Perry, Chair**

**Rita Llado**

**William D. Tucker, Sr.**

**Robert J. Luss**

## **SMCRA Board**

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**MaryScott Russell, Vice Chair**

**David D. Bethel**

**Randy G. Wiscombe**

**Dan McCrea**

**Levy Kelly**

**Marie Birtz Cooper**

## **SMCRA Staff**

**Maria Davis, Executive Director**

**James McCants, Coordinator**

**Lorraine Council, Secretary**

**Eve Boutis, General Counsel**



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## **Projects completed by CRA**

- Partnered with City of South Miami to complete a \$3 million state of the art multipurpose center featuring fitness facilities, indoor basketball courts, art & crafts room, activity room and computer lab.
- Completed the Re-development Area-wide Infrastructure Master Plan.
- Conducted a local job fair and established partnerships with local businesses and job placement agencies.



## Projects completed by CRA

- Facilitated the employment of 27 local residents, 9 of which are working on local projects; and 18 are employed throughout the county.
- Implemented the “Dress for Success” clothing drive in an effort to collect business attire for residents entering the job market.
- Organized and supervised the Student Work Initiative (WIN) Program sponsored by the County, which provides holiday and summer employment to area youths.





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## **Projects completed by CRA**

- Organized and supervised the Back to School giveaway.
- Assisted in the implementation of the Community Policing Program located in the South Miami Gardens Public Housing Complex.
- Restored the Marshall Williamson Tennis Courts.
- Helped the organization Rebuilding Together identify homes in the CRA area for major rehabilitation.





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## **Projects completed by CRA**

- Funded three positions to include the Community Police Officer, Code Enforcement Officer and Social Worker for re-development area.
- Successfully lobbied to demolish unsafe and derelict structures on properties throughout the CRA area and replaced them with 27 affordable single family homes.
- CRA extended financial support to Habitat for Humanity to the tune of 100,000 dollars for infrastructure and exterior changes.



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## **Projects completed by CRA**

- Successfully contracted with the "Greater Miami Neighborhoods" to build 7 more affordable single family homes. The first home will be completed in days.
- Over 20 Grants for major and minor home renovation projects have been awarded by the CRA Home Owner's Rehabilitation Program.
- The Pool Hall Corporation facility received a major renovation grant through the Multi-Family Rehabilitation Program.



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## Projects completed by CRA

- Princeton Day Care received a major renovation grant through the Commercial Rehabilitation Program.
- Sunset Professional Building received a major renovation grant through the Commercial Rehabilitation Program.
- SMCRA has applied for and has been awarded over \$100k in grant funds to supplement TIF revenues.



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## **Projects completed by CRA**

- SMCRA helped to bring over \$81,000 in economic development funds through NANA (Neighbors and Neighbors Association) for Business in the CRA area. And the County recently approved \$100,000 on 3/10/04 for additional economic development for District 7
- Participated in the Black Democratic Caucus "People to People Bus Tour".



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# Before and After Hours Pool Hall Cooperation and Princeton Day Care.



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## Before pictures of Pool Hall

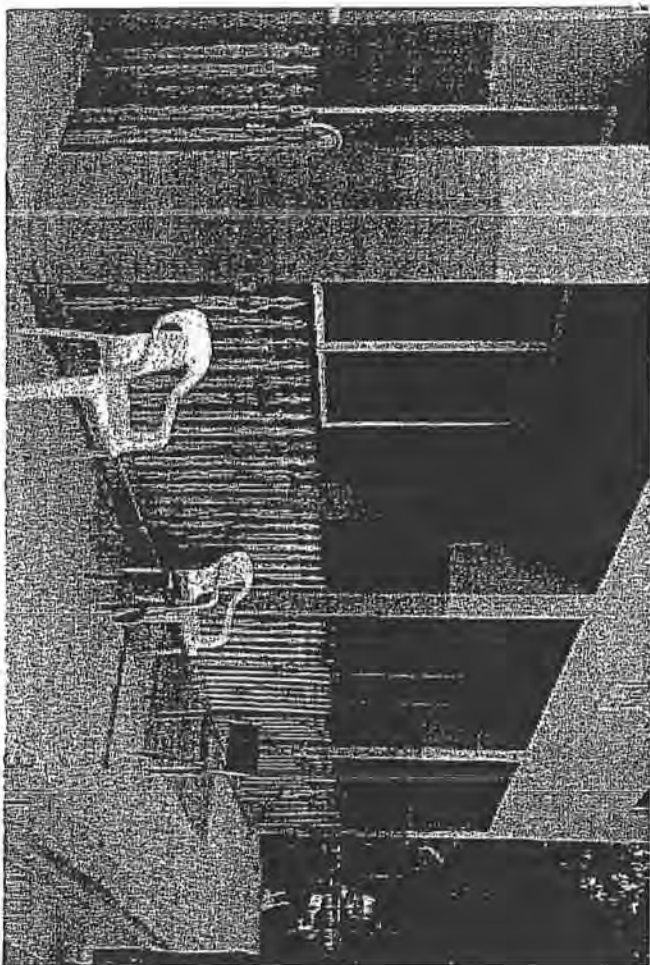






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## Before pictures of Pool Hall

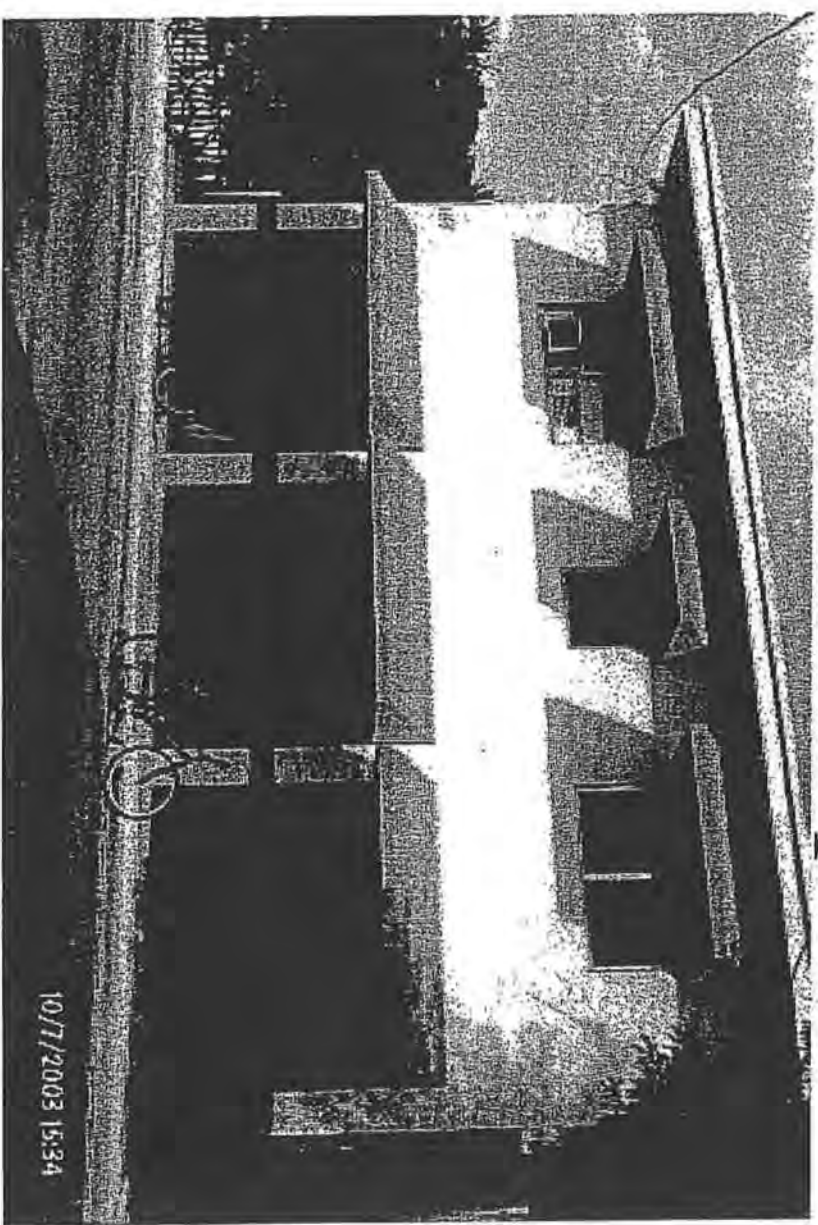






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# Current Pool Hall Corporation



10/7/2003 15:34



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# Current Pool Hall Corporation



10/7/2003 15:35



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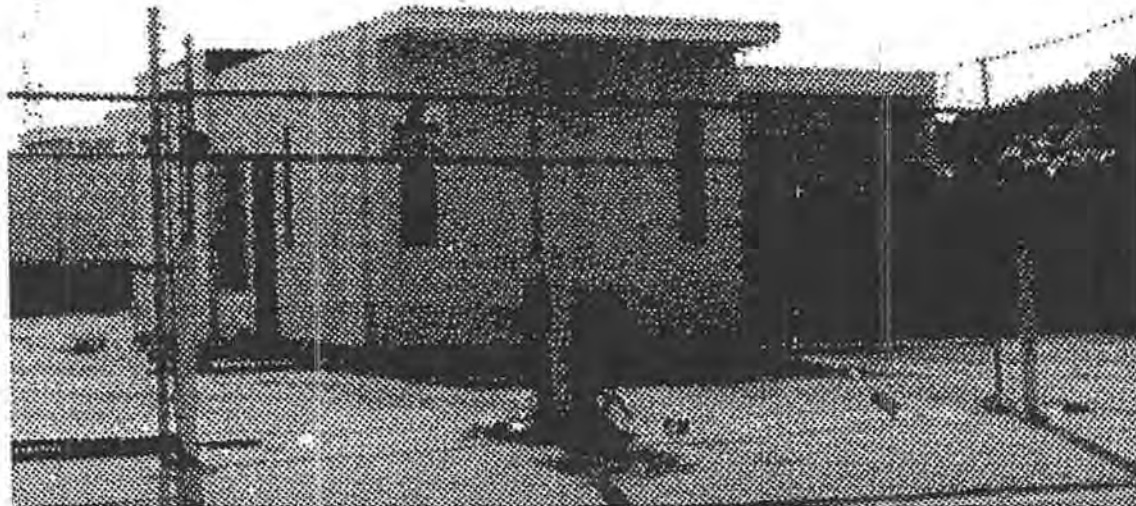
## **Before picture of Princeton Day Care**





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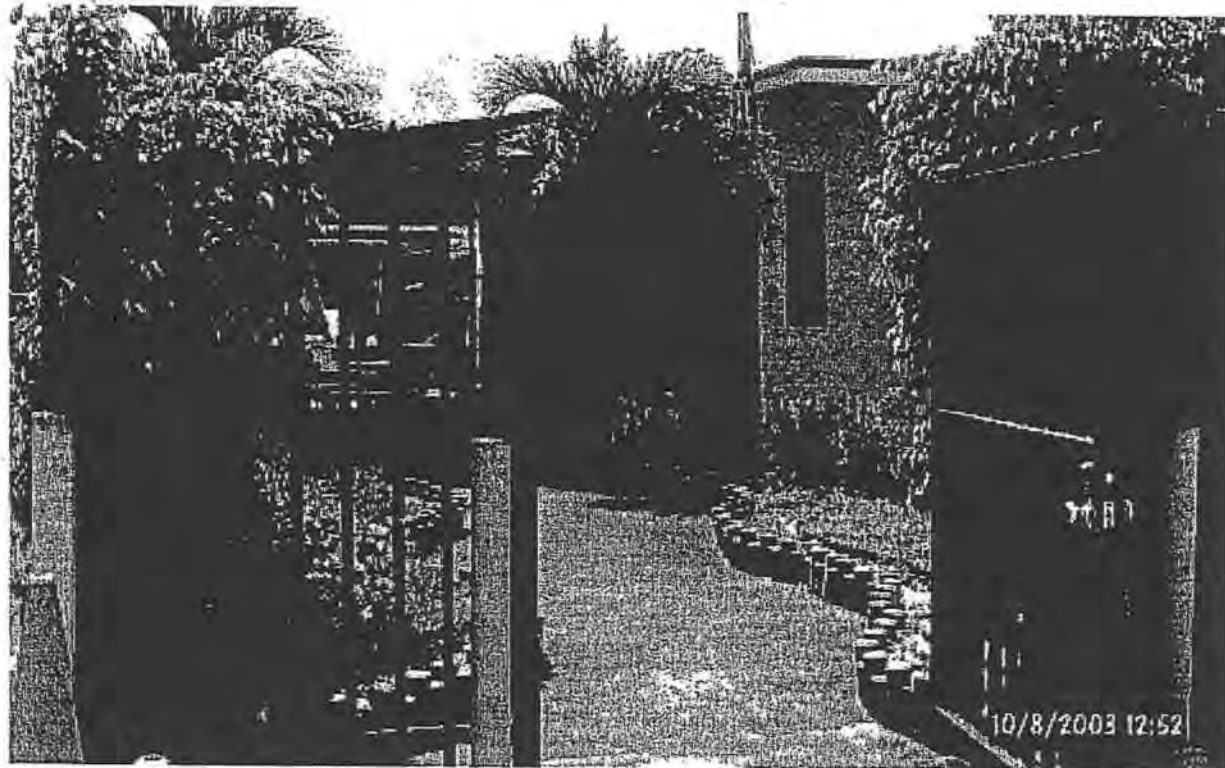
## **Before picture of Princeton Day Care**





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# Current Princeton Day Care

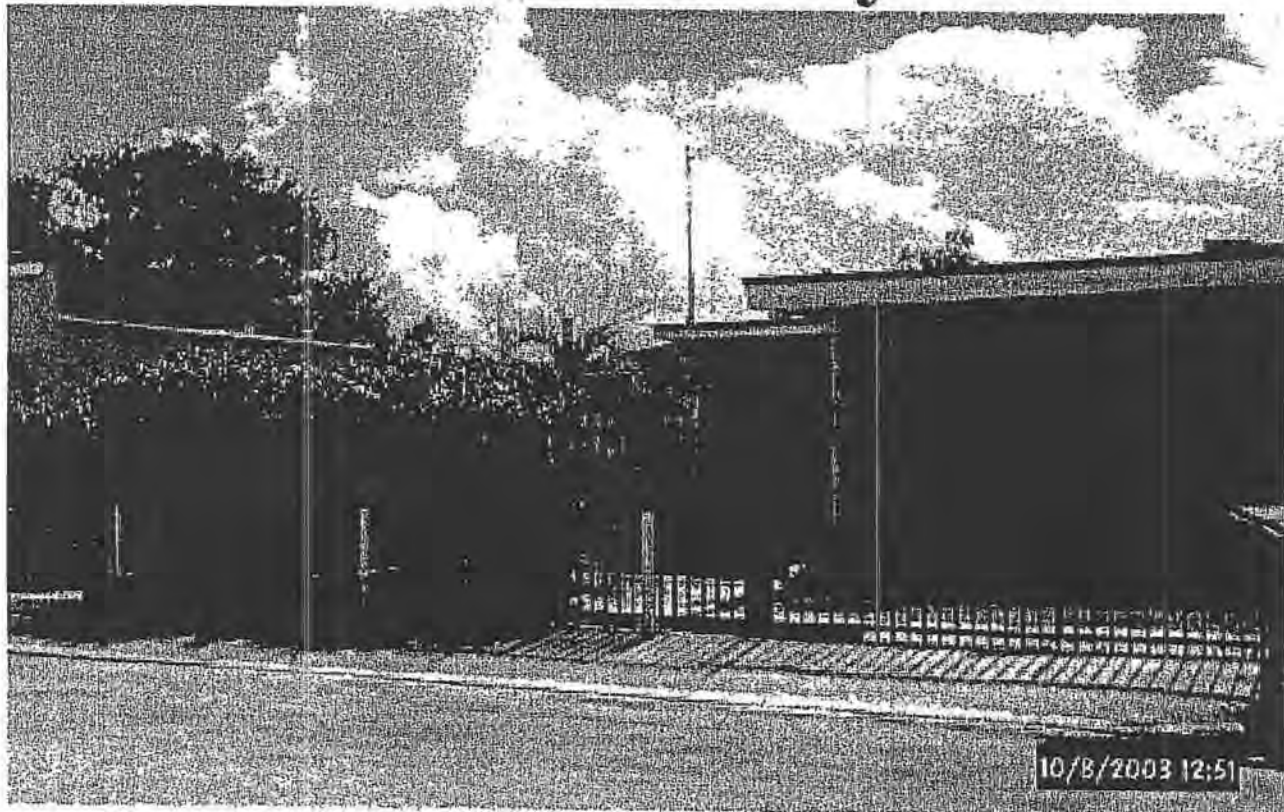


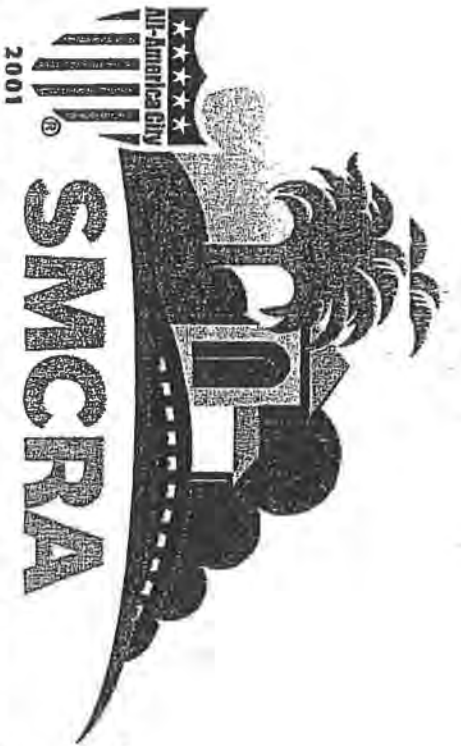




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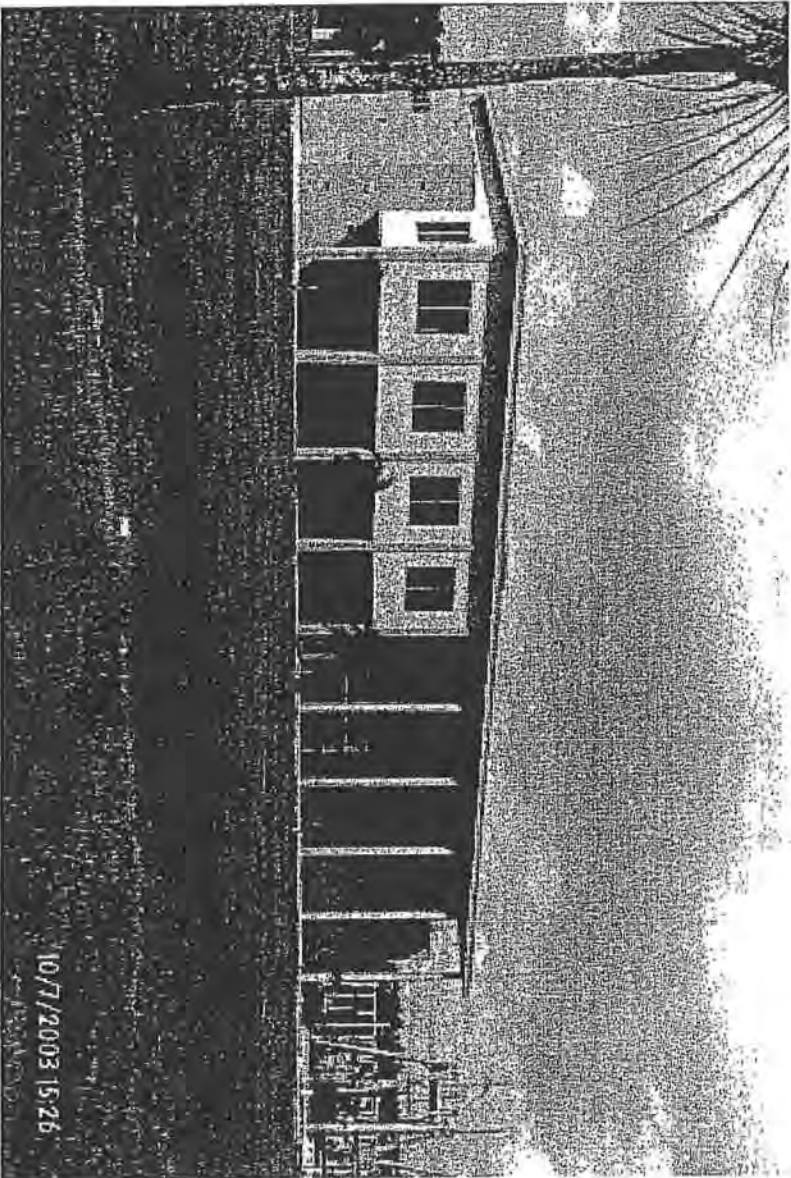
# Current Princeton Day Care





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# Multi-Purpose Center

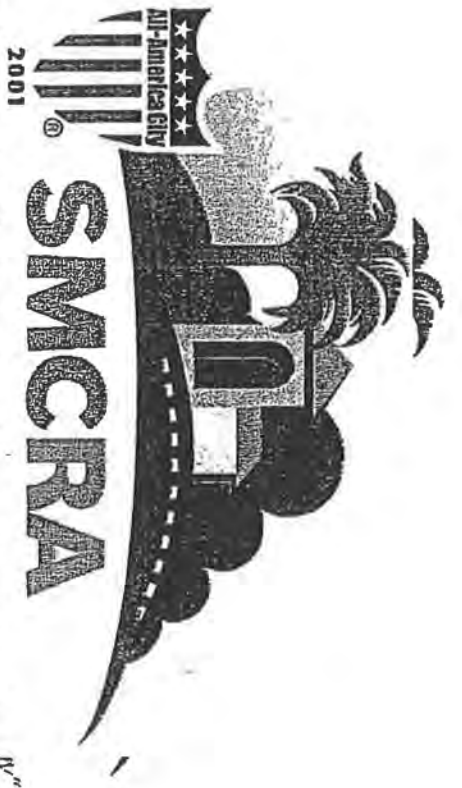


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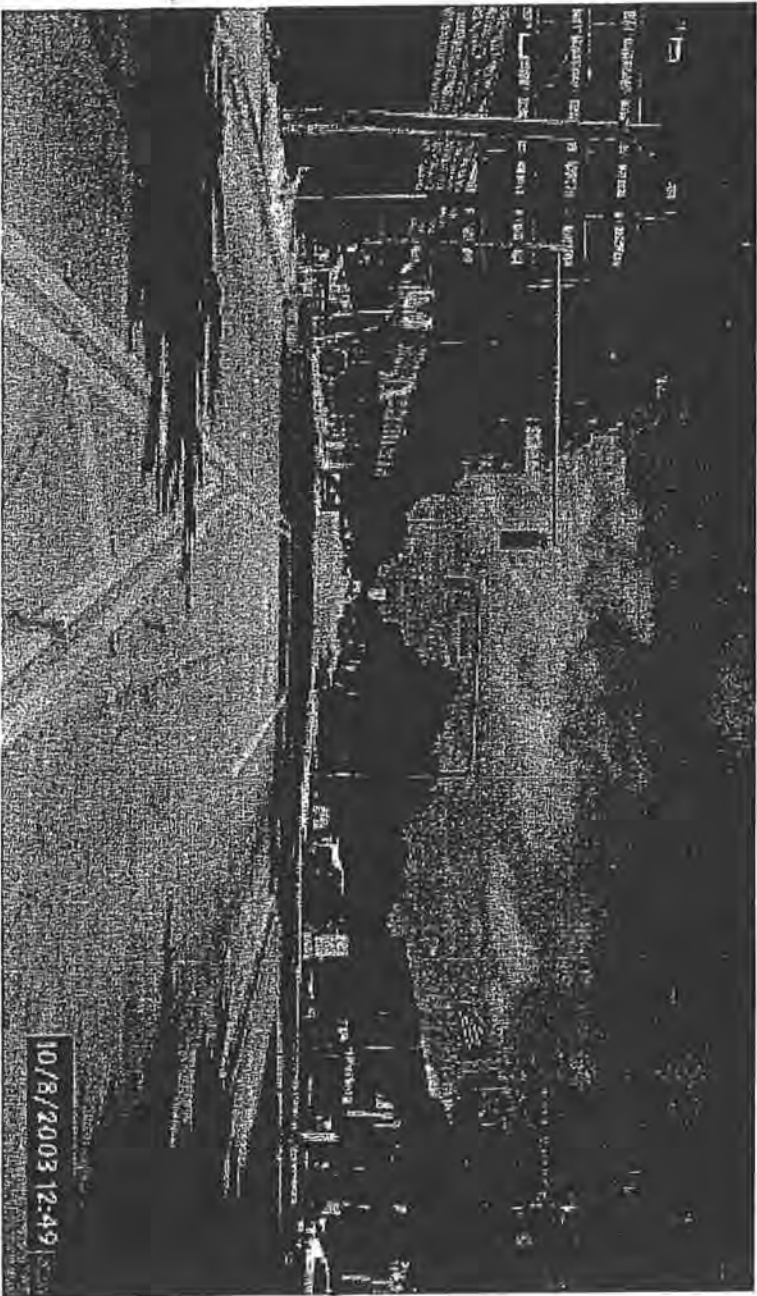


**Church Street is a on going project.**



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# Church Street Project



10/8/2003 12:49

# Future Projects



Credit Union

Madison Square



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- Infrastructure Improvements on Progress Road & Commerce Lane.
- South Miami Gardens Project.
- Re-Zoning of Commercial District.



## Goals of CRA

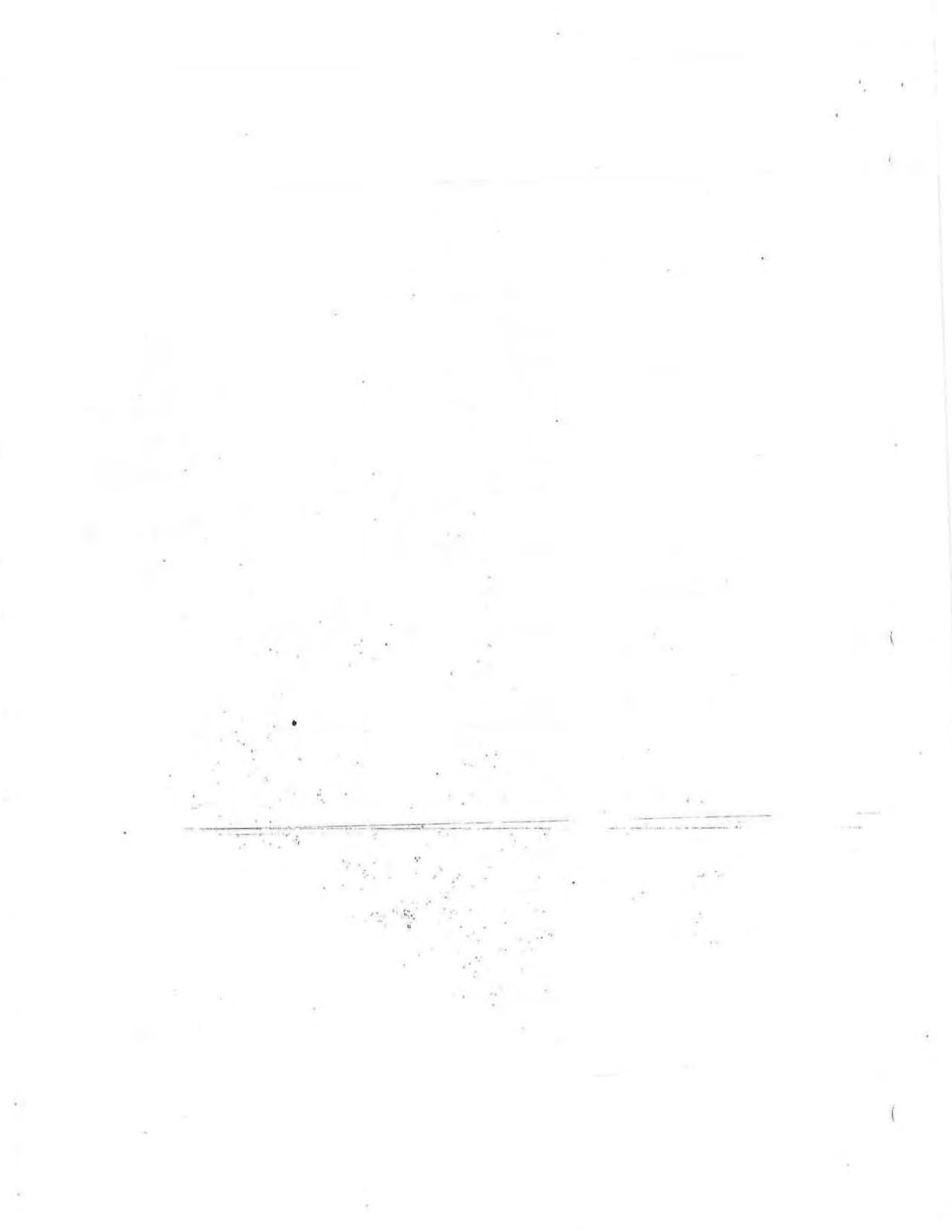
- **Economic Development.**
- **Developing Short & Long Range Plans.**

The end



2001

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Honorable CRA Board

Mary Scott Russell, Chair  
Velma Palmer, Vice Chair  
Randy Wiscombe  
Craig Sherar  
Maria Birts Cooper  
Viola Bryan  
Nancy Cobb

CRA Advisory Board

Lee Perry, Chair  
David Savers  
Antionette Owens  
Roy Pearson

Dear Honorable Board Members:

I am pleased to submit the South Miami Community Redevelopment Agency's Proposed Fiscal Year 2004-2005 Budget for your review and consideration.

**SOUTH MIAMI CRA AT A MAJOR CROSSROAD**

Fiscal year 2004-2005 finds the South Miami Community Redevelopment Agency (SMCRA) at a major crossroad. During the five years of its existence, SMCRA has been strapped with specific restrictions that have inhibited its ability to grow into the projected level of development. Through a dedicated commitment to the elimination of slum and blight within our community, SMCRA continues to make the strategic actions that will ultimately complete this mission.

Major projects are currently poised to break ground on both the southern and eastern boundaries in our district. We can also add the redevelopment of Church Street, and the completion of the \$35,000,000 Valencia Apartments. With the development of the Sixty-Second Avenue Project on our western fringe, and the ultimate development of the Madison Square Project, development in South Miami will be a reflection of balanced and complete growth. Most of these projects have likely been initiated with the knowledge that through the establishment of SMCRA, the City of South Miami has made a serious commitment to upgrade the quality of life in its most underdeveloped areas.

As this is my first budget process as SMCRA Director, the general thrust will be for a maximum direction of financial resources into the areas of greatest need. From an economic standpoint, the

establishment of a 'Town Center' concept should be at the top of the priority list. Therefore, a sizeable percentage of the fiscal year 2004-2005 budget should be dedicated to bringing this vision into a reality. Secondly, we must ensure that there is an adequate amount of affordable housing available for all residents who qualify. Through the establishment of 'Madison Square Saturdays', we have interacted with a number of neighborhood residents who are desirous of opening their own local business. It is incumbent upon SMCRA to become a major facilitator in this process.

Beginning in fiscal year 2004-2005, it is recommended that SMCRA begin an aggressive land acquisition process that will allow this Agency to gain a higher degree of site control. Upon achieving this objective, we will be well positioned to increase the amount of affordable housing units that are available to our residents.

Finally, I would like to express a deep gratitude of appreciation to all of the other personnel within the varied City departments. SMCRA would not be able to function without their consistent show of support and cooperation. I would like to pay special recognition to SMCRA Program /Outreach Coordinator Mr. James McCants, for his tireless efforts in not only making SMCRA a success, but also for showing a consistent and dedicated commitment to improvements throughout our community.

Respectfully,

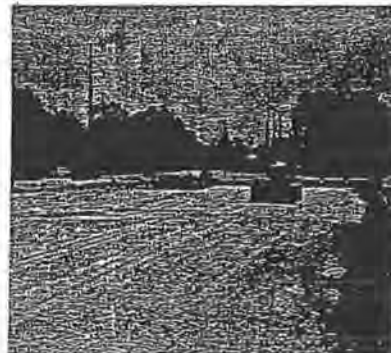
Joseph M. Gibson  
SMCRA Director

## **SOUTH MIAMI CRA**

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### **MAJOR ACCOMPLISHMENTS**

### **2003-2004**



- Increase of 10% administrative cap to 20%. This represents the elimination of one of three restrictions that SMCRA has been strapped with since its adoption.
- SMCRA trash receptacles placed in strategic locations throughout the district. Citizen cooperation in general has been great, and the appearance in key areas has remarkably improved.
- Establishment of Madison Square Saturdays as a weekly 'farmer's market' styled event in the heart of the SMCRA district. This activity has fostered increased interest from potential investors and developers in this strategic area.
- Initiation of a Charette study for the intersection of S.W. 59<sup>th</sup> Place and S.W. 64<sup>th</sup>

Street by internationally renowned architect Mr. Carlos Casucelli. Revitalization efforts are already being realized through the opening of three new businesses in the prime area for business and economic development.

- Commerce Lane Future Use Charette study, which was completed by architectural students from Ball State University.
- Completion of an affordable home for a neighborhood family Mr. Mrs. Linton Rambo.
- Ground breaking for two new affordable homes for Ms. Denise Goodman and Ms. Gloria Brown. These homes are being built through the cooperation of SMCRA and Greater Miami Neighborhoods.
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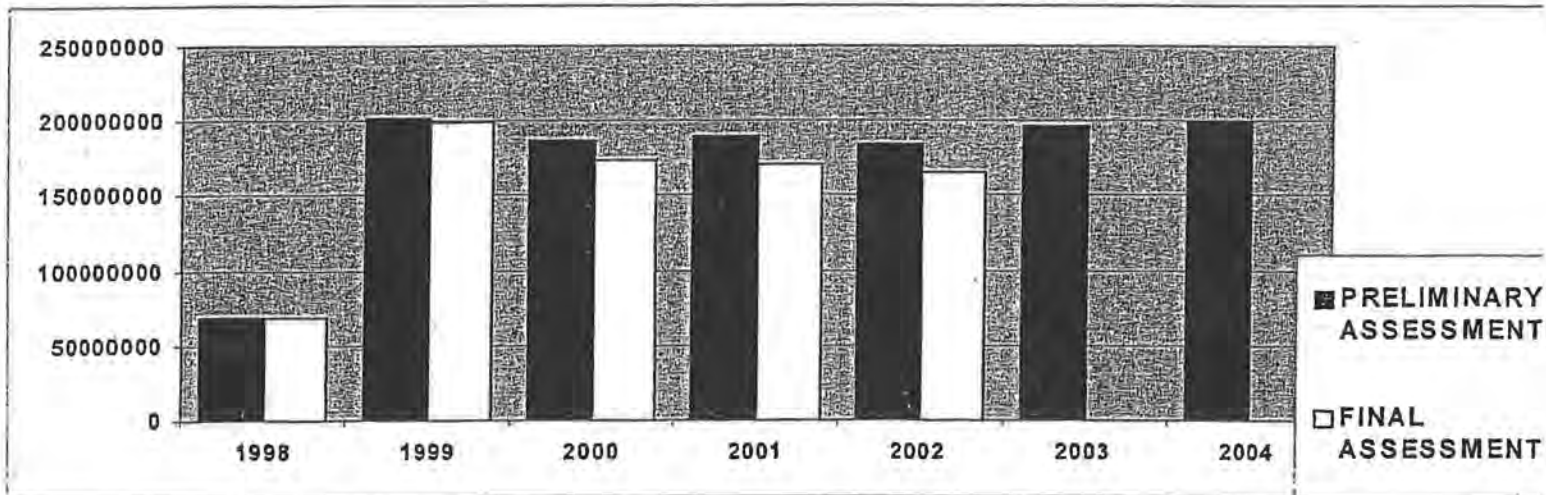




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**Total Assessed Value of the South Miami Community Redevelopment Area since Inception**



## ***FY 2004-2005 BUDGET GOALS***

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Development of Madison Square Town Center is essential to promoting a strong economic base within the hub of our SMCRA district. The establishment of Madison Square Saturdays has been a promising 'stepping stone' leading into the realization of this project. Through the dedicated commitment of vendors in this project, this site is now prime for a major redevelopment effort.

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Through the implementation of the Wounded Healers Program, local licensed contractors will supervise, employ, and train local residents in the

rehabilitation of SMCRA district single family homes. The process will generate dual benefits by affording career opportunities to our youth, in addition to providing an upgrade for our single family residences. The Wounded Healers program under the guidance of St. John's A.M.E. Church, has proven to be very successful in previous years of S.M.C.R.A. existence.

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The City of South Miami and SMCRA are built upon community support and participation. Through effective marketing strategies, we will be able to make our residents and business owners more aware of the myriad of programs and opportunities that are available to them.

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The official name of the SMCRA is the City of South Miami Community Redevelopment Agency, and the SMCRA is a "dependent" special district. It is important to realize that the City and SMCRA are working to achieve mutually benefitting goals. Through a proactive approach, the City Manager and SMCRA are already making positive strides in the fulfillment of this particular goal.

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By establishing an effective business incubator, SMCRA will be able to provide the necessary technical assistance that would allow local vendors the opportunity to take their businesses to a higher level. The Mobley Building is being identified as a prime location for this process. The vendors from Madison Square Saturdays will be given first priority in the selection of businesses that will occupy this incubator.

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With the hiring of the Iler Planning Group, SMCRA will be well positioned to extend the life of Agency to an additional ten years. In addition, the Iler Group will be addressing all relative issues as they relate to the interlocal agreement between SMCRA and Miami Dade County Government.



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After being re-surveyed, indications were favorable that residents of South Miami Gardens are indeed desirous of redeveloping their area. With an intensified effort of dispensing timely and accurate information, we are confident that this site will be properly redeveloped to the complete satisfaction of current tenants. A concerted effort will be made to rejuvenate this important project for our area.

***BUDGET ITEM HIGHLIGHTS***

**Residential Reinvestment and Rehabilitation**

The proposed Budget would provide for the continuation of the single family infill, homeowner assistance, residential rehabilitation, and multifamily unit rehabilitation. The quality of housing possibilities is being favorably enhanced through these SMCRA initiated programs. Additionally, it would provide funding for residential rehabilitation grants to multifamily homeowners, not just project owners, and the technical expertise to successfully redevelop South Miami Gardens. Overall, it is recommended that funding to this important line item be increased.

**Economic Development and Job Creation**

As noted previously, economic development and job creation initiatives are essential to the Agency's ability to revitalize the Redevelopment Area. In FY 04-05, the Agency will primarily channel its economic development and job creation efforts through the Wounded Healers Program. The Wounded Healers program has proven to be highly successful in past years of SMCRA'S existence.

**Infrastructure**

The proposed Budget allocates funding to this critical line item, reflecting the work that is planned for Church Street, and the intersecting rights-of-way and utility lines within the Redevelopment Area.

### **Final Payment for The Mobley Building**

The 2004-2005 budget reflects a final payment of \$123,00.00 made for the purchase of the Mobley Building. This purchase represents a promising and major addition to SMCRA'S portfolio. In addition, the elimination of this debt will portend a significant increase in funding for SMCRA programs for the fiscal year 2005-2006.

### **CONCLUSION**

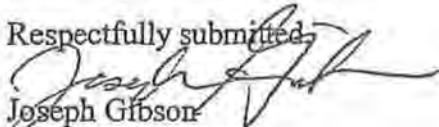
Fiscal Year 2004-2005 will indeed be a crossroad year for the South Miami Community Redevelopment Agency (SMCRA). With re-certification looming on June 1, 2005, SMCRA is very confident that its request for an additional ten years of operations will be granted by Miami-Dade County government. As most CRA'S only begin to show remarkable improvements after six to seven years of operations, we believe that through a series of minor accomplishments, our SMCRA has proven to be resilient, and most importantly, very capable of generating substantive results.

With the re-establishment of the Wounded Healers from St. John's A.M.E. Church, our residential community will be provided with a sustained effort in providing single family residential rehabilitation. In addition, young persons from the community will be afforded an opportunity for on-the-job construction work experiences. Fiscal year 2003-2004 was a year which brought about the resurrection of the coalition of efforts between the SMCRA and local churches. This relationship is destined not only to become beneficial for residents of the SMCRA district, but also for residents throughout the city as a whole.

Another encouraging development during fiscal year 2003-2004 was the advent of Madison Square Saturdays. This event transformed a once blighted corner in a prime area of our district, into the promise of greater things to come. The energy and dedicated commitment shown by our vendors has indeed paved the way for a more permanent development. The Madison Square Town Center Development provides a catalyst to revitalize the entire intersection of S.W. 59<sup>th</sup> Place and S.W. 64<sup>th</sup> Street. In terms of fulfilling the Agency's mission, this accomplishment will bode well for the South Miami community for many generations to come.

With maximum cooperation throughout the South Miami community, there are no limits to what our SMCRA can accomplish. It is with a sense of pride and honor that we present this proposed budget of SMCRA for the fiscal year 2004-2005.

Respectfully submitted,

  
Joseph Gibson  
SMCRA Director





*"Making our Neighborhood a Great Place to Live, Work and Play"*

## Achievements

### **Partnership with Miami-Dade Community Action Agency**

The CAA offers a number of programs in the CRA area that will supplement our efforts so that we can focus on CRA related projects.

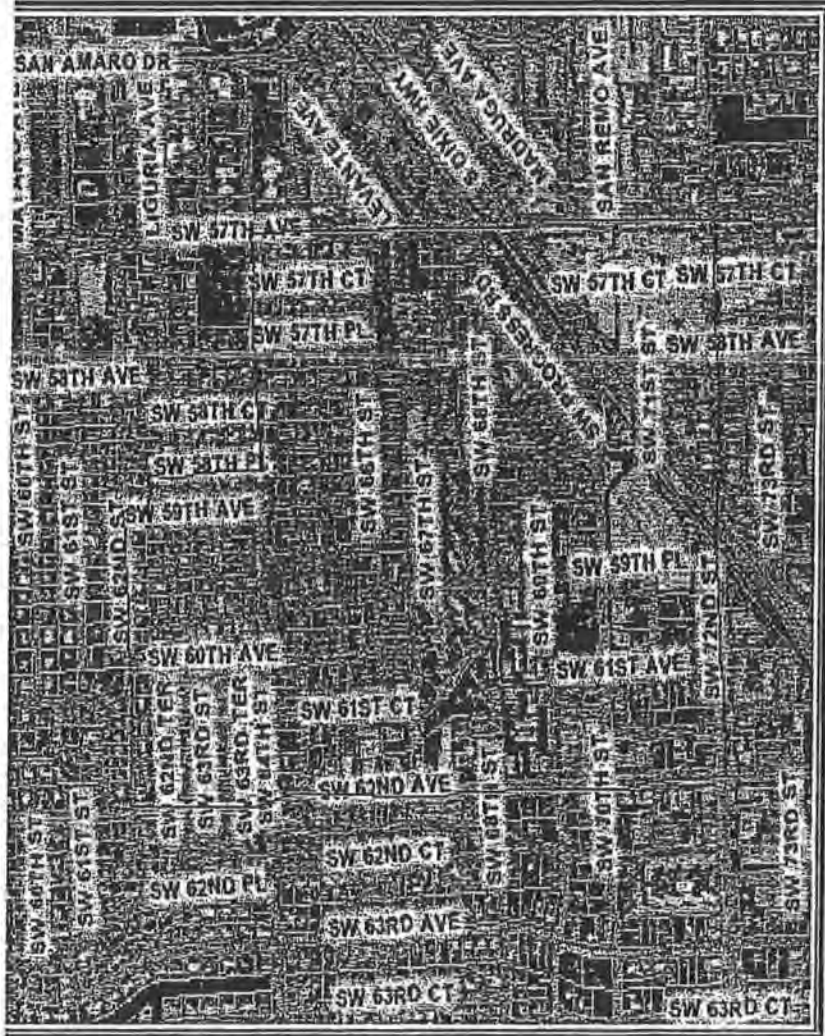
CAA is currently offering free adult computer classes to residents of the area. The classes will be in the new Multi-Purpose Center.

### **Partnership with OCED**

The County has agreed to transfer the vacant lots controlled by the County over to SMCRA for development.



*"Making our Neighborhood a Great Place to Live, Work and Play"*





Honorable CRA Board

Mary Scott Russell, Chair  
Velma Palmer, Vice Chair  
Randy Wiscombe  
Craig Sherar  
Maria Birts Cooper  
Viola Bryan  
Nancy Cobb

CRA Advisory Board

Lee Perry, Chair  
David Savers  
Antionette Owens  
Roy Pearson

Dear Honorable Board Members:

I am pleased to submit the South Miami Community Redevelopment Agency's Proposed Fiscal Year 2004-2005 Budget for your review and consideration.

**SOUTH MIAMI CRA AT A MAJOR CROSSROAD**

Fiscal year 2004-2005 finds the South Miami Community Redevelopment Agency (SMCRA) at a major crossroad. During the five years of its existence, SMCRA has been strapped with specific restrictions that have inhibited its ability to grow into the projected level of development. Through a dedicated commitment to the elimination of slum and blight within our community, SMCRA continues to make the strategic actions that will ultimately complete this mission.

Major projects are currently poised to break ground on both the southern and eastern boundaries in our district. We can also add the redevelopment of Church Street, and the completion of the \$35,000,000 Valencia Apartments. With the development of the Sixty-Second Avenue Project on our western fringe, and the ultimate development of the Madison Square Project, development in South Miami will be a reflection of balanced and complete growth. Most of these projects have likely been initiated with the knowledge that through the establishment of SMCRA, the City of South Miami has made a serious commitment to upgrade the quality of life in its most underdeveloped areas.

As this is my first budget process as SMCRA Director, the general thrust will be for a maximum direction of financial resources into the areas of greatest need. From an economic standpoint, the



establishment of a 'Town Center' concept should be at the top of the priority list. Therefore, a sizeable percentage of the fiscal year 2004-2005 budget should be dedicated to bringing this vision into a reality. Secondly, we must ensure that there is an adequate amount of affordable housing available for all residents who qualify. Through the establishment of 'Madison Square Saturdays', we have interacted with a number of neighborhood residents who are desirous of opening their own local business. It is incumbent upon SMCRA to become a major facilitator in this process.

Beginning in fiscal year 2004-2005, it is recommended that SMCRA begin an aggressive land acquisition process that will allow this Agency to gain a higher degree of site control. Upon achieving this objective, we will be well positioned to increase the amount of affordable housing units that are available to our residents.

Finally, I would like to express a deep gratitude of appreciation to all of the other personnel within the varied City departments. SMCRA would not be able to function without their consistent show of support and cooperation. I would like to pay special recognition to SMCRA Program /Outreach Coordinator Mr. James McCants, for his tireless efforts in not only making SMCRA a success, but also for showing a consistent and dedicated commitment to improvements throughout our community.

Respectfully,

Joseph M. Gibson  
SMCRA Director

## **SOUTH MIAMI CRA**

### **MAJOR ACCOMPLISHMENTS**

### **2003-2004**





- Increase of 10% administrative cap to 20%. This represents the elimination of one of three restrictions that SMCRA has been strapped with since its adoption.
- SMCRA trash receptacles placed in strategic locations throughout the district. Citizen cooperation in general has been great, and the appearance in key areas has remarkably improved.
- Establishment of Madison Square Saturdays as a weekly 'farmer's market' styled event in the heart of the SMCRA district. This activity has fostered increased interest from potential investors and developers in this strategic area.
- Initiation of a Charette study for the intersection of S.W. 59<sup>th</sup> Place and S.W. 64<sup>th</sup>

Street by internationally renowned architect Mr. Carlos Casucelli. Revitalization efforts are already being realized through the opening of three new businesses in the prime area for business and economic development.

- Commerce Lane Future Use Charette study, which was completed by architectural students from Ball State University.
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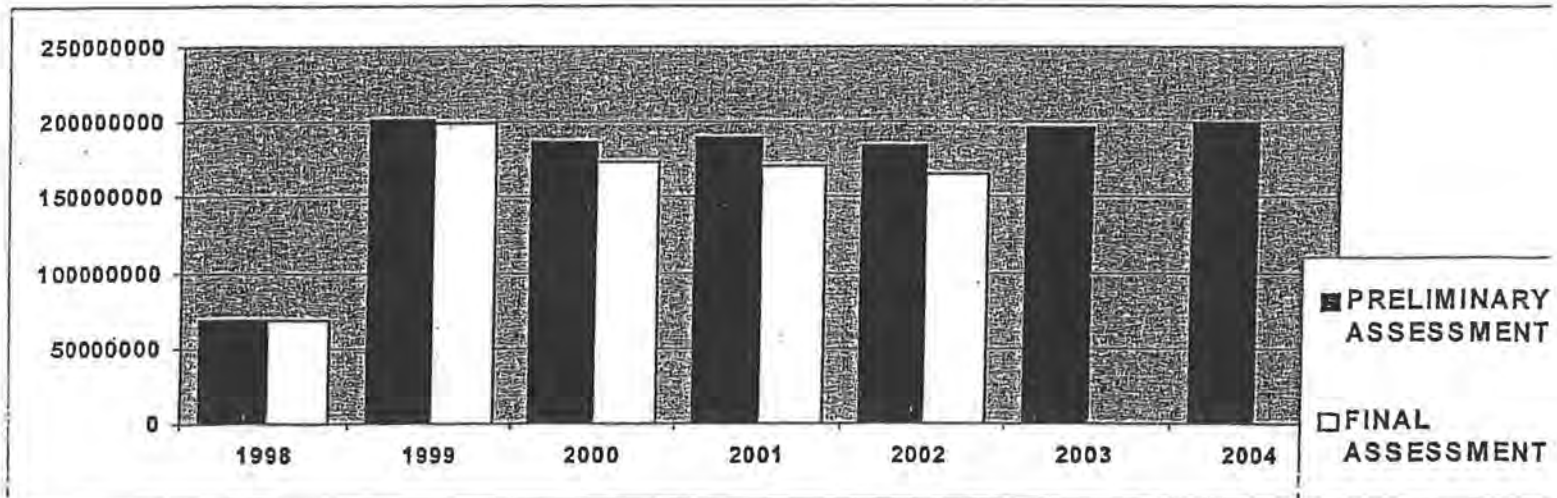
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## CONCLUSION

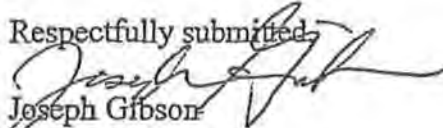
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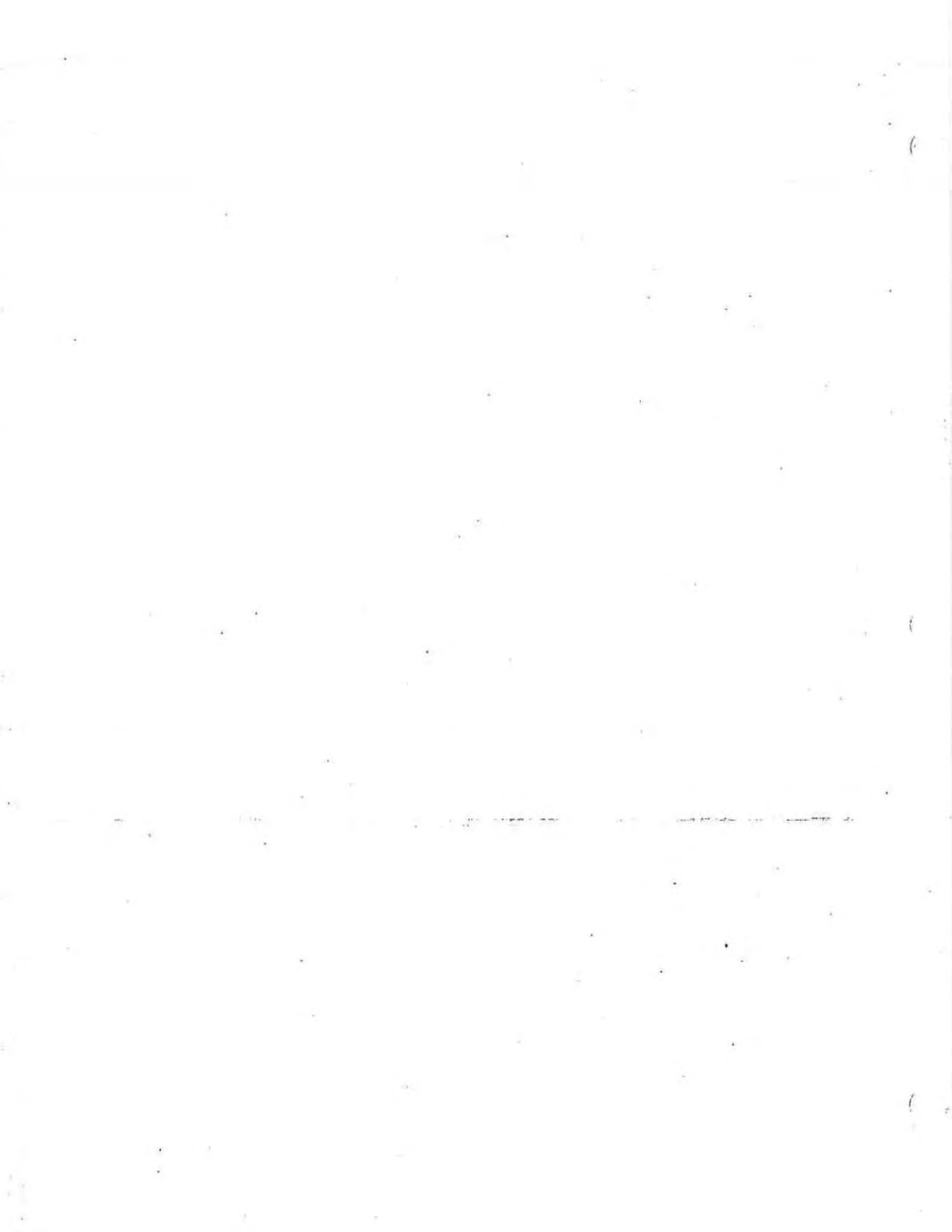
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Respectfully submitted,

  
Joseph Gibson  
SMCRA Director







South Miami



2001

To: Honorable Mayor, Vice Mayor  
And Commissioners

Date: February 1, 2005

From: Maria Davis  
City Manager

ITEM No. 8

Re: Ordinance Updating and  
Modifying the South Miami  
Community Development Plan

**ORDINANCE**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, ADOPTING PHASE II PLAN SUPPLEMENT AS UPDATING AND MODIFYING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

**BACKGROUND**

Attached is the Phase II Plan Supplement prepared by Iler & Associates under contract with the CRA. The document updates the proposed actions in the CRA Plan and sets forth a future work program to continue the City's CRA. This supplement was approved by the CRA Board at a public hearing on January 10, 2005.

The ordinance and the Plan Supplement was approved by the City Commission on first reading, following a public hearing, on January 18, 2005.

**RECOMMENDATION**

It is recommended that the City Commission approve the attached ordinance on second reading and transmit the Phase II Plan Supplement to the Board of County Commissioners..

Attachments:  
Ordinance



ORDINANCE NO. 01-05-1823

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, ADOPTING PHASE II PLAN SUPPLEMENT AS UPDATING AND MODIFYING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Mayor and City Commission, acting pursuant to the powers vested in it by the Community Redevelopment Act of 1969, which is codified as chapter 163, part III, sections 163.330 through 163.450, Florida Statutes, as amended, and Resolution No. R1374-96, adopted on December 3, 1996, by the County Commission of Miami-Dade County, adopted the South Miami Community Redevelopment Plan by Resolution No. 247-97-10217, on November 18, 1997; and

**WHEREAS**, the adopted redevelopment plan was transmitted to the County Commission of Miami-Dade County, to the County Manager and to other responsible county officials; and

**WHEREAS**, pursuant to recommendations by responsible county officials, the City of South Miami Community Redevelopment Agency accepted proposed modifications to the redevelopment plan at its January 10, 2005 meeting and transmitted the proposed modified plan to the Mayor and City Commission and recommended to the Mayor and City Commission that the plan be amended to incorporate the modifications; and

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

**WHEREAS**, the Community Redevelopment Areas Phase II Supplement is annexed to this ordinance as Appendix. 1.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, THAT:**

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

**Section 2.** The City Commission recommends adoption of the Phase II Plan Supplement.

**Section 3.** The City Commission finds that:

1. The applicable procedural requirements of chapter 163, part III, Florida Statutes, for modifying an adopted community redevelopment plan have been met.
2. The proposed Phase II Plan Supplement to the redevelopment plan is consistent with,



and conforms to the City of South Miami Comprehensive Plan.

- 3. It is in the public interest to adopt the Phase II Plan Supplement to the adopted community redevelopment plan.

**Section 4.** The City Commission concludes that the proposed South Miami Community Redevelopment Phase II Plan Supplement complies with the requirements of section 163.361, Florida Statutes, and furthers the purposes of the Community Redevelopment Act and the delegation of authority by the Board of County Commissioners of Miami-Dade County.

**Section 5.** The South Miami Community Phase II Plan Supplement is amended to incorporate the modifications which are incorporated in the plan that is annexed to this ordinance as Appendix. 1.


**Section 6.** The City Manager, or her designee, is directed to deliver the modified plan to the Board of County Commissioners of Miami-Dade County. and to diligently seek approval of the plan. The City Manager, or her designee, and the CRA Board are also directed to take all appropriate actions to implement the plan. And any further amendments to the plan, including, without limitation, entering into negotiating for an interlocal agreement between the City of South Miami and Miami-Dade County, Florida, relating to tax increment financing and implementing the plan and preparing a redevelopment trust fund document is hereby further authorized.

**Section 7.** This ordinance shall take effect immediately upon approval. The South Miami Community Redevelopment Phase II Plan Supplement as amended, shall be in full force and effect upon approval by the South Miami City Commission and the Board of County Commissioners of Miami-Dade County.

PASSED AND ADOPTED this 1st day of February, 2005

ATTEST:

APPROVED:

  
CITY CLERK

  
MAYOR

1<sup>st</sup> Reading - 1/18/05  
2<sup>nd</sup> Reading 2/1/05

COMMISSION VOTE: 4-0  
Mayor Russell: Yea  
Vice Mayor Palmer: Yea  
Commissioner Wiscombe: Yea  
Commissioner Birts-Cooper: Yea  
Commissioner Sherar: absent

READ AND APPROVED AS TO FORM:

  
CITY ATTORNEY





# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

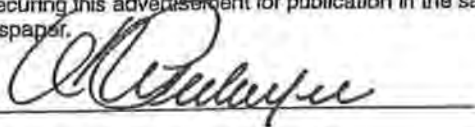
Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the SUPERVISOR, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF SOUTH MIAMI  
PUBLIC HEARING FOR 2/1/2005

in the XXXX Court,  
was published in said newspaper in the issues of

01/21/2005

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this

21 day of JANUARY, A.D. 2005



(SEAL)



Maria I. Mesa  
My Commission DD283855  
Expires March 04, 2008

O.V. FERBEYRE personally known to me



## CITY OF SOUTH MIAMI NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the City Commission of the City of South Miami, Florida, will conduct Public Hearings at its regular City Commission meeting scheduled for Tuesday, February 1, 2005, beginning at 7:30 p.m. 16, in the City Commission Chambers, 6130 Sunset Drive, to consider the following items:

### Second Reading Ordinances:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, ADOPTING PHASE II PLAN SUPPLEMENT AS UPDATING AND MODIFYING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA RELATING TO ALARM SYSTEMS; REPEALING SECTION 15-4 IN ITS ENTIRETY AND CREATING A NEW AMENDING SECTION 15-4.1 THROUGH 15-4.10 ENTITLED BURGLARY AND ROBBERY ALARM; PROVIDING FOR ALARM PERMITTING PERMITTING FEES AND FINES FOR NON-COMPLIANCE; ISSUANCE OF FALSE ALARM REPORTS AND APPEALS OF FALSE ALARM REPORTS; PROVIDING FOR SEVERABILITY; ORDINANCES IN CONFLICT; AND AN EFFECTIVE DATE.

### First Reading Ordinances:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, PROVIDING FOR A TECHNICAL AMENDMENT TO THE CITY OF SOUTH MIAMI LAND DEVELOPMENT CODE BY AMENDING SECTION 20-3.7(E)(1)(c) ENTITLED "MIXED USE (PUD-M)" IN ORDER TO CORRECT A TECHNICAL ERROR RELATED TO THE MAXIMUM DISTANCE FROM A PLANNED UNIT DEVELOPMENT MIXED USE PROJECT AND THE METRO RAIL STATION; PROVIDING FOR SEVERABILITY; ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Above items can be inspected in the City Clerk's Office, Monday - Friday, during regular office hours.

For inquiries on the above items please contact the Planning and Zoning Dept. at 305-663-6326.

ALL interested parties are invited to attend and will be heard.

Maria M. Menendez  
City Clerk

Pursuant to Florida Statutes 286.0105, the City hereby advises the public that if a person decides to appeal any decision made by this Board, Agency or Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



# Company coming? Check out our Visitors' Guide.

**Herald.com**

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## COURTESY NOTICE CITY OF SOUTH MIAMI, FLORIDA

On Tuesday, February 1, 2005, beginning at 7:30 p.m., in the City Commission Chambers, 6130 Sunset Drive, the City Commission will hold Public Hearings to consider the following:

### Second Reading Ordinances:

**AN ORDINANCE ADOPTING PHASE II PLAN SUPPLEMENT AS UPDATING AND MODIFYING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN.**

**AN ORDINANCE RELATING TO ALARM SYSTEMS; REPEALING SECTION 15-4 IN ITS ENTIRETY AND CREATING A NEW AMENDING SECTION 15-4-1 THROUGH 15-4-10 ENTITLED BURGLARY AND ROBBERY ALARM; PROVIDING FOR ALARM PERMITTING, PERMITTING FEES AND FINES FOR NON-COMPLIANCE, ISSUANCE OF FALSE ALARM REPORTS AND APPEALS OF FALSE ALARM REPORTS.**

### First Reading Ordinance

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, PROVIDING FOR A TECHNICAL AMENDMENT TO THE CITY OF SOUTH MIAMI LAND DEVELOPMENT CODE, BY AMENDING SECTION 20-3.7(E)(1)(c) ENTITLED "MIXED USE (PUD-M)" IN ORDER TO CORRECT A TECHNICAL ERROR RELATED TO THE MAXIMUM DISTANCE FROM A PLANNED UNIT DEVELOPMENT MIXED USE PROJECT AND THE METRO RAIL STATION.**

Inquiries concerning this item should be directed to the Planning Department at 305-663-6326.

ALL Interested parties are invited to attend and will be heard.

Maria M. Menendez  
City Clerk

Pursuant to Florida Statutes 286.0105, the City hereby advises the public that if a person decides to appeal any decision made by this Board, Agency or Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

## VILLAGE OF PALMETTO BAY VILLAGE COUNCIL MEETING NOTICE LAND DEVELOPMENT PUBLIC HEARING

The Village of Palmetto Bay Council shall be meeting on **Tuesday, February 15, 2005, at 7:00 p.m.** The purpose of this meeting shall be for the Council to conduct a public hearing with regard to the Comprehensive Development Master Plan.

The meeting shall be held at Deering Estate Visitor's Center, 16701 SW 72 Avenue, Palmetto Bay, FL 33157. Any meeting may be opened and continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Village Hall at (305) 259-1234 for information.

In accordance with the Americans with

## RELIGION

### \*RELIGION, FROM 27

evening services will be conducted by Rabbi David D. Schonblum, whose sermon topic will be "Why Jethro Came," at 8 p.m. Friday. Candle lighting is at 5:43 p.m. Shabbat morning services will discuss the Torah portion, Yitro at 9:30 a.m. Saturday. Immediately following services, Schonblum will lead a Lunch and Learn entitled "Moses: A Lesson in Jewish Leadership." Shabbat ends at 6:40 p.m. Shabbat evening services will be 8 p.m. Feb. 4. Candle lighting is at 5:49 p.m. Shabbat morning services will discuss the Torah portion, Mishpatim at 9:30 a.m. Feb. 5. The blessings for the new Hebrew month of Adar I will be chanted. Shabbat ends at 6:44 p.m. Miami Heat Basketball game at 7 p.m. Feb. 5. A chartered bus will leave the temple at 7 p.m. for the tipoff at the American Airlines Arena in Downtown Miami. Cost: \$40 per ticket and \$7.50 for each round-trip bus ticket. Call the Synagogue office for reservations and additional information, Kids Club, open to children in kindergarten through fifth grade: meetings will be held Feb. 9, March 9, April 13 and May 11. All events will be held at the temple. Dues for the year are \$60, which will include all regularly scheduled activities and snacks. Daily Minyan is at 7:30 p.m. Monday through Thursday. Temple Samu-El Or Olom, affiliated with the United Synagogue of Conservative Judaism, is a caring, egalitarian and full service Conservative synagogue in South Dade. For information call 305-271-5756. E-mail: [tsoomla@aol.com](mailto:tsoomla@aol.com). Website: [www.tsoomlami.org](http://www.tsoomlami.org).

**Temple Sinai of North Dade, 305-932-9010:** Tu B'shevat Weekend is Friday and Saturday. Friday evening is a special Shabbat Under the Trees service at 7:30 p.m. focusing on nature. The service will be held outside at the temple's holocaust memorial. Saturday at noon is the annual Blessing of the Animals. Bring your pets for a special blessing.

**Temple Zion Israelite Center, 305-271-2311:** Friday evening Yartzeit and Kaddish service is from 8:15 to 9 p.m. Saturday morning services are from 10 a.m. to noon. Rabbi Seymour Friedman will preach and teach. Full Kiddush follows service. Tallis and Tefillin Sunday morning services will be from 9 to 10 a.m. Cantor David Katzenstein chants at all services. Services on all holidays are from 10 a.m. to noon. Call for details.

**Third Church of Christ, Scientist, Miami, 11001 SW 87 Ave., 305-271-2040:** Services and Sunday School are at 10 a.m. Sundays. Testimony meetings are at 8 p.m. Wednesdays. Reading Room hours are from 11 a.m. to 1 p.m. Monday through Saturday, 6 p.m. to 8 p.m. Wednesdays and from 2 p.m. to 4 p.m. Sundays.

**Unitarian Universalist Congregation of Miami, 7701 SW 76th Ave., 305-667-3697, 305-667-5056 (for children's program):** The 11 a.m. Sunday sermon is entitled Reflections on Senegal: Focus on Family by the Rev. Dr. Lucy Hitchcock Seck. Another two part series will open windows first into the family structure and life in Senegal. Sociologically and spiritually, there are insights to be gained for American culture from a West African culture rooted in tribal and Islamic traditions. Worship services every Sunday at 11 a.m. "Way Cool Sundays," the dynamic, active approach to religious education for children and youths starts at 11 a.m. Sundays. Adult teachers and advisors for three age groups and teens, with nursery care available. Unitarian Universalism is a liberal religion which encourages men, women and children to explore religious ideas and contemporary issues, honor diversity, and act for social justice as part of a compassionate community. All are welcome. Visit [www.uumia.org](http://www.uumia.org).

**Unity Center of Miami, 16320 SW 147th Ave., 305-232-9503:** Singspiration at 10:45 a.m. Sunday at Temple Bet Breira, 9400 SW 87th Ave. At 11 a.m., Rev. Charline Emanuel Rankin's talk title will be "When The Morning Comes."

**University Baptist Church, 624 Anastasia Ave., Room 100, 305-448-4428, ext. 621 (for childcare reservations):** Mother of Preschoolers Ministry (MOPS) meets at 6:30 p.m. the first Thursday of each month. Free child care provided by reservation only. RSVP three days in advance. Call for more information.

**Upper Room Assembly of God, 19701 SW 127th Ave., 305-251-0876:** Sunday Schedule: Worship Services: from 9 a.m. to 11 a.m.; Children's Church at 11 a.m.; Spanish Service at 7 p.m. Services at 7:30 p.m. Wednesdays. TGIF Worship Service at 7:30 p.m. Fridays. Child-care provided.

**Wayside Baptist Church, 7701**

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# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared SOOKIE WILLIAMS, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review (k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF SOUTH MIAMI - PUBLIC HEARING - JAN. 18, 2005  
ORDINANCE ADOPTING PHASE II PLAN SUPPLEMENT, ETC.

In the XXXX Court,  
was published in said newspaper in the issues of

01/07/2005

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

07 day of JANUARY, A.D. 2005

(SEAL)

SOOKIE WILLIAMS personally known to me



Maria L. Mesa  
My Commission DD283855  
Expires March 04, 2008



## CITY OF SOUTH MIAMI NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY given that the City Commission of the City of South Miami, Florida will conduct a public hearing at its regular City Commission meeting scheduled for Tuesday, January 18, 2005, beginning at 7:30 p.m. in the City Commission Chambers, 6130 Sunset Drive to consider the following item:

First Reading Ordinance:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF SOUTH MIAMI, FLORIDA, ADOPTING PHASE II PLAN SUPPLEMENT AS AN UPDATING AND MODIFYING THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN, PROVIDING FOR SEVERABILITY, PROVIDING FOR ORDINANCES IN CONFLICT, PROVIDING AN EFFECTIVE DATE.

Above item can be inspected in the City Clerk's Office Monday - Friday during regular office hours.

Inquiries concerning this item should be directed to the Planning Department at 663-6326.

All interested parties are invited to attend and will be heard.

Maria M. Menendez  
City Clerk

Pursuant to Florida Statutes 286.0105, the City hereby advises the public that if a person decides to appeal any decision made by this Board, Agency or Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, affected person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.



## Attention Seniors

Are you ready to experience a new sense of fitness and well-being?

From 10 AM to 11 AM every Monday and Wednesday beginning January 17 at our South Miami Center, the Taoist Tai Chi Society will offer classes developed expressly to improve the balance, strength and flexibility of seniors.

Taoist Tai Chi: the fun, sociable and engaging path to physical and spiritual health.

**Taoist Tai Chi Society of the USA**  
 6301 Sunset Drive, Suite 709 South Miami, FL 33143  
 Tel: (305) 662-5288 www.taoist.org  
 Parking at the Rear of the Building




*Eisenhart Concert Series* ♪ *Eisenhart Concert Series* ♪ *Eisenhart Concert Series* ♪

## THE WORLD RENOWNED VIENNA CHOIR BOYS IN CONCERT

FRIDAY, JANUARY 28, 7:30 PM  
 SATURDAY, JANUARY 29, 7:30 PM (REPEATED PROGRAM)

ST. THOMAS EPISCOPAL PARISH  
 5690 N. KENDALL DR., CORAL GABLES, FLORIDA  
 305-661-3436 | WWW.STTHOMASEP.ORG

TICKETS: \$50, \$25 SENIORS & STUDENTS

PRESENTED BY BILL USSERY MOTORS, INC. 

WITH THE SUPPORT OF THE MIAMI-DADE DEPARTMENT OF CULTURAL AFFAIRS AND THE CULTURAL AFFAIRS COUNCIL,  
 THE MIAMI-DADE COUNTY MAYOR AND THE BOARD OF COUNTY COMMISSIONERS,  
 WITH THE SUPPORT OF THE CITY OF CORAL GABLES.

*Eisenhart Concert Series* ♪ *Eisenhart Concert Series* ♪ *Eisenhart Concert Series* ♪

### Hot Flashes: but looking for a non-hormonal solution?

Many women during/after the menopausal age experience hot flashes. Hot flashes are the most characteristic menopausal symptom. Hot flashes are sudden sensations of heat that are particularly marked in the head, neck, upper chest and back and may be accompanied by sweating, flushing, palpitations, anxiety, and can also occur during the night. If you suffer from hot flashes you may be eligible to participate in a clinical research study.

You may qualify for this study if you are:

- Between 40 and 65 years of age
- Naturally postmenopausal (i.e. no menstrual bleedings for at least 6 months) or surgically postmenopausal
- Experiencing daily moderate to severe hot flashes (sensations of heat with sweats)

All participants who qualify for the study will receive medical examinations, blood tests, study medication and compensation for time and travel. Please call the number below to learn more about participating in this study.

### Are you POSTMENOPAUSAL? Have you noticed a change?

Many post-menopausal women experience adverse changes in their sexual functioning compared to younger years. If you are experiencing a decline in your sexual health you may be eligible to participate in a worldwide clinical research study.

You may qualify for this study if you are:

- Between 42 and 68 years of age



## COURTESY NOTICE CITY OF SOUTH MIAMI, FLORIDA

On Tuesday, January 18, 2005, beginning at 7:30 p.m., in the City Commission Chambers, 6130 Sunset Drive, the City Commission will hold a Public Hearing to consider for reading of the following ordinance:

**AN ORDINANCE ADOPTING PHASE II PLAN SUPPLEMENT AS AN UPDATING AND MODIFYING OF THE SOUTH MIAMI COMMUNITY REDEVELOPMENT PLAN AND PROVIDING FOR TRANSMITTING THE PLAN TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR FURTHER ACTIONS TO IMPLEMENT THE PLAN.**


Inquiries concerning this item should be directed to the Planning Department at 305-663-6326.

ALL interested parties are invited to attend and will be heard.

Maria M. Menendez  
City Clerk

Pursuant to Florida Statutes 286.0105, the City hereby advises the public that if a person decides to appeal any decision made by this Board, Agency or Commission with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that such purpose, affected person may need to ensure that a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

# Christopher Columbus High School



A Private, Roman Catholic  
All Boy College Prep  
Conducted by the Marist

## ENTRANCE Saturday, Jan. 29th

