

RESOLUTION NO. R-10-2006-25

A RESOLUTION OF THE CHAIRMAN AND BOARD MEMBERS OF THE NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY, SUPPORTING AN EXPANSION OF THE BOUNDARIES OF THE MIAMI-DADE COUNTY STATE DESIGNATED ENTERPRISE ZONE TO INCLUDE A PORTION OF THE CITY OF NORTH MIAMI THAT INCLUDES THE BISCAYNE LANDING DEVELOPMENT PROJECT; REQUESTING THAT THE CITY COUNCIL ADOPT A RESOLUTION SUPPORTING THE ENTERPRISE ZONE BOUNDARY EXPANSION AND INCLUDE THE PROPOSED ENTERPRISE ZONE BOUNDARY EXPANSION IN THE PACKAGE OF STATE LEGISLATIVE PRIORITIES FOR THE CITY OF NORTH MIAMI IN THE UPCOMING 2007 STATE LEGISLATIVE SESSION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County (the "County") Board of County Commissioners ("BCC") has previously found that the economic and community development of distressed areas is a public purpose, and that local residents and the private sector should be assisted to revitalize such areas; and

WHEREAS, the Florida State legislature adopted House Bill 1725 during 2005 relating to the Florida Enterprise Zone Act, which provides for appropriate investments, tax benefits, and regulatory relief to provide the necessary means to assist local communities, their residents and the private sector in creating the proper economic environment to induce the investment of private resources; and

WHEREAS, the BCC adopted Resolution No. R-13050-05 on November 15, 2005 that requested the State of Florida (the "State") to re-designate the Miami-Dade County Enterprise Zone (the "Enterprise Zone") existing up to December 31, 2005 with boundary amendments; made certain findings; stated the purpose for the designation of the Enterprise Zone; adopted a program to be conducted in the Enterprise Zone; and authorized the County Manager to submit the application for re-designation of the Enterprise Zone; and

WHEREAS, the County submitted an Enterprise Zone development plan that included the re-designation of the existing Enterprise Zone, including the expansion of the Enterprise Zone to include portions of the City of North Miami (the "City"); and

WHEREAS, the Mayor and City Council of the City adopted Resolution No. R-2005-104 on September 27, 2005 that approved, joined and endorsed the strategic plan and application of the County being submitted to the State nominating Enterprise Zone areas, parts of which lie within the municipal boundaries of the City; and

WHEREAS, the State approved the County's submitted application for the re-designation of the Enterprise Zone with the amended boundary; and

WHEREAS, the City includes an approximately 193 acre development site that is currently being developed as a master planned community known as Biscayne Landing pursuant to the terms of the Munisport Agreement between the City and Preserve Partners, Ltd. dated as of November 16, 2002, as amended, and as assigned by Preserve Partners, Ltd. to Biscayne Landing, LLC (the "Developer"); and

WHEREAS, the Biscayne Landing development conceptual master plan presently consists of up to 5,999 residential units, 434,297 square feet of retail/office space and a 150,000 square foot hotel comprising 250 hotel rooms; and

WHEREAS, the Developer has reviewed the potential benefits of the State Enterprise Zone Program and has as the result expressed an interest in having a substantial portion of the development site included within the boundaries of the Enterprise Zone to be able to access the variety of available financial incentives to facilitate the construction of the development and the realization of the related community/economic revitalization and job creation impacts that are projected to result from its completion.

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

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

Section 2. The CRA Board supports the expansion of the boundary of the Enterprise Zone to include the Biscayne Landing development site.

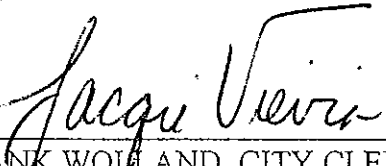
Section 3. The CRA Board requests the Mayor and City Council of the City to adopt a resolution that (a) supports and requests the County to pursue the Enterprise Zone boundary expansion, (b) supports the inclusion of the Enterprise Zone boundary expansion in both the City's and the County's State legislative priorities for the 2007 legislative session.

Section 4. This resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a 5-0 vote of the Board of the North Miami Community Redevelopment Agency, this 24 day of Oct., 2006.

ATTEST:

NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY


FRANK WOLLAND, CITY CLERK


KEVIN A. BURNS, CHAIR

APPROVED AS TO FORM:



GRAY ROBINSON, P.A.
CRA ATTORNEY

SPONSORED BY: ADMINISTRATION

Moved by: Scott Galvin

Seconded by: Chairman Kevin Burns

Vote:

Chair Kevin A. Burns	<u> X </u> (Yes)	<u> </u> (No)
Boardmember Michael R. Blynn	<u> X </u> (Yes)	<u> </u> (No)
Boardmember Jacques A. Despinosse	<u> X </u> (Yes)	<u> </u> (No)
Boardmember Scott Galvin	<u> X </u> (Yes)	<u> </u> (No)
Boardmember Marie Erlande Steril	<u> X </u> (Yes)	<u> </u> (No)