

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

PLANNING BOARD

TO: Chairperson and Members
Planning Board

DATE: April 27, 2021

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: **PB21-0434. North Beach CRA Redevelopment Plan.**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA ACTING AS THE LOCAL PLANNING AGENCY PURSUANT TO SECTION 163.3174, FLORIDA STATUTES AND SECTION 118-51(7) OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, FINDING THAT THE PROPOSED NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MIAMI BEACH 2040 COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.360, FLORIDA STATUTES.

RECOMMENDATION

Adopt the attached resolution finding that the proposed North Beach Community Redevelopment Agency Redevelopment Plan is in conformance with the Goals, Objectives, and Policies of the Miami Beach 2040 Comprehensive Plan.

HISTORY

On February 14, 2018, the City Commission, via Resolution No. 2018-30170, accepted the recommendation of the Finance and Citywide Projects Committee (FCWPC) and authorized the Administration to discuss creation of a North Beach Community Redevelopment Agency (NBCRA) with Miami-Dade County.

On February 14, 2018, the City Commission, via Resolution No. 2018-30171, accepted the recommendation of the Neighborhoods & Community Affairs Committee (NCAC) and authorized development of a "Quality of Life Plan" consistent with the North Beach Master Plan, with such projects to be funded by a dedicated funding stream such as a Community Redevelopment Agency (CRA).

On July 25, 2018, the City Commission, via Resolution No. 2018-30432, accepted the recommendation of the NCAC to commence CRA discussions with Miami-Dade County, in order to fund projects contained in the "Quality of Life Plan" and originating from the North Beach Master Plan.

On July 17, 2019, the City Commission, via Resolution No. 2019-30892, adopted a Finding a Necessity, declaring that a blighted area (as defined in Section 163.340, Florida Statutes) exists within the area generally bounded by 87th Terrace to the north, the Atlantic Ocean to the east,

65th Street to the south, and Rue Notre Dame to the west (the “North Beach Redevelopment Area”).

On July 8, 2020, the Board of County Commissioners of Miami-Dade County adopted Resolution No. R-619-20, accepting the Finding of Necessity and delegating to the City of Miami Beach the powers to create the North Beach Community Redevelopment Agency (“NBCRA”) and to prepare and adopt a community redevelopment plan for the North Beach Redevelopment Area within one year.

On February 10, 2021, City Commission Resolution No. 2021-31596 formally established the agency known as the North Beach CRA and declared the Mayor and City Commission to be its governing body, with the City Manager and City Attorney serving as the NBCRA’s Executive Director and General Counsel, respectively.

On March 17, 2021, via Resolution 001-2021, the NBCRA governing body transmitted the draft North Beach CRA Redevelopment Plan to the City’s Planning Board for review and recommendations as to its conformity with the City’s Comprehensive Plan, as required by section 163.360(4) of the Florida Statutes (Item No. NBCRA 1).

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(b) of the Land Development Regulations establishes the following review criteria when considering ordinances, adopting resolutions, or making recommendations:

- (1) **Whether the proposal affects an area that is vulnerable to the impacts of sea level rise, pursuant to adopted projections.**

Partially Consistent – The proposal does affect areas that are vulnerable to the impacts of sea level rise in the long term.

- (2) **Whether the proposal will increase the resiliency of the City with respect to sea level rise.**

Consistent – The proposal will increase the resiliency of the City with respect to sea level rise by providing additional funding sources for resiliency improvements in the North Beach area.

- (3) **Whether the proposal is compatible with the City’s sea level rise mitigation and resiliency efforts.**

Consistent – The proposal is compatible with and enhances the City’s sea level rise mitigation and resiliency efforts.

ANALYSIS

The Community Redevelopment Act of 1969, Chapter 163, Florida Statutes, governs CRAs and the use of a portion of existing property taxes for economic revitalization purposes. By adopting the Finding of Necessity in 2019, the Mayor and City Commission declared a need for a CRA to carry out community redevelopment and reverse the economic decline in North Beach. Upon accepting the Finding of Necessity, Miami-Dade County Resolution R-16-20 delegated statutory powers to the City to create a CRA, for which the City Commission took formal action on February 10, 2021.

As documented in recent Letters to Commission (LTC 434-2020, LTC 456-2020, and LTC 049-2021), the public has been invited on several occasions to learn about the Plan and contribute feedback. Following a December 15, 2020 public kick off meeting to introduce the Plan's format and field questions from 80 participants, the City invited the North Beach community to participate in a week-long public design charrette by mailing a bilingual postcard flyer to over 22,000 North Beach households and commercial properties, and promoted the event extensively online and by email. As a result, the January 2021 public design charrette was attended by 580 participants over six (6) interactive public sessions and eight (8) focus group sessions representing diverse stakeholder interests.

Subsequent to the public design charrette, the City Administration and its consultant team have prepared a draft Redevelopment Plan for the North Beach CRA, which is attached as Exhibit "A" of the Resolution accompanying this staff report (the "Redevelopment Plan or "Plan").

During the public design charrette, members of the public articulated five overarching concepts which have been explicitly incorporated into strategies within the Redevelopment Plan:

1. Use the CRA/Tax Increment Financing to implement existing plans;
2. Focus on short-term successes that build confidence;
3. Increase resilience;
4. Attract investment that is transformative, but respectful of context; and
5. Build staff capacity to represent North Beach.

At a March 8, 2021 virtual public meeting, the City presented a summary of the draft Redevelopment Plan and hosted a public discussion for over 100 participants. Similar to public promotion of the charrette, the City mailed a bilingual postcard flyer to over 22,000 North Beach households and commercial properties, inviting them to review the draft Plan online, provide comment, and attend the March 8 virtual meeting. Since the March 8 virtual meeting date, the draft Plan has been available online for review and public comment on the City's website, as well as recordings of all of the foregoing public virtual events and related public presentations, at www.miamibeachfl.gov/NorthBeachCRA.

As part of the process of preparing a redevelopment plan, the Community Redevelopment Act requires the CRA to submit the plan to the local planning agency for review and recommendations as to its conformity with the City's Comprehensive Plan for the development of the municipality as a whole. Pursuant to Section 163.360, Florida Statutes, only after receiving recommendations from the local planning agency can the CRA take action to adopt the plan. Pursuant to section 118-51 (7), of the Land Development Regulations, the Planning Board serves as the local planning agency.

At its March 17, 2021 meeting, the City Commission appointed seven North Beach community stakeholders to serve as committee members of the Ad Hoc North Beach CRA Advisory Committee. Selected by the City Commission to provide input on the draft Redevelopment Plan, the Advisory Committee has met weekly on March 31, April 7, April 14 to observe presentations on each section of the draft Redevelopment Plan, and to ask questions and provide comment. It is currently projected that on May 12, 2021, the City Commission and CRA Board will formally adopt and transmit the Redevelopment Plan to Miami-Dade County for approval by the Board of County Commissioners.

SUPPORTING DATA SURVEY

Consistent with the goals articulated in the North Beach Quality of Life Plan, the most recent City of Miami Beach Resident Satisfaction Survey noted that, among participants' highest priorities, are the condition and cleanliness of streets and efforts to manage stormwater drainage and flooding. Over 580 people participated during the charrette process and 74% of those who responded to polling expressed high interest in seeing CRA funds spent on resilience measures such as higher roads, drainage systems and pumps, and shoreline defenses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed NBCRA Redevelopment Plan incorporates the following redevelopment goals:

No.	Redevelopment Goal	Description
1	Provide Economic Development Opportunities for Businesses, Property Owners, and Residents	Opportunities around improving physical structures, creating programs to increase occupancy, increasing variety of business offerings, and access to labor and training resources.
2	Invest in Climate Resilience, Sustainability & Infrastructure	These are cross-cutting goals and address improvements necessary to support and implement the goals of the whole CRA Plan, but focus on urban and landscape design, engineering and blue green stormwater infrastructure to build climate resilience to reduce risks from flooding, sea level rise, storms, high tides, and extreme heat.
3.	Strengthen Cultural Arts, Branding & Marketing, and Communication	This expands on the "unique features" of the district and begins with asset identification and market positioning. Sample activities include heritage tourism, branding, marketing and communications, and signature promotional events.
4.	Protect and Enhance the Neighborhood Character	This goal builds on the look, feel, and movement within a residential area. It involves all aspects of land use, lot size, structure heights, and greenery, while also looking at business uses, walkable main streets, safe alleyways, and traffic flow. Sample areas include: Town Center, Normandy Isles Fountain Area, West Lots and North Shore.
5.	Improve the Quality of Life for Residents and Visitors	Quality of Life measures can be highly subjective, but almost always include measures related to access to parks and public spaces, health and well-being, and neighborhood quality. Sample activities include: community spaces and enhanced public safety.
6.	Leveraging Resources for Community Redevelopment	Funding is achieved through many means including the North Beach CRA Trust Fund, grants, and financing. The CRA may need to leverage its annual funding to implement largescale capital projects. Should the CRA choose to bond or incur other debt to complete capital projects, a dedicated revenue source in the annual budget will need to be identified for debt service. The CRA can also utilize the full range of state, local, federal and other funding mechanisms for redevelopment depending on the project under consideration.

In addition to the aforementioned goals, the Redevelopment Plan includes several policy guidelines that can be viewed in the attached document. These guidelines provide specific strategies to implement the redevelopment goals and can be viewed in the attached NBCRA Redevelopment Plan.

Staff has analyzed the redevelopment goals and policy guidelines of the Redevelopment Plan for conformance with the Goals, Objectives, and Policies (GOPs) of Miami Beach 2040 Comprehensive Plan (MBCP) and has made the following findings:

1. Goal 1, ***Provide Economic Development Opportunities for Businesses, Property Owners, and Residents***, conforms with the following GOPs of the MBCP:
 - GOAL HE 1 – EQUITABLE COMMUNITY: Provide vulnerable populations with affordable housing options that are proximate to transportation services and basic needs to improve economic mobility within the community.
 - OBJECTIVE HE 1.1: CREATION AND/OR PRESERVATION OF WORKFORCE AND AFFORDABLE HOUSING: Have available a minimum of 6,800 housing units of workforce, affordable low and moderate income households and special need populations during the period through 2030.
 - POLICY HE 1.1.9: Locate affordable and workforce housing in locations where residents are proximate to areas of employment.
 - POLICY HE 1.1.10: Improve equitable access to needs and amenities including transit services, health care, nourishing food, education, and recreational facilities for residents living in affordable and workforce housing.
 - POLICY RSE 3.2.13: The City shall support green business initiatives when feasible that promote environmental stewardship.
 - POLICY HE 1.2.5: Maintain the potable water, sanitary sewer, storm sewer, transportation, solid waste and recreation facilities above the level of service standards established in the Infrastructure Element of the City's Comprehensive Plan in all areas of the City so that there will be no restrictions due to inadequate infrastructure or public facilities on the location of housing for workforce, very low, to moderate income families, manufactured housing or any other category of housing.
2. Goal 2, ***Invest in Climate Resiliency, Sustainability & Infrastructure***, is consistent with the following GOPs of the MBCP:
 - OBJECTIVE RSE 1.1: Increase the City's resiliency to the impacts of climate change and rising sea levels by developing and implementing adaptation strategies and measures in order to protect human life, natural systems and resources and adapt public infrastructure, services, and public and private property.
 - POLICY RSE 1.1.5: The City will prioritize strategies in areas, which currently experience or are projected to experience tidal flooding, storm surge, or both as a priority for the development and implementation of adaption strategies.

- POLICY RSE 1.1.6: The City shall prioritize Protection and Accommodation strategies to respond to the projected impacts of increasing flood-related risks.
 - OBJECTIVE RSE 1.2: The City shall employ creative place-making strategies to complement sea-level rise mitigation, while enhancing and preserving community character and social cohesion.
 - POLICY RSE 1.3.3: The City shall encourage residents and businesses to retrofit existing structures so that they become more resilient.
3. Goal 3, ***Strengthen Cultural Arts, Branding & Marketing, and Communication***, is consistent with the following GOPs of the MBCP:
- POLICY HP 4.2.1: Continue to identify city-owned historic sites and structures and determine the potential of all sites for heritage tourism, as a progressive economic development tool.
 - POLICY HP 4.2.2: Promote the City's National Register Historic Districts as a destination for heritage tourism.
 - POLICY ROS 1.5.2: The City shall expand upon the interpretive signage throughout the City's greenways to provide historical, cultural and environmental information about the area to the general public.
 - POLICY ROS 1.5.3: The City shall continue to implement policies to increase the interaction of residents and tourists with the waterways in and around the City, including, but not limited to, implementing kayak launches, landscape improvements, artificial habitat creation, establishing living shorelines, improve pedestrian connectivity, and create pedestrian promenades, where appropriate.
 - POLICY RSE 1.2.2: The City shall incorporate public art on co-benefit sites and to enhance public infrastructure improvements to preserve and enhance the artistic character of the City and its open spaces where feasible.
 - POLICY RSE 1.2.3: The City shall actively seek opportunities to partner with local arts and culture stakeholders and to incorporate public art in public spaces that highlight the resiliency efforts within the City.
4. Goal 4, ***Protect and Enhance the Neighborhood Character***, is consistent with the following GOPs of the MBCP:
- PRINCIPLE 5 – ENHANCE COMMUNITY CHARACTER: The City shall encourage redevelopment that enhances the character of existing development by maximizing context sensitive design through appropriate architecture, compatible scale, and pedestrian-friendly features.
 - **GOAL RLU 1 - LAND USE:** Preserve and enhance the character of Miami Beach and its quality of life through the implementation of future land use and land development requirements that maximize the potential for economic benefit and the enjoyment of natural and man-made resources, while minimizing the threat to health, safety and

welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

- OBJECTIVE HP 4.2: ECONOMIC DEVELOPMENT: Promote sound economic development through the purposeful retention, protection and continued use of buildings, structures and districts which are associated with important events in the City's history or exhibit significant architectural qualities.
 - OBJECTIVE TE 1.3 – ROADWAY PLANNING, DESIGN AND CONSTRUCTION The City shall continue to provide for a safe, convenient, efficient and effective transportation system, which sustains the city's natural, aesthetic, social and economic resources.
 - POLICY TE 1.3.3 – CONTEXT SENSITIVE DESIGN (CSD): All roadway, planning and design projects shall follow context sensitive design defined as a collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility.
 - POLICY TE 1.5.6 – PEDESTRIAN SAFETY FACILITIES AT INTERSECTIONS: The City shall undertake specific evaluation of individual intersections in an attempt to determine if vehicular or pedestrian priority is needed, so that the appropriate intersection treatments can be implemented. All intersections should be outfitted with pedestrian-friendly amenities including, but not limited to: countdown pedestrian signals, high visibility pedestrian crosswalks, and/or crosswalk lighting as appropriate and pedestrian-oriented treatments. These treatments maximize pedestrian safety by utilizing design strategies that mitigate the impact of high-volume traffic and enhance roadway safety for pedestrian crossings. In the commercial districts for commercial uses, the strategies include locating buildings at all intersection corners close to the street to provide a perception of enclosure and safety for pedestrians, clearly striping cross-walks and using different paving materials, as well as reducing the distance between curb corners to reduce pedestrian crossing distance.
 - POLICY TE 1.5.9 – PEDESTRIAN PRIORITY ZONES: The City shall define and adopt pedestrian priority zones, as described in the Transportation Master Plan, and their design standards in order to ensure pedestrian safety, mobility, and accessibility in targeted areas.
 - POLICY TE 1.7.8 – PRIORITIZING MULTIMODAL IMPROVEMENTS: The City shall continue implementation of prioritized multimodal improvements, as documented in the 2015 Transportation Master Plan (TMP).
5. Goal 5, ***Improve the Quality of Life for Residents and Visitors***, is consistent with the following GOPs of the MBCP:
- OBJECTIVE HE 2.1 – SUBSTANDARD HOUSING AND STRUCTURAL AND AESTHETIC IMPROVEMENTS TO EXISTING HOUSING: The City will continue its efforts to eliminate substandard housing conditions, to improve the structural and aesthetic quality of its existing housing stock, and improve its neighborhood.
 - GOAL ROS 1 – PARKS AND RECREATIONAL OPEN SPACES: Develop and

maintain a comprehensive system of parks and recreational open spaces to meet the needs of the existing and future population by maximizing the potential benefits of existing facilities and open space while encouraging the preservation and enhancement of the natural environment.

- POLICY ROS 1.3.1: The City should continue to improve landscaping in redevelopment areas, including along 17th Street and other streets entering into convention center district.
 - POLICY ROS 1.3.2: A landscaping program shall be included as part of the repaving and other improvements to major corridors with the City.
 - GOAL RSE 3 – PROTECT AND CONSERVE NATURAL AND CULTURAL RESOURCES: The City shall provide public improvements and restrict development activities to prevent damage to coastal resources, protect human life and limit public expenditures in areas subject to destruction by natural disasters in a manner maintaining or improving the marine and terrestrial animal habitats, vegetation, land, air, water, and the visual, aesthetic quality of Miami Beach for present and projected, future populations.
6. Goal 6, ***Leveraging Resources for Community Redevelopment***, is consistent with the following GOPs of the MBCP:
- POLICY HE 1.1.2: Continue to pursue and utilize state and federal sources of funding which can be used to assist in creating and/or preserving housing affordable to very low to workforce households, moderate-income households and for special need populations, including State Housing Initiatives Partnership (SHIP), CDBG, HOME, and NSP funds.
 - POLICY HE 1.1.3: Cooperate with affordable and workforce housing developers' efforts to leverage Miami-Dade County Surtax funds and other financial incentives for the provision of housing affordable to workforce, very low to moderate-income households, including those with special needs, in Miami Beach.
 - POLICY HE 1.1.4: Direct available City and federal sources of funds toward mixed-income and workforce housing projects to promote an economically diverse community that avoids over-concentration of low-income housing and for the development of workforce housing.
 - POLICY RSE 5.1.1: The City shall pursue funding sources for the implementation of AAA associated adaptation strategies including the following:
 - a. Federal and State grants and technical expertise assistance (in-kind)
 - b. Local Stormwater Utility Fees and CIP (Capital Improvement Plan) prioritization
 - c. Public/Private Partnerships
 - d. Other sources
 - POLICY TE 1.7.7 – FUNDING MULTIMODAL IMPROVEMENTS: The City's transportation is funded in part from a portion of the Quality of Life Resort Tax. The City shall examine the feasibility of expanding sources of revenue for a transportation trust fund in which to invest its revenue generated via taxes or development fees, etc.

and which will be earmarked towards the implementation of scheduled transportation improvements, in coordination with long-term master planning efforts.

In view of the foregoing findings, staff finds that proposed North Beach CRA Redevelopment Plan is in conformity with the Goals, Objectives, and Policies of the Miami Beach 2040 Comprehensive Plan.

RECOMMENDATION

In view of the foregoing analysis, staff recommends that the Planning Board adopt the attached resolution finding that the proposed North Beach Community Redevelopment Agency Redevelopment Plan is in conformance with the Goals, Objectives, and Policies of the Miami Beach 2040 Comprehensive Plan, as required by Section 163.360, Florida Statutes.

**PLANNING BOARD RESOLUTION
NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY**

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA ACTING AS THE LOCAL PLANNING AGENCY PURSUANT TO SECTION 163.3174, FLORIDA STATUTES AND SECTION 118-51(7) OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, FINDING THAT THE PROPOSED NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY REDEVELOPMENT PLAN IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MIAMI BEACH 2040 COMPREHENSIVE PLAN, AS REQUIRED BY SECTION 163.360, FLORIDA STATUTES.

WHEREAS, Chapter 163, Part III, Florida Statutes, provides for community redevelopment by the creation of a community redevelopment agency if certain conditions of blight exist, as defined in Section 163.340, Florida Statutes; and

WHEREAS, on July 17, 2019, via Resolution No. 2019-30892, the Mayor and City Commission adopted a Finding a Necessity, declaring that a blighted area (as such term is defined in Section 163.340, Florida Statutes) exists within the area generally bounded by 87th Terrace to the north, the Atlantic Ocean to the east, 65th Street to the south, and Rue Notre Dame to the east; and

WHEREAS, the Mayor and City Commission further declared in Resolution 2019-30892 that the rehabilitation, conservation, redevelopment, or a combination thereof, of the North Beach Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the City of Miami Beach and the residents within the North Beach Redevelopment Area; and

WHEREAS, on July 8, 2020, the Board of County Commissioners of Miami-Dade County, Florida, adopted Resolution No. R-619-20, accepting the finding of necessity and delegating to the City of Miami Beach the powers to create the North Beach Community Redevelopment Agency (the "North Beach CRA") and to prepare and adopt a community redevelopment plan for the North Beach Redevelopment Area; and

WHEREAS, the Mayor and City Commission find that there is a need for a community redevelopment agency to carry out community redevelopment and reverse the economic decline in North Beach; and

WHEREAS, Section 163.357, Florida Statutes, authorizes the City's governing body to declare itself to be the members of the community redevelopment agency; and

WHEREAS, on February 10, 2020, pursuant to Resolution No. 2021-31596, the Mayor and City Commission created the North Beach CRA pursuant to Section 163.357 of the Florida Statutes, declaring that the members of the City Commission shall serve as the members of the North Beach CRA, in the same manner as is currently structured for the City's existing community redevelopment agency, the Miami Beach Redevelopment Agency; and

WHEREAS, the City has prepared a draft North Beach CRA redevelopment plan with

public input and guidance from several existing planning documents, including the North Beach Master Plan, which draft redevelopment plan is attached as Exhibit "A" hereto (the "draft Redevelopment Plan"); and

WHEREAS, on March 17, 2021, pursuant to Resolution No. 001-2021, the Chairperson and Members of the North Beach CRA Board transmitted the draft Redevelopment Plan, pursuant to Section 163.360 of the Florida Statutes, to the City's Planning Board, acting as the Local Planning Agency, for review and recommendations as to the draft Redevelopment Plan's conformity with the City's 2040 Comprehensive Plan; and

WHEREAS, on April 27, 2021, the Planning Board, acting as the Local Planning Agency, reviewed the proposed Redevelopment Plan for conformity with the City's 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, ACTING AS THE LOCAL PLANNING AGENCY PURSUANT TO SECTION 163.3174, FLORIDA STATUTES AND SECTION 118-51(7) OF THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, that the Planning Board hereby finds that the proposed North Beach Community Redevelopment Agency Redevelopment Plan is in conformance with the Goals, Objectives, and Policies of the Miami Beach 2040 Comprehensive Plan, as required by section 163.360, Florida Statutes.

PASSED and ADOPTED THIS ____ day of _____ 2021.

ATTEST:

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____

Rogelio A. Madan, AICP
Chief of Community Planning and Sustainability
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by Rogelio A. Madan, AICP Chief of Community Planning and Sustainability of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

Notary:

[NOTARIAL SEAL]

Print Name:
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department ()