

# Memorandum



**Date:** May 20, 2008

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, West Perrine Community  
Redevelopment Agency

**From:** George Burgess  
County Manager

**Subject:** Amendments to West Perrine Community Redevelopment Agency  
Community Redevelopment Plan

Agenda Item No. 17(A)(2)

## **Recommendation**

It is recommended that the Board of the West Perrine Community Redevelopment Agency (the "CRA") adopt the attached Resolution amending the West Perrine Community Redevelopment Agency's Redevelopment Plan (the "Plan") and the CRA Board recommend the amendment's approval by the Board of County Commissioners (the "BCC"). The adoption of the plan amendment (Attachment A) by the CRA and the BCC will enable the CRA to provide right-of-way enhancement services and enhanced community policing in the West Perrine CRA Area (the "Area").

## **Scope of Agenda item**

This resolution provides for amendments to the Plan to include right-of-way enhancement as a redevelopment strategy and broadens the existing community policing redevelopment strategy to include the State definition of community policing. The area lies within Commission District 9.

## **Fiscal Impact/Funding Source**

The CRA revenue source is generated through the incremental growth in ad valorem revenues beyond an established base year, as defined in Section 163.387 of Florida State Statutes. Fiscal Year 2007-08 tax increment revenues total \$672,258.

## **Track Record/Monitor**

This resolution does not provide for contracting with any specific entity. The resolution approves amendments to the CRA's Plan.

## **Background**

On June 5, 2007, the BCC approved the establishment of the West Perrine CRA when it approved the Plan pursuant to Resolution R-744-07, the funding of the Plan when it enacted Ordinance 07-79 which created the CRA Trust Fund, and appointed itself as the CRA Board pursuant to Resolution 745-07.

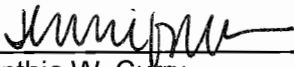
In my capacity as Executive Director, I recommend that the CRA approve the amendments to the Plan to add right-of-way enhancement as a redevelopment strategy and broaden the existing community policing redevelopment strategy to include the State definition of community policing. The right-of-way enhancement strategy will allow for right-of-way enhancement crews to perform tasks similar to those performed by the Neighborhood Enhancement Action Teams (NEAT) operated by the

County Public Works Department. The crew members will proactively and responsively enhance the safety and appearance of the CRA Area rights-of-way by removing litter and small trash piles, clearing debris from drain tops on roadways and swales, trimming vegetation blocking signs or sidewalks, and filling small potholes. Potholes and trash piles which are too large to be filled or removed by the crews would be reported to the appropriate County departments for action. The CRA intends to enter into a Memorandum of Understanding with the Public Works Department to provide these services in the area.

Additionally, the amendment to the Community Policing/Youth Activities redevelopment strategy incorporates the State definition of community policing (FSS 163.340(23)). This amendment will allow the CRA to supplement the standard police patrol presence in the community with additional security patrols. The CRA intends to enter into a Memorandum of Understanding with the General Services Administration Department to contract for security service in the area.

Both of the aforementioned amendments will allow the CRA to provide immediate relief to the presence of unsanitary, unsafe conditions identified in the Finding of Necessity of the Area; conditions which create a negative image for the community and make it difficult to attract investment.

The Tax Increment Financing Coordinating Committee preliminarily reviewed the Plan amendment on April 7, 2008 and is scheduled to conduct its final review on May 21, 2008.

  
\_\_\_\_\_  
for Cynthia W. Curry  
Senior Advisor to the County Manager

Attachments

cmo15408

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF BOARD OF COMMISSIONERS OF WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY ADOPTING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO WEST PERRINE COMMUNITY REDEVELOPMENT PLAN FOR WEST PERRINE REDEVELOPMENT AREA BOUNDED ON NORTH BY SW 168<sup>TH</sup> STREET, BOUNDED ON EAST AND SOUTHEAST BY STATE ROAD 5 (US 1), AND BOUNDED ON WEST AND SOUTHWEST BY STATE ROAD 821 (THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE) TO PROVIDE FOR COMMUNITY POLICING INNOVATIONS AND RIGHT-OF-WAY ENHANCEMENT IN WEST PERRINE COMMUNITY REDEVELOPMENT AREA

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

**WHEREAS**, the Act confers all redevelopment powers upon counties with Home Rule Charters and authorizes such counties to delegate the exercise of such powers to a community redevelopment agency created pursuant to the Act; and

**WHEREAS**, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") adopted Resolution No. 212-05 on March 1, 2005 which, among other things, declared the geographic area described generally as bounded on the North by SW 168<sup>th</sup> Street, bounded on the East and Southeast by State Road 5 (US-1), and bounded on the West and Southwest by State Road 821 (The Homestead Extension of Florida's Turnpike), to be a slum or blighted area; declared the redevelopment of the West Perrine area to be in the interest of public health, safety, morals or welfare of the residents of the community and the County; and found the need for the creation of the West Perrine Community Redevelopment Agency; (the "CRA"); and

**WHEREAS**, the Board, by resolution, appointed itself as the Board of the community redevelopment agency for the redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the County employed a consultant who prepared a Redevelopment Plan for the West Perrine Area (the “Plan”), and the Plan was reviewed and found to be consistent with the County’s Comprehensive Development Master Plan by the Planning Advisory Board acting as the Local Planning Agency on July 5<sup>th</sup> 2006; and

**WHEREAS**, the CRA Board recommends amending the Redevelopment plan to provide for community policing and right-of-way enhancement services, as outlined in Attachment A, and will request that the Board approve and adopt the such an amendment (the “Plan Amendment”); and

**WHEREAS**, the CRA Board desires to accomplish the purposes outlined in the memorandum from the Executive Director of the West Perrine Community Redevelopment Agency, a copy of which is attached hereto, for the reasons delineated therein,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, THAT:**

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

Section 2. This CRA approves the Plan Amendment in accordance with the Act to provide for community policing and right-of-way enhancement services in the Redevelopment Area. The Plan, as amended by the Plan Amendment, is designated as the official Redevelopment Plan for the Redevelopment Area and shall be deemed to be in full force and effect for the Redevelopment Area.

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Section 3. The CRA hereby recommends the Plan for approval by the Board of County Commissioners.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of May, 2008.

WEST PERRINE COMMUNITY  
REDEVELOPMENT AGENCY  
BY ITS BOARD OF DIRECTORS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Martin W. Sybblis

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**PROPOSED AMENDMENTS TO THE WEST PERRINE  
COMMUNITY REDEVELOPMENT PLAN**

**Changes are underlined.  
Deletions are stricken.**

**V. Redevelopment Strategies**

**F. Cultural/Historic/Social/Educational Programs (Page V-22)**

**Community Policing/Youth Activities**

The CRA should consider funding crime prevention initiatives specifically aimed towards children and public housing residents and community policing innovations as defined in F.S. §163.340(23). Such initiatives may include sports leagues or mentoring programs for the youth and neighborhood watch programs or educational programs for other residents. Members of the Miami-Dade Police Department have suggested inclusion of facilities, personnel, and/or funding for social programs to outreach to the community as compliment to existing community policing activities. In this instance it is desirable for the programs to be provided by outside agencies/non-profit organizations with some funding from the CRA. The CRA should avoid becoming the actual provider of services.

Goals:

- a) Creation and implementation of programs to engage the neighborhood youth
- b) Creation of programs to assist public housing residents access existing social events
- c) Creation of other life programs to assist area residents
- d) Creation and implementation of methods to improve the safety of individuals and property within the CRA

Task Completion Indicators:

- a) A measurable reduction in the amount of youth oriented crime
- b) A measurable reduction in the amount of overall crime

## **V. Redevelopment Strategies**

### **I. Right-of-Way Enhancement**

To further enhance the aesthetics and attractiveness of the Area, the Agency should encourage and fund Right-of-Way Enhancement Crews. These roving work crews would provide proactive and responsive maintenance services with the primary aim of enhancing right-of-way access and utilization. Services would include but not be limited to removing litter, clearing or reporting illegal dumping, removing debris from drain tops on roadways and swales, and trimming vegetation blocking signs or sidewalks.

- Goals:
- a) Improving the safety of vehicles and pedestrians using the right-of-way
  - b) Enhancing the aesthetics of the Area

Task Completion Indicators:

- a) A decrease in accidents involving vehicles and pedestrians
- b) An increase in the appearance and aesthetics of the Area

### **I. J. Administration (Page V-24)**

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