

Memorandum



Date: January 21, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Supplemental Information on OMNI Community Redevelopment Area Boundary Changes

Supplement to
Agenda Item Nos.
5C and 5D

The following report serves to clarify the issue regarding the boundary changes associated with Watson Island and the OMNI Community Redevelopment Area (CRA) as presented under agenda items 5C and 5D on this same agenda.

When the Board of County Commissioners (BCC) adopted the 2007 Interlocal Agreement, it was contemplated that Watson Island in its entirety would be incorporated into the boundaries of the CRA, subject to the required approval of the FON and amendment to the Plan by the Community Redevelopment Agency, City of Miami (City), and BCC.

Item 5C, the finding of necessity declaring a geographic area located within the City of Miami as slum and blight, only identifies slum and blight on the southern portion of Watson Island (south of the MacArthur Causeway). The finding of necessity is required by State Statute to identify the areas eligible for inclusion in, or for the establishment of, a CRA. In the case of an existing CRA, such as with OMNI, an amendment to the Redevelopment Plan (Plan) is necessary to expand its boundaries, and only areas identified as slum and blight under the funding of necessity are eligible. Item 5D, which is the actual amendment to the Plan, does not include any portions of Watson Island for inclusion in the expanded CRA. Therefore, if the BCC were to adopt item 5D as presented, the OMNI CRAs boundaries would be expanded to include all slum and blight areas identified in the finding of necessity except for Watson Island.

During consideration of items 5C and 5D at the November 17, 2009 BCC meeting, the BCC discussed amending the boundaries in the Plan to include MacArthur Causeway and a portion of Watson Island, as indicated in the attached map.

The City approved the Plan pursuant to City Resolution R-09-0461 "subject to further expansion of the boundaries, if and to the extent necessary, to include the Port Tunnel Project, in accordance with the Finding of Necessity, which expansion is...authorized." Similarly, the CRA adopted CRA Resolution CRA-09-049, which provides for "the expansion of the boundaries to the extent necessary to include the Port Tunnel Project in accordance with the Omni Finding of Necessity Study."

Attachment


Cynthia W. Curry
Senior Advisor to the County Manager

