

**Date:** July 1, 2008

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

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

Agenda Item No. 5(I)

**Resolution No. R-723-08**

**Recommendation**

It is recommended that the Board of County Commissioners (BCC) adopt the attached Resolution amending the West Perrine Community Redevelopment Agency's (CRA) Redevelopment Plan (the "Plan"). The adoption of the plan amendment (Attachment A) will enable the CRA to provide for 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 redevelopment strategy to include the State definition of community policing within the Area. The area lies within Commission District 9.

**Fiscal Impact/Funding Source**

The CRA revenue source is generated through the incremental growth of 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 R-745-07.

It is recommended that the BCC approve the amendments to the Plan to include right-of-way enhancement as a redevelopment strategy and to broaden the existing redevelopment strategy of Community Policing/Youth Activities to include the State definition of community policing. The right-of-way enhancement strategy will allow for right-of-way enhancement crews which will perform tasks similar to those performed by the County's Neighborhood Enhancement Action Teams (NEAT). The crews will proactively and responsively enhance the safety and appearance of the Area's 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.

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. On June 3, 2008, the CRA approved a resolution authorizing the provision of the aforementioned services by the Miami-Dade County Public Works and General Services Administration Departments, respectively.

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. On May 20, 2008 the BCC, acting as the CRA Board, adopted the Plan amendment and recommended BCC approval and on May 21, 2008, the County's Tax Increment Financing Coordinating Committee recommended approval.



Cynthia W. Curry  
Senior Advisor to the County Manager

Attachments

cmo15208



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** July 1, 2008

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 5(I)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 5(I)

Veto \_\_\_\_\_

7-1-08

Override \_\_\_\_\_

RESOLUTION NO. **R-723-08**

RESOLUTION APPROVING AMENDMENT TO WEST PERRINE COMMUNITY REDEVELOPMENT PLAN RELATING TO WEST PERRINE REDEVELOPMENT 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 THE STATE ROAD 821 (THE HOMESTEAD EXTENSION OF FLORIDA’S TURNPIKE) TO PROVIDE FOR COMMUNITY POLICING INNOVATIONS AND RIGHT-OF-WAY ENHANCEMENT IN THE 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 within the boundaries of a municipality to the governing body of such municipality; 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 (the “Redevelopment Area”); declared the redevelopment of the area to be in the interest of public health, safety, morals or welfare of the residents of the Redevelopment Area and the County; and found the need for the creation of the West Perrine Community Redevelopment Agency; and

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

**WHEREAS**, the County employed a consultant who prepared a preliminary Redevelopment Plan (the “Plan”). 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**, pursuant to the Act, a copy of the Plan was submitted to the CRA, this Board and each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the Redevelopment Area; and

**WHEREAS**, the Board subsequently adopted the Plan pursuant to Resolution No. R-744-07; and

**WHEREAS**, the Board now wishes to amend the Plan pursuant to F.S. §163.361 to provide for community policing innovation and right of way enhancement in the Redevelopment Area (the “Plan Amendment”), as outlined in Attachment A; and

**WHEREAS**, this Board further desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by this reference,

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

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

Section 2. This Board, after having conducted a public hearing on the matter for the purpose of giving all interested persons an opportunity to express their views and having made the

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findings expressed above, approves the Plan Amendment in accordance with the Act. 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.

The foregoing resolution was offered by Commissioner **Dennis C. Moss** who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 1<sup>st</sup> day of July, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.



MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Martin W. Sybblis

**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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