

## MEMORANDUM

Agenda Item No. 8(H)(6)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners


**DATE:** October 3, 2019

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution relating to the Dolphin Center Multipurpose Special Taxing District located entirely within the boundaries of the City of Miami Gardens, and bounded on the north by Snake Creek Canal, on the east by Florida Turnpike, on the south by theoretical NW 184 Street, and on the west by NW 27 Avenue; transferring the Special Taxing District to the City of Miami Gardens in accordance with section 18-3.1 of the Code of Miami-Dade County; approving and authorizing the County Mayor to execute an Interlocal Agreement for the transfer; authorizing the County Mayor to take all actions necessary to effectuate same

Resolution No. R-1049-19

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

  
Abigail Price-Williams  
County Attorney

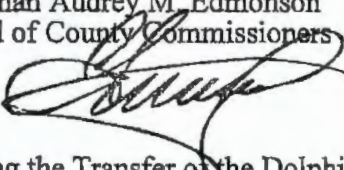
APW/smm

# Memorandum



**Date:** October 3, 2019

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Resolution Approving the Transfer of the Dolphin Center Multipurpose Special Taxing District to the City of Miami Gardens

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## **Recommendation**

On October 14, 1986, the Board of County Commissioners (Board) passed Ordinance No. 86-78, and created the Dolphin Center Multipurpose Special Taxing District (Special Taxing District), located entirely within the boundaries of the City of Miami Gardens (City). Section 1.01 of the Home Rule Charter and section 18-3.1 of the Code of Miami-Dade County (Code), vests this Board with the power to designate the governing body of a municipality as the governing body of an existing special taxing district if the municipality assumes any and all liabilities of the special taxing district. The transfer of this Special Taxing District is requested pursuant to Resolution No. 2018-01-3314 of the City Council of the City of Miami Gardens passed on January 10, 2018, and attached hereto. As such, it is recommended that the Board approve the attached resolution and Interlocal Agreement authorizing the transfer of the Special Taxing District to the City in accordance with section 18-3.1 of the Code.

## **Scope**

This Special Taxing District lies within Commission District 1, which is represented by County Commissioner Barbara J. Jordan.

## **Fiscal Impact/Funding Source**

Transfer of this Special Taxing District will result in no economic impact on the Miami-Dade County (County) budget.

## **Social Equity Statement**

The proposed resolution transfers a special taxing district, pursuant to section 18-3.1 of the Code. If approved, the City will be the new governing body for the Special Taxing District, and the property owners within the Special Taxing District will continue to pay special assessments appropriately apportioned according to the special benefit they receive from the Special Taxing District's services regardless of their demographics, and that the total estimated amount of the special assessment to be levied would not be in excess of such special benefit.

## **Track Record/Monitor**

The Special Taxing District transfer will be managed by the Parks, Recreation and Open Spaces Department (PROS) and overseen by the Chief of the Special Assessment Districts Division, Lorena Guerra-Macias.

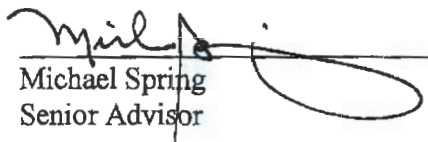
Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners  
Page No. 2

**Background**

Contingent upon approval of the transfer of this Special Taxing District by this Board and the City by joint resolution, and subsequent ratification by the qualified registered voters within the Special Taxing District, the City will become the governing body as provided in the Interlocal Agreement between the County and the City, and will become responsible for all past and future liabilities of the Special Taxing District. The final transfer is expected to be complete on October 1, 2020. Every qualified registered voter residing within the Special Taxing District's boundaries will be afforded the opportunity to vote at an election conducted by mail, estimated to be held on December 17, 2019. The transfer will be accomplished pursuant to the attached Interlocal Agreement between the County and the City, and will be assisted by PROS. In conjunction with its request to become the governing body of the Special Taxing District, the City has also requested conveyance of three County-owned properties within the Special Taxing District. This requested conveyance will be brought before the Board by separate resolution.

**Boundaries:**        On the North, Snake Creek Canal;  
                              On the East, Florida Turnpike;  
                              On the South, theoretical NW 184<sup>th</sup> Street;  
                              On the West, NW 27<sup>th</sup> Avenue.

In accordance with the requirements of section 18-3.1 of the Code, I recommend that this Special Taxing District be transferred to the City, if approved by the referendum required subsequent to the public hearing.

  
Michael Spring  
Senior Advisor

**TRANSFER OF THE DOLPHIN CENTER MULTIPURPOSE SPECIAL TAXING DISTRICT FROM MIAMI-DADE COUNTY TO THE CITY OF MIAMI GARDENS**

THIS AGREEMENT FOR TRANSFER OF THE DOLPHIN CENTER MULTIPURPOSE SPECIAL TAXING DISTRICT CURRENTLY MAINTAINED BY MIAMI-DADE COUNTY (AGREEMENT), made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by and between the CITY OF MIAMI GARDENS, FLORIDA, a municipal corporation of the STATE OF FLORIDA (hereinafter referred to as the "City") and MIAMI-DADE COUNTY, a political subdivision of the STATE OF FLORIDA (hereinafter referred to as the "County").

**WITNESSETH**

**WHEREAS**, the City has requested transfer of the ownership of the assets and control of the Dolphin Center Multipurpose Special Taxing District ("**Special Taxing District**") from the County to the City such that the City Council will become the governing body responsible for the Special Taxing District; and

**WHEREAS**, the City and the County are mutually desirous of transferring the Special Taxing District to the City; and

**WHEREAS**, the City shall take full responsibility for the operation and maintenance of the Special Taxing District as determined herein, including exclusive responsibility for all pre-existing and future liabilities, whether known or unknown,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the City of Miami Gardens and Miami-Dade County agree as follows:

1. The foregoing recitals are incorporated herein.
2. This Agreement shall become effective upon the last effective date of a joint resolution transferring the Special Taxing District, and a favorable election of the residents for the transfer ("**Effective Date**").
3. Twelve (12) days after the Effective Date, unless a contest of the election is filed pursuant to section 102.168 of the Florida Statutes, the Board of County Commissioners will no longer be the governing body of the Special Taxing District and the City Council shall be the governing board of the Special Taxing District ("**Transfer Date**"). If a contest is filed, the transfer will occur upon a successful resolution of such contest upholding the election, which is no longer challengeable by any appeal.
4. On October 1, 2020, the County will cease all involvement, including all operations and maintenance for the Special Taxing District, and the City will be exclusively responsible for the Special Taxing District ("**Completion Date**").
5. The County will continue to provide service to the Special Taxing District between the Transfer Date and the Completion Date ("**Transition Period**"), but any action requiring board approval will be presented to the City Council.

6. Prior to the Transfer Date, the Special Taxing Districts Division of the County shall provide to the City a preliminary financial reconciliation of all known liabilities for the Special Taxing District.
7. Beginning on the Transfer Date, the City shall be responsible for all pre-existing and future liabilities of the Special Taxing District, whether known or unknown, and regardless of whether they appear on the financial reconciliation provided by the County.
8. During the Transition Period, the Special Taxing Districts Division of the County will be available to meet with the City to provide assistance with operations questions.
9. The City shall be responsible for establishing assessment rates and collecting assessments for the Special Taxing District beginning October 1, 2020. If the City intends on using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments, the City shall comply with the requirements of section 197.3632 of the Florida Statutes and shall make such arrangements with the Miami-Dade County Office of the Property Appraiser and Miami-Dade County Tax Collector.
10. The City shall arrange for transfer of the Special Taxing District's utility accounts into the City's name, to take effect no later than September 1, 2020.
11. Prior to the Completion Date, the City shall assume the existing contractual obligations for the Special Taxing District if the County cannot terminate said contract, or shall procure a new contract to provide all necessary services to the Special Taxing District. The City shall commence service on October 1, 2020.
12. Beginning on the Completion Date, the City's Council shall be responsible for the continuous operation, and maintenance of the Special Taxing District's improvements and systems, if any.
13. The City acknowledges that certain properties within the Special Taxing District are subject to reverter provisions if no longer used for the purposes outlined by the plat and maintained in accordance with special maintenance requirements. The City agrees that it will maintain the properties within the Special Taxing District in accordance with the plat, deed restrictions, and all rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property. The City agrees that the maintenance requirements imposed by the County in creating the Special Taxing District constitute "ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property" as described in the County Deeds conveying the property. These maintenance requirements include: Maintenance of the archeological midden in its native condition (Tract B); Maintenance of the 5 acre pine-oak preservation area in its native condition (Tract C); Maintenance of the 110 foot to 130 foot wide landscape linear park within the south neighborhood protection buffer, including maintenance and operation of a 5 acre park site and bicycle path (Tract D); Maintenance of the 6 foot masonry wall within the south neighborhood protective buffer (Tract D); and maintenance and operation of the irrigation system within the landscaped area of the south neighborhood protective buffer (Tract D).

14. Beginning on the Completion Date, the City shall be responsible for payment of all of the Special Taxing District's expenses.
15. The County shall transfer to the City, effective on the Completion Date, any active, transferrable warranties on the Special Taxing District's improvements or equipment.
16. Within thirty (30) days of the Completion Date, the County shall provide to the City a final financial reconciliation of all known liabilities for the Special Taxing District. Any omission from the final reconciliation shall not constitute a waiver by either the County or the City for payment to or from the Special Taxing District's account.
17. Within sixty (60) days of the Completion Date, the County shall remit to the City any remaining surplus funds in the Special Taxing District's account, or shall issue an invoice to the City for any deficit in the Special Taxing District's account.
18. Following expiration of all existing contractual obligations, pursuant to section 2-8.9 of the Code of Miami-Dade County, the City is encouraged to pay the Living Wage.
19. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, the City does hereby agree to indemnify and hold the County, its officials, employees and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Special Taxing District, or the exercise of any rights, obligations or actions under this Agreement, including but not limited to the City's failure to provide services or maintain, repair, replace, or operate the Improvements.
20. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the City and the County and shall remain in full force and effect and be binding on the City, and any permitted successors or assigns.
21. In the event that the City requests any third party to assume any of the responsibilities hereunder, the City acknowledges that such assumption shall not relieve the City from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the County to any liability for any damage, injury, or claim that may arise.
22. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the County's sovereign rights.
23. The language agreed to herein expresses the mutual intent and agreement of the County and the City, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

City:

City of Miami Gardens  
18605 NW 27<sup>th</sup> Avenue  
Miami Gardens, Florida 33056

County:

Miami-Dade County  
Stephen P. Clark Center  
111 Northwest First Street  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the City of Miami Gardens has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

**CITY OF MIAMI GARDENS, a municipal corporation**

ATTEST:

By: \_\_\_\_\_  
Mario Bataille, City Clerk

By: \_\_\_\_\_  
Cameron Benson, City Manager

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Sonja Knighton Dickens, City Attorney

**MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS, FLORIDA**

ATTEST:

By: \_\_\_\_\_      \_\_\_\_\_  
Mayor or Mayor's      Date  
Designee

HARVEY RUVIN, CLERK

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

RESOLUTION NO. 2018-01-3314

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, ACCEPTING THE TRANSFER OF THE SPECIAL LIGHTING DISTRICTS AND SPECIAL PURPOSE DISTRICTS OUTLINED ON EXHIBITS "A" AND "B" RESPECTIVELY, SUBJECT TO VOTER APPROVAL; AUTHORIZING THE CITY MANAGER TO EXECUTE INTERLOCAL AGREEMENTS FOR THIS PURPOSE IN THE FORM ATTACHED HERETO AS EXHIBIT "C;" PROVIDING FOR INSTRUCTIONS TO THE CITY MANAGER; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County has approved several Special Taxing Districts that are located within the boundaries of the City of Miami Gardens; specifically, there are twenty-five Special Lighting Districts as outlined on Exhibit "A" attached hereto, as well as three Special-Purpose Districts outlined on Exhibit "B", and

WHEREAS, in accordance with Section 18-3.1 of the Miami Dade County Code of Ordinances, subject to referendum approval, municipalities would be authorize to act as the governing body for special taxing districts located entirely within their municipal boundaries, and

WHEREAS, on April 12, 2017, the City Council for the City of Miami Gardens adopted Resolution number 2017 – 74 – 2179 expressing its desire to transfer control of special lighting taxing districts from Miami-Dade County to the city of Miami Gardens, and

WHEREAS, since that time staff has been working with Miami-Dade County to gather all the information relating to the proposed transfer, and

WHEREAS, in addition, it is being recommended that the three Special Purpose Districts be transferred to the City, and

WHEREAS, in accordance with Section 18.3.1 of the Code, the City of Miami Gardens is requesting, that all of the taxing special taxing districts outlined in Exhibits "A" and "B" be transferred the City and that the City Council for the City of Miami gardens be designated as the governing body of the taxing special taxing districts up on transfer, and

WHEREAS, this Resolution will also authorize the City to enter into Interlocal Agreements with the County for this purpose, with any transfer of the Special Taxing Districts will be subject to a majority vote of the qualified electors in the respective districts,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

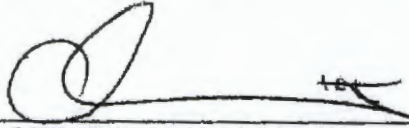
Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby authorizes the transfer of the Special Lighting Districts and Special Purpose Districts outlined on Exhibits "A" and "B" respectively, subject to voter approval.

Section 3: INSTRUCTIONS TO THE CITY MANAGER: The City Manager is directed to take any and all steps necessary to complete the process of having the Special Districts transferred to the City and to execute Interlocal Agreements with Miami Dade County in the form of that Agreement attached here to as Exhibit "C."

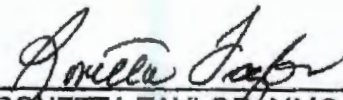
Section 4: INSTRUCTIONS TO THE CITY CLERK: The City Clerk is hereby authorized to obtain two (2) fully executed copies of the subject Agreements with one to be maintained by the City, and one to be delivered to Miami Dade County.

Section 5: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JANUARY 10, 2018.

  
\_\_\_\_\_  
OLIVER GILBERT, III, MAYOR

ATTEST:

  
\_\_\_\_\_  
RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY

SPONSORED BY: MAYOR OLIVER GILBERT, III

Moved by: ROBINSON  
Seconded by: GILBERT

VOTE: 7-0

Mayor Oliver Gilbert, III	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Erhabor Ighodaro, Ph.D.	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lisa C. Davis	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Rodney Harris	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Lillie Q. Odom	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Felicia Robinson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman David Williams Jr	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)

**EXHIBIT B**

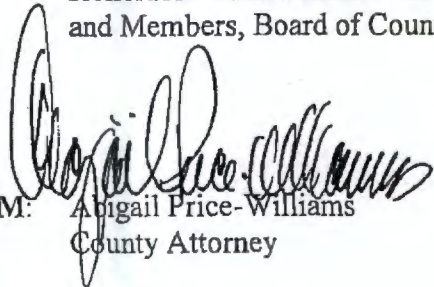
#	PWWM District #	FAMIS Project #	District Name	FOLIOS	FT <sup>2</sup>	FT <sup>2</sup> / FOLIO
2	<u>M178</u>	906001	Air Park Industries	46	875,882	19,041
5	<u>M199</u>	906005	Dolphin	15	12,692,618	846,175
87	M376	906131	Jordan's Landing	60	342,724	5,712
				121	13,911,224	870,928



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 3, 2019

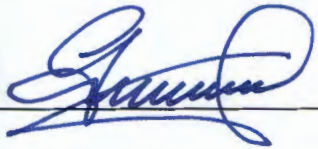
**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 8(H)(6)

Please note any items checked.

- "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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_



Mayor

Agenda Item No. 8(H)(6)

Veto \_\_\_\_\_

10-3-19

Override \_\_\_\_\_

RESOLUTION NO. R-1049-19

RESOLUTION RELATING TO THE DOLPHIN CENTER MULTIPURPOSE SPECIAL TAXING DISTRICT LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE CITY OF MIAMI GARDENS, AND BOUNDED ON THE NORTH BY SNAKE CREEK CANAL, ON THE EAST BY FLORIDA TURNPIKE, ON THE SOUTH BY THEORETICAL NW 184 STREET, AND ON THE WEST BY NW 27 AVENUE; TRANSFERRING THE SPECIAL TAXING DISTRICT TO THE CITY OF MIAMI GARDENS IN ACCORDANCE WITH SECTION 18-3.1 OF THE CODE OF MIAMI-DADE COUNTY; APPROVING AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INTERLOCAL AGREEMENT FOR THE TRANSFER; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, the Board of County Commissioners ("Board") desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. This Board incorporates the matters set forth in the foregoing recitals as part of this Resolution.

Section 2. Pursuant to section 18-3.1 of the Code, this Board designates the governing body of the City of Miami Gardens as the governing body of the Dolphin Center Multipurpose Special Taxing District.

Section 3. The City of Miami Gardens shall be responsible for all pre-existing and future liabilities, for the protection of any creditors, whether known or unknown.

**Section 4.** This Board hereby approves the Interlocal Agreement between Miami-Dade County and the City of Miami Gardens, in substantially the form attached to the County Mayor's memorandum, both of which are incorporated by reference, and authorizes the County Mayor or County Mayor's designee to execute said agreement.

**Section 5.** The City of Miami Gardens will take full control of the Dolphin Center Multipurpose Special Taxing District as provided in the Interlocal Agreement.

**Section 6.** The provisions of this Resolution shall be implemented when approved by a majority vote of the qualified electors residing in the Special Taxing District at an election to be called by this Board and noticed and conducted as this Board shall determine by Resolution.

The foregoing resolution was offered by Commissioner **Esteban L. Bovo, Jr.**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

	Audrey M. Edmonson, Chairwoman	aye	
	Rebeca Sosa, Vice Chairwoman	aye	
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3<sup>rd</sup> day of October, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Linda L. Cave

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

Approved by County Attorney as  
to form and legal sufficiency.

PPZ

Daija Page Lifshitz  
Jorge Martinez-Esteve