

MEMORANDUM

Agenda Item No. 11(A)(15)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

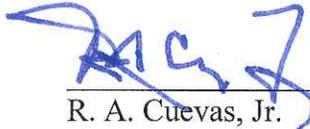
DATE: June 2, 2015

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

SUBJECT: Resolution directing the County
Mayor to competitively select
and contract with a consultant to
prepare a Finding of Necessity
study pursuant to Chapter 163,
Part III, Florida Statutes for the
Goulds area within County
Commission District 9 excluding
any portion of the Village of
Cutler Bay

Resolution NO. R-511-15

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



R. A. Cuevas, Jr.
County Attorney

RAC/smm



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: June 2, 2015

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

SUBJECT: Agenda Item No. 11(A)(15)

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
- 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 ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(15)
6-2-15

RESOLUTION NO. R-511-15

RESOLUTION DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT AND CONTRACT WITH A CONSULTANT TO PREPARE A FINDING OF NECESSITY STUDY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES FOR THE GOULDS AREA WITHIN COUNTY COMMISSION DISTRICT 9 EXCLUDING ANY PORTION OF THE VILLAGE OF CUTLER BAY WHICH AREA IS GENERALLY DESCRIBED AS BOUNDED ON THE NORTH BY THE BLACK CREEK CANAL C-1 FROM SOUTHWEST 126TH COURT TO SOUTH DIXIE HIGHWAY, THEN SOUTH DIXIE HIGHWAY TO SOUTHWEST 112TH AVENUE, THEN SOUTHWEST 112TH AVENUE TO THE BLACK CREEK CANAL C-1, THEN THE BLACK CREEK CANAL C-1 TO THE FLORIDA TURNPIKE; ON THE SOUTH BY SOUTHWEST 232ND STREET; ON THE EAST BY THE FLORIDA TURNPIKE, THEN SOUTHWEST 224TH TERRACE, THEN SOUTHWEST 224TH TERRACE TO SOUTHWEST 112TH AVENUE, THEN SOUTHWEST 112TH AVENUE; AND ON THE WEST BY SOUTHWEST 127TH AVENUE UNTIL SOUTHWEST 224TH STREET, THEN SOUTHWEST 126TH AVENUE UNTIL SOUTHWEST 228TH STREET, THEN OLD DIXIE HIGHWAY; AND DESIGNATING THE SOURCE OF FUNDING FOR PAYMENT OF CONSULTING FEES TO BE THE UNINCORPORATED MUNICIPAL SERVICE AREA NON-DEPARTMENTAL ALLOCATION

WHEREAS, pursuant to Chapter 163, Part III, Florida Statutes (the "Act"), a Finding of Necessity study may be prepared in order to initiate the redevelopment process under the Act for areas believed to be slum or blighted or with one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly ("slum or blight"); and

WHEREAS, the Board of County Commissioners (the "Board") desires to consider whether the Goulds area, within County Commission District 9, excluding any portion of the Village of Cutler Bay, which is generally described as bounded on the North by the Black Creek

Canal C-1 from Southwest 126th Court to South Dixie Highway, then South Dixie Highway to Southwest 112th Avenue, then Southwest 112th Avenue to the Black Creek Canal C-1, then the Black Creek Canal C-1 to the Florida Turnpike; on the South by Southwest 232nd Street; on the East by the Florida Turnpike, then Southwest 224th Terrace, then Southwest 224th Terrace to Southwest 112th Avenue, then Southwest 112th Avenue; and on the West by Southwest 127th Avenue until Southwest 224th Street, then Southwest 126th Avenue until Southwest 228th Street, then Old Dixie Highway, as is more particularly shown on the attached map ("Goulds Area"), should be determined to be slum or blighted, for possible future consideration of the creation of a Community Redevelopment Agency for the Goulds Area, as defined by the Act; and

WHEREAS, the Board desires to direct the County Mayor or the County Mayor's designee to competitively select and contract with a consultant to prepare a Finding of Necessity Study for the Goulds Area for purposes of determining the existence of slum or blight, pursuant to the Act; and

WHEREAS, although previous efforts were undertaken pursuant to County Resolution Nos. R-1011-04, R-211-05 and R-197-06 related to a finding of slum and blight for the larger area of Goulds/Cutler Ridge, such study which included an area which is now incorporated as the Village of Cutler Bay, is now outdated and a new study for the Goulds Area is necessary; and

WHEREAS, the Board desires to provide a mechanism for reimbursement of such expenses for the study from the Unincorporated Municipal Service Area non-departmental allocation,

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

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

Section 2. The Board hereby directs the County Mayor or the County Mayor's designee to competitively select and contract with a consultant to prepare a Finding of Necessity study to assist in the determination of whether slum or blight exists in the Goulds Area for purposes of the possible future consideration of creating a community redevelopment agency for the area.

Section 3. The funding source for the study to be performed pursuant to this resolution shall be the Unincorporated Municipal Service Area non-departmental allocation.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

| | | | |
|----------------------|-------------------------------------|----------------------|---------------|
| | Jean Monestime, Chairman | aye | |
| | Esteban L. Bovo, Jr., Vice Chairman | aye | |
| Bruno A. Barreiro | aye | Daniella Levine Cava | aye |
| Jose "Pepe" Diaz | aye | Audrey M. Edmonson | aye |
| Sally A. Heyman | aye | Barbara J. Jordan | aye |
| Dennis C. Moss | aye | Rebeca Sosa | absent |
| Sen. Javier D. Souto | aye | Xavier L. Suarez | aye |
| Juan C. Zapata | aye | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 2015. 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

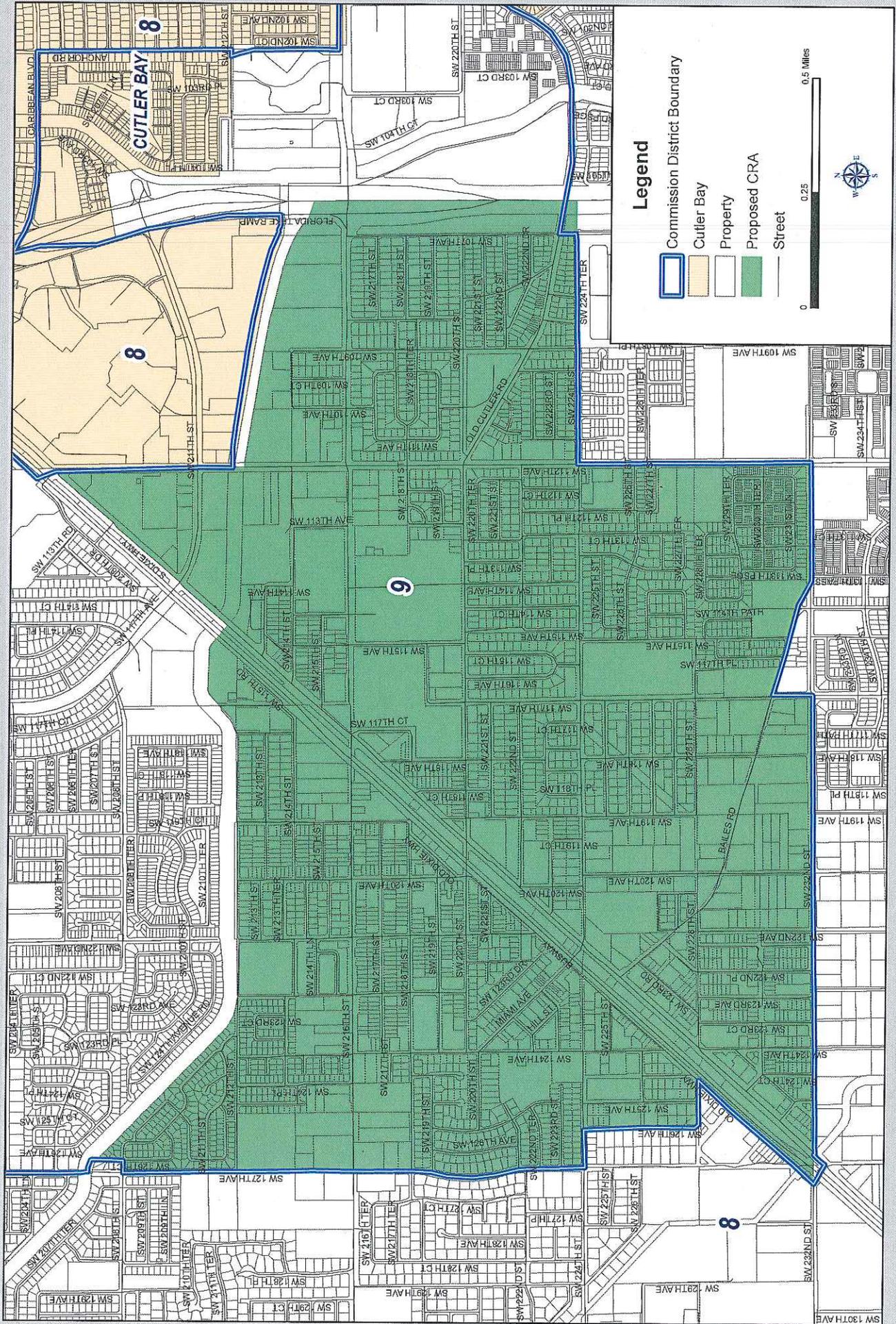
By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in blue ink, appearing to read "CJS", is written over a horizontal line.

Cynthia Johnson-Stacks

MIAMI DADE COUNTY
Proposed CRA



This map was prepared by the Miami Dade County Enterprise Technology Services Department Geographic Information Systems (GIS) Division
March 2015
For the Office of Management and Budget