



**OFFICE OF THE COMMISSION AUDITOR  
MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**COMMISSION AUDITOR'S  
INFORMATIONAL RESEARCH**

**PARKS, RECREATION AND CULTURAL AFFAIRS  
COMMITTEE MEETING**

**June 11, 2020**

**2:00 P.M.**

**Virtual Meeting**

Yinka Majekodunmi, CPA  
Commission Auditor

Office of the Commission Auditor (OCA)  
111 N.W. First Street, Suite 1030  
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**Research Notes**

**Item No. 2B**  
**File No. 200936**

**Researcher: VW Reviewer: JFP**

RESOLUTION APPROVING SIGNIFICANT MODIFICATION TO BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND (“BOND”) PROGRAM PROJECT NO. 19- “RECREATIONAL FACILITY”, AS IDENTIFIED IN APPENDIX A TO RESOLUTION NO. R-913-04, AFTER A PUBLIC HEARING, TO CHANGE THE PROJECT LOCATION

**ISSUE/REQUESTED ACTION**

Whether the Board should approve a significant modification to Building Better Communities General Obligation Bond Program Project No.19- “Recreational Facility” to change the project location.

**PROCEDURAL HISTORY**

**Prime Sponsor:** Commissioner Jean Monestime, District 2

**Department/Requester:** None

**ANALYSIS**

The purpose of this item is to approve a change in project location for Building Better Communities General Obligation Bond Program Project No. 19, a recreational facility in the City of North Miami and in Commission District 2, represented by Commissioner Jean Monestime, known as Cagni Park North Recreational Facility. The requested project location change from 13760 N.E. 5<sup>th</sup> Avenue to 700 NE 137<sup>th</sup> Street would move the proposed recreational facility to property owned by the School Board of Miami-Dade County, necessitating a joint use agreement between the School Board and the City of North Miami. The aquatic and recreational facility will include a pool, basketball courts, a multipurpose field, playground, shelter and parking. The total budget for the project is \$10.5 million—\$5.5 million from the City of North Miami and the School Board, and \$5 million from the County in the form of GOB funds.

On July 20, 2004, the Board passed Resolution No. R-913-04 providing for a special election in Miami Dade County, Florida to be held on November 2, 2004 in order to authorize \$680,258,000 in Building Better Communities General Obligation Bonds (GOB) to improve park and recreational facilities throughout the County. Upon passage of the referendum, Project No. 19 was listed as an eligible GOB project, with an allocation of \$5,000,000. On July 19, 2011 the Board passed Resolution No. R-600-11 upon request from the City of North Miami Council, to approve significant modifications to Project No. 19 – “Recreational Facility”, modifying the original project description to include an aquatic facility, basketball courts, and parking and a proposed street address of 13760 N.E. 5<sup>th</sup> Avenue, as well as providing for the acceleration of \$500,000 of BCC GOB funding from the Series 2011 Bonds to fund the design and engineering phase of the project.

The City of North Miami subsequently determined that it would be undesirable to develop the property at the 13760 N.E. 5<sup>th</sup> Avenue location due to adverse environmental conditions. Consequently, the City of North Miami is seeking Board approval to change the location of the proposed construction to 700 NE 137<sup>th</sup> Street. Below are snapshots of the previous and the proposed addresses for the project.

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**Previous Project Address: 13760 N.E. 5<sup>th</sup> Avenue**



*Source: Miami-Dade Property Appraiser*

**Proposed Project Address: 700 NE 137<sup>th</sup> Street**



*Source: Miami-Dade Property Appraiser*

The project timeline includes the design phase, taking place through September 2020, and construction from January 2021 through June 2022.

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**ADDITIONAL INFORMATION**

According to North Miami City Manager Larry Spring, the deadline for the first phase of the park, which includes a multipurpose field and all of the parking, was originally set for March 31, 2020. The entire project was scheduled to be completed by the end of April 2021. Because the park money would be borrowed against property taxes as part of a countywide bond program, any change in where the dollars are spent, as is the case for the project being discussed, needs to be reviewed by a bond oversight board and then approved by the Miami-Dade County Board of County Commissioners.

<https://www.miamiherald.com/news/local/community/miami-dade/article226568779.html>

Miami-Dade County voters on November 2, 2004 approved the \$2.9 billion Building Better Communities Bond Program, which allowed Miami-Dade County to issue long-term bonds to fund more than 300 neighborhood and regional capital projects.

<https://www.miamidade.gov/global/management/building-better-communities.page>

Cagni Park North Athletic Complex

<https://www.northmiamifl.gov/619/Cagni-Park-North-Athletic-Complex>

**APPLICABLE LEGISLATION**

**Resolution No. R-913-04**, adopted on July 20, 2004, provides for the holding of General Obligation Bond (GBO) special election in Miami-Dade County, Florida, on November 2, 2004 with respect to authorizing General Obligation Bonds not to exceed \$680,258,000 of said County to construct and improve park and recreational facilities.

<http://intra/gia/matter.asp?matter=042285&file=false&yearFolder=Y2004>

**Resolution No. R-600-11**, adopted on July 19, 2011, approves significant modification to Building Better Communities General Obligation Bond Program Project No. 19 - "Recreational Facility", to modify the original project description to include an aquatic facility, basketball courts, and parking and a proposed street address of 13760 N.E. 5<sup>th</sup> Avenue and to accelerate \$500,000 of BCC GOB funding from the Series 2011 Bonds to fund the design and engineering phase of the project.

<http://intra/gia/matter.asp?matter=111155&file=true&yearFolder=Y2011>

### **CONTRIBUTORS**

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### **The Office of the Commission Auditor, Miami-Dade Board of County Commissioners**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

These research notes, prepared in collaboration with the Miami Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).