

# MEMORANDUM

Agenda Item No. 11(A)(24)

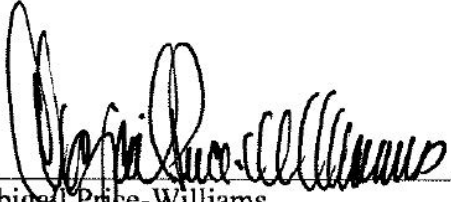
**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 6, 2020

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

**SUBJECT:** Resolution directing the County Mayor to study the 601 acres of former Homestead Airforce Base property conveyed by the United States of America to Miami-Dade County pursuant to Resolution No. R-909-04 for economic development, for designation of appropriate portions of such area as a park of commerce, to recommend any additional features to be implemented in connection with same, and to place a report directly on this Board's agenda pursuant to Ordinance No. 14-65

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



Abigail Price-Williams  
County Attorney

APW/uw

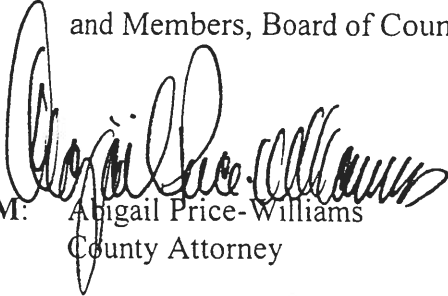


# MEMORANDUM

(Revised)

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

DATE: October 6, 2020

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Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 11(A)(24)

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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(24)  
10-6-20

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO STUDY THE 601 ACRES OF FORMER HOMESTEAD AIRFORCE BASE PROPERTY CONVEYED BY THE UNITED STATES OF AMERICA TO MIAMI-DADE COUNTY PURSUANT TO RESOLUTION NO. R-909-04 FOR ECONOMIC DEVELOPMENT, FOR DESIGNATION OF APPROPRIATE PORTIONS OF SUCH AREA AS A PARK OF COMMERCE, TO RECOMMEND ANY ADDITIONAL FEATURES TO BE IMPLEMENTED IN CONNECTION WITH SAME, AND TO PLACE A REPORT DIRECTLY ON THIS BOARD'S AGENDA PURSUANT TO ORDINANCE NO. 14-65

**WHEREAS**, on July 13, 2004, the County approved Resolution No. R-909-04, which authorized the County to execute an Economic Development Conveyance Agreement ("EDC agreement") with the Secretary of the Air Force on behalf of the United States of America ("Air Force") to accomplish the transfer of 601 acres of former Homestead Air Reserve Base property ("EDC premises") to the County at no cost, for the purpose of promoting economic development through job creation and new business development in the immediate area of the former Homestead Air Reserve Base; and

**WHEREAS**, the EDC premises include the land set forth in the sketch attached as Exhibit "1"; and

**WHEREAS**, as a result of the EDC agreement, the EDC premises were conveyed to the County by multiple deeds, which included various rights, obligations, and restrictions; and

**WHEREAS**, in accordance with the purpose of the EDC agreement and deeds of conveyance from the Air Force to the County, the County has conveyed numerous developable portions of the EDC premises to industries in order to create permanent jobs, attract new businesses, and promote economic development in the Homestead area of Miami-Dade County such as a FedEx facility, an Amazon distribution center, and a new micro steel mill; and

**WHEREAS**, certain portions of the EDC premises contain restrictions which may restrict such development; and

**WHEREAS**, the portions of the EDC premises which would allow economic development and use have the potential to be better identified and organized so that such area resembles what is commonly known in other areas as a “park of commerce”; and

**WHEREAS**, in order to maximize this potential, the park of commerce area may benefit from the addition of features and improvements, such as signage, paving, landscaping, or other features to identify it as a park of commerce; and

**WHEREAS**, a review of other successful parks of commerce, including how the parks look and are organized, may provide additional examples of improvements which could benefit this area; and

**WHEREAS**, a study making recommendations on features and improvements for the area, which could in the future be designated as a park of commerce, would create a vision for the future and may present ideas and opportunities to achieve that vision; and

**WHEREAS**, officially identifying the location, and designating portions of, the EDC premises as a park of commerce is expected to foster community and encourage further improvement and development, resulting in a positive fiscal impact on the County’s economy and continued revitalization of this area,

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

**Section 1.** This Board incorporates and approves the foregoing recitals as if fully set forth herein.

**Section 2.** This Board directs the County Mayor or County Mayor's designee to study the EDC premises area and to prepare a report making recommendations for the purpose of maximizing the area's potential as a park of commerce, including: (i) an identification of the portions of the EDC premises which are developable as, or currently utilized for, economic development purposes that could properly be identifiable as a park of commerce; (ii) recommendations as to how to maximize the potential of the park of commerce, including how to better organize and identify the area, similar to other parks of commerce; (iii) recommendations regarding any additional features or improvements which would help to maximize the potential of the area as a park of commerce, such as landscaping and signage; and (iv) identifying any costs relating to the implementation of the foregoing, and any legally available funding sources to the extent funding is required.

**Section 3.** No later than thirty (30) days from the effective date of this resolution, this Board directs the County Mayor or County Mayor's designee to submit a report to the Board, and to place such report directly on an agenda of this Board pursuant to Ordinance No. 14-65

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 6<sup>th</sup> day of October, 2020. 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Debra Herman  
Cynji A. Lee

# EXHIBIT 1

