

MEMORANDUM

Agenda Item No. 5(B)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution amending Resolution No. R-500-23, after a public hearing, to replace the geographical boundaries of the Goulds Community Redevelopment Area described therein with the following geographical boundaries, which are generally described as bounded by Black Creek Canal (C1) at approximately southwest 207th Street on the north, Southwest 232nd Street on the south, Black Creek Canal (C1) at approximately Southwest 105th Court on the east, and Southwest 127th Avenue on the west (“redevelopment area”); reaffirming the Board’s legislative findings in accordance with section 163.355, Florida Statutes, and directing the County Mayor to competitively select and contract with a consultant to prepare a community redevelopment plan for the redevelopment area; approving expenditure of legally available monies in the County’s unincorporated municipal service area non-departmental allocation for management consulting services fund for the preparation of the redevelopment plan; and requiring that such plan examine alternate funding mechanisms in addition to tax increment financing as a vehicle to fund the activities in the redevelopment area

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/uw

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MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

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Gen Bonzon-Keenan
County Attorney

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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. 5(B)
12-12-23

RESOLUTION NO. _____

RESOLUTION AMENDING RESOLUTION NO. R-500-23, AFTER A PUBLIC HEARING, TO REPLACE THE GEOGRAPHICAL BOUNDARIES OF THE GOULDS COMMUNITY REDEVELOPMENT AREA DESCRIBED THEREIN WITH THE FOLLOWING GEOGRAPHICAL BOUNDARIES, WHICH ARE GENERALLY DESCRIBED AS BOUNDED BY BLACK CREEK CANAL (C1) AT APPROXIMATELY SOUTHWEST 207TH STREET ON THE NORTH, SOUTHWEST 232ND STREET ON THE SOUTH, BLACK CREEK CANAL (C1) AT APPROXIMATELY SOUTHWEST 105TH COURT ON THE EAST, AND SOUTHWEST 127TH AVENUE ON THE WEST (“REDEVELOPMENT AREA”); REAFFIRMING THE BOARD’S LEGISLATIVE FINDINGS IN ACCORDANCE WITH SECTION 163.355, FLORIDA STATUTES, AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO COMPETITIVELY SELECT AND CONTRACT WITH A CONSULTANT TO PREPARE A COMMUNITY REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA; APPROVING EXPENDITURE OF LEGALLY AVAILABLE MONIES IN THE COUNTY’S UNINCORPORATED MUNICIPAL SERVICE AREA NON-DEPARTMENTAL ALLOCATION FOR MANAGEMENT CONSULTING SERVICES FUND FOR THE PREPARATION OF THE REDEVELOPMENT PLAN; AND REQUIRING THAT SUCH PLAN EXAMINE ALTERNATE FUNDING MECHANISMS IN ADDITION TO TAX INCREMENT FINANCING AS A VEHICLE TO FUND THE ACTIVITIES IN THE REDEVELOPMENT AREA

WHEREAS, during the 1969 legislative session, the Florida Legislature enacted the Community Redevelopment Act of 1969, which is presently codified in part III of chapter 163, Florida Statutes, as amended from time to time (the “Act”); and

WHEREAS, the Act confers certain powers upon counties with home rule charters, which such counties, including, but not limited to, the power to delegate certain of the county's powers to a community redevelopment agency created pursuant to the Act; and

WHEREAS, on May 4, 2021, this Board adopted Resolution No. R-459-21, which directed the County Mayor or County Mayor's designee to competitively select and contract with a consultant to prepare a finding of necessity study ("study") to assist in the determination of whether slum or blighted conditions exists in a certain geographic area known as the Goulds Community Redevelopment Area, which was generally described as being bounded by Southwest 216th Street on the north, Southwest 232nd Street on the south, Southwest 126th Avenue and Harriet Tubman Highway on the east, and Southwest 134th Avenue on the west, as more fully depicted in the map attached thereto; and

WHEREAS, on December 1, 2021, this Board received a report (Legistar 212452), from the County Mayor, which disclosed that there was a need to contract the boundaries of the Goulds Community Redevelopment Area; and

WHEREAS, on June 21, 2023, this Board adopted Resolution No. R-500-23, which declared the Goulds Community Redevelopment Area to be a slum or blighted area, declared the rehabilitation, conservation or redevelopment, or combination thereof to be necessary in the interest of the public health, safety, morals or welfare of the residents of the Goulds Community Redevelopment Area and found the need for the creation of a community redevelopment agency; and

WHEREAS, Resolution No. R-500-23 included the legal geographical boundaries of the Goulds Community Redevelopment Area that was studied by the consultant and the consultant's finding of necessity study, which were attached to the resolution as Attachments "A" and "B," respectively, and were incorporated therein by reference; and

WHEREAS, the geographical boundaries of the Goulds Community Redevelopment Area, as set forth in Attachments “A” and “B,” are generally described as bounded by Black Creek Canal (C1) at approximately Southwest 207th Street on the north, Southwest 232nd Street on the south, Black Creek Canal (C1) at approximately Southwest 105th Court on the east, and Southwest 127th Avenue on the west (“redevelopment area”); and

WHEREAS, although the geographical boundaries of the redevelopment area described in Attachments “A” and “B” are correct, the title, body and enactment clause of Resolution No. R-500-23 included the geographical boundaries described in Resolution No. R-429-21, which did not reflect the current boundaries described in Attachments “A” and “B”; and

WHEREAS, accordingly, this Board wishes to amend Resolution No. R-500-23 to modify the geographical boundaries of the redevelopment area as described in Attachments “A” and “B” of said resolution; and

WHEREAS, further, this Board hereby finds that there is a need for a community redevelopment plan for the redevelopment area to carry out the community redevelopment purposes of the Act; and

WHEREAS, this Board desires to authorize the County Mayor or County Mayor’s designee to competitively select and contract with a consultant to prepare a community redevelopment plan for the redevelopment area (“plan”) in accordance with provisions of the Act; and

WHEREAS, such plan shall examine, among other things, alternate funding mechanisms, in addition to tax-increment financing, to fund the activities in the redevelopment area; and

WHEREAS, this Board further desires to approve the use of legally available monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, to fund the cost to prepare the plan,

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 approved and incorporated in this resolution by reference.

Section 2. This Board hereby amends Resolution No. R-500-23, after a public hearing, to replace the geographical boundaries described in such resolution with the geographical boundaries of the Goulds Community Redevelopment Area, which are generally described as bounded by Black Creek Canal (C1) at approximately Southwest 207th Street on the north, Southwest 232nd Street on the south, Black Creek Canal (C1) at approximately Southwest 105th Court on the east, and Southwest 127th Avenue on the west (“redevelopment area”), and as more fully described in Attachments “A” and “B” to Resolution No. R-500-23.

Section 3. This Board reaffirms the legislative findings set forth in Resolution No. R-500-23, as amended, in accordance with section 163.355, Florida Statutes, and such legislative findings are incorporated herein by reference.

Section 4. This Board finds that there is a need for the preparation of a community redevelopment plan for the redevelopment area (the “plan”) to carry out the community redevelopment purposes of the Community Redevelopment Act of 1969, which is presently codified in part III of chapter 163, Florida Statutes, as amended from time to time (“Act”), in the redevelopment area.

Section 5. This Board authorizes the County Mayor or County Mayor’s designee to competitively select and contract with a consultant to prepare the plan in accordance with provisions of the Act. The plan shall, among other things, examine alternate funding mechanisms, in addition to tax-increment financing, to fund the activities in the redevelopment area.

Section 6. This Board hereby approves the use of legally available monies in the County's Unincorporated Municipal Service Area non-departmental allocation for management consulting services fund, to fund the cost of preparing the plan.

The Prime Sponsor of the foregoing resolution is Commissioner Kionne L. McGhee. 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:

- | | |
|----------------------------------|----------------------|
| Oliver G. Gilbert, III, Chairman | |
| Anthony Rodríguez, Vice Chairman | |
| Marleine Bastien | Juan Carlos Bermudez |
| Kevin Marino Cabrera | Sen. René García |
| Roberto J. Gonzalez | Keon Hardemon |
| Danielle Cohen Higgins | Eileen Higgins |
| Kionne L. McGhee | Raquel A. Regalado |
| Micky Steinberg | |

The Chairperson thereupon declared this resolution duly passed and adopted this 12th day of December, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith
Richard Appleton