

# MEMORANDUM

Agenda Item No. 7(A)

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**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** (Second Reading: 6-3-25)  
March 18, 2025

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Ordinance related to the West  
Perrine Community  
Redevelopment Agency  
(Agency); amending section 2-  
2460 of the Code; authorizing the  
agency to employ agency staff,  
agents, and other employees as  
the agency may require, and legal  
counsel and legal staff in  
accordance with section 163.356,  
Florida Statutes

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The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee and Co-Sponsor Commissioner Marleine Bastien.



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Geri Bonzon-Keenan  
County Attorney

GBK/gh


MDC001

# Memorandum



**Date:** June 3, 2025

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava   
Mayor

**Subject:** Fiscal Impact Statement for Ordinance Relating to West Perrine CRA Amending Sec 2-2460

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The proposed ordinance related to the West Perrine Community Redevelopment Agency (Agency) authorizes the Agency to employ its staff, agents, other employees and legal counsel. Additionally, it requires the County Attorney Office (CAO) to remain as the Agency's interim legal counsel until the transition is completed.

Implementation of this proposed ordinance may have a minimal fiscal impact on the County, as there will be no additional staffing costs associated with this ordinance. A thorough review of the current interlocal agreement between the Agency and the County should be conducted to further define the functions of both bodies as it relates to the day-to-day operations of the Agency and its Board.

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


Carladenise Edwards  
Chief Administrative Officer

# Memorandum



**Date:** June 3, 2025

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava   
Mayor

**Subject:** Social Equity Statement for Ordinance Relating to West Perrine CRA Amending Sec 2-2460

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The proposed ordinance related to the West Perrine Community Redevelopment Agency (Agency) authorizes the Agency to employ its staff, agents, other employees and legal counsel. Additionally, it requires the County Attorney Office (CAO) to remain as the Agency's interim legal counsel until the transition is completed.

The implementation of this proposed ordinance could result in a social burden to the residents of Miami-Dade County, by reducing oversight and accountability for the Agency which help to ensure wise, effective stewardship of taxpayer dollars.

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

Carladenise Edwards  
Chief Administrative Officer



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** June 3, 2025

**FROM:**   
Glen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 7(A)

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 \_\_\_\_, majority plus one \_\_\_\_, 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) \_\_\_\_, 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. 7(A)  
6-3-25

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATED TO THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY (AGENCY); AMENDING SECTION 2-2460 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE AGENCY TO EMPLOY AGENCY STAFF, AGENTS, AND OTHER EMPLOYEES AS THE AGENCY MAY REQUIRE, AND LEGAL COUNSEL AND LEGAL STAFF IN ACCORDANCE WITH SECTION 163.356, FLORIDA STATUTES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

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

**WHEREAS**, all powers arising through the Act are conferred by the Act upon counties with Home Rule Charters, which counties in turn are authorized to delegate certain of such powers to a community redevelopment agency created pursuant to the Act; and

**WHEREAS**, on March 1, 2005, this Board adopted Resolution No. R-212-05, which declared a certain geographic area of the County known as the West Perrine Redevelopment Area (“redevelopment area”) to be a slum or blighted area, and 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 redevelopment area and the County; and

**WHEREAS**, this Board, based on the foregoing findings, found that there was a need for the creation of a community redevelopment agency known as the West Perrine Community Redevelopment Agency (“Agency”) within the redevelopment area; and

**WHEREAS**, on June 5, 2007, this Board adopted Resolution No. R-744-07, which among other things, approved and adopted the West Perrine Community Redevelopment Plan to enable the Agency to undertake redevelopment of the redevelopment area; and

**WHEREAS**, this Board also enacted Ordinance No. 07-79, which approved the creation of a community redevelopment trust fund, known as the West Perrine Redevelopment Trust Fund and further provided for the calculation and appropriation of tax increment funds into such trust fund; and

**WHEREAS**, on June 5, 2007, this Board adopted Resolution No. R-745-07, which established and appointed itself as the board of commissioners of the Agency in accordance with section 163.357 of the Act; and

**WHEREAS**, on May 3, 2022, this Board adopted Ordinance No. 22-46, which (1) in accordance with section 163.356 of the Act, created the Agency as a public body corporate and politic; (2) relinquished its role as the board of commissioners of the Agency; and (3) delegated certain powers to the Agency as prescribed by the Act; and

**WHEREAS**, section 2-2460 of the Code of Miami-Dade County, Florida ("Code") requires the County Mayor or the County Mayor's designee and the Office of the County Attorney to provide to the Agency adequate staff and support services to enable the Agency to carry out its purposes; and

**WHEREAS**, section 163.356(3)(c), Florida Statutes, states: "... An agency may employ an executive director, technical experts, and such other agents and employees, permanent and temporary, as it requires, and determine their qualifications, duties, and compensation"; and

**WHEREAS**, the Act further authorizes the Agency to employ or retain its own counsel and legal staff to provide legal services; and

**WHEREAS**, certain community redevelopment agencies in Miami-Dade County employ their own staff and/or legal counsel, including, but not limited to, North Miami Community Redevelopment Agency, Southeast Overtown/Park West Community Redevelopment Agency, Omni Community Redevelopment Agency, Naranja Lakes Community Redevelopment Agency, and Homestead Community Redevelopment Agency; and

**WHEREAS**, the Agency has already retained the services of an executive director as authorized by this Board pursuant to Resolution No. R-1072-23, which approved the Agency's fiscal year 2023-2024 budget for the redevelopment area; and

**WHEREAS**, the board of commissioners of the Agency wishes to hire its own staff to carry out its purposes, and to retain legal counsel and staff to render legal services; and

**WHEREAS**, this Board desires to amend the Code to authorize the Agency to employ technical experts, such other agents and employees; and

**WHEREAS**, this Board further also desires to amend the Code to authorize the Agency to employ or retain its own legal counsel and staff to render legal services to the Agency,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** Section 2-2460 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:<sup>1</sup>

**Sec. 2-2460. Staff.** >> In accordance with section 163.356(3)(c), Florida Statutes, the Agency may employ technical experts, and such other agents and employees, permanent and temporary, as it requires. The Agency may also employ or retain its own legal counsel and staff to render legal services to the Agency. The Office of the County Attorney shall serve as the

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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Agency's interim legal counsel until the Agency has retained or employed its legal counsel and staff. The Agency shall determine the qualifications, duties, and compensation of such technical experts, agents, employees, legal counsel and legal staff. Upon the request of the Agency, the~~<<[[The]]~~ County Mayor or the County Mayor's designee ~~[[and the Office of the County Attorney shall]]~~ >>may<< provide to the Agency adequate ~~[[staff and]]~~ support services >>, at the Agency's sole cost,<< to enable [[it]] >>the Agency<< to carry out its purposes.

**Section 2.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 3.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Miami-Dade County. The sections of this ordinance may be renumbered or re-lettered to Accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 4.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:



Prepared by:



Richard Appleton  
Terrence A. Smith

Prime Sponsor: Vice Chairman Kionne L. McGhee  
Co-Sponsor: Commissioner Marleine Bastien