

MEMORANDUM

Agenda Item No. 11(A)(13)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: May 4, 2021

FROM: Geri Bonzon-Keenan
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 described generally as bounded by SW 216th Street on the north; SW 232nd Street on the south; SW 126th Avenue and Old Dixie Highway on the east; and SW 134th Avenue on the west; and designating the source of funding for payment of consulting fees to be the Unincorporated Municipal Service area non-departmental Allocation

Resolution No. R-459-21

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/smm



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: May 4, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

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)(13)
5-4-21

RESOLUTION NO. _____ R-459-21

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 DESCRIBED GENERALLY AS BOUNDED BY SW 216TH STREET ON THE NORTH; SW 232ND STREET ON THE SOUTH; SW 126TH AVENUE AND OLD DIXIE HIGHWAY ON THE EAST; AND SW 134TH AVENUE ON THE WEST; 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, which is generally described as bounded by SW 216th Street on the North; SW 232nd Street on the South; SW 126th Avenue and Old Dixie Highway on the East; and SW 134th Avenue on the West, 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, R-197-06, and R-511-15 related to a finding of slum and blight, such studies are 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 Board approves and incorporates the foregoing recitals as if fully set forth herein.

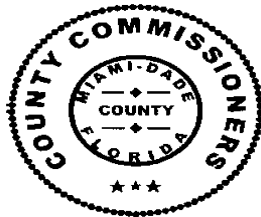
Section 2. The Board hereby directs the County Mayor or the County Mayor's designee to competitively select and contract with a consultant to prepare a Finding of Necessity study to assist in the determination of whether slum or blight exists in the Goulds Area for purposes of the possible future consideration 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 Kionne L. McGhee. It was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	aye		
Oliver G. Gilbert, III, Vice-Chairman	aye		
Sen. René García	aye	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	nay
Kionne L. McGhee	aye	Jean Monestime	aye
Raquel A. Regalado	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of May, 2021. 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: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "SDW", written over a horizontal line.

Shannon D. Summerset-Williams

Legend



Goulds Area in Commission District 8



Highways



Major Roads



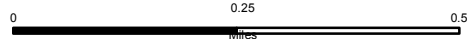
Streets

Property Boundaries

COULDS



0.25

Regulatory and Economic Resources Department
Planning Research Section

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February 2015