

MEMORANDUM

Agenda Item No. 11(A)(15)

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

DATE: June 21, 2023

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 section 163.355, Florida Statutes, for the purpose of determining whether the existing boundaries of the West Perrine Community Redevelopment Area should be expanded to include the geographical area generally described as bounded on the north by SW 184th Street, on the east by the Florida Turnpike, on the south by 197th Street and on the west by SW 114th Avenue; and requiring the West Perrine Community Redevelopment Agency to pay the consulting fees associated with such study

Resolution No. R-553-23

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/jp

MDC001



MEMORANDUM

(Revised)

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

DATE: June 21, 2023

FROM: 
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. 11(A)(15)
6-21-23

RESOLUTION NO. _____ R-553-23

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT AND CONTRACT WITH A CONSULTANT TO PREPARE A FINDING OF NECESSITY STUDY PURSUANT TO SECTION 163.355, FLORIDA STATUTES, FOR THE PURPOSE OF DETERMINING WHETHER THE EXISTING BOUNDARIES OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA SHOULD BE EXPANDED TO INCLUDE THE GEOGRAPHICAL AREA GENERALLY DESCRIBED AS BOUNDED ON THE NORTH BY SW 184TH STREET, ON THE EAST BY THE FLORIDA TURNPIKE, ON THE SOUTH BY 197TH STREET AND ON THE WEST BY SW 114TH AVENUE; AND REQUIRING THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY TO PAY THE CONSULTING FEES ASSOCIATED WITH SUCH STUDY

WHEREAS, section 163.355, Florida Statutes, provides that no county or municipality shall exercise the community redevelopment authority conferred by chapter 163, Part III, Florida Statutes (the "Act") until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that slum or blighted conditions in the area exist; and

WHEREAS, on March 1, 2005, this Board adopted Resolution No. R-212-05, declaring a geographical area generally described as: a portion of Sections 31, 32 and 33, Township 55 South, Range 40 East and Sections 5 and 6, Township 56 South, Range 40 East, Miami-Dade County, Florida generally bounded on the north by SW 168th Street, bounded on the east and southeast by State Road 5 (US-1), and bounded on the west and southwest by the State Road 821 (The Homestead Extension of Florida's Turnpike) ("existing redevelopment area"), as a slum or blighted area; and

WHEREAS, the existing redevelopment area is depicted in Attachment "A" attached hereto and incorporated herein by reference; and

WHEREAS, on June 5, 2007, this Board also adopted Resolution Nos. R-745-07 and R-744-07 appointing itself as the board of commissioners of the West Perrine Community Redevelopment Agency (the “Agency”) pursuant to section 163.357 of the Act, and approving the redevelopment plan for the area; and

WHEREAS, on June 5, 2007, this Board also adopted Ordinance No. 07-79, which created the trust fund for the Agency and the existing redevelopment area; and

WHEREAS, on May 3, 2022, this Board adopted Ordinance No. 22-46, as codified in article CLXIX, sections 2-2454, *et. seq.* of the Code of Miami-Dade County, Florida, which created the Agency comprised of private citizens in accordance with section 163.356, Florida Statutes; and

WHEREAS, on November 15, 2022, this Board also adopted Resolution No. R-1130-22, which appointed certain persons to the board of commissioners of the Agency; and

WHEREAS, this Board desires to consider whether the geographical area, which is generally described as bounded on north by SW 184th Street, on the east by the Florida Turnpike, on the south by 197th Street and on the west by SW 114th Avenue, and which is more particularly shown on Attachment “B” attached hereto and incorporated herein by reference (“West Perrine expansion area”), should be determined to be a slum or blighted area; and

WHEREAS, this Board further wishes to know whether the boundaries of the existing redevelopment area should be expanded to include the West Perrine expansion area; and

WHEREAS, accordingly, this Board desires to direct the County Mayor or County Mayor’s designee to competitively select and contract with a consultant to prepare a finding of necessity study for the West Perrine expansion area for purposes of determining the existence of slum or blight, pursuant to the Act,

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

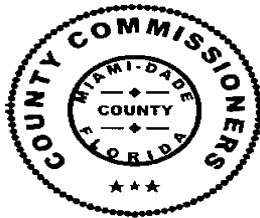
Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby directs the County Mayor or County Mayor’s designee to competitively select and contract with a consultant to prepare a finding of necessity study (the “study”) to assist in determining whether slum or blighted conditions exists in the geographical area, which is generally described as bounded on the north by SW 184th Street, on the east by the Florida Turnpike, on the south by 197th Street and on the west by SW 114th Avenue, and which is more particularly shown on Attachment “B” attached hereto and incorporated herein by reference. The purpose of the study is also to determine whether the existing boundaries of the West Perrine Community Redevelopment Area should be expanded. The cost of the study shall be borne by the West Perrine Community Redevelopment Agency from the tax increment financing funds deposited in the trust fund by each taxing authority.

The Prime Sponsor of the foregoing resolution is Commissioner Kionne L. McGhee. It was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of June, 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

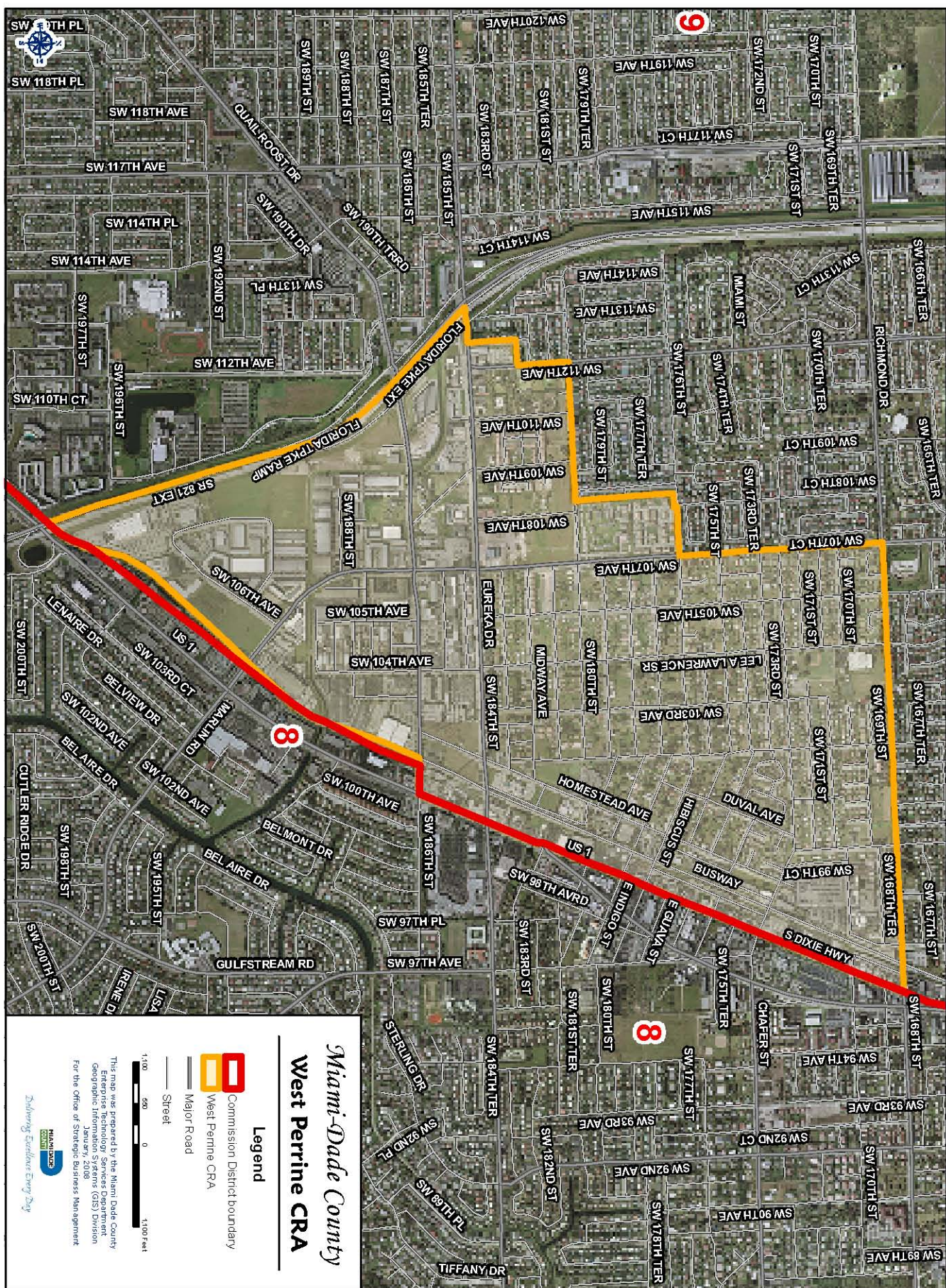
JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Terrence A. Smith
Richard Appleton



Miami-Dade County **West Perrine CRA**

- Legend**
- Commission District boundary
 - West Perrine CRA
 - Major Road
 - Street

1:100 Feet
0 250 500
This map was prepared by the Miami-Dade County Enterprise Technology Services Department, Geographic Information Systems (GIS) Division, January, 2008
For the Office of Strategic Business Management
Delivering Excellence Every Day

