

MEMORANDUM

Agenda Item No. 11(A)(1)

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

DATE: March 5, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing County Mayor to competitively select a consultant to prepare, at the sole cost of the NW 7th Avenue Corridor Community Redevelopment Agency, a Finding of Necessity Study for expansion of NW 7th Avenue Corridor Community Redevelopment Area to include two geographical areas described generally bounded on (1) the north by the intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9, and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue

Resolution No. R-189-24

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

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

DATE: March 5, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(1)

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)(1)
3-5-24

RESOLUTION NO. _____ R-189-24

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPETITIVELY SELECT A CONSULTANT TO PREPARE, AT THE SOLE COST OF THE NW 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, A FINDING OF NECESSITY STUDY FOR EXPANSION OF NW 7TH AVENUE CORRIDOR COMMUNITY REDEVELOPMENT AREA TO INCLUDE TWO GEOGRAPHICAL AREAS DESCRIBED GENERALLY BOUNDED ON (1) THE NORTH BY THE INTERSECTION OF STATE ROAD 9 AND THE STATE ROAD 9 RAMP, THE SOUTH BY THE CANAL NORTH OF SOUTH BISCAYNE RIVER DRIVE, THE EAST BY NW 7TH AVENUE, AND THE WEST BY STATE ROAD 9, AND (2) THE NORTH BY LITTLE RIVER CANAL, THE SOUTH BY NW 80TH STREET TO THE BOUNDARY OF THE CITY OF MIAMI, THE EAST BY NORTH MIAMI AVENUE, AND THE WEST BY NW 6TH AVENUE

WHEREAS, pursuant to chapter 163, Florida Statutes (the "Act"), a Finding of Necessity study must be prepared in order to initiate the redevelopment process for areas believed to be slum and blighted; and

WHEREAS, the Act confers all redevelopment powers upon counties with home rule charters; and

WHEREAS, this Board adopted Ordinance No. 06-18, which established the N.W. 7th Avenue Corridor Community Redevelopment Agency ("Agency") and appointed an initial Board of Commissioners pursuant to section 163.356, Florida Statutes; and

WHEREAS, the Agency's responsibilities include the removal of slum or blight from the community redevelopment area, which is more fully described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, this Board wishes to consider expanding the current boundaries of the redevelopment area to include two areas as described generally as bounded on (1) the north by the intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9; and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue, (“proposed expanded area”); and

WHEREAS, the proposed expanded area is depicted in Exhibits “B” and “C” attached hereto and incorporated herein by reference; and

WHEREAS, this Board desires to authorize the County Mayor or County Mayor’s designee to competitively select a consultant to prepare a finding of necessity study (the “study”) for the proposed expanded area in accordance with the provisions of the Act; and

WHEREAS, in accordance with section 163.387 of the Act, the Agency may use monies in the redevelopment trust fund to pay for expenses related to the preparation of the study; and

WHEREAS, this Board wishes that the County Mayor or County Mayor’s designee seek, on behalf of the County, to be reimbursed by the Agency for any expenses related to the preparation of the study,

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 a consultant to prepare a finding of necessity study (the “study”) of two geographical areas as depicted in Exhibits “B” and C” attached hereto and incorporated herein by reference, and which such areas are described generally as bounded on (1) the north by the

intersection of State Road 9 and the State Road 9 ramp, the south by the Canal North of South Biscayne River Drive, the east by NW 7th Avenue, and the west by State Road 9; and (2) the north by Little River Canal, the south by NW 80th Street to the boundary of the City of Miami, the east by North Miami Avenue, and the west by NW 6th Avenue. The cost of the study shall be borne solely by the Agency.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. It was offered by Commissioner **Kionne L. McGhee**, 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	aye	
	Anthony Rodríguez, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	absent	Eileen Higgins	absent
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 5th day of March, 2024. 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

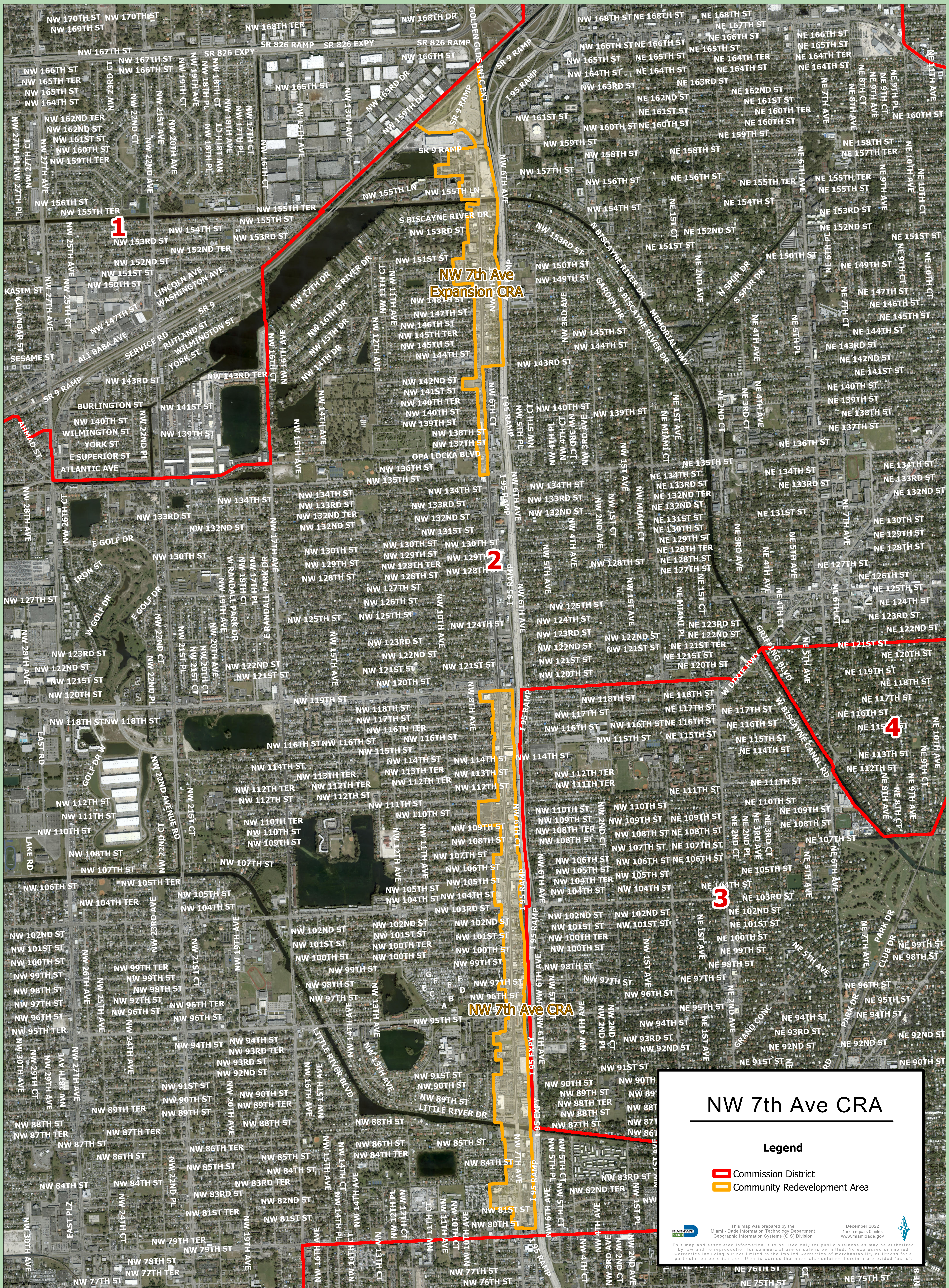
JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Terrence A. Smith



NW 7th Ave CRA

Legend

- ▬ Commission District
- ▬ Community Redevelopment Area



Proposed Expansion Boundary
7th Avenue CRA



PROPOSED 7TH AVENUE CRA EXPANSION

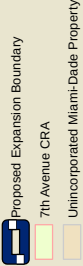


1 inch = 277 feet

MDC008



Department of Regulatory and Economic Resources (DER)
Planning Research and Economic Analysis Section
December 2023



PROPOSED 7TH AVENUE CRA EXPANSION



1 inch = 292 feet

MDC009

EXHIBIT C



Department of Regulatory and Economic Resources (DER)
Planning Research and Economic Analysis Section
December 2023