

# MEMORANDUM

EPC  
Agenda Item No. 2(B)

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**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** February 12, 2015

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution directing County Mayor to select a consultant to prepare a finding of necessity study for Orange Sports Complex Community Redevelopment Area to include the geographical area described generally as bounded on the north by the Miami River, bounded on the south by Flagler Street, bounded on the west by NW 22nd Avenue and bounded on the east by the Miami River, and such other surrounding areas that the study determines to be necessary; and providing funding source

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Bruno A. Barreiro.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/cp




# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** March 3, 2015

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No.

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
- 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 \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor

Agenda Item No.

Veto \_\_\_\_\_

3-3-15

Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO SELECT A CONSULTANT TO PREPARE A FINDING OF NECESSITY STUDY FOR ORANGE SPORTS COMPLEX COMMUNITY REDEVELOPMENT AREA TO INCLUDE THE GEOGRAPHICAL AREA DESCRIBED GENERALLY AS BOUNDED ON THE NORTH BY THE MIAMI RIVER, BOUNDED ON THE SOUTH BY FLAGLER STREET, BOUNDED ON THE WEST BY NW 22ND AVENUE AND BOUNDED ON THE EAST BY THE MIAMI RIVER, AND SUCH OTHER SURROUNDING AREAS THAT THE STUDY DETERMINES TO BE NECESSARY; AND PROVIDING FUNDING SOURCE

**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 authorizes such counties to delegate the exercise of such powers within the boundaries of a municipality to the governing body of such municipality; and

**WHEREAS**, the Board of County Commissioners of Miami-Dade County, Florida (the "Board") desires to authorize the County Mayor or the County Mayor's designee to select a consultant to prepare a Finding of Necessity study for the Orange Sports Complex Community Redevelopment Agency ("CRA") in accordance with the provisions of the Act; and

**WHEREAS**, the finding of Necessity study shall consider whether the CRA could be used to fund: (a) the acquisition of any parcels necessary for the construction of a dual purpose stadium (MLS soccer/UM football); and (b) the construction of a people mover leg from the Government Center to Little Havana/Stadium site. The Finding of Necessity study should

provide for the CRA to sunset once the two projects are fully funded and for Miami-Dade's contribution to the CRA trust fund to be at fifty percent (50%) and all other taxing authority's contribution to be fifty percent; and

**WHEREAS**, the Board desires that payment of such expenses for the study are paid for from private sector sources or such other available and appropriate County sources, as determined by the County Mayor or the County Mayor's designee,

**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 incorporated in this resolution by reference.

Section 2. The Board hereby directs the County Mayor or the County Mayor's designee to select a consultant to prepare a Finding of Necessity study for creation of the Orange Sports Complex community redevelopment area to include the geographical area described generally as bounded on the north by the Miami River, bounded on the south by Flagler Street, bounded on the west by NW 22nd Avenue and bounded on the east by the Miami River, and such other surrounding areas as determined necessary by the Finding of Necessity study.

Section 3. The Board hereby finds that the source of funding for payment of such consulting fees shall be from private sector sources or such other available and appropriate County sources—which County sources, if used, shall be reimbursed to the County by the CRA upon its creation – as determined by the County Mayor or the County Mayor's designee.

The Prime Sponsor of the foregoing resolution is Commissioner Bruno A. Barreiro. 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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3<sup>rd</sup> day of March, 2015. 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: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Shannon Summerset-Williams