



City of Miami

Legislation

Resolution: R-20-0131

City Hall
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File Number: 7382

Final Action Date: 4/23/2020

A RESOLUTION OF THE MIAMI CITY COMMISSION RATIFYING, ACCEPTING, AND SUPPORTING THE ACTIONS TAKEN BY THE BOARD OF COMMISSIONERS OF THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY ("OMNI CRA") IN RESOLUTION NO. CRA-R-20-0003 ADOPTED ON APRIL 9, 2020 FOR THE REMOVAL OF THE NON-CONTIGUOUS EXPANSION OF THE OMNI CRA INTO THE AREA KNOWN AS THE WEST GROVE AND ALL OTHER FINDINGS; AUTHORIZING THE CITY MANAGER TO TAKE ANY AND ALL ACTIONS NECESSARY CONSISTENT WITH RESOLUTION NO. CRA-R-20-0003 AS IT RELATES TO THE REMOVAL OF THE NON-CONTIGUOUS EXPANSION OF THE OMNI CRA INTO THE WEST GROVE; CLARIFYING THAT THIS RESOLUTION AND ITS FINDINGS, DIRECTIVES, AND ACTIONS SHALL SUPERSEDE ANY AND ALL OTHER FINDINGS, DIRECTIVES, AND ACTIONS IN PRIOR CITY OF MIAMI ("CITY") RESOLUTIONS THAT ARE INCONSISTENT WITH THIS RESOLUTION; FURTHER CLARIFYING THAT ANY AND ALL PRIOR RESOLUTIONS THAT ARE NOT INCONSISTENT WITH THIS RESOLUTION SHALL REMAIN UNAFFECTED; FURTHER DIRECTING THE CITY MANAGER TO TAKE ANY AND ALL NECESSARY ACTIONS TO ADVANCE THE PROCESS OF CREATING A COMMUNITY REDEVELOPMENT AGENCY WITHIN THE WEST GROVE ("WEST GROVE CRA") PURSUANT TO REQUIREMENTS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969 AS IS NECESSARY AND IN THE BEST INTEREST OF THE PUBLIC'S HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY AND MIAMI-DADE COUNTY; FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS, INCLUDING BUT NOT LIMITED TO A REDEVELOPMENT PLAN FOR THE WEST GROVE CRA, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, FOR SAID PURPOSES; FURTHER DIRECTING THE CITY MANAGER TO SUBMIT ANY AND ALL NECESSARY DOCUMENTS, INCLUDING BUT NOT LIMITED TO A COPY OF THIS RESOLUTION TO THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS FOR REVIEW, APPROVAL, AND ACCEPTANCE.

SPONSOR(S): Commissioner Ken Russell

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, there was created by action of Miami-Dade County ("County") and the City of Miami ("City") the Omni Redevelopment District Community Redevelopment Agency ("Omni CRA"); and

WHEREAS, on June 24, 1996, the County, formerly known as Metropolitan Dade County, and the City executed an Interlocal Cooperation Agreement ("1996 Interlocal Agreement"); and

WHEREAS, as of December 31, 2007, the County, the City, the Southeast Overtown Park West Community Redevelopment Agency (“SEOPW CRA”), and the Omni CRA entered into an alternative Interlocal Agreement between the City, the County, the SEOPW CRA, and the Omni CRA to provide funding for major projects for the benefit of all parties (“2007 Interlocal Agreement”); and

WHEREAS, in furtherance of seeking an additional extension of the life of the Omni CRA, the Omni CRA is required to prepare an Assessment of Need Study (“AON”), to amend its current Redevelopment Plan, and to amend the 1996 Interlocal Agreement with its two (2) taxing authorities, the City and the County; and

WHEREAS, on February 19, 2019, the Board of Commissioners of the Omni CRA adopted Resolution No. CRA-R-19-0004 approving the AON to substantiate the extension of the life of the Omni CRA until 2047 as required by the County pursuant to Resolution No. R-611-15; and

WHEREAS, on June 13, 2019, the Board of Commissioners of the Omni CRA adopted Resolution No. CRA-R-19-0012 approving the Amended Redevelopment Plan prepared by PMG Associates, Inc. (“PMG”); and

WHEREAS, on June 13, 2019, the Board of Commissioners of the Omni CRA adopted Resolution No. CRA-R-19-0013 accepting and adopting the execution of a second amendment to the 1996 Interlocal Agreement between the City, the County, and the Omni CRA; and

WHEREAS, on June 13, 2019, the City Commission adopted Resolution No. R-19-0237 accepting and authorizing, among other things, the Amended Redevelopment Plan and the extension of the life of the Omni CRA to 2047; and

WHEREAS, on June 13, 2019, the City Commission adopted Resolution No. R-19-0237 approving and authorizing the City Manager to execute the Second Amendment to the 1996 Interlocal Agreement (“Second Amendment”) between the City, the County, and the Omni CRA; and

WHEREAS, on April 9, 2020, the Board of Commissioners of the Omni CRA adopted Resolution No. CRA-R-20-0003 amending the Amended Redevelopment Plan to remove the non-contiguous expansion of the Omni CRA into the area known as West Grove and directing the Executive Director to modify and update any and all documents to reflect the removal of the non-contiguous expansion of the Omni CRA into the West Grove; and

WHEREAS, the West Grove is a historically Bahamian, approximately sixty-five (65) block, half-square-mile section of Coconut Grove within the City having an eclectic and rich history known for its culture, architecture, arts, and festivals; and

WHEREAS, the West Grove, however, has been plagued by economic blight and a lack of affordable housing, which has resulted in the displacement of many longtime residents; and

WHEREAS, on August 14, 2017, the City entered into an Expert Consultant Agreement with PMG to generate a Finding of Necessity Report (“Report”), attached and incorporated as Exhibit “A”, pursuant to the requirements of Chapter 163, Florida Statutes, to create a Community Redevelopment Area in the West Grove; and

WHEREAS, the Report concluded that the West Grove boundaries as provided and incorporated in the Report met two (2) of three (3) criteria for slum designation and eight (8) of fourteen (14) criteria for blight designation as defined in Chapter 163, Florida Statutes; and

WHEREAS, on January 11, 2018, the City Commission accepted, approved, and adopted Resolution No. 18-0010, which included the Report and finding the West Grove to be slum and blighted and that (1) one or more slum or blighted areas or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the West Grove and (2) the rehabilitation, conservation, redevelopment, or a combination thereof for the West Grove, including, if appropriate, the development of housing which residents of low or moderate income, including elderly, can afford, is necessary, and is in the interest of the public's health, safety, morals, or welfare of the residents of the West Grove, in the City, and the County; and

WHEREAS, a finding of necessity is required prior to the exercise of any authority under the provisions of Chapter 163, Florida Statutes; and

WHEREAS, the City wishes to exercise the powers and duties conferred upon municipalities by the Community Redevelopment Act of 1969, as amended, in order to eradicate existing slum and blighted conditions in the West Grove area by creating the West Grove Community Redevelopment Agency ("West Grove CRA"); and

WHEREAS, the City Commission wishes to ratify, accept, and support the adoption of Resolution No. CRA-R-20-0003 by the Board of Commissioners of the Omni CRA and the removal of the non-contiguous expansion of the Omni CRA into the West Grove from the Amended Redevelopment Plan; and

WHEREAS, the City Commission directs the City Manager to take any and all necessary steps to advance the process of creating the West Grove CRA pursuant to the requirements of Chapter 163, Florida Statutes, and the Code of Miami-Dade County, Florida;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated herein as if fully set forth in this Section.

Section 2. The City Commission hereby ratifies, accepts, and supports the removal of the non-contiguous expansion of the Omni CRA into the West Grove and all other findings and actions taken in Resolution No. CRA-R-20-0003.

Section 3. The City Manager is authorized¹ to take any and all actions necessary and consistent with this Resolution as it relates to the removal of the non-contiguous expansion of the Omni CRA into the West Grove.

¹ The herein authorization is further subject to compliance with all requirements that may be imposed by the City Attorney, including but not limited to, those prescribed by applicable City Charter and City Code provisions.

Section 4. The City Commission hereby accepts and approves the Report prepared by PMG, attached and incorporated as Exhibit "A", and finds a necessity exists for the rehabilitation, conservation, or redevelopment of slum and blight in the West Grove area within the City.

Section 5. The City Manager is directed to take any and all necessary steps to advance the process of creating the West Grove CRA pursuant to Chapter 163, Florida Statutes, and the Code of Miami-Dade County, Florida.

Section 6. This Resolution and its findings, directives, and actions shall supersede any and all other findings, directives, and actions in prior City Resolutions that are inconsistent with this Resolution. All other findings, directives, and actions in prior City Resolutions that are not inconsistent with this Resolution shall remain unaffected.

Section 7. The City Manager is directed to forward a copy of any and all required documents, including but not limited to this Resolution to the Miami-Dade County Board of County Commissioners for review, approval, and acceptance.

Section 8. This Resolution shall become effective immediately upon its adoption.²

APPROVED AS TO FORM AND CORRECTNESS:


Victoria Méndez, City Attorney 5/11/2020

² If the Mayor does not sign this Resolution, it shall become effective at the end of ten (10) calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.