

RESOLUTION NO. 2015¹³⁶

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA FINDING THE NEED TO ESTABLISH A COMMUNITY REDEVELOPMENT AREA APPROPRIATE FOR COMMUNITY REDEVELOPMENT UNDER THE PROVISIONS OF CHAPTER 163, PART III, FLORIDA STATUTES BASED ON THE DATA AND ANALYSIS IN THE FINDINGS OF NECESSITY STUDY ATTACHED HERETO AS EXHIBIT "A"; DESIGNATING AND DEFINING THE HIALEAH MARKET DISTRICT COMMUNITY REDEVELOPMENT AREA AS CONSISTING OF 121 ACRES, MORE OR LESS, AND DESCRIBED AND DEPICTED IN EXHIBIT "B"; FINDING THAT CONDITIONS IN THE HIALEAH MARKET DISTRICT COMMUNITY REDEVELOPMENT AREA MEET THE CRITERIA FOR SLUM AND BLIGHT AS DEFINED IN SECTION 163.340(7) AND (8), FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hialeah Market District Community Redevelopment Area is an integral part of the greater City of Hialeah, Florida community and many of the area's business persons work tirelessly to contribute to the overall productivity, welfare and significance of the City; and

WHEREAS, the City of Hialeah has retained Carras Community Investment, Inc., a consulting firm specializing and experienced in community redevelopment, to prepare a Finding of Necessity Study with respect to the Hialeah Market District Community Redevelopment Area; and

WHEREAS, in accordance with section 163.355, Florida Statutes (2014), this resolution is supported by data and analysis gathered and presented by Carras Community Investment, Inc. in its Finding of Necessity Study attached as Exhibit A; and

WHEREAS, the Hialeah Market District Community Redevelopment Area is appropriate for community redevelopment as there exists faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site and other improvements, blighted conditions, a predominance of defective or inadequate street layout and parking facilities, a concentration of abandoned and dilapidated structures, and overall economic distress; and

WHEREAS, the physical and economic conditions in the Hialeah Market District Community Redevelopment Area are detrimental to the quality of life of the community, impair acceptable community standards of appearance, and are injurious to the public health, safety and welfare; and

WHEREAS, the rehabilitation, conservation, or redevelopment, or a combination thereof, within the Hialeah Market District Community Redevelopment Area, including the development of housing which area residents can afford, can eliminate, remedy or prevent the conditions in the Area making such action necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, the City Council of the City of Hialeah, in accordance with section 163.355, Florida Statutes, finds that the conditions in the Hialeah Market District Community Redevelopment Area meet the criteria described in section 163.340(7) or (8), Florida Statutes, as stated herein; and

WHEREAS, in accordance with applicable provisions of section 163, Part III, Florida Statutes, proper and timely notice has been given to the public and each taxing authority which levies ad valorem taxes in the Hialeah Market District Community Redevelopment Area notifying them of this resolution and of the public hearing for its consideration, and said public hearing was held pursuant to the published notice.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The foregoing facts and recitations contained in the preamble to this resolution are hereby adopted and incorporated by reference as if fully set forth herein.

Section 2: The City Council hereby adopts the data, analysis, findings and conclusions of the Finding of Necessity Study prepared by Carras Community Investment, Inc. attached as Exhibit "A" and incorporated by reference as if fully set forth herein.

Section 3: The geographic area included in the Hialeah Market District Community Redevelopment Area is officially established on the basis of the map and legal description attached as Exhibit "B" and incorporated by reference as if fully set forth herein.

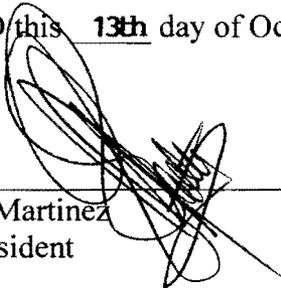
Section 4: The City Council hereby finds that, based on the data and analysis in the Findings of Necessity Study, the conditions in the Hialeah Market District Community Redevelopment Area meet certain criteria set forth in Section 163.340(7) and (8), Florida Statutes, for slum and blight and further finds the need to establish a community redevelopment area and exercise community development authority pursuant to the provisions of the

Community Redevelopment Act of 1969, Florida Statutes, Chapter 163, to eliminate, remedy or prevent these conditions through redevelopment, conservation or rehabilitation.

Section 5: Effective Date.

This resolution shall become effective when passed by the City Council of the City of Hialeah, Florida and signed by the Mayor of the City of Hialeah, Florida, or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

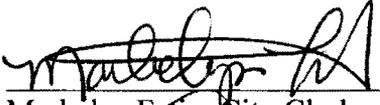
PASSED AND ADOPTED this 13th day of October, 2015.



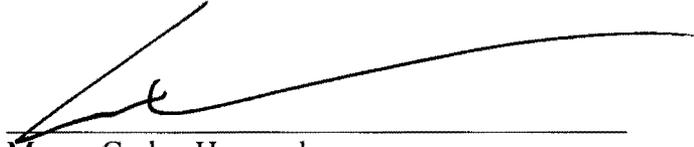
Isis Garcia-Martinez
Council President

Attest:

Approved on this 16th day of October, 2015.

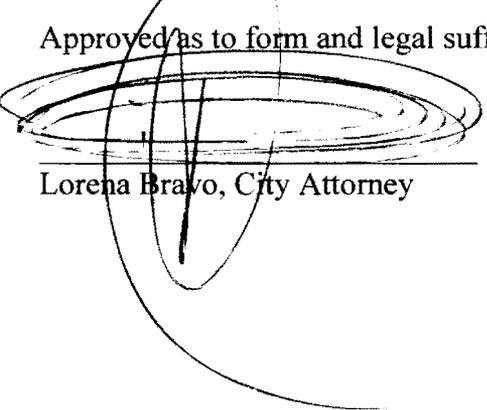


Marbelys Fatjo, City Clerk



Mayor Carlos Hernandez

Approved as to form and legal sufficiency:



Lorena Bravo, City Attorney

Resolution was adopted by a (7-0) unanimous vote with Councilmembers, Caragol, Casáls-Muñoz, Cue-Fuente, Garcia-Martinez, Gonzalez, Hernandez and Lozano voting "Yes".