



**MEMORANDUM**

EDSS  
Agenda Item No. 1(F)2

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

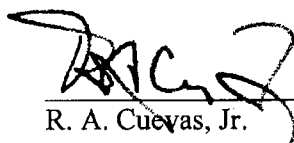
**DATE:** October 26, 2011

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

**SUBJECT:** Resolution authorizing the Mayor to  
amend the FY 2008-2012 Consolidated  
Plan allowing for a change in the use  
of property formerly intended to be  
used as the Poinciana Industrial Center

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The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney


RAC/up

# Memorandum



**Date:** November 15, 2011

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Resolution Amending the FY 2008 – 2012 Consolidated Plan to Change the Use of Three Parcels of Real Property Formerly Intended to be Used as the Poinciana Industrial Center

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## **Recommendation**

It is recommended that the Board of County Commissioners (BCC) approve a substantial amendment to the FY 2008 – 2012 Consolidated Plan allowing for a change in the use of three parcels of real property formerly intended for use in the Poinciana Industrial Center to now be leased to the Florida Department of Health for use as a health clinic for low- to moderate-income residents. The three (3) parcels, located near NW 75<sup>th</sup> Street and NW 27<sup>th</sup> Avenue, were acquired utilizing Community Development Block Grant (CDBG) funds.

## **Scope**

The three (3) parcels currently owned by Miami-Dade County are located in Commission District 2. As approved by the BCC on July 19, 2011, the State of Florida Department of Health will enter into a long-term lease agreement with Miami-Dade County for the three (3) parcels, on which it proposes to construct a new health clinic that would serve residents of Miami-Dade County, and specifically low- to moderate-income residents of the immediate area. Upon completion of construction of the medical facility, the new facility would be owned by the County pursuant to Chapter 154 of the Florida Statutes. The approval of this item would greatly benefit low- and moderate-income families who were significantly impacted by the recent closure of these two neighborhood medical clinics.

## **Fiscal Impact/Funding Source**

There is no fiscal impact to the County, as the Department of Health will be responsible for the construction of this new facility.

## **Track Record/Monitoring**

The Department of Housing and Community Development (DHCD) will monitor the progress of the State of Florida Department of Health in developing the health clinic and meeting the national objective, including executing the County's standard CDBG contract.

## **Background**

The Poinciana Industrial Center (PIC) parcels were purchased by the Office of Community and Economic Development (now the Department of Housing and Community Development) in the mid 1980's after the civil disturbances that impacted major areas of the City of Miami and unincorporated Miami-Dade County. Approximately 29 acres of land were acquired by DHCD from 1984 to 1985 in the PIC utilizing CDBG funds.

On July 19, 2011, the Board of County Commissioners (BCC) passed Resolution R-624-11, which authorized the County to enter into an agreement with the Florida Department of Health to lease three (3) parcels of land at the Poinciana Industrial Center (PIC) for the development of a new health clinic. As authorized under the Resolution, the County will

*J*

enter into an agreement with the Florida Department of Health that would provide the State with up to five (5) years after the Agreement is executed to secure adequate funding to construct a mutually agreeable, suitable facility on the subject three (3) parcels. The lease agreement that was approved by the BCC July 19, 2011, is contingent upon the approval of this item.

The legal descriptions of the parcels are as follows (see **Attachment A** for a map of the parcels):

- **Tract A**
  - **Size of Property:** Approximately 1.17 acres
  - **Property Folio Number:** 30-3110-073-0010
  - **Legal Description:** "Poinciana Industrial Center West PB 159-23 T-17340 Tract A Lot Size 1.165 AC M/L FAU 30-3110-028-1881."
  - **Address:** NW 75 Street and NW 27 Avenue
  
- **Tract B**
  - **Size of Property:** Approximately 1.45 acres
  - **Property Folio Number:** 30-3110-073-0020
  - **Legal Description:** "Poinciana Industrial Center West PB 159-23 T-17340 Tract B Lot Size 1.454 AC M/L FAU 30-3110-000-0230 0250 & 0260 & 30-3110-031-0130 0150 & 0160."
  - **Address:** 7440 NW 26 Avenue
  
- **Tract C**
  - **Size of Property:** Approximately 1.70 acres
  - **Property Folio Number:** 30-3110-073-0030
  - **Legal Description:** "Poinciana Industrial Center West PB 159-23 T-17340 Tract C Lot Size 1.699 AC M/L FAU 30-3110-029-0160 0170 & 30-3110-031-0110."
  - **Address:** 2520 NW 75 Street

Notwithstanding the foregoing, the parties agree that prior to the commencement of design the County may substitute an alternative site for this Project provided that:

- a) the site is large enough to accommodate the Project;
- b) is in a location determined by the DOH as the area to be served by this Project;
- c) is in a location convenient for the population to be served, and
- d) will not increase the overall budget for the construction of the clinic.

Attachment



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Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** November 15, 2011

**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 Manager'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 \_\_\_\_\_  
Override \_\_\_\_\_

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

RESOLUTION AUTHORIZING THE MAYOR TO AMEND THE FY 2008 – 2012 CONSOLIDATED PLAN ALLOWING FOR A CHANGE IN THE USE OF PROPERTY FORMERLY INTENDED TO BE USED AS THE POINCIANA INDUSTRIAL CENTER; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE ALL CONTRACTS, AGREEMENTS AND AMENDMENTS NECESSARY TO IN FURTHERANCE OF THE PURPOSES OF THIS RESOLUTION; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board authorizes the County Mayor or County Mayor’s designee to amend the FY 2008 – 2012 Consolidated Plan allowing for a change in the use of three parcels located near NW 75<sup>th</sup> Street and NW 27<sup>th</sup> Avenue in the Poinciana Industrial Center, currently owned by Miami-Dade County; authorizes the County Mayor or County Mayor’s designee to execute and, where applicable record, contracts, leasehold mortgages, restrictive covenants or other agreements and amendments, as are required, following approval by the County Attorney’s Office and subject to proper execution by the parties; and to exercise the cancellation provisions contained therein.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved for its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman  
Audrey M. Edmonson, Vice Chairwoman  
Bruno A. Barreiro  
Esteban L. Bovo, Jr.  
Sally A. Heyman  
Jean Monestime  
Rebeca Sosa  
Xavier L. Suarez  
Lynda Bell  
Jose "Pepe" Diaz  
Barbara J. Jordan  
Dennis C. Moss  
Sen. Javier D. Souto

The Chairperson thereupon declared the resolution duly passed and adopted this 15<sup>th</sup> day of November, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

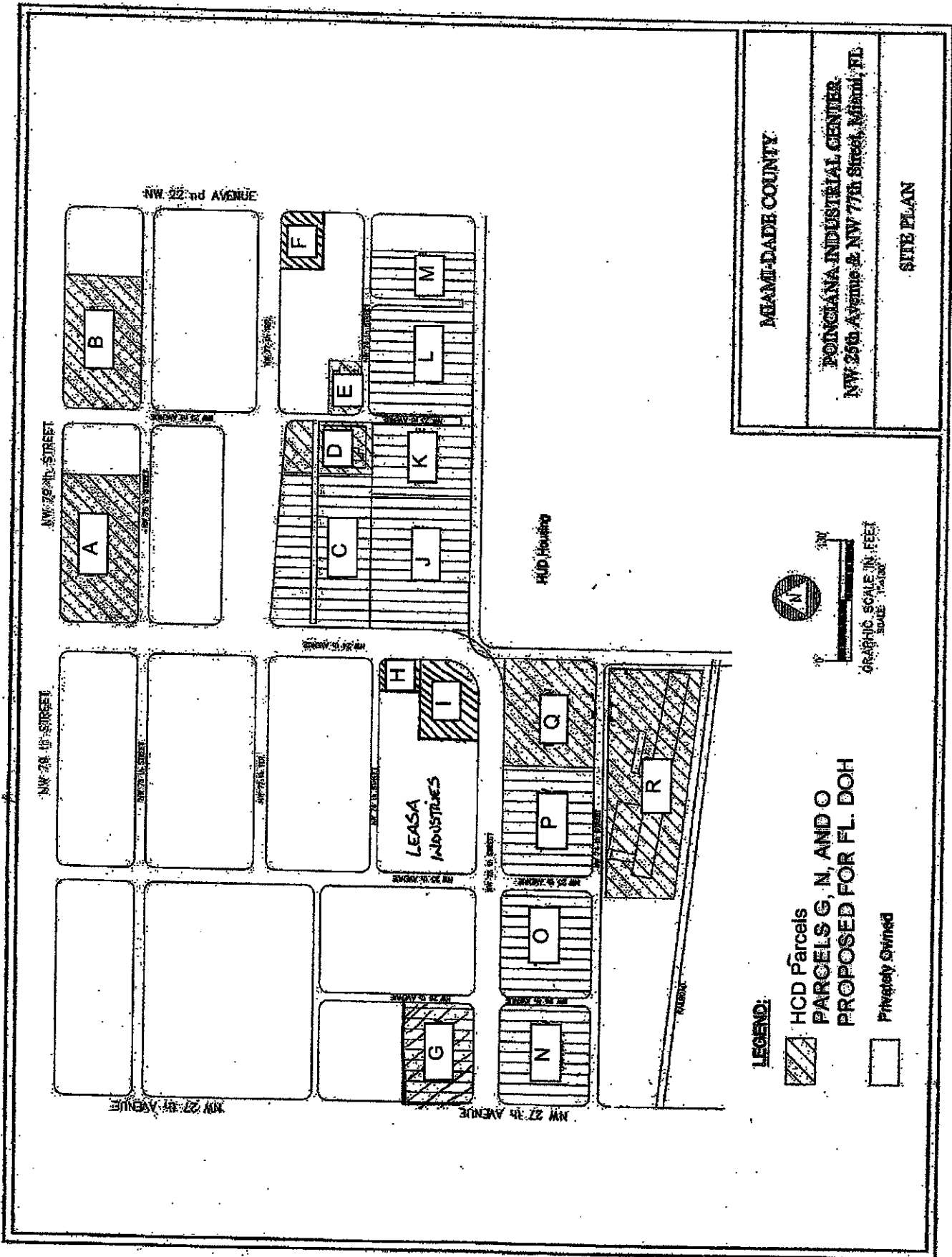
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Brenda Kuhns Neuman

ATTACHMENT A



LEGEND:



HCD Parcels  
PARCELS G, N, AND O  
PROPOSED FOR FL. DOH



Privately Owned



GRAPHIC SCALE IN FEET  
SCALE 1"=100'

MIAMI-DADE COUNTY

POINCIANA INDUSTRIAL CENTER  
NW 25th Avenue & NW 77th Street, Miami, FL

SITE PLAN