MEMORANDUM

Agenda Item No. 11(A)(10)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	October 5, 2016
FROM:	Abigail Price-Williams County Attorney	**SUBJECT:**	Resolution approving terms of and authorizing execution by the County Mayor of an Amendment to the Agreement with the Florida Department of Health providing for a two year extension for the development of Department of Health facilities on two remaining parcels at the Poinciana Industrial Center; authorizing County Mayor to exercise any and all other rights conferred therein and to perform all acts necessary to effectuate same

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Jean Monestime.

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

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

DATE: October 5, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(10)

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 ____, 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
Veto _____
Override _____

Agenda Item No. 11(A)(10)
10-5-16

RESOLUTION NO. _____

RESOLUTION APPROVING TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE OF AN AMENDMENT TO THE AGREEMENT WITH THE FLORIDA DEPARTMENT OF HEALTH PROVIDING FOR A TWO YEAR EXTENSION FOR THE DEVELOPMENT OF DEPARTMENT OF HEALTH FACILITIES ON TWO REMAINING PARCELS AT THE POINCIANA INDUSTRIAL CENTER; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN AND TO PERFORM ALL ACTS NECESSARY TO EFFECTUATE SAME

WHEREAS, pursuant to Resolution No. R-642-11, the Board approved an agreement with the State of Florida Department of Health ("Department") to construct a new health facility upon three parcels of land located at Poinciana Industrial Center, to be funded by the Department which will replace two former, recently closed clinics in District 2, Miami-Dade County Health Department's Juanita Mann Clinic located at 7900 NW 27th Avenue and the Jessie Trice Community Health Center, Inc.'s James E. Scott Center located at 7200 NW 22nd Avenue (the "Agreement"); and

WHEREAS, the Agreement provided that such facilities would be constructed within a five year period, by September 28, 2016, following which the County would assume the ownership of the facility pursuant to the provisions of chapter 154, Florida Statutes, with maintenance of same pursuant to the Miami-Dade County core contract; and

WHEREAS, the Department constructed the Frederica Wilson/Juanita Mann Health Center on Tract C, and now seeks to construct additional facilities on the two remaining tracts, A and B, all as identified in the attached sketches from the Miami-Dade County Property Appraiser's website attached as Exhibit 1; and

WHEREAS, the Department has requested the County to extend the Agreement in order to construct such additional facilities; and

WHEREAS, the approval of a two year extension is in the best interests of the citizens of Miami-Dade County, and such extension would provide the Department with the additional time necessary for the Department to appropriate additional funding and to construct the facilities,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board approves the terms of and authorizes an Amendment to the Agreement in substantially the form attached hereto and made a part hereof as Exhibit 2, providing a two year extension of time to construct facilities on Tracts A and B as referenced in Exhibit 1, and eliminating Tract C from such Agreement, which already includes the Frederica Wilson/Juanita Mann Health Center.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to execute the Amendment to Agreement, for and on behalf of Miami-Dade County, and authorizes the County Mayor or the Mayor's designee to exercise any and all other rights conferred therein and to perform all acts necessary to effectuate same.

The Prime Sponsor of the foregoing resolution is Chairman Jean Monestime. 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	

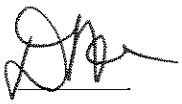
The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of October, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.



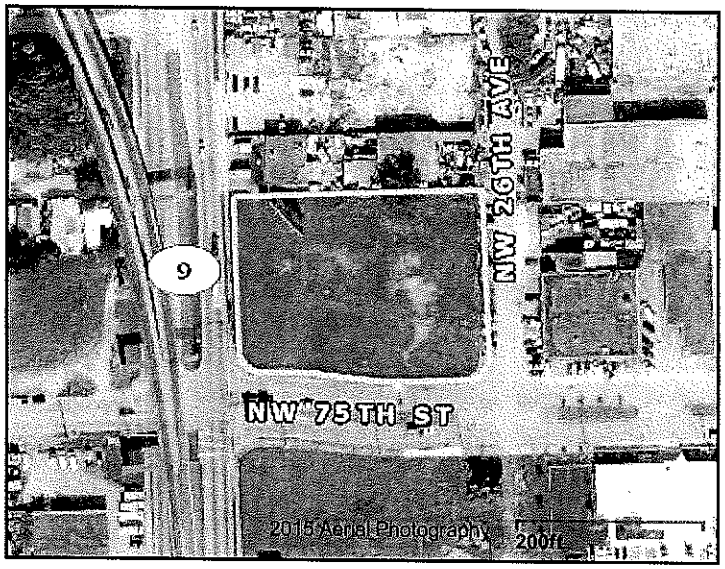
Debra Herman

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/23/2016

Property Information	
Folio:	30-3110-073-0010
Property Address:	
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8066 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	50,747 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$456,723	$456,723	$405,976
Building Value	$0	$0	$0
XF Value	$8,017	$0	$0
Market Value	$464,740	$456,723	$405,976
Assessed Value	$464,740	$446,573	$405,976

Taxable Value Information	2015	2014	2013
County			
Exemption Value	$464,740	$446,573	$405,976
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$464,740	$456,723	$405,976
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$464,740	$446,573	$405,976
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		$10,150	
County	Exemption	$464,740	$446,573	$405,976

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short 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

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

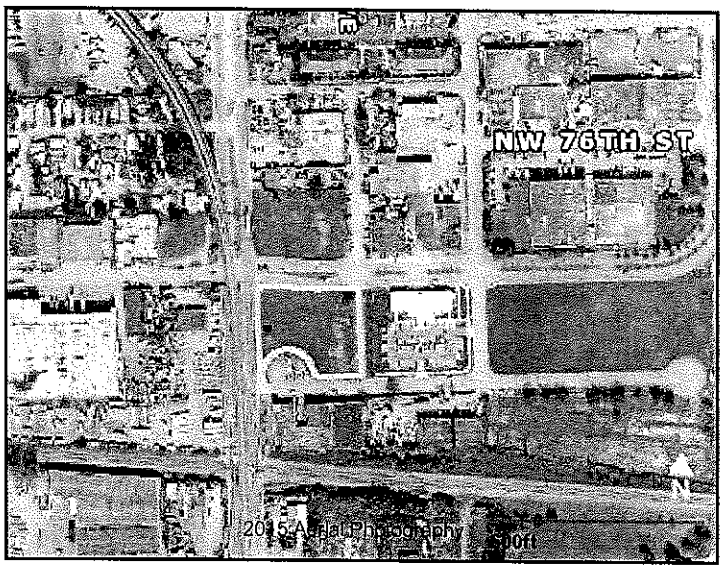
Version:

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/23/2016

Property Information	
Folio:	30-3110-073-0020
Property Address:	7440 NW 26 AVE Miami, FL 33147-0000
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	8081 VACANT GOVERNMENTAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	63,336 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$443,352	$570,024	$633,360
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$443,352	$570,024	$633,360
Assessed Value	$443,352	$570,024	$633,360

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$443,352	$570,024	$633,360
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$443,352	$570,024	$633,360
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$443,352	$570,024	$633,360
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$443,352	$570,024	$633,360

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short 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

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Version:

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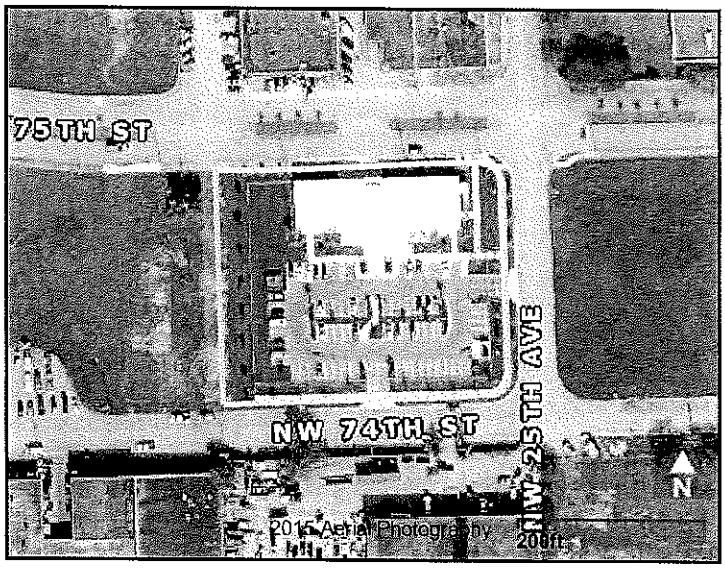
Summary Report

Generated On : 5/23/2016

Property Information	
Folio:	30-3110-073-0030
Property Address:	2520 NW 75 ST Miami, FL 33147-0000
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	1943 PROFESSIONAL SERVICE BLDG : HEALTH CARE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	9,995 Sq.Ft
Living Area	9,995 Sq.Ft
Adjusted Area	9,982 Sq.Ft
Lot Size	74,008 Sq.Ft
Year Built	2014



Assessment Information			
Year	2015	2014	2013
Land Value	$518,056	$666,072	$740,080
Building Value	$776,200	$0	$0
XF Value	$129,718	$0	$0
Market Value	$1,423,974	$666,072	$740,080
Assessed Value	$1,423,974	$666,072	$740,080

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$1,423,974	$666,072	$740,080
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$1,423,974	$666,072	$740,080
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$1,423,974	$666,072	$740,080
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$1,423,974	$666,072	$740,080

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short 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 &

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Version:

AMENDMENT TO AGREEMENT

THIS AMENDMENT TO AGREEMENT (hereinafter "Amended Agreement") is entered into and made effective on this _____ day of _____, 2016, by and between the State of Florida Department of Health ("Department") and Miami-Dade County, a political subdivision of the State of Florida ("County).

RECITALS

WHEREAS, by Resolution No. R-624-11, adopted by the Miami-Dade Board of County Commissioners on July 19, 2011, the Board authorized an agreement (the "Original Agreement") between the above named parties for the construction of health facilities on three parcels of a Property as referenced in the Original Agreement as identified in Exhibits "A," "B" and "C" attached hereto (the "Property); and

WHEREAS, the Department completed construction of the Frederica Wilson/Juanita Mann Health Center on Tract C (Exhibit "C"), and the County has assumed the ownership of the facility pursuant to the provisions of Chapter 154, Florida Statutes, and the Original Agreement; and

WHEREAS, the Department is currently pursuing funding to construct additional public health facilities on Tract A (Exhibit "A") and Tract B (Exhibit "B") of the Property; and

WHEREAS, the County and the Department are desirous of amending the Original Agreement in order to provide a two year extension for the Department to appropriate additional funding and to construct public health facilities on Tracts A and B of the Property; and

WHEREAS, by Resolution No. ____, adopted _____, 2016, the Board of County Commissioners has authorized this amendment of the Original Agreement,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Amended Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals and provisions are hereby adopted and incorporated herein.

2. The Original Agreement is hereby extended for an additional two years, through September 28, 2018.
3. Tract C of the Property will be removed from the Agreement, and the Agreement will only apply to Tract A and Tract B.
4. This Amended Agreement will be effective upon execution by the County and the Department.
5. In all other respects, the Original Agreement shall remain in full force and effect in accordance with the terms and conditions specified therein. In the event of any conflict between this Amended Agreement and the Original Agreement, this Amended Agreement shall supercede same.
6. This Amendment and all of its attachments are hereby made a part of the Original Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
[ONLY THE SIGNATURE PAGE REMAINS]

IN WITNESS WHEREOF, the parties hereto have duly executed this Amended Agreement by their officials thereunto duly authorized, with the intent for it to be legally binding, as of the day and year first above written.

Attest:

BY: _____

NAME: _____

TITLE: _____

DATE: _____

STATE OF FLORIDA
DEPARTMENT OF
HEALTH
SIGNED
BY: _____

NAME: _____

TITLE: _____

DATE: _____

Attest:
By:_____

MIAMI-DADE COUNTY
By:_____
Name: Carlos Gimenez
Title: Mayor

//

OFFICE OF THE PROPERTY APPRAISER

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Property Information	
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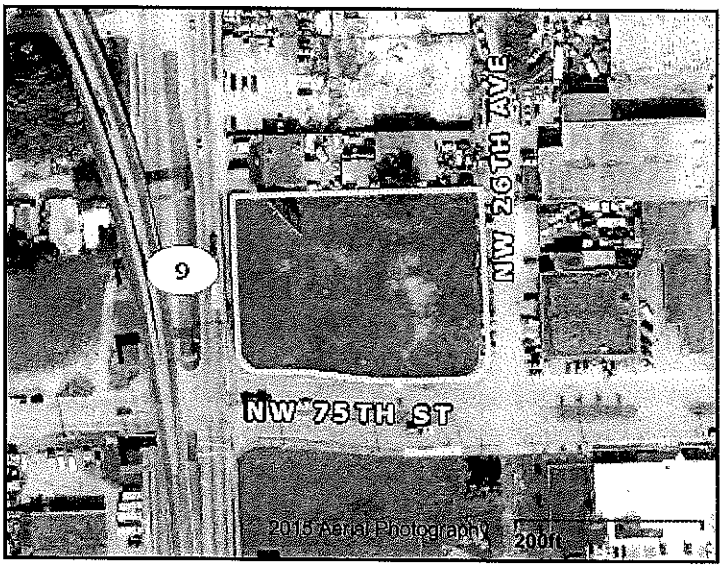
Property Address:	
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	8066 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	50,747 Sq.Ft
Year Built	0



Assessment Information			
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Benefit	Type	2015	2014	2013
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Short Legal Description
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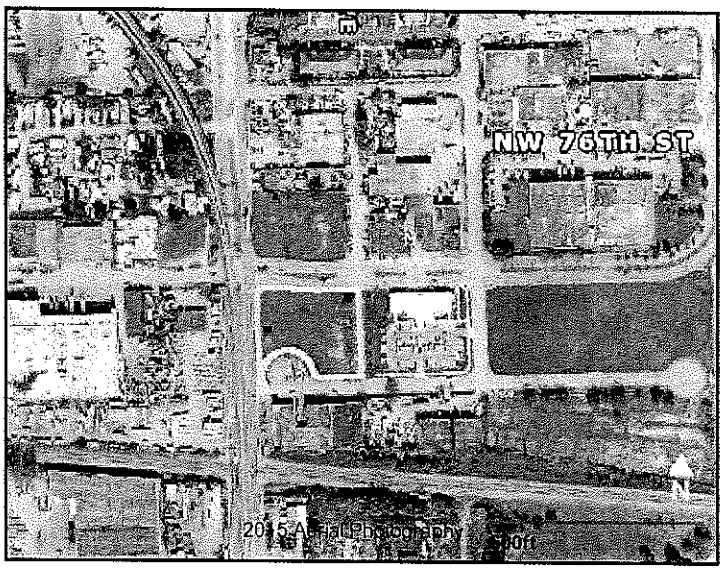

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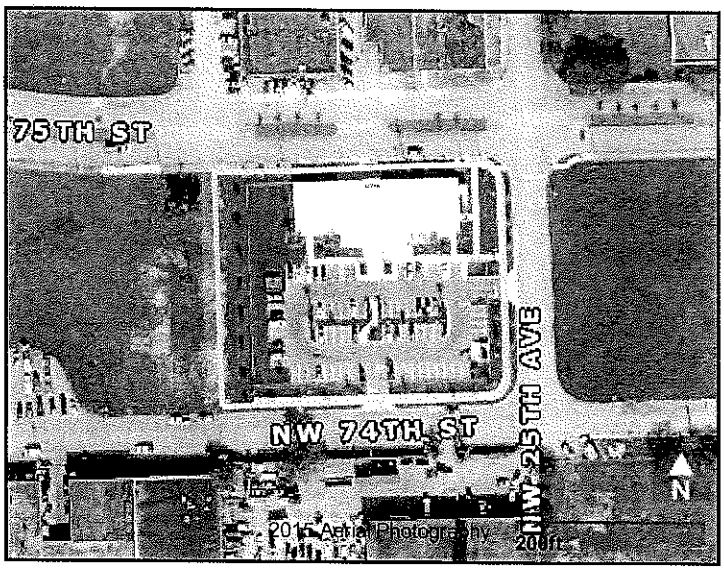

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	2015	2014	2013
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Exemption Value	$1,423,974	$666,072	$740,080
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Exemption Value	$1,423,974	$666,072	$740,080
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$1,423,974	$666,072	$740,080
Taxable Value	$0	$0	$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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POINCIANA INDUSTRIAL CENTER WEST
PB 159-23 T-17340
TRACT C
LOT SIZE 1.699 AC M/L
FAU 30-3110-029-0160 0170 &

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