



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Public Safety and Health Committee (PSHC) Meeting

December 12, 2018
1:30 P.M.
Commission Chambers

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**PSHC Meeting: Dec. 12, 2018
Research Notes**

Item No. 3A

File No. 182785

Researcher: LE Reviewer: PGE

RESOLUTION APPROVING, BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT, A CONTRACT FOR SALE AND PURCHASE BETWEEN KROME GROVES, LLC AND PHOEBE VONP KROME FAMILY LIMITED PARTNERSHIP, AS SELLERS, AND MIAMI-DADE COUNTY, AS BUYER, FOR APPROXIMATELY TEN ACRES OF VACANT LAND IN THE PROXIMITY OF SW 184 STREET AND SW 157 AVENUE, UNINCORPORATED MIAMI-DADE COUNTY, IN THE AMOUNT OF \$1,000,000.00 AND UP TO \$30,000.00 OF LATE CLOSING PAYMENTS, AND AUTHORIZING THE EXPENDITURE OF UP TO \$6,000.00 FOR CLOSING COSTS, ONE-HALF OF WHICH SHALL BE FUNDED BY FIRE IMPACT FEES AND ONE-HALF OF WHICH SHALL BE FUNDED BY POLICE IMPACT FEES; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND ACCEPT CONVEYANCE OF PROPERTY BY WARRANTY DEED; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO RECORD SUCH DEED

ISSUE/REQUESTED ACTION

Whether the Board should approve a contract for sale and purchase between Krome Groves, LLC and Phoebe Vonp Krome Family Limited Partnership and Miami-Dade County for approximately ten acres of vacant land in the proximity of SW 184 Street and SW 157 Avenue in the amount of \$1,000,000.00 and up to \$30,000.00 of late closing payments; and authorize the expenditure of up to \$6,000.00 for closing costs.

APPLICABLE LEGISLATION/POLICY

Resolution No. R-380-17, adopted by the Board on April 4, 2017, establishes Board policy regarding County-owned real property; requiring County Mayor or his designee to provide written notification to District Commissioner in which County-owned property lies no less than four weeks prior to 1) any issuance of a request for proposal or expression of interest regarding the sale, lease, or development of such County-owned property or 2) placing any item on the agenda of this Board or any committee of this Board requesting the approval of the sale, lease, or surplus of County-owned property.

<http://intra/gia/matter.asp?matter=170414&file=true&yearFolder=Y2017>

Florida Statutes Section 125.355 provides that for each real property purchase exceeding the amount of \$500,000, the governing body needs to obtain at least two appraisals and if the agree purchase price exceeds the average appraised price of the two appraisals, the governing body is required to approve the purchase by an extraordinary vote.

http://www.leg.state.fl.us/statutes/index.cfm?mode=View%20Statutes&SubMenu=1&App_mode=Display_Statute&Search_String=section+125.355&URL=0100-0199/0125/Sections/0125.355.html

Section 33.303 of the Miami-Dade County Code relates to the acquisition of property being contingent upon approval of a governmental facility hearing by the Board approving the proposed use.

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH33ZO_ARTXXXVIZOPR_S33-303EXPRZOUNARWHCOREZOJUINAREXAPGOFA

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Section 2-8.6.5 of the Miami-Dade County Code delineates the purchase, sale, and lease of real property within the County.

[https://library.municode.com/fl/miami -
dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIINGE_S2-8.6.5PUSALEREPR)

Resolution No. 974-09, adopted on July 21, 2009, directs that any resolution authorizing the execution of instruments creating a county interest in real property shall require such instruments to be recorded in Miami-Dade County public records and attached by the Clerk of the Board to the authorizing resolution.

<http://intra/gia/matter.asp?matter=091900&file=true&yearFolder=Y2009>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Daniella Levine Cava, District 8

Department/Requester: Internal Services Department

This item has no procedural history.

ANALYSIS

The proposed resolution is for Board approval, by a two-thirds vote, of a contract for sale and purchase between Krome Groves, LLC and Phoebe Vonp Krome Family Limited Partnership, as sellers, and Miami-Dade County, as buyer, for approximately ten acres of vacant land in District 8, located at SW 184 Street and SW 157 Avenue (a portion of Folio No. 30-6904-000-0230), in the amount of \$1,000,000.00 and up to \$30,000.00 of late closing payments; and authorize the expenditure of up to \$6,000.00 for closing costs.

The fiscal impact to the County is estimated to be \$1,006,000, which includes the \$1,000,000 for acquisition of the Property and approximately \$6,000 for closing costs. If the purchase of the Property does not occur by March 31, 2019, the County has agreed to pay the seller \$5,000 a month until the purchase occurs, not exceeding six months. The acquisition and any delayed closing costs will be divided amongst the Miami- Dade Fire Rescue and Miami-Dade Police departments, supported by the Fire Impact Fees and Police Impact fees.

Two appraisals were procured by the Internal Services Department (ISD) as required by Section 125.355 in the Florida Statutes. The first appraisal performed on July 15, 2018 valued the property at \$740,000 and the second appraisal performed on August 27, 2018 valued the property at \$800,000. Because the agreed purchase price exceeds the average of the two appraisals, the Board must approve the sale by two-thirds vote. The Fire Rescue and Police Departments have chosen this parcel of land for the purchase of \$1,000,000 because it was the lowest amount the seller was willing to accept and the lack of adequately sized and priced parcels within the Urban Development Boundary (UDB) contributed to their conclusion.

The County has expressed an interest in purchasing this property in order for Fire Rescue and Police to construct a fire station, police station, and a radio communications monopole (Eureka Facility), thus providing the area a wider range of services, close proximity to the area, and improve response times to the north due to the opening of a major road, SW 157 Avenue. The fire station will use five acres of the purchased land and use have one story, a 12,000 square foot facility, and three bays. The facility will house essential amenities such as staff and visitor parking, driveways, a fueling facility, security fencing, trash disposal area, and landscaping. A 199 foot radio communications monopole will be constructed by Fire Rescue on the five acre property and a private access drive will be created. On the other five acre half, the Police Department will construct a 22,000 square foot police station that will include a 3,400 square foot vehicle maintenance facility.

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The 10 acres of vacant land tentatively being bought is part of a 65.62 acre parcel of agriculturally zoned land. Commissioner Daniella Levine Cava has requested a conservation easement to be placed in another County-owned 10 acre property outside of the UDB and restrict its use to agriculture to offset the loss of agricultural land in the UDB.

According to the Property Appraiser's website, from 2016-2018, the assessed market and land value for Folio No. 30-6904-000-0230 is \$1,640,500, a portion of which 10 acres will be purchased for \$1,006,000 including closing costs of up to \$6,000.

The photo below shows the proposed Property for purchase.

Address

Owner Name

Subdivision Name

Folio

SEARCH:

30-6904-000-0230

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PROPERTY INFORMATION ⓘ

Folio: 30-6904-000-0230

Sub-Division:

Property Address

Owner
KROME GROVES LLC

Mailing Address
PO BOX 900596
HOMESTEAD, FL 33090

PA Primary Zone
9000 AGRICULTURE

Primary Land Use
6681 AVOCAO GROVES : VACANT LAND

Beds / Baths / Half

0 / 0 / 0

Floors

0

Living Units

0

Actual Area

0

Living Area

0

Adjusted Area

0

Lot Size

2,858,407.2 Sq.Ft

Year Built

0

+

-

↶

↷

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↻

🔍 Zoom

Map View ▾

Layers ▾

ADDITIONAL INFORMATION

Comprehensive Development Master Plan (CDMP) expresses the County's general objectives and policies regarding development and conservation of land and natural resources over the next 10-20 years. Specifically, it addresses optimizing efficiency in public service delivery through departments such as Fire and Rescue and the Police Departments.

<https://www.miamidade.gov/planning/cdmp.asp>

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Research Notes**

Item No. 3B

File No. 182737

Researcher: IL Reviewer: TD

RESOLUTION AUTHORIZING ACCESS OF STATE OF OKLAHOMA CONTRACT NO. OK-SW-300 THROUGH OCTOBER 4, 2019 FOR PURCHASE OF AUTOMATIC EXTERNAL DEFIBRILLATOR UNITS AND ACCESSORIES FOR THE MIAMI-DADE POLICE DEPARTMENT IN A TOTAL AMOUNT NOT TO EXCEED \$3,468,000.00; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE DOCUMENTS NECESSARY TO ACCESS SAME AND EXERCISE ALL PROVISIONS OF THE CONTRACT PURSUANT TO SECTION 2-8.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA AND IMPLEMENTING ORDER 3-38

ISSUE/REQUESTED ACTION

Whether the Board should authorize access of the State of Oklahoma Contract No. OK-SW-300 through October 4, 2019 in a total amount not to exceed \$3,468,000.00 for the purchase of automatic external defibrillator units and accessories for the Miami-Dade Police Department (MDPD).

APPLICABLE LEGISLATION/POLICY

Section 2-8.1 of the Code of Miami-Dade County (Contracts and Purchases Generally) applies to all contracts for public improvements and purchases of all supplies, materials and services other than professional services and (1) requires formal sealed bids for purchases over \$250,000.00; (2) describes the circumstances under which non-competitive purchases may be approved; (3) establishes requirements for legacy purchases, designated purchases, and single vehicle leases; and (4) provides that procurement procedures shall be established by Implementing Order (I.O.) and approved by the Board.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.1COPUGE](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.1COPUGE)

Section 2-8.2.6(3)(a)(v) of the County Code (unsolicited proposals) governs the procedure on unsolicited proposals, if the County Mayor elects to evaluate an unsolicited proposal that has been submitted with the application fee and all of the information and materials required pursuant to this section, the County Mayor shall have 90 days to evaluate the unsolicited proposal. In the event that 90 days is insufficient to complete an evaluation, the County Mayor may request an extension of this time from the Board.

[https://library.municode.com/fl/miami -
_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.2.6PUIVPAUNPR](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIIICOR_CH2AD_ARTIINGE_S2-8.2.6PUIVPAUNPR)

Resolution No. R-477-18, adopted by the Board on May 1, 2018, directs the County Mayor to disclose to the Board the reasons why goods and services are not being procured through local businesses when the recommendation is to award a contract to a non-local vendor or to establish a prequalification pool where less than 75 percent of the pool members are local businesses.

<http://intra/gia/matter.asp?matter=180822&file=true&yearFolder=Y2018>

Resolution No. R-1011-15, adopted by the Board on November 3, 2015, Directs the Mayor to require that vendors provide addresses of all local branch offices and headquarters and the number and percentage of local residents such vendors employ, and directs the Mayor to include such information in the memorandum to Board pertaining to vendor being recommended for contract award.

<http://www.miamidade.gov/govaction/matter.asp?matter=152271&file=true&yearFolder=Y2015>

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Resolution No. R-187-12, adopted by the Board on February 21, 2012, directs the County Mayor to include due diligence information in memoranda recommending certain contract awards.

<http://intra/gia/legistarfiles/MinMatters/Y2012/120287min.pdf>

Implementing Order No. 3-38, sets forth the County's processes and procedures for the purchase of goods and services. The I.O. outlines: the roles and responsibilities of the Internal Services Department (ISD); the methods of purchasing goods and services; the authority to award and modify contracts; and the requirements for access contracts, emergency purchases, bid waivers, confirmation purchases and sole sources.

<http://www.miamidade.gov/aopdfdoc/aopdf/pdffiles/IO3-38.pdf>

PROCEDURAL HISTORY

Prime Sponsor: None

Department/Requester: Internal Services Department

There is no procedural history at this time.

ANALYSIS

This item is requesting Board authorization to access the State of Oklahoma Contract No. OK-SW-300 through October 4, 2019 in a total amount not to exceed \$3,468,000.00 for the purchase of automatic external defibrillator units and accessories for the Miami-Dade Police Department (MDPD). The MDPD department is looking to replace 2,000 defibrillators with Physio-Control Lifepak 1000 automatic external defibrillators (AED). The intent is for every patrol vehicle equipped with new defibrillators allowing police officers to provide lifesaving assistance when MDPD is the first respondent to an individual suffering cardiac arrest.

The fiscal impact is in the purchase amount to \$3,468,000. The contract's term is currently on its first option to renew which became effective October 5, 2018 and the contract has three (3) additional options to renew should the state of Oklahoma elect to exercise them.

According to the mayoral memo the reason we are attaching to the Oklahoma contract is because Oklahoma leads the National Association of State Procurement Officials (NASPO), in soliciting for the purchase of defibrillators. The benefits to the County are:

- Five-year product warranty;
- Service loaners;
- 55% discount on the professional compliance management program for ongoing service and support;
- 30 free defibrillator simulators and demo pads for training purposes;
- Trade in credit of \$400 dollars per used operable defibrillator unit, which may result in additional savings of up to \$800,000.00; and
- A financing option that allows the County to pay on an annual bases over a span of five years without financing or interest charges while receiving the upfront delivery of the units.

The state of Oklahoma complied with Miami-Dade County resolutions 477-18 as five proposals were received and the highest ranked proposer was recommended for award. The vendor that was awarded the contract is Zoll Medical Corporation. This vendor has an active status on Sunbiz, the State of Florida's Division of Corporations' website and is classified a foreign corporation. The vendor does not have an account with the Tax Collectors office.

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Below is a picture of the type of AED that is being purchased.



ADDITIONAL INFORMATION:

The Division of Policy and Legislation conducted research and found that other jurisdictions also contracted Zoll Medical Corporation to provide External Defibrillators statewide. Hawaii is an example.

https://spo.hawaii.gov/wp-content/uploads/2017/03/VL-13-12-Change-No.-8_Executed-4.pdf

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Research Notes**

Item No. 3C

File No. 182727

Researcher: JFP Reviewer: TD

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY IN AN AMOUNT UP TO \$151,238.00 IN REIMBURSEMENT REVENUE FOR A TERM ENDING ON AUGUST 31, 2021; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE MEMORANDUM OF UNDERSTANDING; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ANY NECESSARY AMENDMENTS; AND FURTHER AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE THE CANCELLATION CLAUSE CONTAINED THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve a Memorandum of Understanding with the South Florida Regional Transportation Authority in an amount up to \$151,238 in County reimbursement revenue for a term ending on August 31, 2021.

APPLICABLE LEGISLATION/POLICY

Section 343.51- 343.58, Florida Statutes governs the South Florida Regional Transportation Authority.

<http://www.sfrta.fl.gov/docs/finalrta.pdf>

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Sally A. Heyman, District 4

Department/Requester: Miami-Dade Police Department (MDPD)

This item has no procedural history.

ANALYSIS

The proposed resolution is for Board approval of a Memorandum of Understanding with the South Florida Regional Transportation Authority for \$151,238 in County reimbursement revenue, creating a positive fiscal impact. The term of the agreement begins upon execution of the MOU and ends on August 31, 2021. The MOU authorizes MDPD to conduct training exercises to improve the safety and security of the SFRTA Tri-Rail commuter rail service system with the engagement of regional partners, including the Broward Sheriff's Office. The County is to be reimbursed by SFRTA for expenses incurred while conducting such training exercises. The funds for the reimbursement are generated from federal, no match funds, received by the SFRTA from the United States Department of Homeland Security, under the Transit Security Grant Program. The purpose of these funds is for the SFRTA and the MDPD To work together implementing this grant funded initiative in furtherance of promoting public safety for residents and visitors of Miami-Dade County as well as planning for a responding to regional public safety threats.

MDPD houses the only full-time Special Weapons and Tactics (SWAT) Team in the South Florida region and is thus tasked with the lead role in responding to incidents occurring on the venues and vehicles operated by the SFRTA.

The following are the responsibilities of the MDPD as outlined by the MOU:

- 1) Conduct operations in accordance with requirements of the Transit Security Grant Program as detailed in the grant application document and also with local grant requirements within Miami-Dade County and SFRTA.
- 2) Conduct and conclude operations in accordance with the grant period to be eligible for reimbursement.
- 3) Complete required reporting to facilitate grant compliance by the SFRTA.
- 4) Submit reimbursement requests and other required reports in accordance with the reporting deadlines to be provided by the SFRTA.

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The following are the responsibilities of the SFRTA as outlined by the MOU:

- 1) Monitor the implementation of this Memorandum of Understanding in accordance with grant requirements. This includes operational and administrative performance, fiscal management, reporting, and other related grant requirements.
- 2) Implement appropriate action as may be necessary to maintain grant compliance.
- 3) Provide the MDPD with reporting deadlines and other information necessary to implement the grant funded operations.
- 4) Administer the reimbursement process in an efficient manner for timely payments to Miami-Dade County. Reimbursements shall be paid to the Miami-Dade Police Department no later than 45 days after a fully completed reimbursement request is received by the SFRTA.

ADDITIONAL INFORMATION

South Florida Regional Transportation Authority

With the creation of the South Florida Regional Transportation Authority (SFRTA) on July 1, 2003, South Florida's three counties began efforts to work together to ensure a viable regional transportation system. The SFRTA, with cooperation from its transportation partners, works diligently to plan, develop, fund and operate a seamless, safe and efficient regional transportation system. A regional transportation system in South Florida will ensure mobility, advance sustainable growth and improve the quality of life for current and future residents.

<http://www.sfrta.fl.gov/>