

MEMORANDUM

Agenda Item No. 11(A)(13)

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

DATE: January 20, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the County Mayor to execute and record a Unity of Title on County-owned property located at 10300 S.W. 216 Street, Miami and 21910 S.W. 102 Avenue, Miami; directing that a recorded copy of the Unity of Title be provided to the Clerk of the Board; and directing the Clerk to store a recorded copy of the Unity of Title with this resolution

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney



APW/lmp

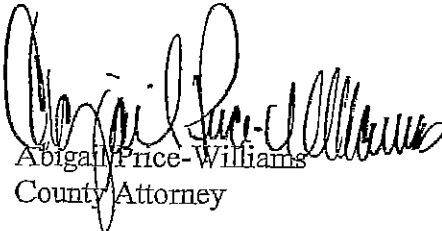


MEMORANDUM

(Revised)

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

DATE: January 20, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

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)(13)
1-20-16

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE AND RECORD A UNITY OF TITLE ON COUNTY-OWNED PROPERTY LOCATED AT 10300 S.W. 216 STREET, MIAMI AND 21910 S.W. 102 AVENUE, MIAMI; DIRECTING THAT A RECORDED COPY OF THE UNITY OF TITLE BE PROVIDED TO THE CLERK OF THE BOARD; AND DIRECTING THE CLERK TO STORE A RECORDED COPY OF THE UNITY OF TITLE WITH THIS RESOLUTION

WHEREAS, the Public Health Trust ("Trust") is an agency and instrumentality of Miami-Dade County, Florida, responsible for the operation, maintenance and governance of Jackson Health System, including, but not limited to, Jackson Memorial Hospital, Jackson North Medical Center, Jackson South Community Hospital, Ryder Trauma Center, and other designated facilities in accordance with Chapter 25A of the Code of Miami-Dade County, Florida; and

WHEREAS, on May 6, 1997, this Board adopted Resolution No. R-483-97 designating the following County-owned real property (the "Property") used in connection with the delivery of health care as designated facilities of the Trust: 10300 S.W. 216 Street, Miami (Folio No. 30-6017-003-0010) and 21910 S.W. 102 Avenue, Miami (Folio No. 30-6017-003-0020); and

WHEREAS, prior and subsequent to the adoption of Resolution No. R-483-97, Community Health of South Florida, Inc. ("CHI"), a Florida non-profit corporation and a Federally Qualified Health Center, leased the Property for the provision of health care to the indigent and non-indigent residents of the County at CHI's Doris Ison South Dade Community Health Center; and

WHEREAS, in March, 2015, the Trust and CHI entered into a new 30-year lease, with a 10-year option to renew, for CHI's continued provision of health care to the community; and

WHEREAS, in response to patient feedback and to better serve County residents, CHI has developed plans to construct a 20 bed Children's Crisis Center and expand the parking capacity on the Property (the "CHI Project"); and

WHEREAS, as part of the permitting process for the CHI Project, the Miami-Dade County Department of Regulatory and Economic Resources requires that a Unity of Title be executed and recorded on the Property; and

WHEREAS, on August 31, 2015, the Board of Trustees of the Trust adopted Resolution No. PHT 08/15-068, which authorized the Trust to seek this Board's approval of the Unity of Title related to the CHI Project and to be recorded on the Property; and

WHEREAS, as reflected in the attached memorandum from the Chairman of the Public Health Trust, the Trust recommends that this Board authorize the Unity of Title,

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

Section 1. Approves the foregoing recitals and such recitals are incorporated in this resolution.

Section 2. Authorizes the County Mayor or the County Mayor's designee to execute and record on behalf of Miami-Dade County a Unity of Title, substantially in the form attached hereto as Attachment A, on County-owned property located at 10300 S.W. 216 Street, Miami (Folio No. 30-6017-003-0010) and 21910 S.W. 102 Avenue, Miami (Folio No. 30-6017-003-0020) and legally described in the Unity of Title.

Section 3. Directs that a recorded copy of the Unity of Title be provided to the Clerk of the Board within 30 days after execution and directs the Clerk of the Board to attach and permanently store a recorded copy of the Unity of Title together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. 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	

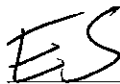
The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.



Eugene Shy, Jr.

This instrument was prepared:

Name: Eugene Shy, Jr.
Assistant County Attorney
Address: 1611 N.W. 12th Avenue
West Wing, Suite 109
Miami, FL 33136

Folio No.: 30-6017-003-0010
30-6017-003-0020

(Space reserved for Clerk)

UNITY OF TITLE

WHEREAS, the undersigned is the Owner of that property described as:

Tracts A and B of SOUTH DADE HOSPITAL SITE, according to the Plat thereof recorded in Plat Book 93, Page 26, of the Public Records of Miami-Dade County, Florida

Also known as 10300 S.W. 216 Street and 21910 S.W. 102 Avenue, Miami-Dade County, Florida (the "Property"), and

Owner recognizes and acknowledges that for the public health, welfare, safety or morals, the herein-described Property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of permits for the Property and for other good and valuable consideration, Owner hereby agrees to restrict the use of the Property in the following manner:

That said Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or or assigned separately, except in its entirety as one plot or parcel of land.

Owner further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and may be recorded, at Owner's expense, in the Public Records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the Owner, their heirs, successors, personal representatives and assigns and upon all mortgagees or lessees until such time as the same may be released in writing by the Director of the Department of Regulatory and Economic Resources, or his designee, or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence. Further provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

(Execution Page Follows)

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Execution Page

Signed, witnessed, executed and acknowledged, on this _____ day of _____, 2016, at Miami, Florida.

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY

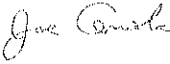
By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Approved for legal sufficiency: _____



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

FROM: Joe Arriola, Chairman 
Public Health Trust Board of Trustees

DATE: November 16, 2015

RE: CHI Unity of Title

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the County Mayor or the County Mayor's designee to execute and record a Unity of Title on County-owned real property located at 10300 S.W. 216 Street, Miami and 21910 S.W. 102 Avenue, Miami related to Community Health of South Florida, Inc.'s (CHI) planned construction of a twenty bed Children's Crisis Center and expansion of parking capacity at CHI's Doris Ison South Dade Community Health Center.

This property encompasses two (2) folios: 30-6017-003-0010 and 30-6017-003-0020. The purpose of the Unity of Title is to prevent the subdivision or conveyance of portions of the property after the planned improvements have been built.

Scope

The sites are located in Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact/Funding Source

This item does not require the expenditure of any Miami-Dade County funds.

Track Record/Monitor

Shannon Clark, Real Estate Officer within the Department of Internal Services, Division of Real Estate Development (ISD-REDD), will be responsible for tasks related to this transaction.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute a Unity of Title on this County-owned real property.

Background

Since its formation in April of 1971, CHI has been a significant provider of health care services to the residents of south Miami-Dade County and the County in general regardless of those residents' ability to pay. In the early 1970s with the help of the County, CHI built the Doris Ison South Dade Community Health facility (Doris Ison Center) on the subject property. In 1997, the Board made the property part of the designated facilities of the Trust by the adoption of Resolution No. R-483-97. In addition, prior to and after the adoption of Resolution No. R-483-97, the Trust has provided financial and other support to CHI through a Memorandum of Understanding. Prior to 1997, the County leased the property to CHI for the operation of the Doris Ison Center and the Trust continued the tenancy once the property became a designated facility of the Trust. Moreover, in March of this year, the Trust and CHI entered into a new lease of 30 years with a 10-year option to renew. This evidences the Trust's strong and continued support of CHI and CHI's importance to the community.

Currently, CHI has plans to improve the Doris Ison Center by the construction of a Children's Crisis Center and the expansion of parking capacity on the property. As part of the permitting process for the construction and expansion, the County Department of Regulatory and Economic Resources requires the recording of a Unity of Title on the property. Pursuant to Resolution No. PHT 08/15-068, the Board of Trustees authorized the Trust's seeking the Board's approval of the Unity of Title. A copy of the resolution of the Board of Trustees is attached.

This property consists of and the Unity of Title will impact the two (2) parcels which comprise the Doris Ison Center site. Accordingly, there are no plans to subdivide the property. Additional property details are shown in the property summary reports for both folios (Attachment 1).

CHI's construction and expansion project at the Doris Ison Center site is anticipated to be completed within 6 months of commencement.

Attachments

Property summary reports
Resolution No. PHT 08/15-068



TO: Joe Arriola, Chairman
and Members, PHT Board of Trustees

FROM: Alex Contreras-Soto
Senior Vice President, Operations

DATE: August 31, 2015

RE: CHI Doris Ison South Dade Community Health Center Expansion/Unity of Title

Recommendation

Staff recommends that the Public Health Trust Board of Trustees seeks County Commission approval of a unity of title related to those certain Trust-designated facilities leased by the Trust to Community Health of South Florida, Inc. ("CHI"), located at 10300 Southwest 216th Street and 21910 Southwest 102nd Ave, Miami, Florida (the Doris Ison Community Health Center).

Fiscal Impact/Funding Source

There is no fiscal impact to the Trust. The improvements to the Doris Ison Community Health Center will be funded by CHI, including the processing for applicable permits.

Track Record/Monitor

Jamil S. Fraser, Lease Manager in the Property Management Division will track and monitor the responsibilities and obligations set forth in this item.

Background

In March 2015, the Trust entered into a lease agreement with CHI, for a term of 30 years, whereby CHI leases the Doris Ison Community Health Center from the Trust to provide health care services to the Miami-Dade County community. CHI now wishes to expand their facilities, including the construction of a new children's center and improvements to the existing parking lot. The proposed unity of title is necessary prior to the expansion. Thus, this item authorizes the President or his designee to seek County Commission approval of a unity of title encumbering the real property which will allow for CHI to obtain appropriate permits.

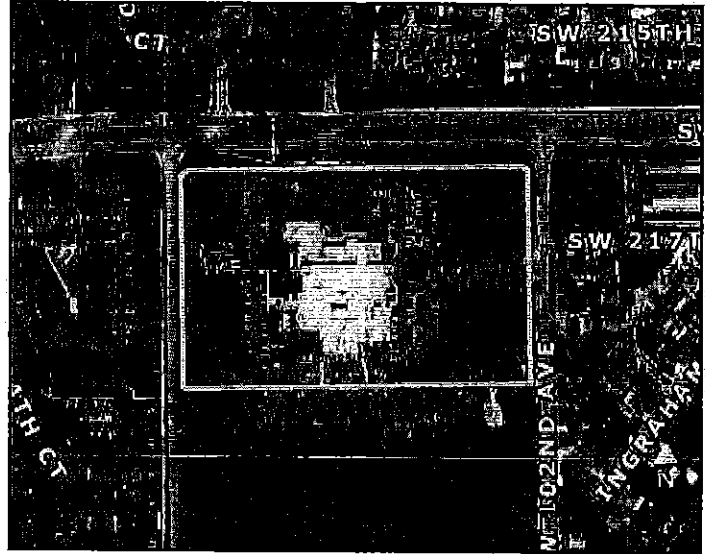


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 9/16/2015

Property Information	
Folio:	30-8017-003-0010
Property Address:	10300 SW 216 ST
Owner	MIAMI-DADE COUNTY PUBLIC HEALTH TRUST
Mailing Address	10300 SW 216 ST MIAMI, FL 33190-1003
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	8647 COUNTY: DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	80,471 Sq.Ft
Lot Size	617,245 Sq.Ft
Year Built	1973



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,160,358	\$2,160,358	\$2,160,358
Building Value	\$4,287,651	\$4,176,960	\$4,244,330
XF Value	\$476,168	\$483,854	\$491,541
Market Value	\$6,904,177	\$6,821,172	\$6,896,229
Assessed Value	\$6,904,177	\$6,821,172	\$6,896,229

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$6,904,177	\$6,821,172	\$6,896,229

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

Short Legal Description
17 56 40 14.17 AC SOUTH DADE HOSPITAL SITE PB 93-26 TRACT A LOT SIZE IRREGULAR

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$6,904,177	\$6,821,172	\$6,896,229
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$6,904,177	\$6,821,172	\$6,896,229
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,904,177	\$6,821,172	\$6,896,229
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

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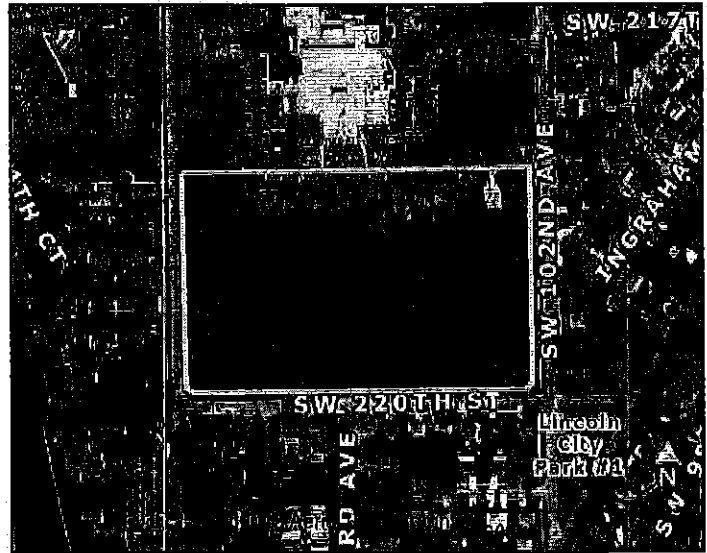


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 9/16/2015

Property Information	
Folio:	30-6017-003-0020
Property Address:	21910 SW 102 AVE
Owner	MIAMI-DADE COUNTY PUBLIC HEALTH TRUST
Mailing Address	1611 NW 12 AVE WEST WING 108 MIAMI, FL 33136-1096
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	907 Sq.Ft
Lot Size	617,245 Sq.Ft
Year Built	1957



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,851,735	\$1,851,736	\$1,851,735
Building Value	\$23,032	\$22,179	\$22,179
XF Value	\$0	\$0	\$0
Market Value	\$1,874,767	\$1,873,914	\$1,873,914
Assessed Value	\$1,874,767	\$1,873,914	\$1,873,914

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,874,767	\$1,873,914	\$1,873,914
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,874,767	\$1,873,914	\$1,873,914
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,874,767	\$1,873,914	\$1,873,914
Taxable Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	\$1,874,767	\$1,873,914	\$1,873,914

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
17 56 40 14.17 AC SOUTH DADE HOSPITAL SITE PB 93-26 TRACT B SUBJECT TO NFC REST ON 5.13 AC LOT SIZE IRREGULAR

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Version:

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Agenda Item 4 (I)
Public Health Trust Board of Trustees Special Meeting
August 31, 2015

RESOLUTION NO. PHT 08/15 - 068

RESOLUTION AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO SEEK COUNTY COMMISSION APPROVAL OF A UNITY OF TITLE RELATED TO THOSE CERTAIN PUBLIC HEALTH TRUST DESIGNATED FACILITIES LEASED BY THE TRUST TO COMMUNITY HEALTH OF SOUTH FLORIDA, INC. ("CHI"), WHICH ARE LOCATED AT 10300 SOUTHWEST 216 STREET AND 21910 SOUTHWEST 102 AVENUE, MIAMI, FLORIDA, NECESSARY FOR CHI'S PLANNED IMPROVEMENTS TO THE PARKING LOT AND CONSTRUCTION OF A NEW CHILDREN'S CENTER AT CHI'S DORIS ISON SOUTH DADE COMMUNITY HEALTH CENTER

(Alex Contreras-Soto, Senior Vice President, Operations, Jackson Health Center)

WHEREAS, this Board seeks to accomplish the purposes set forth in the attached memorandum;
and

WHEREAS, the President, Purchasing and Facilities Subcommittee and Fiscal Committee recommend approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the President or his designee to seek County Commission approval of a unity of title related to Trust designated facilities which are lease by the Trust to the Community Health of South Florida, Inc., a Florida not for profit corporation, which are located at 10300 Southwest 216 Street (Folio: 30-6017-003-0010) and 21910 Southwest 102 Avenue (Folio: 30-6017-003-0020), Miami, Florida, necessary for planned improvements to the parking lot and the construction of a new children's center at CHI Doris Ison South Dade Community Health Center. Provided further that the President or his designee is directed to take any and all actions necessary to carry out the intent of this Board's resolution concerning the referenced improvements by CHI.

Agenda Item 4 (1)
Public Health Trust Board of Trustees Special Meeting
August 31, 2015

-Page 2-

The foregoing resolution was offered by Carlos Trujillo and the motion was seconded by Irene Lipof as follows:

Joe Arriola	Aye
Mojdeh L. Khaghan	Aye
Irene Lipof	Aye
Ralph G. Patino	Aye
Darryl K. Sharpton	Aye
Carlos Trujillo	Aye

The Chairperson thereupon declared the resolution duly passed and adopted this 31st day of August 2015.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY: Irene Lipof
Irene Lipof, Secretary

Approved by the Miami-Dade County Attorney's Office as to form
and legal sufficiency A.M.K.