

# MEMORANDUM

Agenda Item No. 11(A)(6)

---

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** September 19, 2023

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing the Public  
Health Trust to demolish certain  
buildings and facilities located on  
the Jackson Memorial Medical  
Center campus

---

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



---

Geri Bonzon-Keenan  
County Attorney

GBK/jp

MDC001



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** September 19, 2023

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(6)

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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ ) 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)(6)  
9-19-23

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

RESOLUTION AUTHORIZING THE PUBLIC HEALTH TRUST  
TO DEMOLISH CERTAIN BUILDINGS AND FACILITIES  
LOCATED ON THE JACKSON MEMORIAL MEDICAL  
CENTER CAMPUS

**WHEREAS**, the Public Health Trust is an agency and instrumentality of Miami-Dade County that operates the Jackson Health System, including the Jackson Memorial Medical Center campus and other designated facilities that provide health care services in Miami-Dade County (the “Trust”); and

**WHEREAS**, there are two dated structures located on the Jackson Memorial Medical Center campus that have been or will be decommissioned due to age and excessive costs needed to repair the buildings to meet code requirements; and

**WHEREAS**, the first building, named the Highland Park Pavilion, is located at 1660 NW Seventh Court, Miami, Florida, identified as folio number 01-3135-070-0010, and the second building, named ACC East, is located at 1611 NW 12th Avenue, identified as folio number 01-3135-104-0010; and

**WHEREAS**, it is the intent of the Trust to demolish these structures and to allow the land to be utilized for future development; and

**WHEREAS**, section 25A-4(d) of the Code of Miami-Dade County (“Code”) provides that the Trust shall not, without having previously obtained the approval of this Board, destroy, replace, or abandon any real property which is part of the designated facilities of the Trust; and

**WHEREAS**, at its meeting on June 28, 2023, the Board of Trustees of the Trust passed and adopted Resolution No. PHT 06/2023-039, which is attached hereto and incorporated herein, approving demolition of the buildings and structures described in the attached memorandum and directing the chief Executive Officer of the Trust to seek this Board's approval of the demolitions under section 25A-4(d) of the Code,

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

**Section 1.** This Board adopts the foregoing recitals as though fully set forth herein.

**Section 2.** Pursuant to section 25A-4(d) of the Code, this Board authorizes the Trust to demolish the Highland Park Pavilion building and the ACC East building, which are located on the Jackson Memorial Medical Center campus.

The Prime Sponsor of the foregoing resolution is Commissioner Keon Hardemon. 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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 19<sup>th</sup> day of September, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.

KMM

Kevin Marker

**RESOLUTION NO. PHT 06/2023 - 039**

**RESOLUTION AUTHORIZING THE CEO OR HIS DESIGNEE TO  
TAKE NECESSARY ACTION TO SECURE THE APPROVAL OF  
THE BOARD OF COUNTY COMMISSIONERS TO DEMOLISH  
BUILDINGS ON THE UNIVERSITY OF MIAMI/JACKSON  
MEMORIAL MEDICAL CENTER CAMPUS**

*Isa M. Núñez, Vice President Facilities Design & Construction, Jackson  
Health System*

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 TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorize the CEO or his designee to secure the approval of the Board of County Commissioners (County Commission) to demolish two buildings on the University of Miami/Jackson Memorial Medical Center campus: Highland Park Pavilion and the Ambulatory Care Center East (ACC East) as set forth in the accompanying memorandum.

**ATTACHMENT A**

**MDC006**

-Page 2-

The foregoing resolution was offered by Amadeo Lopez Castro, III and the motion was seconded by Laurie Weiss Nuell as follows:

Matthew J. Allen	Absent
Antonio L. Argiz	Absent
Amadeo Lopez-Castro, III	Aye
Laurie Weiss Nuell	Aye
Walter T. Richardson	Aye
Carmen M. Sabater	Aye

The Chairperson thereupon declared the resolution as duly passed and adopted this 28<sup>th</sup> day of June, 2023.

**PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA**

BY: \_\_\_\_\_



Laurie Weiss Nuell, Secretary

Approved by the Miami-Dade County Attorney's Office as to form

And legal sufficiency \_\_\_\_\_





**TO:** Walter T. Richardson, Chairman  
and Members, Public Health Trust Board of Trustees

**FROM:** Isa M. Núñez  
Vice President, Facilities Design & Construction

**DATE:** June 28, 2023

**RE:** Resolution Authorizing the CEO or his designee to take Necessary Action to Secure the Approval of the Board of County Commissioners to Demolish Buildings on the University of Miami/Jackson Memorial Medical Center campus

---

**Recommendation**

In accordance with Chapter 25A-4(d) of the Code of Miami-Dade County, staff recommends that the Board of Trustees authorize the CEO or his designee to seek the approval of the Board of County Commissioners (County Commission) to demolish two buildings on the University of Miami/Jackson Memorial Medical Center campus: Highland Park Pavilion and the Ambulatory Care Center East (ACC East).

The Highland Park Pavilion was decommissioned four years ago, following a thorough review of its potential long-term use. It was determined that the aged building would require extensive, costly repairs in order to meet code requirements. Demolition of the building is planned for this calendar year and the vacated land will remain available for future development. The ACC East building is also planned for future demolition. It is currently in use, but services are being consolidated and all pediatric services will be relocated to the future UHealth Jackson Children's Care Outpatient Pavilion, which will be located steps away from Holtz Children's Hospital. This facility is currently in the planning stage for design, and will consolidate all pediatric ambulatory and outpatient services under one roof. Once that new facility is operational, the Trust plans to demolish ACC East to create additional space for potential future development on the UM/Jackson Memorial Medical Center campus.

**Scope**

The scope of this resolution is limited to the environmental assessment, environmental remediation, and demolition of Highland Park Pavilion and ACC East at the UM/Jackson Memorial Medical Center campus.

**Fiscal Impact/Funding Source**

The total project budget to demolish these buildings is estimated to be \$2,000,000 and is expected to be funded from Jackson's operating budget.

Estimated Probable Cost of Building Demolition:

Highland Park Pavilion	\$1,000,000
ACC East	\$1,000,000



**Background**

The University of Miami/Jackson Memorial Medical Center campus has several dated structures that have been or will be decommissioned due to age and excessive costs needed to repair the buildings to meet code requirements. It is necessary to demolish two existing buildings as follows:

1. Highland Park Pavilion Building, a five-story building that is approximately 66,610 square feet and was built in 1970.
  - Address: 1660 N.W. Seventh Court; Folio #01-3135-070-0010
2. ACC East, a three-story building with a basement that is approximately 63,765 square feet and was built in 1953, with a one-story expansion completed in 1987.
  - Address: 1611 N.W. 12<sup>th</sup> Avenue; Folio #01-3135-104-0010

It is the intent of the Trust to demolish these structures and leave the vacant land available for future development.