

MEMORANDUM

Agenda Item No. 9(A)(5)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution delegating the authority to the County Mayor to negotiate, finalize and execute an amendment to the exchange agreement between Miami-Dade County and UniCapital Medley QOZB LLC, approved via Resolution No. R-518-25, to amend the minimum design requirements and increase the County's minimum contribution; directing the County Mayor to exercise all rights contained therein; allocating additional funds for the increase in the County's minimum contribution up to \$3,000,000.00; and approving up to \$1,000,000.00 for a design and construction contingency for the Animal Services Department South Dade pet adoption and protection center; waiving Resolution No. R-130-06 requiring contracts to be executed by all non-county parties prior to placement on an agenda

The accompanying resolution was prepared by the Animal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: July 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County
Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Recommendation to Delegate Authority to the County Mayor or County
Mayor's Designee to Negotiate, Finalize and Execute an Amendment to
the Exchange Agreement with UniCapital Medley QOZB LLC to Amend
the Minimum Design Requirements and Increase the County's Minimum
Contribution

Executive Summary

This item seeks approval by the Board of County Commissioners (Board) for delegation of authority to the County Mayor to negotiate, finalize and execute amendment to the Exchange Agreement between Miami-Dade County (County) and UniCapital Medley QOZB LLC (Developer), approved via Resolution No. R-518-25, to amend the minimum design requirements and increase the County's minimum contribution under the Exchange Agreement. Additionally, the County Mayor or Mayor's designee recommends waiver of Resolution No. R-130-06, in the County's best interest. The item also seeks approval of added enhancements to the design currently at 50% and construction contingency for the Miami-Dade County Animal Services Department South Dade Pet Adoption and Protection Center (Project). The item seeks authorization to spend up to \$3,000,000 on added enhancements to the minimum design requirements and \$1,000,000 contingency for unanticipated design or construction needs going forward for a total of \$4,000,000. Adding this allocation of \$4,000,000, will bring the total project amount from approximately \$21,000,000 to approximately \$25,000,000 which is within the approved total project budget listed in the Fiscal Year 2025-26 Adopted Budget and Multi-Year Capital Plan.

As the Project has advanced through the design process, the County, in coordination with its Animal Services Department, Design Consultant (Animal Arts), and technical advisors, have identified potential changes and recommended enhancements to the minimum design requirements under the Exchange Agreement. Animal Arts is an Architectural firm that specializes in designing animal facilities and have designed numerous award-winning veterinary clinics and hospitals as well as animal shelters nationwide. The Design Consultant has recommended enhancements following best practices which would improve facility performance and operational reliability in a manner that will reduce the spread of disease and more fully supports the County's No-Kill policy.

Like the current Doral Animal Services Department facility, the new South Dade Pet Adoption and Protection Center will serve a critical role not only in the intake and care of animals, but also in advancing adoption outcomes, supporting animal

wellness, and providing a safe, efficient, and welcoming environment for the public. Achieving these outcomes depends on the consistent and effective performance of specialized building systems, particularly those related to environmental control, sanitation, and operational flow. This item is necessary to provide the County with the ability to direct the Developer to

include specialized systems not already contemplated in the Exchange Agreement's minimum design requirements. Should changes or enhancements to the design of the Project be necessary, this item will better position the facility to deliver high-quality service and improved outcomes and services for animals and the community.

Approval of this item will allow the Project to proceed without interruption by authorizing the County to amend the minimum design requirements under the Exchange Agreement, as needed, and will ensure that the County delivers a facility that not only meets its baseline requirements but is also equipped to perform at a high level in support of Miami-Dade

County and the Animal Services Department's mission related to pet adoption, animal wellness, and community engagement. In total, the resources to deliver the facility will involve the application of \$18,000,000 in private funds and up to \$6,200,000 and \$1,000,000 in contingency funds in Miami-Dade County resources.

Recommendation

It is recommended that the Board approve the attached resolution delegating the authority to the County Mayor or County Mayor's designee to negotiate and execute an amendment to the minimum design requirements of the Exchange Agreement and to increase the County's Contribution under that Agreement. In the best interest of the County, the County Mayor or Mayor's designee recommends waiver of Resolution No. R-130-06. It is further recommended that the Board approve a design and construction contingency to cover unanticipated changes to the minimum design requirements of the Exchange Agreement or unforeseen construction conditions. Lastly, it is recommended the Board approve up to \$3,000,000 in additional funding to cover the County Contribution under the Exchange Agreement and \$1,000,000 for design and construction contingency funds for a total of \$4,000,000.

Certain scope enhancements suggested by the Animal Services Design Consultant, Animal Arts, to Mechanical, Electrical and Plumbing are critical to the project and specifically to animal sheltering facilities. This item will provide the County the flexibility to negotiate and finalize an amendment to the Exchange Agreement to incorporate any necessary adjustments to avoid the risk of operational failure, including frequent disease outbreaks and increased cost of operations. Animal shelters, unlike office buildings or schools, generate significant airborne pathogens, moisture and odors. The Association of Shelter Veterinarians (ASV) and current engineering guidelines mandate specific air exchange rates to keep animals healthy.

To the extent the County seeks to incorporate the enhancements suggested by Animal Arts into the minimum design requirements of the Exchange Agreement, this item authorizes the County Mayor or County Mayor's designee to negotiate, finalize, and execute an amendment to the Agreement for that purpose. Notwithstanding the identification of these potential enhancements and associated cost estimates, all expenditures contemplated under the Exchange Agreement remain subject to further review, validation, and approval by County staff and applicable processes per the Exchange Agreement prior to being incorporated into the construction contract and construction of the improvements commencing.

Scope

The Project is located in Commission District 8, represented by Commissioner Danielle Cohen Higgins.

Fiscal Impact/Funding Source

The fiscal impact associated with this item is up to \$4,000,000. The contribution will be funded by Project No. 2000005215 of the Fiscal Year 2025-26 Adopted Budget and Multi-Year Capital Plan. ASD will request a budget amendment to add funding for FY 2026-27 if additional expenditure is required.

Track Record/Monitor

PIOD's Real Estate and Development Chief Real Estate Officer, Ryan Mosely, will be responsible for the administration of the Agreement. PIOD's, Interim Division Director of Architect and Engineering Services, Maria Casuscelli, will oversee the construction of this project.

Delegated Authority

This item delegates the authority to the County Mayor or the County Mayor's designee to negotiate, finalize and execute an amendment to the Exchange Agreement between Miami-Dade County and UniCapital Medley QOZB LLC and increase the County's minimum contribution under that Agreement. It also directs the County mayor or County mayor's designee to exercise all rights contained therein.

Background

On June 26, 2025, the Board approved the Exchange Agreement between the County and UniCapital Medley QOZB LLC pursuant to Section 125.37, Florida Statutes. That action authorized the exchange of County-owned property for privately owned parcels, the development of a new Animal Services Department facility, and the construction of affordable housing on the former County site. The Agreement established a framework under which the Developer would deliver a new, turnkey facility in accordance with defined criteria, while the County would provide a limited financial contribution and retain oversight of design and programmatic requirements.

The Agreement requires the Developer to design and construct the facility in accordance with the minimum requirements set forth in the Exchange Agreement. As design has progressed, the County has determined that specialized systems may be necessary to ensure that the facility performs as intended. This item would allow for the execution of an amendment to the Agreement to ensure the facility fulfills its intended purpose as a critical public asset by authorizing the County to amend the minimum design requirements and increase the County's contribution under the Agreement. Approval of this item will allow Miami-Dade County to deliver a facility that meets the highest standards of functionality, efficiency, and service to the community.



Arnold Palmer
Chief of Public Safety

Memorandum



Date: July 10, 2026
To: Honorable Chairman Anthony Rodriguez
Board of County Commissioners
From: Annette Jose
Director Animal Services Department 
Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the July Committee cycle meeting.

RESOLUTION DELEGATING THE AUTHORITY TO THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE, FINALIZE AND EXECUTE AN AMENDMENT TO THE EXCHANGE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND UNICAPITAL MEDLEY QOZB LLC, APPROVED VIA RESOLUTION NO. R-518-25, TO AMEND THE MINIMUM DESIGN REQUIREMENTS AND INCREASE THE COUNTY'S MINIMUM CONTRIBUTION; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL RIGHTS CONTAINED THEREIN; ALLOCATING ADDITIONAL FUNDS FOR THE INCREASE IN THE COUNTY'S MINIMUM CONTRIBUTION UP TO \$3,000,000; AND APPROVING UP TO \$1,000,000 FOR A DESIGN AND CONSTRUCTION CONTINGENCY FOR THE ANIMAL SERVICES DEPARTMENT SOUTH DADE PET ADOPTION AND PROTECTION CENTER

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is important the item moves forward with the requested timeline to ensure that the recommended enhancements and associated costs to finalize the design are approved. Once approved, the design may be finalized and the project will continue to move forward with the previously agreed timeline as per the Exchange Agreement between the County and UniCapital Medley QOZB LLC approved by the Board on June 26, 2025.

Please process the item notwithstanding that the 3-day or 4-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the Chair of the Committee and the BCC Chairman and reviewed by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee

Arnold Palmer

Print Name



Approved by Legislative Director or Designee

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov
Eugene Love, Agenda Coordinator



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 9(A)(5)

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
- ☒ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) 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. 9(A)(5)
7-21-26

RESOLUTION NO. _____

RESOLUTION DELEGATING THE AUTHORITY TO THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE, FINALIZE AND EXECUTE AN AMENDMENT TO THE EXCHANGE AGREEMENT BETWEEN MIAMI-DADE COUNTY AND UNICAPITAL MEDLEY QOZB LLC, APPROVED VIA RESOLUTION NO. R-518-25, TO AMEND THE MINIMUM DESIGN REQUIREMENTS AND INCREASE THE COUNTY'S MINIMUM CONTRIBUTION; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL RIGHTS CONTAINED THEREIN; ALLOCATING ADDITIONAL FUNDS FOR THE INCREASE IN THE COUNTY'S MINIMUM CONTRIBUTION UP TO \$3,000,000.00; AND APPROVING UP TO \$1,000,000.00 FOR A DESIGN AND CONSTRUCTION CONTINGENCY FOR THE ANIMAL SERVICES DEPARTMENT SOUTH DADE PET ADOPTION AND PROTECTION CENTER; WAIVING RESOLUTION NO. R-130-06 REQUIRING CONTRACTS TO BE EXECUTED BY ALL NON-COUNTY PARTIES PRIOR TO PLACEMENT ON AN AGENDA

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:

Section 1. The Board incorporates and approves the foregoing recital as if fully set forth herein.

Section 2. The Board delegates the authority to the County Mayor or County Mayor's designee to negotiate, finalize and execute an amendment to the Exchange Agreement between Miami-Dade County and UniCapital Medley QOZB LLC, approved via Resolution No. R-581-25, to amend the minimum design requirements and increase the County's minimum contribution,

subject to the limitation set forth in section 3, and directs the County Mayor or County Mayor's designee to exercise all rights contained therein. Such amendment shall be subject to the approval of the County Attorney's Office for form and legal sufficiency.

Section 3. The Board allocates and authorizes the expenditure of an additional \$3,000,000.00 for the increase in the County Contribution under the amendment to the Exchange Agreement entered into pursuant to section 2 of this resolution. The total County Contribution under this amendment shall not exceed \$6,200,000.00.

Section 4. The Board also approves the expenditure of up to \$1,000,000.00 for a design and construction contingency to cover unanticipated changes to the minimum design requirements of the Exchange Agreement or unforeseen construction conditions.

Section 5. The Board waives Resolution No. R-130-06 requiring contracts to be executed by all non-County parties prior to placement on an agenda.

The foregoing resolution 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2026. 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.

SMG

Sophia Guzzo