

MEMORANDUM

Agenda Item No. 14(A)(3)

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

DATE: October 1, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to take all actions necessary to negotiate and finalize an agreement with the Florida Department of Health ("DOH") for the expansion and development of DOH facilities on Tracts A and/or B at the Poinciana Industrial Center, or alternatively, provide a status report

Resolution No. R-897-24

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



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: October 1, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(3)

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 ____, majority plus one ____, 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) ____, 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. 14(A)(3)

10-1-24

RESOLUTION NO. _____ R-897-24

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF HEALTH ("DOH") FOR THE EXPANSION AND DEVELOPMENT OF DOH FACILITIES ON TRACTS A AND/OR B AT THE POINCIANA INDUSTRIAL CENTER, OR ALTERNATIVELY, PROVIDE A STATUS REPORT

WHEREAS, pursuant to Resolution No. R-624-11, the Board approved an agreement with the State of Florida Department of Health ("DOH") to construct a new health facility upon three parcels of land located at Poinciana Industrial Center, to be funded by the DOH, which would replace two former 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. Schott 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 facilities pursuant to the provisions of chapter 154, Florida Statutes, with maintenance of same pursuant to the Miami-Dade County core contract; and

WHEREAS, the DOH constructed the Frederica Wilson/Juanita Mann Health Center on Tract C by September 28, 2016, but did not construct additional facilities on 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, on October 15, 2016, pursuant to Resolution No. R-903-16, this Board approved a two-year extension to construct facilities on Tracts A and B, and eliminated Tract C from the agreement where the medical facility already had been constructed; and

WHEREAS, due to lack of available funding at the time, the DOH was unable to construct the additional medical facilities on Tracts A and B within the two-year extension period; and

WHEREAS, in 2020, the DOH requested a new agreement to allow for the construction and expansion of the existing medical facility located on Tract C; and

WHEREAS, on August 31, 2020, pursuant to Resolution No. R-886-20, this Board directed the County Mayor or County Mayor's designee to take all actions to negotiate and finalize a new agreement with the DOH to expand and develop the DOH facilities on Tracts A and/or B; and

WHEREAS, an agreement was never reached between the County and the DOH; and

WHEREAS, the approval of a new agreement allowing the development and expansion of the existing medical facilities to provide much needed medical services to the citizens of Miami-Dade County would be in the best interests of the County,

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

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

Section 2. This Board directs the County Mayor or County Mayor's designee to take all actions necessary to negotiate and finalize an agreement with the DOH to allow for the development and expansion of medical facilities on Tracts A and/or B, and to place a resolution, including the proposed agreement, directly on the first available full Board agenda for consideration by this Board without committee review no later than 120 days from the effective date of this resolution.

Section 3. This Board further directs the County Mayor or County Mayor's designee to submit a written status report to this Board within 60 days of the effective date of this resolution in the event that such agreement is not yet reached, and to subsequently place such report directly on the first available full Board agenda without committee review pursuant to Rule 5.06(j) of the Board's Rules of Procedure. Such report shall, at a minimum: (i) identify any obstacles or impediments to the agreement; (ii) identify the footprint of the area which would be the subject of the agreement; (iii) describe the status of the negotiations and any issues which have arisen; and (iv) provide recommendations for further action.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. It was offered by Commissioner **Raquel A. Regalado**, who moved its adoption. The motion was seconded by Commissioner **Anthony Rodriguez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of October, 2024. 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: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Debra Herman", written over a horizontal line.

Debra Herman
Christian J. Fernandez-Andes



OFFICE OF THE PROPERTY APPRAISER

EXHIBIT 1 - TRACT A

Summary Report

Generated On : 8/28/2020

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
PA Primary Zone	7062 UC CENTER - INDUSTRIAL (ID) 6 MAX HT
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	2020	2019	2018	
Land Value	\$913,446	\$913,446	\$710,458	
Building Value	\$0	\$0	\$0	
XF Value	\$9,939	\$10,048	\$10,158	
Market Value	\$923,385	\$923,494	\$720,616	
Assessed Value	\$748,466	\$680,424	\$618,568	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$174,919	\$243,070	\$102,048
County	Exemption	\$748,466	\$680,424	\$618,568
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$748,466	\$680,424	\$618,568
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$923,385	\$923,494	\$720,616
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$748,466	\$680,424	\$618,568
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:

MDC007



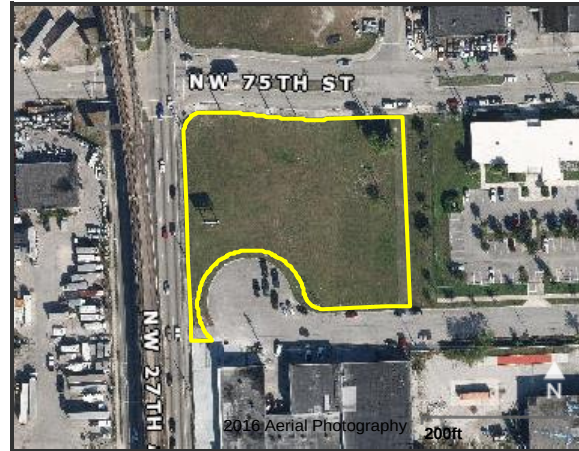
OFFICE OF THE PROPERTY APPRAISER

EXHIBIT 1 - TRACT B

Summary Report

Generated On : 8/28/2020

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
PA Primary Zone	7051 UC EDGE - INDUSTRIAL (ID) 4 MAX HT
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	2020	2019	2018	
Land Value	\$1,100,429	\$981,572	\$886,704	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$1,100,429	\$981,572	\$886,704	
Assessed Value	\$714,021	\$649,110	\$590,100	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$386,408	\$332,462	\$296,604
County	Exemption	\$714,021	\$649,110	\$590,100

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

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	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$714,021	\$649,110	\$590,100
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,100,429	\$981,572	\$886,704
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$714,021	\$649,110	\$590,100
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

MDC008



OFFICE OF THE PROPERTY APPRAISER

EXHIBIT 1 - TRACT C

Summary Report

Generated On : 8/28/2020

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
PA Primary Zone	7051 UC EDGE - INDUSTRIAL (ID) 4 MAX HT
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	2020	2019	2018	
Land Value	\$1,110,120	\$888,096	\$740,080	
Building Value	\$920,228	\$887,456	\$896,511	
XF Value	\$138,338	\$139,768	\$141,199	
Market Value	\$2,168,686	\$1,915,320	\$1,777,790	
Assessed Value	\$2,106,852	\$1,915,320	\$1,777,790	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$61,834		
County	Exemption	\$2,106,852	\$1,915,320	\$1,777,790

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

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 &	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$2,106,852	\$1,915,320	\$1,777,790
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$2,168,686	\$1,915,320	\$1,777,790
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$2,106,852	\$1,915,320	\$1,777,790
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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