

MEMORANDUM

Amended
Agenda Item No. 11(A)(3)

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

DATE: November 6, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to inventory all improved County-owned property to determine the status or percentage of use, occupancy, or vacancy, to assess the condition of property maintenance, and to submit a report setting forth recommendations regarding development, redevelopment, surplus and disposition, and maintenance

Resolution No. R-991-24

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien and Co-Sponsor Senator René García.



Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM (Revised)

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

DATE: November 6, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

Amended
SUBJECT: Agenda Item No. 11(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 _____

Amended
Agenda Item No. 11(A)(3)
11-6-24

RESOLUTION NO. R-991-24

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO INVENTORY ALL IMPROVED COUNTY-OWNED PROPERTY TO DETERMINE THE STATUS OR PERCENTAGE OF USE, OCCUPANCY, OR VACANCY, TO ASSESS THE CONDITION OF PROPERTY MAINTENANCE, AND TO SUBMIT A REPORT SETTING FORTH RECOMMENDATIONS REGARDING DEVELOPMENT, REDEVELOPMENT, SURPLUS AND DISPOSITION, AND MAINTENANCE

WHEREAS, Miami-Dade County, through its various departments, currently owns a number of improved properties with buildings that are not fully occupied ("County Properties"); and

WHEREAS, it is in the best interest of the County and the public to inventory the County Properties and to assess if further development or redevelopment would maximize their use and potential; and

WHEREAS, in many circumstances, surplus and disposition of County Properties would allow such Properties to be put to uses that would satisfy vital County needs, such as affordable housing, and would also place such properties back on the County tax rolls; and

WHEREAS, County Properties require property maintenance to comport with the requirements of the Miami-Dade County Code, which results in maintenance costs and expenses; and

WHEREAS, delayed or untimely maintenance of County Properties can also result in additional costs which arise from the necessity of more excessive remediation in the event that deferred maintenance has taken place; and

WHEREAS, it is in the County's best interests to take a proactive role in avoiding deferred maintenance, which will result in costs savings, and would create a cleaner and more aesthetically pleasing environment for the County's residents and visitors,

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 if fully set forth herein.

Section 2. This Board directs the County Mayor or County Mayor's designee to: (1) inventory the County Properties and create a list setting forth the address, folio number, zoning, nature of building improvement, commission district in which the property is located, and status or percentage of occupation, use, or vacancy; (2) assess the condition of the County Properties to determine whether maintenance has been delayed, thereby giving rise to the need for immediate or more extensive remediation; and (3) provide a written report to this Board setting forth recommendations for a future course of action with respect to the development, redevelopment, surplus and disposition, and maintenance of the County Properties ("Property Utilization Report"). With respect to County Properties that are the subject of an ongoing, competitive procurement process prior to approval by this Board, the only required information shall be the address and folio number as well as the status of the procurement process.

Section 3. The Property Utilization Report shall include but not be limited to: (1) recommendations for the potential development or redevelopment of the County Properties for County or public use; (2) recommendations as to whether the County should surplus the County Properties, and proceed with the sale or lease of same; (3) proposed remediation measures for the County Properties in need of maintenance, including timeframes for implementation, and cost analysis; and (4) an identification of costs or savings arising from the recommendations and potential funding sources to the extent that costs are identified.

Section 4. The County Mayor or County Mayor's designee is directed within 180 days of the effective date of this resolution to place such report on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien and the Co-Sponsor is Senator René García. It was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Juan Carlos Bermudez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of November, 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".

Debra Herman

MDC005