

# Town of Cutler Bay Special Town Council Meeting

MONDAY, SEPTEMBER 16, 2024

# Board of County Commissioners Meeting

- November 13, 2023
- Attended by the Town Council and Town Staff



# Nov 29, 2023 | Town Council Workshop – Homeless Trust Presentation





# Restrictive Conditions

1. Housing will be leased apartments
2. 62 years of age and older
3. Background checks prior to rental to exclude renters with felony convictions
4. No more than two seniors per apartment
5. Minimal financial requirements (income verification at least 80% AMI)
6. Employment verification for tenants
7. Zero tolerance policy (if violate rule or commit criminal act lose lease)
8. Restricted entry access including security gate for vehicles and fob secured entrance to building
9. No loitering outside property or on mall property
10. No storage on balconies or laundry hung from balconies or windows
11. Property brought up to Building & Zoning Code standards
12. Maintained in accordance with Town & County Code
13. On site management
14. On site 24-hour security
15. CCTV and license plate readers
16. No short term rentals
17. Follow CPTED standards
18. Signage shall only reflect property address, and shall be in accordance with the Town Code, and compatible with the Southland Mall property
19. The property will not offer a needle exchange or similar program

# Alternative Site – Crossings at Quail Roost

Approved Senior Housing Development

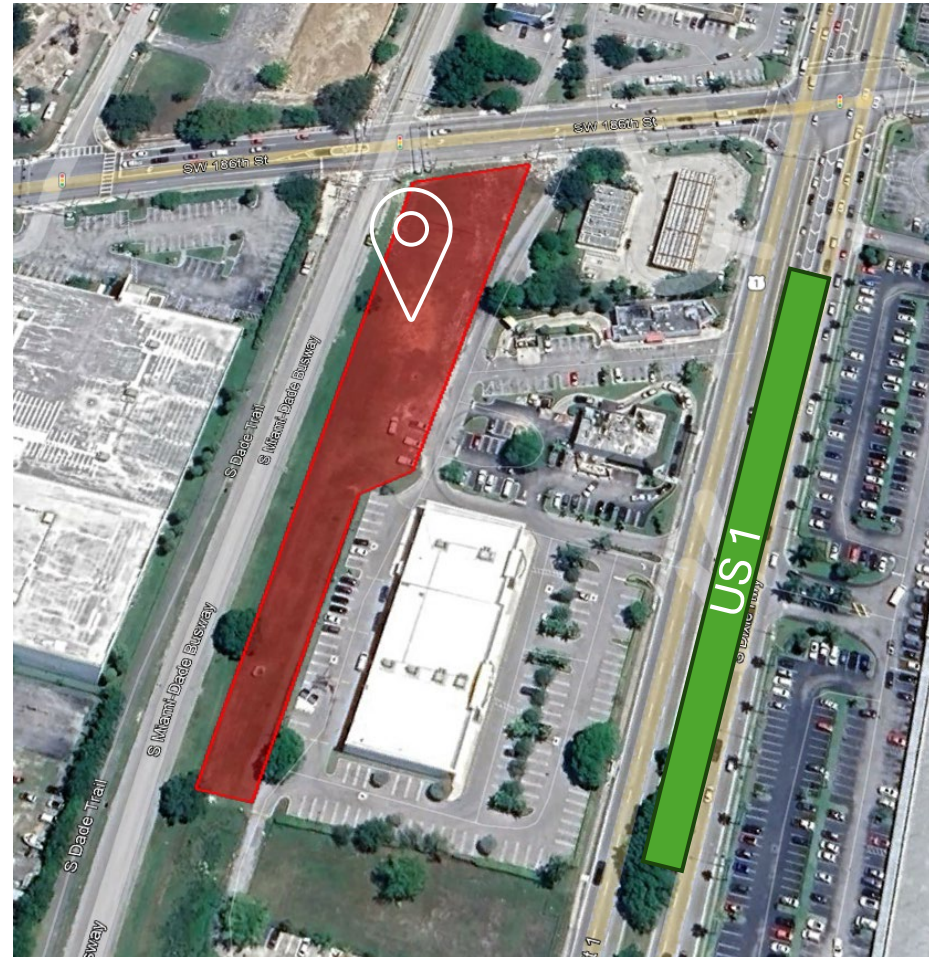
- **0 Cost**, just vouchers
- 10100 SW 186 St.
- Fully approved  
(Cutler Bay Res. No. 20-05)
- 93 Residential Units
  - 8,900 sqft commercial space
  - 9,700 sqft office space
- Covenant restricting the units to 55+ occupancy required



# Alternative Site – Crossings at Quail Roost (Contd.)

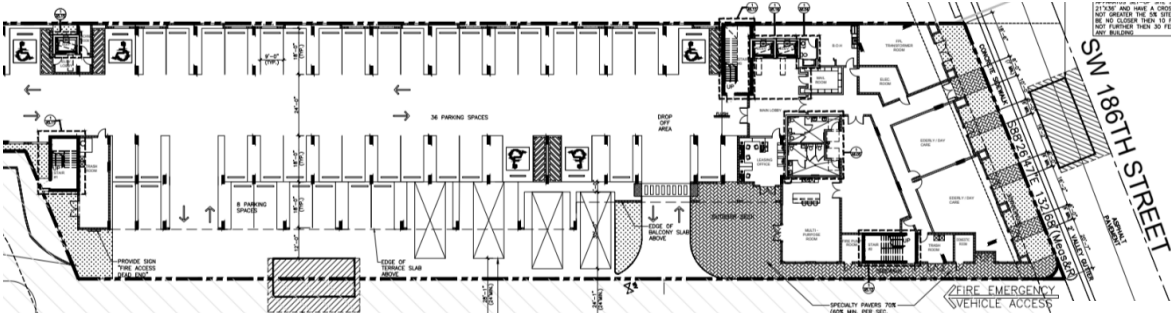
Approved Senior Housing Development

- Inside the Town of Cutler Bay
- District 9
- Located at SW 186 at the TransitWay





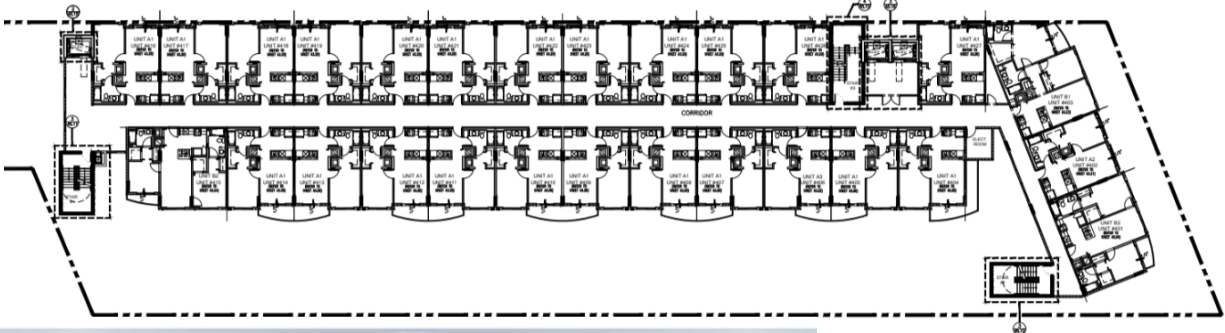
# Approved Plans



Ground Floor



2 NORTH ELEVATION  
S.W. 186TH STREET  
Scale: 1/16"=1'-0"



Residential Floor (Typ.)



3 WEST ELEVATION  
S. MIAMI DADE BUS WAY  
Scale: 1/16"=1'-0"

# Commissioner Danielle Cohen Higgins Still working on alternate sites

## Hotels

### 3 Hotels with 100+ Rooms:

- Garden Inn of Homestead – **109 Rooms** (51 S Homestead Blvd - Homestead, FL)
- Miami Quality Inn South – **100 Rooms** (14501 S Dixie Hwy - Miami, FL)
- Floridian Hotel – **140 Rooms** (990 N Homestead Blvd - Homestead, FL)

### 2 Hotels with 50 Rooms:

- Inn of Homestead – **50 Rooms** (1020 N Homestead Blvd - Homestead, FL)
- Caribe Motel – **50 Rooms** (841 N Krome Ave - Homestead, FL)

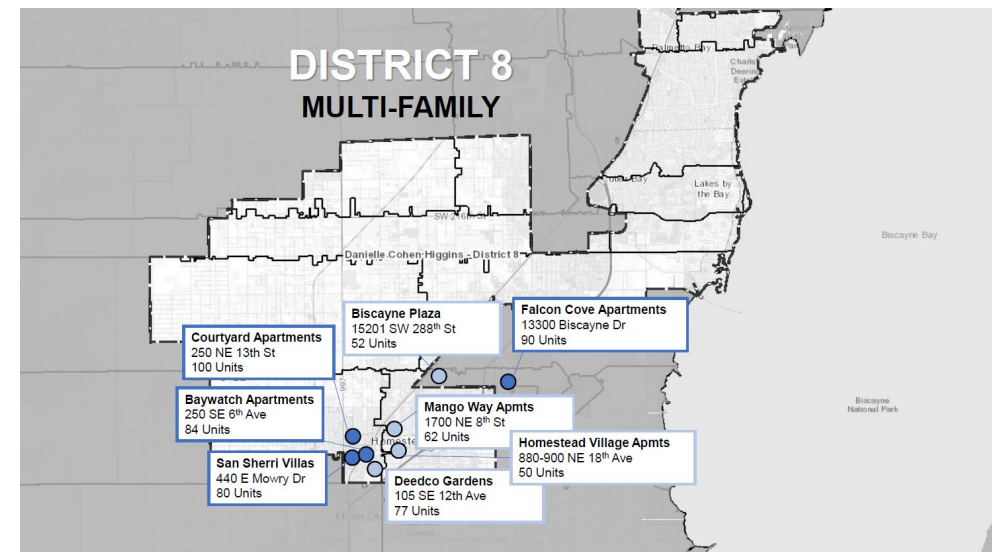
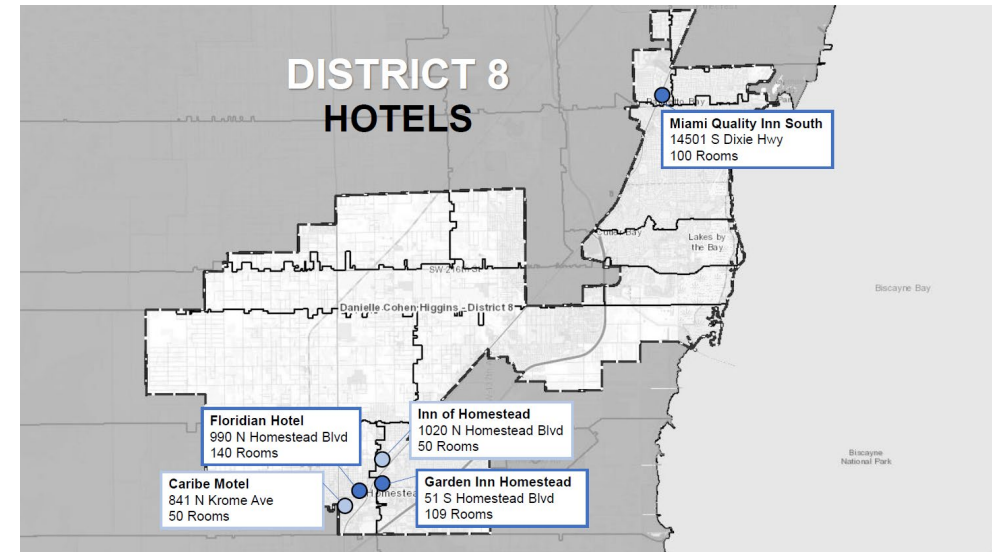
## Multi-Family Sites

### 4 Multi-Family Sites with 80+ Units:

- Courtyard Apartments – **100 Units** (250 NE 13th St - Homestead, FL)
- Falcon Cove Apartments – **90 Units** (13300 Biscayne Dr - Homestead, FL)
- Baywatch Apartments – **84 Units** (250 SE 6th Ave - Homestead, FL)
- San Sherri Villas – **80 Units** (440 E Mowry Dr - Homestead, FL)

### 4 Multi-Family Sites with 50+ Units:

- Deedco Gardens – **77 Units** (105 SE 12th Ave - Homestead, FL)
- Mango Way Apartments – **62 Units** (1700 NE 8th St - Homestead, FL)
- Biscayne Plaza – **52 Units** (15201 SW 288th St - Homestead, FL)
- Homestead Village Apartments – **50 Units** (880-900 NE 18th Ave - Homestead, FL)





# La Quinta Purchase

- Appraised at \$10M
- County Purchasing at \$14M+
- Environmental Concerns/Contaminated Site

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**CUTLER BAY**  
Connecting Communities

MAY 28 - JUNE 18, 2024

## Overpriced and Contaminated

BY GRANT MILLER

**Publisher**

The Miami Dade County Commission voted last week to move forward with the purchase of the La Quinta Inn & Suites on Cutler Bay Road, the controversial site of the Honschke Trust, despite numerous concerns about the need to find a place to house the growing and rapidly increasing population.

The project still requires at least one more round of voting by the Commission and the question is why by Mayor Charles Levine Sr.

The county will be spending \$14 million for the hotel, plus another about \$900,000 to remediate the site into the state's open space.

That's \$14 million more for the 107 rooms than the two bids required, opponents claim that the complex is worth.

However, what nobody is talking about is that the hotel site is contaminated with known carcinogens and chemicals that pose a grave risk to the health of persons exposed.

How do I know?

I know that a standard procedure for the county to require an Environmental Assessment Report (EAR) before they buy any real property like the hotel.

I made a public records request for the EAR. Here's what I found.

Raywood Hotels, the company selling the hotel, did have its own environmental survey conducted and approved by the county. It bought the hotel and stated that with the county in March 2023, they would environmental survey claimed that there were no known sources of pollution near the hotel property.

That was not true. A quick check of county records showed that a Dry Cleaner operated for an extended period in the immediate southwest of the hotel.

Before the 1980s, dry cleaners often disposed of their cleaning solutions by just dumping them down storm drains. Today, any one that is even where a dry cleaner was is assumed to be contaminated.

The failure of the Raywood Hotels report to address a nearby potential source of contamination provided further support. P.E. Chief of the Environmental Monitoring and Remediation Division of ER&M to

La Quinta Inn & Suites, Cutler Bay

recommended that a Phase I ESA be conducted by the county at the La Quinta Inn. The grant of any hazardous material nearby. The county directed the company to Miami International Airport to conduct the survey at the hotel.

The county's Department of Regulation and Economic Resources oversee the Phase I ESA and the contractor failed to well on the edge of the property and drew a Miami International Airport for testing.

The tests revealed the presence of perchloroethylene and PCE and other chemicals, and PFOA, PFOS and PFOA are used in many household cleaning and were common components of dry cleaning fluid.

The first round of testing showed levels of PFOA and PFOS well above the permissible level under standard, set by the Federal Environmental Protection Agency. That called for a second round of PFOA and PFOS at prohibited levels.

According to the Center for Disease Control, exposure to PFOA and PFOS can result in an increase in the level of dangerous cholesterol, lower antibody response to some vaccines, changes in liver enzymes (which can lead to liver damage and liver failure), pregnancy-induced hypertension and pre-eclampsia (which can lead to damage to or death of the fetus), and decreases in birth weight.

Exposure to PFOA also results in an increased rate of kidney and testicular cancer. Other investigative agencies have

linked PFOA with a higher chance of developing a broader spectrum of cancers, heart disease, and diabetes.

The county's contractor recommended that further monitoring wells be drilled on the La Quinta Inn property to verify that the source of the chemicals and to determine the shape of the contamination plume. It called for a Phase II ESA to be conducted. It is from these monitoring wells and results that the county could formulate a plan to remove the chemicals if that is even possible.

From the documents produced in response to my public records request, it appears that no new wells have been drilled at the hotel property and no further testing has been done.

The effects of PFOA and PFOS appear after long term exposure. That might not be a problem for a child who only stays a night or two in a hotel.

But when these hotel rooms are turned into apartments, the residents will be staying for months and even years.

We must, in effect, be moving the hotel's main what could turn into an EPA Superfund cleanup site.

And the worst part of all of this is that the hotel will be housing the poor elderly people whose physical conditions and immune systems already are weakened. Living at the La Quinta Inn will put them at further jeopardy.

If the county goes forward with the purchase, it will not be just processing a grant 107 rooms. It will be buying into a business of lawsuits by any and every elderly resident who develops any of the conditions that are listed above.

In a county with over 18,000 lawyers, I'm sure that some are already soliciting while reading this column over the size of the fees they imagine they could extract. And understand that the coverage immunity granted to Miami Dade County by state law wouldn't even offer the coverage of a fig leaf in federal court.

I am sure that the appraisers who valued the property were never told about the contamination at the hotel by PFOA and PFOS. If that were considered and the cost of cleanup were subtracted, it might drive the value of the property to less than one-third of the current asking price.

I have questions for the Miami Dade County Commission and Honschke Trust that Ray Book. Why waste the results of the county's Phase I ESA widely distributed and discussed?

The commission spent three hours debating whether to accept a report on alternative sites, but there was a whisper about the chemical contamination at the hotel site.

And while we're at it, what did the commission and their book know and who did they know of? The County administration was aware that the survey conducted by Raywood Hotels was inaccurate and that the county administration failed to inform the Commission and Chairman Book of did they just not care? Why did they each fail to buy a site that is overpriced and polluted with known carcinogens?

These questions need to be answered and the voters and taxpayers in Miami Dade County deserve those answers today.

As the commissioner in whose district this homeless shelter will sit, Commissioner Danielle Calton Higgins can just say "hold" on this project to prevent it from moving forward. She must run that with all the strength she can muster.

At the very least, the county should put the purchase of the property on hold until it follows the recommendation of the report and drills many more wells and conducts more tests and determines the extent of the pollution and the cost of cleanup.

The money being used to be the purchase of the La Quinta Inn due and to find alternative sites for our vulnerable elderly homeless that will not endanger their lives and health.

COMMUNITYNEWSPAPERS.COM

### County's \$15 Million Mistake?

The Board of County Commissioners will convene yet once again to debate the contentious pu...

**Cutler Bay**  
FLORIDA

# Proposed Resolution by Commissioner Eileen Higgins (District 5)

**RESOLUTION APPROVING BY AN EXTRAORDINARY VOTE PURSUANT TO SECTION 125.355, FLORIDA STATUTES, A CONTRACT FOR SALE AND PURCHASE BETWEEN CUTLER BAY LODGING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SELLER, AND MIAMI-DADE COUNTY, AS BUYER, FOR AN APPROXIMATELY 87,626 SQUARE FOOT PROPERTY IMPROVED WITH AN APPROXIMATELY 46,415 SQUARE FOOT BUILDING LOCATED AT 10821 CARIBBEAN BLVD, CUTLER BAY, FLORIDA, IN THE AMOUNT OF \$14,000,000.00; AUTHORIZING THE EXPENDITURE OF \$14,000,000.00 FOR PURCHASE OF THE PROPERTY, UP TO \$40,000.00 FOR CLOSING COSTS, AND UP TO \$950,000.00 FOR PROPERTY RETROFITTING FOR A TOTAL AMOUNT OF \$14,990,000.00 FUNDED FROM MIAMI-DADE COUNTY'S HOMES PLAN, AND ONE PERCENT FOOD AND BEVERAGE TAX FUNDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ALL RIGHTS CONFERRED THEREIN, TO ACCEPT CONVEYANCE OF PROPERTY BY GENERAL WARRANTY DEED, AND TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND CONVEYANCE OF THE PROPERTY(Internal Services)**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(2)  
9-17-24

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

RESOLUTION APPROVING BY AN EXTRAORDINARY VOTE PURSUANT TO SECTION 125.355, FLORIDA STATUTES, A CONTRACT FOR SALE AND PURCHASE BETWEEN CUTLER BAY LODGING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SELLER, AND MIAMI-DADE COUNTY, AS BUYER, FOR AN APPROXIMATELY 87,626 SQUARE FOOT PROPERTY IMPROVED WITH AN APPROXIMATELY 46,415 SQUARE FOOT BUILDING LOCATED AT 10821 CARIBBEAN BLVD, CUTLER BAY, FLORIDA, IN THE AMOUNT OF \$14,000,000.00; AUTHORIZING THE EXPENDITURE OF \$14,000,000.00 FOR PURCHASE OF THE PROPERTY, UP TO \$40,000.00 FOR CLOSING COSTS, AND UP TO \$950,000.00 FOR PROPERTY RETROFITTING FOR A TOTAL AMOUNT OF \$14,990,000.00 FUNDED FROM MIAMI-DADE COUNTY'S HOMES PLAN, AND ONE PERCENT FOOD AND BEVERAGE TAX FUNDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE CONTRACT FOR SALE AND PURCHASE, EXERCISE ALL RIGHTS CONFERRED THEREIN, TO ACCEPT CONVEYANCE OF PROPERTY BY GENERAL WARRANTY DEED, AND TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAID PURCHASE AND CONVEYANCE OF THE PROPERTY

WHEREAS, according to the National Alliance to End Homelessness, senior citizen homelessness is expected to nearly triple by 2030; and

WHEREAS, between 2022 and 2023, the number of seniors 55 and over encountered by the Homeless Trust more than doubled; and

WHEREAS, a new state law that prohibits public camping and sleeping has brought new urgency to the issue of homelessness, and could result in the criminalization of homelessness; and

WHEREAS, on October 1, 2024, cities and counties will be required to enforce State bans on camping or sleeping on public property within their jurisdictions, including the beach, sidewalks, bus stops and parks where the homeless may sleep; and

# Resolution “Guidelines”

• **Section 4.** *This Board directs the County Mayor or Mayor’s designee to ensure that the Property is operated and maintained with the following guidelines:*

- (a) the Property will serve as permanent supportive housing exclusively for senior citizens aged 55 and older;
- 
- (a) tenants shall be required to enter into leases and provide proof of ability to pay the required rents;
- 
- (a) no needle exchange or similar program shall be operated on the Property;
- 
- (a) background checks shall be conducted on all potential tenants prior to entering into any lease in order to exclude any individual identified as a sexual predator or sexual offender, as defined in section 21-280 of the Code of Miami-Dade County, as may be amended from time to time;
- 
- (a) the Property will maintain a continuously operational closed circuit television system;
- 
- (a) the Property, including the exterior facade, shall be renovated and continuously maintained to comply with all applicable county building and zoning code standards; and
- 
- (g) such other guidelines as this Board may from time to time implement.



# Recent Development



Camillus  
House

A Ministry of the Hospitaller Brothers of St. John of God

September 10, 2024

Mayor and City Commission  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: Camillus House Emergency Shelter Services**

Dear Mayor and City Commissioners,

I hope this letter finds you well. I wanted to follow up on our recent tour of the facility (with Mayor Meiner) and discuss an important matter regarding our emergency shelter services in Miami Beach.

As you know, we currently operate 18 shelter beds under contract with the City. However, the funding rate we receive is insufficient to cover the operational costs, resulting in significant financial strain on Camillus House. We have worked diligently to manage these expenses, but it has become clear that continuing to operate these beds at the current rate is no longer sustainable.

After engaging with your staff, it appears there is no viable option to secure an increase in funding to support these services. Consequently, I regret to inform you that, effective September 30, 2024, Camillus House will need to discontinue our shelter bed services in Miami Beach.

We appreciate the collaboration we have had with the City of Miami Beach thus far and remain open to exploring future opportunities to address the shelter needs in our community.

Thank you for your understanding. Please do not hesitate to reach out if you would like to discuss this matter further.

Sincerely,

Eduardo J. Gloria  
Acting CEO

cc: David Martinez, Interim Assistant City Manager  
Alba Tarre, Director of Housing and Community Services

HOPE IS WHERE THE HEART IS

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Camillus  
House

A Ministry of the Hospitaller Brothers of St. John of God

September 10, 2024

Mayor and County Commission  
Miami-Dade County  
111 NW 1st Street  
29th Floor  
Miami, FL 33128

**RE: Camillus House Emergency Shelter Services**

Dear Mayor and County Commissioners,

I hope this letter finds you well. I am writing to bring to your attention a pressing challenge that Camillus House currently faces regarding our emergency shelter services.

As you know, we operate 90 emergency shelter beds funded through the Miami-Dade County Homeless Trust. Unfortunately, due to the inability to secure a necessary increase in funding, we will be forced to scale down these beds by the end of September 2024. I have met with Ron Book, Chairman of the Miami-Dade County Homeless Trust, and Executive Director Vicki Mallette to discuss the need for this increase, but regrettably, our request has not been approved.

Thus far, I have briefed two commissioners on this situation and am actively working to reach out to the remaining commissioners in the coming days to discuss the implications of this decision.

I appreciate your attention to this matter and welcome any dialogue to explore potential solutions that may continue to support our vital services for the vulnerable population in our community.

Thank you for your time and consideration.

Sincerely,

Eduardo J. Gloria  
Acting CEO

cc: Victoria Mallette, Executive Director of Miami-Dade County Homeless Trust

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