



# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: February 25, 2009

SUBJECT: **REFERRAL TO THE NEIGHBORHOODS/COMMUNITY AFFAIRS COMMITTEE A DISCUSSION REGARDING THE USE OF THE LOG CABIN "CLASSROOM BUILDING" AND/OR "TRAINING CENTER" AND THE LOG CABIN NURSERY CURRENTLY OPERATED BY SUNRISE COMMUNITY GROUP, INC. LOCATED AT 8128 COLLINS AVENUE, MIAMI BEACH, FLORIDA.**

### RECOMMENDATION

Refer discussion of the future use of the City-owned properties commonly known as the Log Cabin Training Center and the Log Cabin Nursery to the Neighborhoods/Community Affairs Committee.

### BACKGROUND

#### **Log Cabin Training Center –**

The City of Miami Beach established and maintained the Log Cabin Training Center from 1975 through 2005 as a service of the City designed to provide vocational training and support for developmentally disabled adults. The Center housed three programs: Adult Day Training (ADT), Supported Employment (SE) and Supported Independent Living (SIL). Although a separate entity and facility, the adjacent nursery served as a sheltered work site to provide employment to the clients of the training center. In this way, the clients were able to implement the training they were receiving in the same proximity.

On March 10, 2005, the City issued a Request for Proposal (RFP) for an entity to assume the administration and management of the Log Cabin Training Center and its various programs. The Sunrise Community, Inc. submitted the first-ranked proposal to a Request for Proposal (RFP).

On July 6<sup>th</sup>, 2005, the City Commission approved the Administration's recommendation to proceed with an agreement with The Sunrise Community, Inc. However, after careful consideration and extensive review, and in light of their occupancy of a city-owned facility, the Administration recommended a lease agreement instead of a management agreement. The lease agreement incorporated the Scope of Services requested in the RFP and included specific language to ensure that existing programming and services remained consistent.

Agenda Item C4D  
Date 2-25-09

### **Log Cabin Nursery -**

The nursery served as part of the City of Miami Beach Activity Center from 1975 through 1983 as a service of the City designed to provide a sheltered work site for the developmentally disabled adults being trained at the Log Cabin Training Center located adjacent. In 1983, the Miami Beach Activity Center incorporated as Log Cabin Enterprises, Inc, a not-for-profit entity, and was funded by the City through a Community Development Block grant until 2003. As a non-profit entity, Log Cabin Enterprises continued operations without City of Miami Beach funds through outside funding sources, fundraisers as well as retail sales. As a separate entity no longer affiliated with the City, Log Cabin Enterprises Inc. continued its work on the premises through a lease agreement with the City.

The lease agreement for the Log Cabin Enterprises, Inc., to operate the nursery was approved by the Commission. This allowed the two entities to remain independent due to the relationship of client (training center clients) and provider (nursery sheltered worksite), while allowing the City the benefit and protection of a lease agreement.

### **ANALYSIS**

The City of Miami Beach entered into a Lease Agreement with Sunrise Community Group, Inc. for the use of City-owned property for the "Classroom Building" and/or "training center", located at 8128 Collins Avenue commencing September 1, 2005 subsequent to a Request for Proposal to provide vocational training and support for developmentally disabled adults. Additionally, the City of Miami Beach entered into a Lease Agreement with the Log Cabin Enterprises for the use of the adjacent City-owned property located at 8108-8140 Collins Avenue commencing August 1, 2006, to provide the nursery as a sheltered work site for the clients trained through the Sunrise Community Group, Inc. training center.

On July 1, 2007, the Log Cabin Enterprises merged with the Sunrise Community Group, Inc. due to financial instability. The Log Cabin Enterprises Board of Directors were absorbed by the Sunrise Community Group, Inc., but remained the governing authority over the nursery's sheltered work program in order to sustain the independence of client and provider. The Sunrise Community Group, Inc. requested that the City terminate their lease early and enter into a new lease which would allow for improvements to the property by the Tenant, and allow both the lease for the Classroom Building and the lease for the nursery to become coterminous, terminating on July, 31, 2009.

The Classroom Building is used by Sunrise Community Group, Inc. solely as a vocation training site for up to a maximum of thirty-five (35) developmentally disabled adults, as defined by the State of Florida Developmental Disabilities Home and Community-Based Services Waiver Programs. Sunrise Community Group, Inc. currently serves a minimum of 25 individuals ages 18 and older. The Tenant pays a base rent of \$7,200 annually in twelve monthly installments. The Tenant is responsible for the operation, maintenance and repair of the facility at its sole cost and expense. The City provides Sunrise Community Group, Inc. with no operational funding.

The Log Cabin Nursery is used solely for the purpose of providing an educational and sheltered work program for developmentally disabled adults in a retail/wholesale nursery, and other ancillary retail activity. The Tenant pays a base rent of \$1 annually. The Tenant is

responsible for the operation, maintenance and repair of the facility at its sole cost and expense.

Section 82-39 of the Miami Beach City Code, governing the sale/lease of public property, provides that the lease of any City-owned property, including option periods, requires the following:

- 1) a public bidding process;
- 2) Planning Department analysis;
- 3) an independent appraisal to determine the value of the leasehold interest; and
- 4) a public hearing to obtain citizen input.

Section 82-39 further provides for the waiver of the competitive bidding and appraisal requirements, by 5/7ths vote of the Mayor and City Commission, upon a finding by the Mayor and City Commission that the public interest would be served by waiving such conditions.

  
JMG\HMF\AP\ACV\mis  
Attachments (2)

T:\AGENDA\2009\February 25\Consent\Sunrise Log Cabin 2009.MEM.doc

# LOG CABIN ADULT DEVELOPMENTAL TRAINING CENTER

Property Information Map

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**My Home**  
Miami-Dade County, Florida

**miamidade.gov**



Property Information Map



Digital Orthophotography - 2007

0 — 29 ft

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**Summary Details:**

Folio No.:	02-3202-004-0840
Property:	8128 COLLINS AVE
Mailing Address:	CITY OF MIAMI BEACH 1700 CONVENTION CENTER DR MIAMI BEACH FL 33139-1819

**Property Information:**

Primary Zone:	8000 GOVERNMENT & INSTITUTIONS
CLUC:	0040 MUNICIPAL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	4,454
Lot Size:	17,500 SQ FT
Year Built:	1934
Legal Description:	ALTOS DEL MAR NO 1 PB 31-40 P 34 & 35 AKA LOTS 3 & 4 BLK 18 LOT SIZE 100.000 X 175

**Sale Information:**

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

**Assessment Information:**

Year:	2008	2007
Land Value:	\$437,500	\$437,500
Building Value:	\$243,725	\$243,725
Market Value:	\$681,225	\$681,225
Assessed Value:	\$681,225	\$681,225

**Taxable Value Information:**

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$681,225/\$0	\$681,225/\$0
County:	\$681,225/\$0	\$681,225/\$0
City:	\$681,225/\$0	\$681,225/\$0
School Board:	\$681,225/\$0	\$681,225/\$0

LOG CABIN NURSERY

Property Information Map

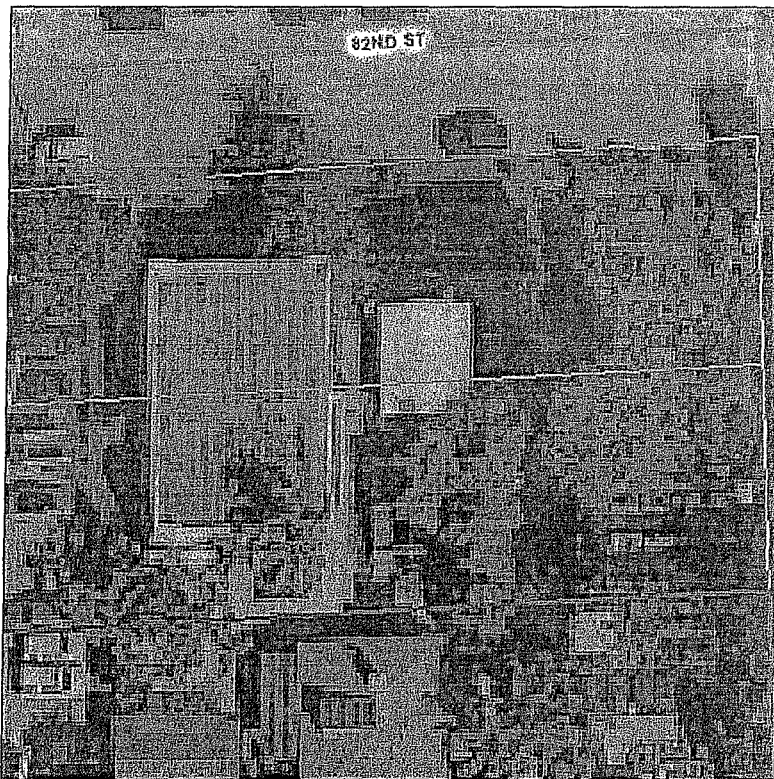
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My Home  
Miami-Dade County, Florida

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Property Information Map



Digital Orthophotography - 2007

0 — 18 ft

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City:	\$681,225/\$0	\$681,225/\$0
School Board:	\$681,225/\$0	\$681,225/\$0

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