



MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: February 21, 2014

This shall serve as written notice that a meeting of the Finance and Citywide Projects Committee has been scheduled for February 21, 2014, at 2:00 P.M. in the Commission Chambers.

The agenda is as follows:

NEW BUSINESS

1. Discussion regarding a possible partnership between the City of Miami Beach and the Bicycle Action Committee (BAC) in an effort to promote safety for Bicyclists (*July 19, 2013 Commission Item C4P)(158)*

Eric Carpenter – Public Works Director

2. Discussion Regarding The Proposal For A New Lease Between The Miami Beach Redevelopment Agency (“Landlord” or “RDA”) And Vacation Store, Inc., The Successor In Interest To The Existing Tenant, Vacation Tours Of South Beach, Inc. (“Tenant”), For The Use Of Suite “J” at the Anchor Shops, Located at 100 16th Street, Suite No. 5, Miami Beach, Florida 33139 (“Space”), For An Initial Term Of Three (3) Years, Commencing On March 18, 2014 and Ending On March 17, 2017, With One (1) Renewal Option Of Three (3) Years, At The RDA’s Sole And Absolute Discretion, Subject To And Pursuant To The Terms And Conditions Set Forth In The Agreement; And Further Including The Authority To Negotiate A Month To Month Tenancy With Tenant Until Such Time As A New Lease Is Executed For The Space regarding TECO/Peoples Gas System, Inc. Franchise Agreement (*184*)

Max Sklar – Tourism and Cultural Development Director

3. Discussion regarding the Washington Avenue pump station for funding allocation (*December 11, 2013 Commission Item R9H*)(183)

Eric Carpenter – Public Works Director

4. Discussion on the Review and Recommendations for improving the City's Procurement Code completed by the National Institute for Public Procurement (NIGP) (*July 19, 2013 Commission Item C4B*)(154)

Alex Denis – Procurement Director

5. Discussion regarding Storm Water Future Bonds and Proposed Rates (185)

Patricia Walker – Chief Financial Officer

Finance and Citywide Projects Committee Meetings for 2014:

March 21, 2014

April 18, 2014

May 16, 2014

June 20, 2014

July 18, 2014

August 13, 2014

September 25, 2014

October 17, 2014

November 12, 2014

December 12, 2014

PENDING ITEMS: REFER TO ATTACHMENT 1

PDW/rs/kd

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Cc. Mayor and Members of the City Commission
Management Team

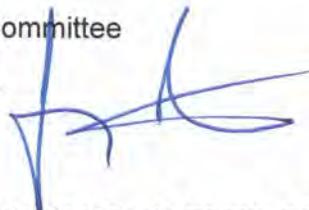
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COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager 

DATE: February 21, 2014

SUBJECT: **DISCUSSION REGARDING BICYCLIST SAFETY CAMPAIGN WITH THE MIAMI BEACH POLICE DEPARTMENT, DECOBIKE, AND LOCAL BICYCLE RENTAL COMPANIES.**

This item was requested by Commissioner Weithorn and referred to the Finance and Citywide Projects Committee (FCWPC) at the July 19, 2013 City Commission meeting to discuss a possible partnership between the City of Miami Beach and the Bicycle Committee in effort to promote safety for bicyclists.

Currently, there are no funds allocated for a bicycle safety campaign.

BACKGROUND

Miami Beach has historically been one of the premier cities for bicycle transportation in South Florida. In 2013, the City ranked tenth in the list of cities in the United States where people are most likely to use bicycles to commute to work. This national recognition is substantiated by the results of the City's Community Satisfaction Survey which documented that, in 2012, 11% of residents either walked or used a bicycle as their primary mode of transportation. In the South Beach area, this figure rose to 26%. The Community Satisfaction Survey further reflects that 48% of residents would be willing to use a bicycle as an alternative to a car. This figure is significantly higher than the 17% reported in 2009. By way of context, the national average for commuter bicycle trips is 0.56% and the figure is even lower for Miami-Dade County.

As a result of the number of cyclists currently traveling on the City's streets, sidewalks, and pedestrian pathways, the number of conflicts, violations, and accidents has become a source of concern for the City Commission and residents. The Commission directed staff to embark on a bicycle safety campaign with the goal of reducing the number of accidents and conflicts between motor vehicles and bicycles by educating motorists and bicyclists on traffic laws.

Staff research indicated that 184 accidents involving bicycles occurred from 2010 to 2012. From these accidents, the City of Miami Beach Police Department cited 66% of motorists as being at fault. When these accidents are broken down by residency, 50% of all accidents involved motorists that are non-Miami Beach residents, 13% involved Miami Beach resident motorists and 37% are Miami Beach resident cyclists. Research also strongly suggests that bicycle accidents involving vehicles peak during our Major Events Periods (MEP), between December and March.

At the July 29, 2013 NCAC meeting, the Committee passed a motion directing the Administration to develop a Bicycle Safety Plan and referred the item to the Bicycle Committee for discussion and return to the NCAC with a recommendation and an outline of the proposed Bicycle Safety Campaign. It is worth noting that the City has conducted bicycle safety campaigns in recent years, some in partnership with the Florida Department of Transportation (FDOT) and the University of Miami Bike Safe Program. Additionally, several multilingual public service announcements promoting bicycle safety are currently airing on MBTV.

ANALYSIS

Based on the research conducted, staff determined that the focus group for the bicycle campaign should be non-resident and resident motorists and cyclists traveling in Miami Beach. Given that the Miami Beach community is one where pedestrians, cyclists, and motorists must coexist harmoniously, the campaign is intended for both motorists and cyclists and will focus on the importance of bicycle and driver awareness when sharing streets in Miami Beach.

Each vehicle group would have their characteristic message. The campaign for motor vehicles would be strong on "Sharing the Road and Be Aware of Bicyclists", while the campaign for bicyclists would include "Follow Traffic Rules, Make Yourself Heard with Bells, and Wear Reflective Gear".

The communications strategies and tactics shown below were developed by the City's Communication Department to maximize the outreach. Some of these tactics have no cost as they would be disseminated via City of Miami Beach media, while others result in a cost to the City. Some of these measures can be applied in the short term, while other measures identified will be included as part of the Bicycle Master Plan Update.

Currently, the City is implementing the following measures as part of the Bicycle Safety Campaign:

- Bicycle safety message has been added to parking meter receipts (Attachment A). Currently, message run time is from January 2014 to June 2014.
- Bicycle safety messages (English & Spanish) have been included in MB magazine, e-newsletters, social media and MBTV.
- Bicycle safety message has been added to major event period (MEP) materials (Spring Break (February- April) and Memorial Day weekend).
- Bicycle safety messages will be incorporated in upcoming Parking marketing plan.
- FDOT is airing radio spots with bicycle safety messages

In addition to the measures identified and implemented above, staff has identified other mid-term and long term strategies to promote bicycle safety through a phased approach and employing different media outlets. These tactics will be further developed as part of the Bicycle Master Plan Update effort and coordinated with the City of Miami Beach Communication Department. Preliminary costs estimates have been identified for several of the measures (Attachment B).

Media Tactics:

- Develop and launch bicycle safety webpage
 - Webpage will list rules of the road for cyclists, information on how to register your bicycle with the Police Department, among other information

- Promote contest and outreach events
- Continue to include messages and promote drawing in MB magazine

Broadcast Tactics:

Produce and air PSA video on MBTV, YouTube channel and MB Radio 1670AM
Promote drawing

Co-op Advertisement Tactics:

- Partner with Parking Department to include bike safety messages in new marketing campaign
 - Parking receipts advertisements
 - Bicycle safety message to be included parking garage signage at City Hall & 17 ST Garages
- Co-op with MEP (Major Event Planning) outreach, to include bicycle safety messaging on signs, brochures, real-estate signage, posters, etc.
- Partner with Clear Channel Adshel to include PSA messaging on bus shelters (Cost to be negotiated)

Outdoor Tactics

- Partner with FDOT to install signage along major corridors entering the City, including MacArthur Causeway, Alton Road & 5th Street, Julia Tuttle Causeway, and Venetian Causeway
- Place signs near city intersections and/or streets that have a high volume of accidents involving bicycles

Community Outreach Tactics:

- School resource officers (Police and Fire) to distribute and demonstrate bike safety to school children, HOA/Condo/business district meetings
- Engage community bike ride participants and other cyclist groups in the immediate area to act as ambassadors to promote messaging
- Partnerships with DecoBike and/or Miami Beach cycling stores/groups for distribution and/or in-kind donations

Event Tactics:

- Roadside pop-up events at high traffic intersections to raise awareness of bicycles on roadways, opportunity to distribute bicycle safety giveaways
- Cyclists who “sign” the rules of the road will enter a drawing to win one of five, professional-quality helmets.

Collateral Tactics:

- We will seek giveaways via joint, in-kind partnerships or license agreements.
- Produce 100 high visibility belts with Miami Beach messaging and/or sponsor messaging/logos
- Create 10,000 business cards for Police, Code and Goodwill Ambassadors to distribute. Bilingual cards will include cyclist safety messages and a QR code to the bicycle safety webpage
- Create cling-ones or bumper stickers for vehicles
- Create high visibility T-shirts with initiative messaging/logo

- Giveaway bicycle bells flashing safety lights, reflective bands and/or bike flags
- Paid Advertisement Tactics (contingent on funding and sponsors) :
 - PSAs on Atlantic Broadband
- Video Advertising at Movie Theaters
- Online ads

The activities outlined above have been preliminarily estimated at \$62,310. These preliminary costs do not include sponsorship opportunities that may offset the cost to the City.

Potential Sponsorship Opportunity

Local bicycle advocate Mr. Richard Cahlin approached the City with a potential partnership opportunity involving the sale of cycling clothing to help raise funds for bicycle programs. Mr. Cahlin has previously partnered with the cities of Miami, Coral Gables and Pinecrest to use the respective city seals or logos for reproduction of cycling clothing to be sold at local bike shops, museum stores, and other outlets. The proceeds are then returned to the City to be used to fund bike initiatives. The cities of Miami and Coral Gables received \$1700 and \$725 respectively. These proceeds could be used to help fund a bicycle safety education program in Miami Beach. Once the City of Miami Beach store is established, this clothing or similar could be sold at the City store to use the proceeds in the same manner.

Potential Funding Source

City staff will explore the possibility of funding a portion of the Bicycle Safety Campaign using Sustainable Initiatives funds.

NEXT STEPS

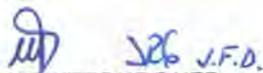
As the various strategies of the Bicycle Safety Campaign are launched, the City will continue to monitor accident reports and violations as a means to determine the effectiveness of the campaign. The Bicycle Safety Campaign will also evaluate the viability of offering bicycle safety classes and bicycle riding camps for residents of all ages.

CONCLUSION

The above information is provided to the members of the FCWPC for discussion and input.

Attachments

- A: Safety Message and Logo added to parking receipts
- B: Preliminary Cost Breakdown


KGB/ETC/JRG/JFD

**Welcome to
MIAMMIBEACH**



Miami Beach Bicycle Safety Initiative
Preliminary Cost Breakdown

Item	Quantity	Cost/Value
Parking meter receipt advertisements On all parking receipts for Q1 of 2014	1,375,000 impressions	\$1,500
Parking garage wayfinding signage City Hall Garage & 17 ST	56 signs	\$33,600
Major Event Planning outreach materials (Brochures, signage, informational materials)	Amounts vary	\$4,000
Bus shelter PSAs	Price to be coordinated	
Outdoor signs on city streets	5	\$2,000
Helmets for drawing	5	\$500
High visibility belts with our bicycle safety logo and in-kind company logo(s)	100	\$700
Business cards with cyclist safety messaging	10,000	\$200
Bumper stickers for vehicles with our bicycle safety logo	300	\$200
High visibility T-shirts with our bicycle safety logo and in-kind company logo(s)	200	\$1,000
Bicycle bells with our bicycle safety logo and/or in-kind company logo(s)	250	\$500
Flashing safety lights with our bicycle safety logo and in-kind company logo(s)	500	\$500
Reflective arm bands	100	\$675
Bicycle safety flags	100	\$1,800
PSAs on Atlantic Broadband	3 month run, space available	\$29,235
Video Advertising at Movie Theaters	3 month run, space available	\$25,000
Total Cost		\$62,310

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MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Members of the Finance and Citywide Projects Committee

FROM: Jimmy L. Morales, City Manager 

DATE: February 21, 2014

SUBJECT: **DISCUSSION REGARDING THE PROPOSAL FOR A NEW LEASE BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY ("LANDLORD" OR "RDA") AND VACATION STORE, INC., THE SUCCESSOR IN INTEREST TO THE EXISTING TENANT, VACATION TOURS OF SOUTH BEACH, INC. ("TENANT"), FOR THE USE OF SUITE "J" AT THE ANCHOR SHOPS, LOCATED AT 100 16TH STREET, SUITE NO. 5, MIAMI BEACH, FLORIDA 33139 ("SPACE"), FOR AN INITIAL TERM OF THREE (3) YEARS, COMMENCING ON MARCH 18, 2014 AND ENDING ON MARCH 17, 2017, WITH ONE (1) RENEWAL OPTION OF THREE (3) YEARS, AT THE RDA'S SOLE AND ABSOLUTE DISCRETION, SUBJECT TO AND PURSUANT TO THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT; AND FURTHER INCLUDING THE AUTHORITY TO NEGOTIATE A MONTH TO MONTH TENANCY WITH TENANT UNTIL SUCH TIME AS A NEW LEASE IS EXECUTED FOR THE SPACE.**

ISSUE

Shall the Finance and Citywide Projects Committee recommend execution of a new retail lease between Miami Beach Redevelopment Agency ("Landlord" or "RDA") and Vacation Store, Inc., the successor in interest to the existing Tenant, Vacation Tours of South Beach, Inc. ("Tenant"), for the space located at 100 16th Street, Suite No. 5, Miami Beach, Florida ("Space"); and further authorize the RDA to entering into a month to month tenancy with Tenant until such time as a new lease is executed for the Space?

BACKGROUND

Tenant's partner, Budget Reservation Service Corp. ("Subtenant"), entered into a retail sublease with MB Redevelopment, Inc. (MBRI), dated as of August 12, 1998, for a term of fifteen (15) years, commencing March 18, 1999 and ending March 17, 2014 ("Lease") for the Space, which has 721 square feet, at an initial rate of \$25.00 per square foot, subject to annual CPI escalations, commencing year eleven (11) of the lease. At the time, MB Redevelopment, Inc. (a wholly-owned subsidiary of Loews Hotels Corp), was responsible for leasing and managing the retail spaces at The Anchor Shops, pursuant to a Master Lease agreement between the RDA MBRI. Pursuant to this agreement, MBRI had broad-based authority to negotiate lease terms for any and all business uses compatible with a first class retail space, which included lease terms of ten years or more and rental rates ranging from \$19 to \$40 per square foot.

The Subtenant operated a travel business, which included selling tour packages, airline tickets, ground tours, cruises, land packages (including hotels and transfers), car rentals, train tickets and other travel-related activity ("Travel Business"). In late September of 2001, the courts ordered Subtenant to relinquish its assets to its partner, Vacation Tours of South Beach, Inc. ("Vacation Tours") and shortly thereafter dissolved, leaving Vacation Tours operating the Travel Business. Pursuant to Resolution 404-2001, effective December 12, 2001, the RDA authorized the assignment of the Lease to Vacation Tours. In connection with said assignment, Vacations Tours' related entity, Vacation Tours, Inc. executed a Guaranty of the Lease. Vacation Tours was administratively dissolved on September 21, 2001 but has continued to operate under said name until today. Staff has examined the available records and has found that Vacation Tours has complied with its lease obligations and has not been found to be in default. Tenant currently pays base rent, in the amount of \$19,226.88/year and \$1,602.24 per month, which translates into a rate of \$26.67 per square foot.

ANALYSIS

On February 7, 2014, the owners of Vacation Tours, via counsel, provided Staff with a letter of intent, setting forth the material terms for a new lease, with Vacation Store, Inc., an active Florida corporation which they have been operating since the year 2005. A copy of the Letter of Intent and corporate information for the proposed tenant entity is attached hereto as composite "Exhibit "1". The material terms are set forth herein, as follows:

Commencement Date:	March 18, 2014
Initial Lease Term:	Three (3) years.
Renewal Options:	One (1) option @ three (3) years, subject to Landlord's sole and absolute discretion.
Base Rent:	The initial base rent of \$55.00/sq. ft. (721 square feet); \$3,304.58 per month; \$39,655 per year; plus applicable Sales Tax.
Annual Rent Increase:	The greater of CPI or 3%
CAM Pass-Through:	\$10.00/sq. ft.; \$600.83 per month; \$7,210.00 per year, for first year, subject to adjustment, commencing year two, and annually thereafter, based upon Tenant's proportionate share of operating expenses, real estate taxes and insurance (based upon Landlord's estimate, as Landlord self-insures).
Financial Records:	The Landlord shall have the right to periodically review Tenant's financial records and statements of operation.
Renewal Option Period	Reset to prevailing market rate at the time renewal option

Rent: is granted. Rent for the renewal period shall further continue to have annual increases by the greater of CPI or 3%.

Guarantee: By Owners and Officers of the Florida corporation
(Rossanna Mendez a/k/a Rosanna Mendez and Alexandra Alvarez)

In preparation for the marketing of this Space, in October of 2013, Director, Max Sklar, instructed staff to secure proposals for appraisals of the fair market rents in the area. Staff secured the appraisal ("Appraisal"), prepared by Blazejack & Company ("Blazejack"), effective as of November 1, 2013, a copy of which is attached hereto as Exhibit "2". The Appraisal concludes that the fair market rent for this Space, as of November 1, 2013, was \$55.00 per square foot and the typical operating costs for a similar Space was approximately \$15.00 per square foot. When comparing the Tenant's offer to the Appraisal, Tenant's long standing history with the City, and the fact that the RDA will not have to incur any additional marketing expenses in connection with leasing the Space, Staff found the offer to be reasonable.

The current Lease is due to expire on March 17, 2014 and Staff intends to have this item considered at the March 5, 2014 Commission Meeting; however, if there is an unforeseen delay, Staff would need to enter into a month to month tenancy with the Tenant, based upon the Tenant's current rent structure, until such time as the new lease is executed.

Based on the foregoing, the Administration recommends in favor of pursuing a new lease with Vacation Store, Inc., as proposed herein, and requests the authority to enter into a month to month tenancy, if necessary, pending finalizing a new lease for this Space.

JLM/KGB/MS/GNT

F:\\$AII\RHCD\Asset\Anchor_Ret\Vacation Store\New Lease Finance Memo 2-21-2014

Enclosures:

Exhibit "1" – Letter of Intent and corporate information
Exhibit "2" – Appraisal



GAEBE, MULLEN, ANTONELLI & DIMATTEO
LAW OFFICES

MIAMI - DADE

420 SOUTH DIXIE HIGHWAY • THIRD FLOOR
CORAL GABLES, FLORIDA 33146
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PALM BEACH

205 S. NARCISSE AVENUE • THE CITIZENS BUILDING
SUITE 701 • WEST PALM BEACH, FLORIDA 33401
TEL: 561-832-6788 FAX: 561-835-1035

From the Desk of James S. Robertson, Esq.
jrobertson@gaebemullen.com
Please reply to: Miami-Dade

February 7, 2014

VIA Email & US MAIL
GiselaTorres@miamibeachfl.gov

Gisela Nanson Torres
Tourism Culture and Economic
Development Department
Office of Real Estate
555 17th Street
Miami Beach, Florida 33139

Re: Vacation Store, Inc.
100 16th Street
5
Miami Beach, Florida 33139
Non-Binding Letter of Intent to Lease

Dear Ms. Torres:

Per our previous correspondence, please accept this correspondence as our non-binding Letter of Intent to lease the above-referenced property.

PROPOSED TERMS AND CONDITIONS:

Lease Term: The primary term is to be three (3) years effective March 18, 2014. The tenant will also have one renewal option for a period of three (3) years.

Lease Rate: The base rent shall be \$ 55.00 per square foot with an additional \$ 10.00 per square foot operating expenses. Base rent shall increase by the greater of 3% per annum or CPI increase over the previous year's rental. Tenant shall have the option to renew the lease for one renewal term of three (3) years subject to Landlord's sole and absolute discretion. Rent during the renewal term shall be reset to prevailing market rate at the time of the renewal option. Rent for the renewal period shall increase by the greater of CPI or 3%.

Operating Expenses: Tenant will be responsible for its pro-rata share of operating expenses, Landlord's insurance (determined by Landlord as Landlord self-insures) and real estate taxes. The operating expenses that tenant shall be responsible for are all the expenses associated with the maintenance of common areas. Tenant shall be responsible for the maintenance of its premises, the utilities for its premises, the maintenance of the area conditioning system on its premises, insurance for its premises, and tenant will pay for the cleaning of its premises. Tenant is responsible for the maintenance of the interior of the premises. Landlord is responsible for the maintenance of the roof and foundation. Landlord is responsible for the maintenance of all exterior features. Tenant is responsible for the maintenance of the HVAC, electrical, plumbing, and other systems within the premises. Tenant shall pay a pro-rata share of the building's electrical utilities expenses used in the operation of the building.

Security Deposit: \$10,607.70 less any deposit currently being held by landlord.

Tenants Use: The premises shall be used for general office purposes related to the travel industry.

Construction Allowance: None

Delivery of Premises: Landlord shall deliver the premises to tenant in "as is" condition.

Parking: None.

Space Planning: None.

Additional Improvements: None.

Allowance: None.

Refurbishments: None.

Hours of Operation: 7am-10pm.

Assignment and Subletting: Tenant may assign the lease or sublease all or a portion of the premises with landlord's consent, subject to Landlord's sole and absolute discretion.

Guarantee: By individual owners and officers.

Financial Operation: The landlord shall have the right to periodically review tenant's financial operation.

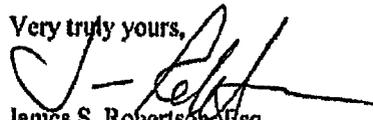
Signage: All signs are to comply with the City code.

Americans With Disabilities
Act:

Tenant will be responsible for complying with the Americans
with Disabilities Act of 1990 (the "ADA").

This is a non-binding letter of intent submitted to outline the material business terms for the proposed lease by the tenant. Neither party shall be bound to this transaction until the lease, acceptable to all parties, has been executed. The only purpose of this document is to allow the landlord to review and consider the proposed offer. If the landlord desires to lease the premises, a lease will be prepared using the information contained herein. It is the intention of the parties to negotiate additional terms of the transaction and enter into a lease within thirty (30) from the execution date of this Letter of Intent. The parties are not bound until a lease is executed.

Very truly yours,



James S. Robertson, Esq.

JSR/dr

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

VACATION STORE, INC.

Filing Information

Document Number	P05000031602
FEI/EIN Number	202492288
Date Filed	03/02/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/09/2012
Event Effective Date	NONE

Principal Address

4201 SW 11ST
CORAL GABLES, FL 33134

Changed: 01/26/2007

Mailing Address

4201 SW 11ST
CORAL GABLES, FL 33134

Changed: 01/26/2007

Registered Agent Name & Address

MENDEZ, ROSSANNA
4201 SW 11 ST
MIAMI, FL 33134

Address Changed: 01/26/2007

Officer/Director Detail

Name & Address

Title PTD

MENDEZ, ROSSANNA
4201 SW 11 ST
CORAL GABLES, FL 33134

Title VSD

ALVAREZ, ALEXANDRA
4201 SW 11 ST
CORAL GABLES, FL 33134

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**COUNSELING REPORT
MARKET RENT ANALYSIS FOR RETAIL SPACE
100 16th Street – Suite 5
Miami Beach, FL 33139**

Report No. 201379

PREPARED FOR

**Gabriela Alfonsin
Office Associate IV
Tourism, Culture and Economic Development Department
Office of Real Estate
City of Miami Beach
555 17th Street,
Miami Beach, FL 33139
Office – 305-673-7193 x 6161
Fax – 305-673-7063
GabrielaAlfonsin@miamibeachfl.gov**

PREPARED BY

**BLAZEJACK & COMPANY
172 W Flagler Street, Suite 340
Miami, Florida 33130
Phone: (305) 372-0211
Fax: (305) 374-1948**

BLAZEJACK & COMPANY
REAL ESTATE COUNSELORS

November 27, 2013

Gabriela Alfonsin
Office Associate IV
Tourism, Culture and Economic Development Department
Office of Real Estate
City of Miami Beach.
Office – 305-673-7193 x 6161
Fax - 305-673-7063

Subject: Counseling Report. No. 201379
Market Rent Analysis for retail space located at 100 16th Street- Suite 5,
Miami Beach, Florida 33139.

Dear Ms. Alfonsin:

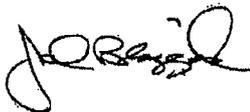
At your request, we have completed an analysis of the market rent of the above referenced property, to various Assumptions and Limiting Conditions set forth in the accompanying report. The physical inspection and analysis that form the basis of the report has been conducted by the undersigned.

The accompanying report includes pertinent data secured in our investigation, exhibits and the details of the processes used to arrive at our conclusion of value. The appraisal has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP).

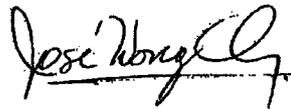
As a result of the examination and study, it is our opinion that the market rent of the property, as of November 1, 2013, the date of appraisal, is.

Retail Space : \$55.00 per square foot Rentable on a net basis.
Total Operating Expenses: \$15/SF Rentable

Respectfully submitted,
BLAZEJACK & COMPANY



John A. Blazejack, MAI, CRE, FRICS
Partner
State-Certified General Appraiser
License N. RZ 093



Jose Wong
Senior Consultant
State-Certified General Appraiser
License No. RZ-2797

SUMMARY OF FACTS AND CONCLUSIONS



Property Appraised: Retail space on first floor.

Property Name: Anchor Shops - Suite 5

Address: 100 16th Street – Suite 5, Miami Beach, FL 33139

Folio Number 02-3234-919-1090

Owner: City of Miami Beach City hall

Client: City of Miami Beach
Office of Real Estate
Tourism, Culture and Economic Development Department.

Interest Appraised: Market Rent

Purpose of Appraisal: To estimate the market rent of the property.

Function of Appraisal: To provide a basis for estimating the market rent for a new lease on the subject property. This summary report is intended for use by readers familiar with the area and the property.

Date of Analysis: November 01, 2013

Date of Inspection: November 23, 2013

Date of Report November 27, 2013

CONCLUSION: As of November 01, 2013.

Retail Rent: \$55/ Square Foot Rentable on a net basis.

Total Operating Expenses: \$15/ Square Foot Rentable on a net basis.

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CONCLUSION	10

ADDENDA

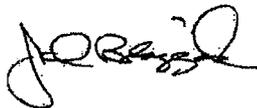
Exhibit A	Retail Rent Comp Photos
Exhibit B	Engagement Letter
Exhibit C	Qualifications of the Appraisers

CERTIFICATE

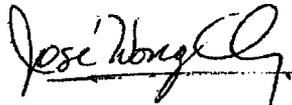
We certify that, to the best of our knowledge and belief,

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- We have none performed any appraisals regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Jose Wong has made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
- As the date of this report John Blazejack has completed the continuing education program of the Appraisal Institute. Jose Wong has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

BLAZEJACK & COMPANY



John Blazejack, MAI, CRE, FRICS
Partner
Cert Gen RZ-0093



Jose Wong
Senior Consultant
Cert Gen RZ-2797

ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal is subject to the following assumptions and limiting conditions.

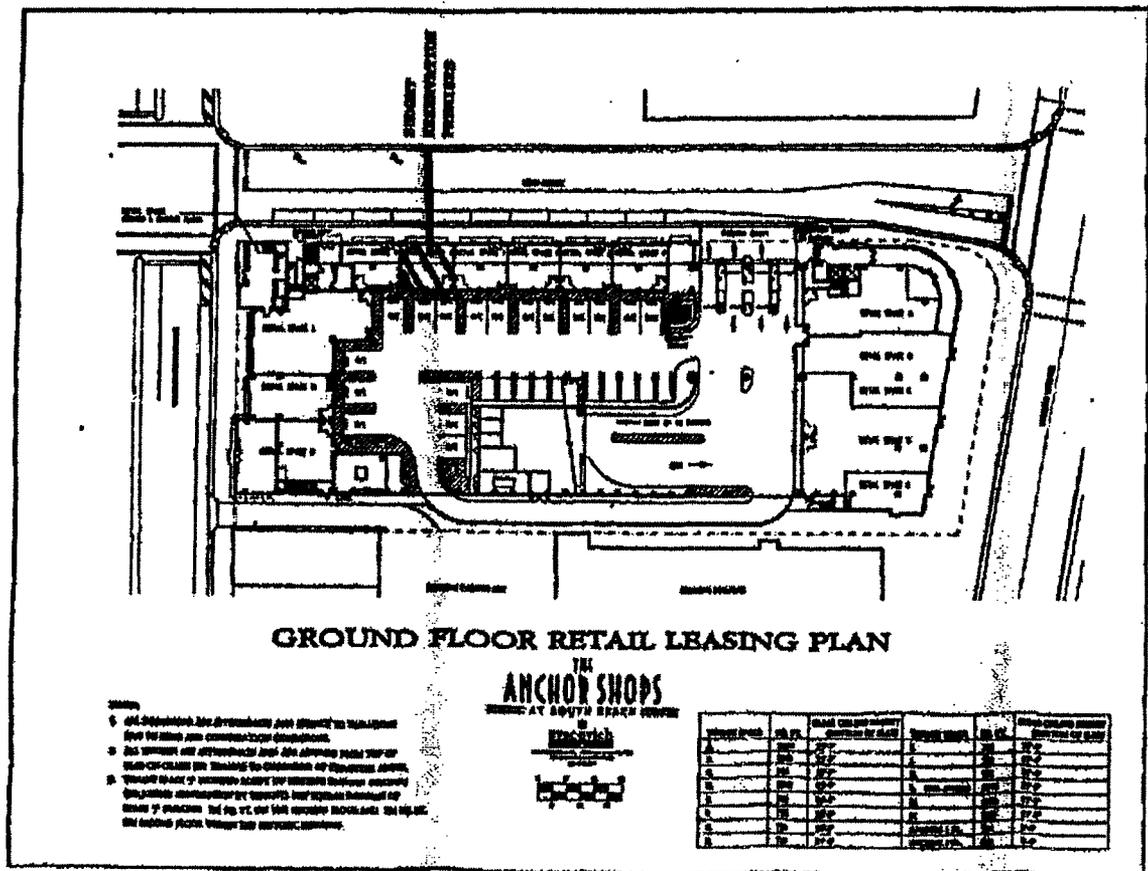
- 1 No survey of the subject property was undertaken.
- 2 The subject property is free and clear of all liens except as herein described. No responsibility is assumed by the appraiser for matters which, are of a legal nature, nor is any opinion on the title rendered herewith. Good and marketable title is assumed.
- 3 The information contained herein has been gathered from sources deemed to be reliable. No responsibility can be taken by the appraiser for its accuracy. Correctness of estimates, opinions, dimensions, sketches and other exhibits, which have been furnished and have been used in this report are not guaranteed. The value estimate rendered herein is considered reliable and valid only as of the date of the appraisal, due to rapid changes in the external factors that can significantly affect the property value.
- 4 This study is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal. Publication of this report or any portion thereof without the written consent of the appraiser is not permitted.
- 5 The appraisers, herein, by reason of this report, are not required to give testimony in court with reference to the property appraised unless notice and proper arrangements have been previously made therefore.
- 6 The value estimate assumes responsible ownership and competent management. The appraiser assumes no responsibility for any hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for engineering, which might be required to discover such factors.
- 7 Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute.
- 8 Neither the existence of potentially hazardous material used in the construction or maintenance of the build, such as the presence of urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the appraiser; nor does the appraiser have any knowledge of the existence of urea-formaldehyde foam insulation or other potentially hazardous waste material of the improvements and the site may have an effect on the value of the property. We urge the client to retain an expert in this field if needed.
- 9 The Americans with Disabilities Act (ADA) became effective January 26, 1992 sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance.

MARKET RENT ANALYSIS

IDENTIFICATION OF THE PROPERTY

The property under analysis in this report, a retail space, is located at 100 16th Street – Suite 5, Miami Beach, between Washington Avenue and Collins Avenue, Florida 33139. The building was built in 1998 comprising a total of 261,000 SF on a 65,701 SF lot according to Public Records of Miami Dade. The property building is located just half a block from Collins Avenue, and the Lowes hotel. The property under analysis is a rectangular retail space located on the first floor of the building that fronts 16th Street. The building contains garage and retail spaces on the first floor.

The retail space has 721 square foot of rentable area.



PURPOSE DATE AND FUNCTION OF THE REPORT

The purpose of this report is to estimate the market rent for the retail space. The date of the analysis was November 01, 2013. It is understood that the function of this report is for internal asset management planning.

SCOPE OF THE ASSIGNMENT

This is a summary analysis presented in a narrative report. The scope of this analysis was to inspect the property, consider market characteristics and trends, collect and analyze pertinent data, develop a conclusion and estimate the property's market rent. During the course of this assignment, we developed and analyzed current retail space rents located in the Miami Beach area.

The extent of verification consisted of assembling and analyzing raw data gathered from a variety of sources including public records data services, news periodicals, broker or knowledgeable third parties when available, and in-houses files.

PROPERTY HISTORY

The property is held in the name of City of Miami Beach City Hall according to the Public Records of Miami Dade County. We are not aware of any transfer of the property or purchase listing or offering within the past five years.

LEGAL DESCRIPTION

Lots 8, 9, 10, 11, 12 and 13, Block 57, Fisher's First Subdivision of Alton Beach, according to the Plat thereof, as recorded in Plat Book 2, Page 77 of the Public Records of Dade County, Florida, together with all of 16th Street (Avenue "C"), less and except the following described parcel:

BEGINNING at the Southwest corner of Block 54 of said Fisher's First Subdivision of Alton Beach Plat; thence North 88° 0' 53" East along the South line of said Block 54, a distance of 443.08 feet, to the Southeast corner of said Block 54; thence South 07° 35' 04" West, a distance of 98.26 feet, to a point of cusp with a tangent curve concave to the Southwest; thence along the arc of said curve to the left, having a radius of 25.00 feet and a central angle of 90° 00' 00", an arc distance of 39.27 feet, to a point of tangency; thence North 82° 24' 52" West, a distance of 24.75 feet; thence South 88° 00' 53" West along a line 8.00 feet North of and parallel with, as measured at right angles to the North line of Block 57 of said plat, a distance of 382.18 feet to a point on the Easterly Right-of-Way line of Washington Avenue; thence North 01° 59' 11" West along said Easterly Right-of-Way line, a distance of 82.00 feet to the Southwest corner of said Block 54 and the Point of beginning.

Said lands lying and being in the City of Miami Beach and containing 85,910 square feet (1.5131 Acres) more or less.

DEFINITIONS OF VALUE AND INTEREST APPRAISED

According to the Code of Federal Regulations, Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA"), and according to the 12th Edition of The Appraisal of Real Estate, market value is defined as follows:

Market Value

The most probable price, which a property should bring in competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1 Buyer and seller are typically motivated.
- 2 Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3 A reasonable time is allowed for exposure on the open market.
- 4 Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5 The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed governmental powers of taxation, eminent domain, police power, and escheat.

Leased Fee Interest

An ownership interest held by a landlord with the right to use and occupancy conveyed by a lease to others; usually consists of the right to receive rent and the right to possession at termination of the lease.

Market Rent

The rental income that a property would most probably command on the open market; indicated by current rents paid and asked for comparable space as of the date of the appraisal.

Source: Appraisal Institute, The Appraisal of Real Estate, 13th Edition, (Chicago, 2008)

MARKET RENT ANALYSIS

Retail Market

We are estimating the market rent of the subject property, therefore a rent survey of the Miami Beach area was conducted. The basis for classification was location, design, and quality of construction, quality of interior finishes, age, and condition.

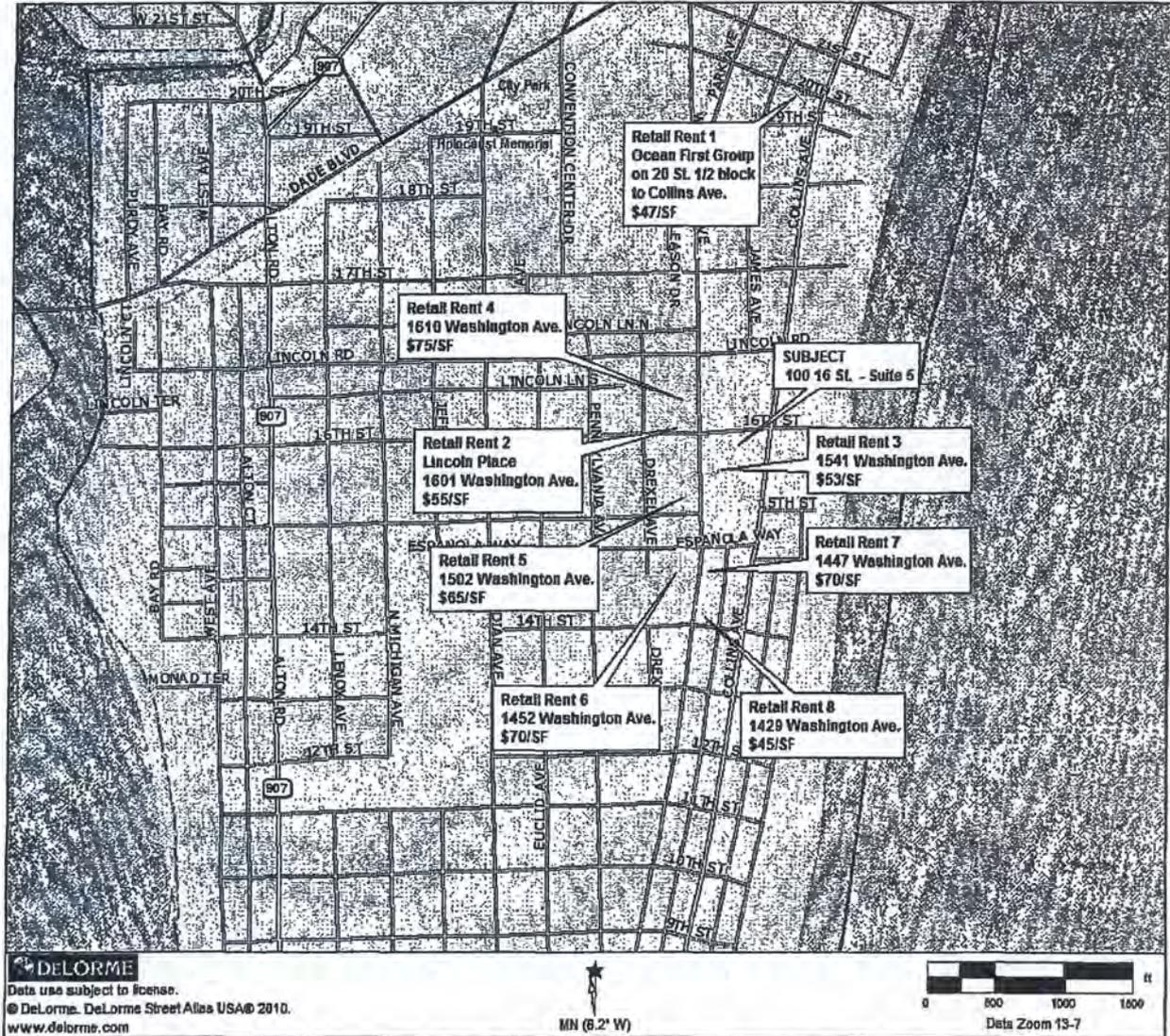
The rent comparables selected give an indication of the level of rent that could be commanded by the subject if offered in the open market. The rent survey, a location map, and a table of adjustments can be found following.

With exception of retail rent 1, all the rates in our survey are asking rates. Leasing agents interviewed in gathering rental data indicated that some concessions are generally

provided although some terms are negotiable depending on the size of space and length of the lease. In most cases, the rates actually achieved in leases are near the asking rates.

Comparable Retail Rental Summary in Miami Beach - November 01, 2013

Property Name Location	Available Sq. Ft.	Year Built	Operating Rate \$/SF	Operating Type	Operating Exp. \$/SF	Comment
1 Ocean First Group on 20 th St, half a block west of Collins Ave. Miami Beach	7,867	2010	\$47	NNN	\$15.00	Ocean First Group signed a lease contract in March 10, 2013 for the space designated as retail H, with a term of 10 years and option to renew the initial term for 2 consecutive renewal terms of 5 years each. The shop is part of Boulan, a mix used building that contains residential condominiums and retail on the first and second level. The total address for the total building is 2100 Collins Ave. The shop contains 4,320 SF leaseable area on the first floor and 3,547 SF on the mezzanine. Operating expenses are at \$15.00/SF.
2 Lincoln Place 1601 Washington Ave. Miami Beach FL 33139	823 3,094	2012	\$55	NNN	\$17.29	Located on the northeast corner of Washington Avenue, one block south of Lincoln Road, one fourth block west of Collins Avenue. Within walking distance of retail shops and restaurants. Tenant has to pay for turn key. The retail has average quality construction finishing and is in good condition. Space 101 and 105 are available. Operating Expenses
3 1541 Washington Ave. Miami Beach FL 33139	1,200	1952 Ren	\$53	NNN	N/A	Turn key operational Italian & Peruvian restaurant close to Lincoln Road. It's sublease. The sublease expires July 2020. This is an old little retail space.
4 1610 Washington Ave. Miami Beach FL 33139	1,847	1940 Ren	\$75	NNN	\$15.00	Frontage along Washington Avenue. Space consists of a ground floor and mezzanine level for a total of 1,847 SF. Co-tenancy with McDonald's, Foot Locker, Radio Shack, Fritz Skateshop. It is located one half block south from Lincoln Road. Operating Expenses are \$15/SF.
5 1502 Washington Ave. Miami Beach FL 33139	1,741	1948	\$65	NNN	\$13.00	Fully built out restaurant space. Ideal cafe with outdoor seating area. Adjacent to Five Guys Burgers and Fries. The building was completely renovated. Near Lincoln Road and the City Center area with abundant office space and hotels in the immediate area. The retail has average quality construction finishing and is in good condition. Operating Expenses are \$13.00/SF.
6 1452 Washington Ave. Miami Beach FL 33139	736 1,169	1938	\$70	NNN	N/A	Space B with 736 SF and space C with 1,169 SF are available at \$70/SF.
7 1447 Washington Ave. Miami Beach FL 33139	1,200	1940	\$70	Modified Gross	\$13.00	This fully out restaurant space is situated right next door to the famous Cameo theater. This recently renovated space is a turn-key operation ready to sell with all of the necessary kitchen equipment to start business. Operating Expenses are \$13.00/SF.
8 1429 Washington Ave. Miami Beach FL 33139	3,265	1920	\$45	NNN	\$13.00	Restaurant in the heart of South Beach, steps away from Lincoln Road and Española Way. Ideal for fast casual restaurant, bistro or cafe. It's listed for \$2.5 million. This is an old building that has average quality and is in fair condition. Operating Expenses are \$13.00/SF.
SUBJECT: Anchor Shops 100 16th St - Suite 5 Miami Beach	721	1998		NNN		This space is currently being utilized as a travel agency. It has average quality construction finishing and is in very good condition.



Retail Map Comparable

RETAIL RENT COMPS ADJUSTMENT GRID								
Location	10%	-20%	-15%	-15%	15%	-25%	-20%	15%
Building Quality	0%	0%	0%	0%	0%	0%	0%	5%
Condition	0%	0%	5%	5%	5%	5%	5%	5%
Size	5%	0%	0%	0%	0%	0%	0%	0%
Others	0%	10%	0%	0%	0%	0%	0%	0%
Overall Adjustment	15%	-10%	-10%	-10%	10%	-20%	-15%	5%
Adjusted Rent	\$54	\$50	\$48	\$68	\$59	\$56	\$60	\$43

Average All Comps \$54

Chosen Retail Rent (\$/SF) for Subject \$55 NNN

LEGEND		
Comparison	Symbol	Description
Similar to Subject	=	the comp does not need adjustment
Inferior to Subject	+	the comp needs a plus adjustment
Superior to Subject	-	the comp needs a negative adjustment

Base on comparison with the market data we concluded that the market rent for the subject retail space (721 SF) to be \$55 per square foot rentable net per year for vacant space.

Operating Expenses

The annual operating expenses of the subject property were projected in this analysis based on similar properties.

RETAIL - 100 16th STREET		
OPERATING EXPENSES STATEMENT		
NOVEMBER 01, 2013		
EXPENSES:		Per SF
FIXED EXPENSES		
Property Taxes	\$2,760	\$3.89
Insurance	\$793	\$1.10
TOTAL FIXED EXPENSES	\$3,553	\$4.93
VARIABLE EXPENSES		
Administrative & General	\$1,045	\$1.45
Repairs/Maintenance	\$540	\$0.75
Utilities	\$1,160	\$1.61
Cleaning	\$215	\$0.30
Others	\$4,195	\$5.82
Reserves	\$108	\$0.15
	\$7,263	\$10.07
TOTAL EXPENSES	\$10,816	\$15.00

Our estimated total stabilized Operating Expenses for the stabilized year is \$15 per square foot of rentable area.

CONCLUSION

Market Retail Rent is based on a triple net lease basis, where the tenant pays all expenses, including utilities, water, electricity, common areas, cleaning, taxes, and insurance.

The market rent for the subject located at 100 16th Street in Miami Beach as of November 1, 2013 is \$55 per square foot of rentable area net. Operating expenses are \$15/ per square foot of rentable area.

ADDENDA

Exhibit A
Retail Rent Comp Photos



Retail Rent 1
On 20st St, half a block west of Collins Ave.



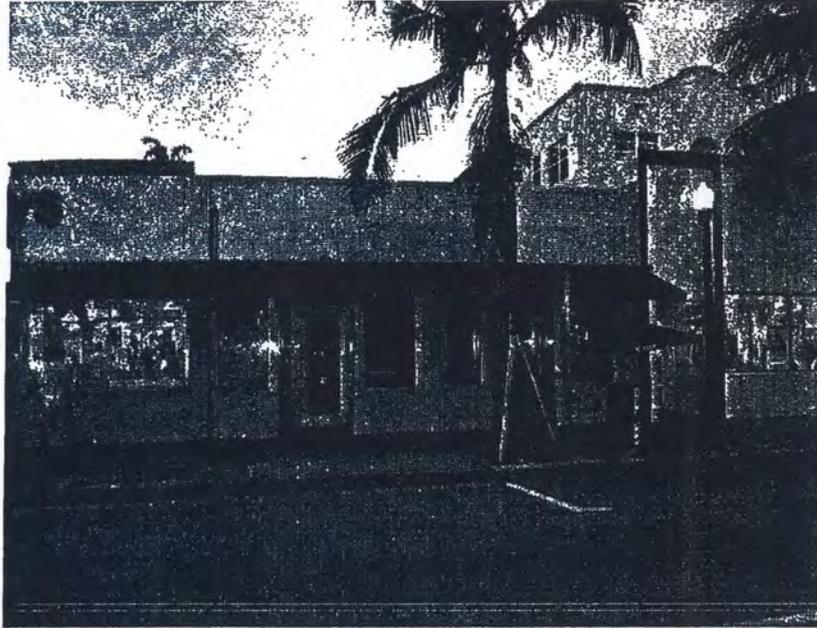
Retail Rent 2
1601 Washington Ave.



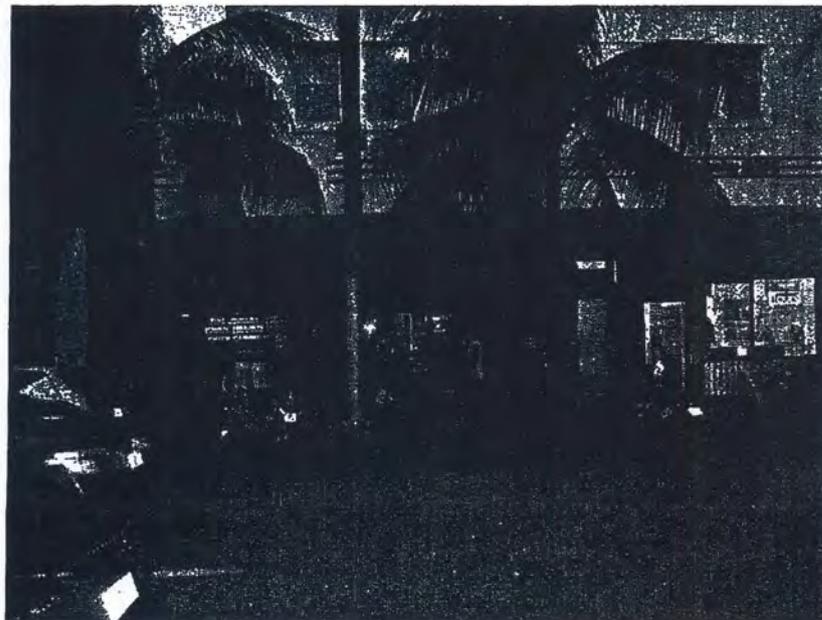
Retail Rent 3
1541 Washington Ave.



Retail Rent 4
1610 Washington Ave.



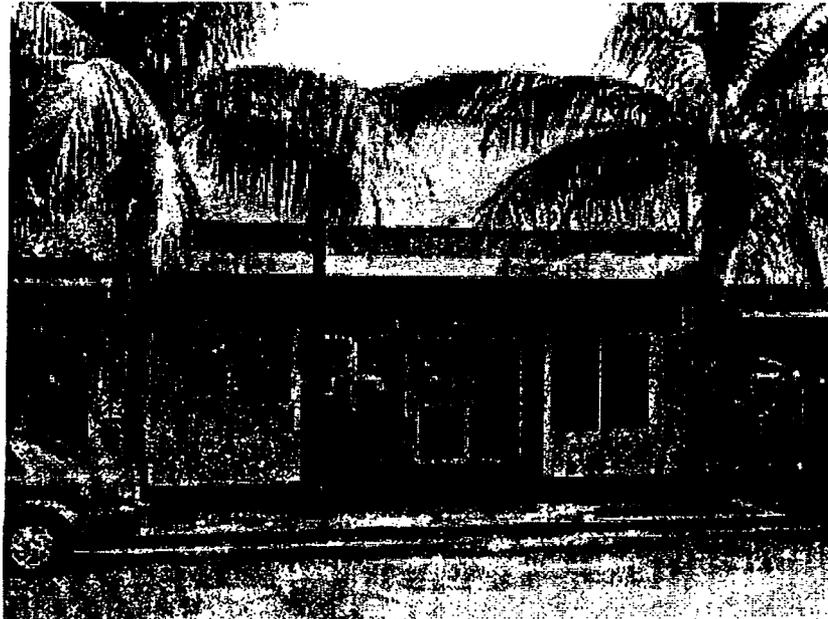
**Retail Rent 5
1502 Washington Ave.**



**Retail Rent 6
1452 Washington Ave.**



Retail Rent 7
1447 Washington Ave.



Retail Rent 8
1429 Washington Ave.

Exhibit B
Engagement Letter



MIAMI BEACH

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

TOURISM, CULTURE AND ECONOMIC DEVELOPMENT DEPARTMENT
Office of Real Estate
Tel: 305-673-7193 / Fax: 305-673-7033

October 18, 2013

VIA US MAIL AND E-MAIL

Mr. John Blazejack
Blazejack & Company
172 West Flagler Street, Suite 340
Miami, FL 33130

**Re: Market Rent for City-owned property occupied by Vacation Tours, Inc.,
located at 100 16th Street, Suite 5, Miami Beach, FL 33139.**

Dear Mr. Blazejack:

Please be advised that the City of Miami Beach (City) is seeking bids to establish the market rent of the above referenced retail space, which is more specifically described below:

City-owned retail space, occupied by Vacation Tours, Inc. ("Vacation Tour Space"), having approximately 721 square feet, located at 100 16th Street, Suite 5, Miami Beach, Florida 33139, a/k/a Suite "J of the Anchor Shops, currently being utilized as a travel agency, as set forth in the attached Legal description (Exhibit "A") and Ground Floor Leasing Plan (Exhibit "B").

The City and the Miami Beach is currently contemplating a lease for the Vacation Tour Space, for an initial term of three (3) years with two (2) additional renewal options, of three (3) years and three years (3) and 364 days, respectively, with the rent resetting itself to market rate at each renewal interval. As such, the appraisal should determine the following:

- A. Market rent for retail space of similar class designation and size, including annual per square foot rent rate as of November 1, 2013; and
- B. Respective prorata operating costs associated with this type of use.

This information will be utilized by the City to determine the market rent for the Vacation Tour Space in order to negotiate a new lease agreement with the current tenant, or with a new tenant.

Please submit a proposal to provide these services, within seven (7) business days from receipt of this request. Your proposal should reflect the shortest possible time frame in which you can accomplish the requested scope including the cost, and the date by which a full certified appraisal indicative of the market rent will be completed and delivered to the City. Please include a resume for the appraiser who will be preparing the appraisal on behalf of the City, including the license information for said appraiser.

*Request for Appraisal
Vacation Tours, Inc.
October 18, 2013
Page 2 of 2*

Be reminded that **TIME IS OF THE ESSENCE** for this project and, as such, weighting of turnaround time will be given additional consideration for this proposal. Please submit your cost and time frame proposal via e-mail to gtorres@miamibeachfl.gov.

If you have any questions or require additional information please do not hesitate to contact me at 673-7000 Ext. 6955.

Sincerely,



Gisela Nanson Torres
Leasing Specialist

cc: Max Sklar, Tourism, Culture and Economic Development Director

Enclosures: Legal Description – Exhibit "A"
Ground Floor Retail Leasing Plan – Exhibit "B"

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Exhibit C
Qualification of the Appraiser

QUALIFICATIONS

JOHN A. BLAZEJACK, MAI, CRE, FRICS

Partner

Blazejack & Company

Academic

Florida State University, B.A.

Florida International University - M.S.M. Real Estate

Most Recent Courses

1992 - Level II Course 520 - Highest and Best Use and Market Analysis

2000 - Level II Course 530 - Advanced Sales Comparison and Cost Approaches

2008 - Member of review team for revised course on Market Analysis & Highest & Best Use

2008 - Member of the review team for new course on Advanced Market Analysis & HBU

2010 - Valuation for Financial Reporting

2012 - Member of review team for Marketability Studies and Advanced Marketability Studies seminars

Experience

Mr. Blazejack, President of Blazejack & Company, has been active as a real estate counselor since 1970. His experience includes residential and income property appraisals, market and feasibility studies, and acquisition and disposition reports. The work has been for a wide range of property types including office, industrial, commercial and special use properties, hotels and recreational facilities. These assignments have been conducted in over twenty states and extensively throughout Florida.

Mr. Blazejack is a qualified expert witness who has testified in Federal district and lower courts. He is an approved instructor of both the Appraisal Institute (AI) and the American Bankers Association.

Mr. Blazejack is a past president of the Greater Miami Chapter of the Society of Real Estate Appraisers and was the 1992 President of the South Florida Chapter of the AI.

Designations and Licenses

MAI Member, Appraisal Institute, Certificate Number 6089, currently certified.

CRE Member, American Society of Real Estate Counselors, Certificate Number 1131.

FRICS Fellow of the Royal Institute of Chartered Surveyors Number 1250175

Registered Florida Real Estate Broker

State-Certified General Real Estate Appraiser, License Number RZ93.

Affiliations

Mr. Blazejack is the past President of the Real Estate Counseling Group of America (RECGA).

Published Articles

The Appraisal Journal, Spring, 2011

Price versus Fundamentals - From Bubbles to distressed Markets

By Stephen F. Fanning, MAI John A. Blazejack, MAI and George R. Mann, MAI

Real Estate Issues, Volume 34, Number 1, 2009

When Will the Miami Condominium Market Recover?

By Richard Langhome, CRE, FRICS and John A. Blazejack, MAI, CRE, FRICS

QUALIFICATIONS

JOSE WONG
Blazejack & Co.
e-mail: jose@blazejack.com

Academic

- **Appraisal Institute**
 - Course 110: Appraisal Principles
 - Course 120: Appraisal Procedures
 - Course ACE 2150: Attacking and Defending an Appraisal.
 - Course 310: Basic Income Capitalization
 - Course 320: General Applications.
 - Course 410: Standards of Professional Practice. Part A (USPAP)
 - Course 420: Business Practice and Ethics.
 - Course 510: Advance Income Capitalization
 - Course 520: Highest & Best Use
 - Course 530: Advance Sales Comparison & Cost Approaches.
 - Course 540: Report Writing.
 - Course 550: Advanced Applications.
 - Course 610: Alternative Uses & Cost Valuation of Small Mixed-Use Properties.
 - Course 620: Sales Comparison Valuation of Small Mixed-Use Properties.
 - Seminar: Argus Training.
 - Seminar: Effective Appraisal Writing.
 - Seminar: Report Writing and Valuation Analysis
 - Seminar: DEMO General Demonstration Appraisal Report Writing
 - Seminar: A Comprehensive Guide to Valuing Improved Subdivisions.
 - Seminar: Introduction to Land Valuation
 - Seminar: Advanced Spreadsheet Modeling for Valuation Applications
 - Seminar: Regression Analysis.
 - Seminar: Critical Thinking.
 - Training: 2013 Value Adjustment Board Training for Real property Appraiser
Special Magistrates.
 - Seminar: Developing a Supportable Workfile.
- Various appraisal seminars.
- He's pursuing the Appraisal Institute MAI designation. He's taken all the courses required for the MAI designation.
- Ricardo Palma University (Lima, Peru). Degree in Civil Engineering.

Experience as Appraiser

Commercial Appraiser at Blazejack & Co. September 2007 – present. He's worked 14 years in this company. Commercial appraisals on many property types in Florida and USA. His professional experience includes Highest and best use analysis, commercial appraisals on numerous property types such as warehouses, apartment complexes, condominium buildings, office buildings, shopping centers, retail, special purpose properties, marinas, subterranean rights, air rights, and vacant lands.

Commercial Review Appraiser at Bayview Lending Group LLC, May 2007 – August 2007. Review Appraisals on different property types in Florida.

He worked as head of the Commercial Appraisal Review Department at Greenpoint Mortgage. He covered the South West, Central and Northeast area of Florida. April 2006 – February 2007.

His professional experience in the state of Florida and the Caribbean include highest and best use analysis, commercial appraisals on numerous property types such as warehouses, apartment complexes, condominium buildings, office buildings, shopping centers, retail, restaurants, special purpose properties, and vacant lands. He worked as a commercial appraiser at Blazejack & Company March 1999-Apr. 2006.

Between 1987 and 1998 (11 years), prior to conducting work in Florida, he conducted commercial and residential appraisals on houses, retail outlets, hotels, apartments, condominiums, offices, warehouses, factories, and hospital in Peru.

Mr. Wong has experience using a variety of software programs like Microsoft Word, Excel, database IRIS, Data Comp 3.5, Street Atlas USA 6.0 (mapping), Marshall & Swift (Cost program), Argus (Cash Flow Analysis), Co Star, Loopnet and MLS.
He is fluent in Spanish.

Experience as Civil Engineer

He has worked both in the private and public sector as a Civil Engineer for approximately 14 years. He worked as Supervisor Engineer and Superintendent Engineer in different civil engineering jobs in Peru. Responsibilities included subdivisions, installation of water, sewer, lighting, roads, and massive construction of houses, apartment buildings, condominium buildings, retails, warehouses, and factories. He constructed and managed the financial arrangements for the construction of condominium buildings in Peru. He made studies of costs and budgeting for the construction of these jobs.

Designations and Licenses

Real State Certified General Appraiser, License Number RZ2797
General Associate Member, Appraisal Institute
Member, Engineer Association of Peru.

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MIAMI BEACH

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

COMMITTEE MEMORANDUM

TO: Finance and Citywide Projects Committee Meeting

FROM: Jimmy L. Morales, City Manager 

DATE: February 21, 2014

SUBJECT: **DISCUSSION REGARDING THE WASHINGTON AVENUE PUMP STATION FOR FUNDING ALLOCATION**

FUNDING

379-2333-069357 RDA South Pointe Capital Project – South Pointe Streetscape-Phase III

BACKGROUND

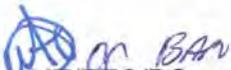
The storm water pump station located in the center median of Washington Avenue near the intersection at South Pointe Drive is a standard City design with concrete structures that house the pumps and valves and is flush with the surrounding grade. Supporting facilities of this pump station are an electrical panel that has to be above grade to prevent it from getting wet from high water and a passive pressure relief structure that has to be designed to a height above grade to prevent improper pressure to the injection wells.

Staff has reviewed these structures to determine if modifications can be made to make the pump station facility blend with the architecture theme of the South Pointe Park area. It is our recommendations that we stain the concrete to a brown color that blends with the color of the South Pointe Park signage; construct a wall to incorporate the electrical panel and power meter in the same finishes of the adjacent signage and plant shrubs around the passive pressure relief structure.

This pressure relief structure will be removed in the future, when a bypass pipe is installed to the City's drainage system and the structure is no longer required.

CONCLUSION

The following is provided to the members of the Finance and Citywide Projects Committee for further discussion.


MT/ETC/DS

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Under Separate Cover

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Discussion Item

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F&CWP Pending Items - Commission Referrals

Attachment 1

Item #	Title	Referred By	Date Referred	Handled By	Date Expiring per Reso # 2013-28147	Note
1	Status update on Business Tax Process Improvement	Jorge R. Exposito		Patricia Walker Kathie Brooks	9/23/2013	Awaiting new business tax system 9/20/13 The Committee recommended leaving this item on the agenda since the new ACCELA process is still pending. 1/30/14 Commissioner Weithorn is working with P. Walker on this item that is still awaiting ACCELA implementation
154	Discussion on the Review and Recommendations for improving the City's Procurement Code completed by the National Institute for Public Procurement (NIGP)	Jimmy Morales	July 19, 2013 Commission Item C4B	Alex Denis	1/19/2014	1/30/14 Deferred to next mtg
157	Discussion regarding proposed City Wide survey of Single Family Home Districts in order to determine the number of architecturally significant homes in the City		July 19, 2013 Commission Item C4M	Thomas Mooney	1/19/2014	1/30/14 Commissioner Weithorn will sponsor this item and it was deferred to next mtg
158	Discussion regarding a possible partnership between the City of Miami Beach and the Bicycle Action Committee (BAC) in an effort to promote safety for Bicyclists	Deede Weithorn	July 19, 2013 Commission Item C4P	Eric Carpenter	1/19/2014	1/30/14 Commissioner Weithorn will sponsor this item and it was deferred to next mtg
174	Discussion to support Miami-Dade County Public Schools Spanish Foreign Language initiative in which all Miami Beach Feeder Schools offer Spanish Foreign Language tracks to enable all interested Miami Beach students to take Spanish for High School credit in all Miami Beach Middle Schools and High Schools (Nautilus Middle, Feinberg Fisher K8, and Ruth K. Broad Bay Harbor K8)	Michael Gongora	September 11, 2013 Commission Item R9O	Leslie Rosenfeld	3/11/2014	1/30/14 Commissioner Steinberg will sponsor this item
175	Ordinance No. 2013-3826 adopted and referred to the Finance and Citywide Projects Committee to discuss the 60 employees that are capped out	Jorge R. Exposito	October 16, 2013 Commission Item R5K	Sylvia Crespo-Tabak	4/17/2014	1/30/14 Commissioner Weithorn deferred this item to next mtg
178	Discussion that looks into what occurs with our MBPD retired police dogs and to discuss possible allocation of funding for their medical needs	Jorge R. Exposito	October 16, 2013 Commission Item R9O	Raymond Martinez	4/17/2014	1/30/14 Commissioner Weithorn will sponsor this item
180	Discussion regarding the Budget Advisory Committee's (BAC) Recommendation for a City Resort Tax Reserve Policy (As Described in LTC No. 422-2013 Budget Advisory Committee Motion)	Deede Weithorn	December 11, 2013 Commission Item C4J	John Woodruff	6/11/2014	
182	Discussion regarding the modification of the master plan plan to make a shared bike lane, with the caveat that automobiles slow down due to the increase in accidents with bicycles to find funding sources	Edward L. Tobin	December 11, 2013 Commission Item R9H	Eric Carpenter	6/11/2014	
183	Discussion regarding the Washington Avenue pump station for funding allocation	Edward L. Tobin	December 11, 2013 Commission Item R9H	Eric Carpenter	6/11/2014	
184	Discussion Regarding The Proposal For A New Lease Between The Miami Beach Redevelopment Agency ("Landlord" or "RDA") And Vacation Store, Inc., The Successor In Interest To The Existing Tenant, Vacation Tours Of South Beach, Inc. ("Tenant"), For The Use Of Suite "J" at the Anchor Shops, Located at 100 16th Street, Suite No. 5, Miami Beach, Florida 33139 ("Space"), For An Initial Term Of Three (3) Years, Commencing On March 18, 2014 and Ending On March 17, 2017, With One (1) Renewal Option Of Three (3) Years, At The RDA's Sole And Absolute Discretion, Subject To And Pursuant To The Terms And Conditions Set Forth In The Agreement; And Further Including The Authority To Negotiate A Month To Month Tenancy With Tenant Until Such Time As A New Lease Is Executed For The Space			Max Sklar		
185	Stormwater Future Bonds and Proposed Rates			Patricia Walker	8/11/2014	