



# MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: November 19, 2014

SUBJECT: REPORT OF THE FINANCE AND CITYWIDE PROJECTS COMMITTEE MEETING ON OCTOBER 10, 2014

The agenda is as follows:

### OLD BUSINESS

1. Discussion regarding South Shore Community Center, 833 6<sup>th</sup> Street, Miami Beach, Florida, regarding whether the City should:
  - A. AN AMENDMENT TO THE LEASE BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND MIAMI DADE COUNTY ("TENANT"), DATED SEPTEMBER 9, 2009, FOR THE PREMISES LOCATED ON THE FIRST FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE LEASE FOR AN ADDITION TERM OF FIVE (5) YEARS; B) INCREASING THE ADDITIONAL RENT FROM \$7.68 PER SQUARE FOOT TO \$8.81 PER SQUARE FOOT; AND C) REDUCING THE SIZE OF THE DEMISED PREMISES FROM 2,076 SQUARE FEET TO 691 SQUARE FEET;
  - B. AN AMENDMENT TO THE LEASE BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC. ("TENANT") DATED SEPTEMBER 9, 2009, FOR THE PREMISES LOCATED ON THE FIRST FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE LEASE FOR THE SENIOR MEALS PROGRAM FOR AN ADDITION TERM OF FIVE (5) YEARS; B) INCREASING THE ADDITIONAL RENT FROM \$7.68 PER SQUARE FOOT TO \$8.81 PER SQUARE FOOT; AND C) INCREASING THE SIZE OF THE DEMISED PREMISES FROM 289 SQUARE FEET TO 445 SQUARE FEET;
  - C. AN AMENDMENT TO THE LEASE BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC. ("TENANT") DATED SEPTEMBER 9, 2009, FOR THE PREMISES LOCATED ON THE FIRST FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE LEASE FOR THE SENIOR RIDE PROGRAM FOR AN ADDITION TERM OF FIVE (5) YEARS; AND B) INCREASING THE ADDITIONAL RENT FROM \$7.68 PER SQUARE FOOT TO \$8.81 PER SQUARE FOOT;

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- D. AN AMENDMENT TO THE CONCESSION AGREEMENT BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND JEWISH COMMUNITY SERVICES OF SOUTH FLORIDA, INC. ("CONCESSIONAIRE") DATED JULY 15, 2009, FOR THE PREMISES LOCATED ON THE FIRST FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE CONCESSION AGREEMENT FOR THE SENIOR MEALS PROGRAM FOR AN ADDITION TERM OF FIVE (5) YEARS; AND B) INCREASING THE ADDITIONAL RENT FROM \$1.92 PER SQUARE FOOT TO \$2.20 PER SQUARE FOOT;
- E. AN AMENDMENT TO THE LEASE BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE COUNTY, INC. ("TENANT") DATED SEPTEMBER 9, 2009, FOR THE PREMISES LOCATED ON THE FIRST FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE LEASE FOR AN ADDITION TERM OF FIVE (5) YEARS; B) INCREASING THE ADDITIONAL RENT FROM \$7.68 PER SQUARE FOOT TO \$8.81 PER SQUARE FOOT; AND C) INCORPORATING THE OUTSIDE PLAYGROUND AS PART OF THE LEASE AGREEMENT;
- F. AN AMENDMENT TO THE LEASE BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND UNIDAD OF MIAMI BEACH, INC. ("TENANT") DATED SEPTEMBER 9, 2009, FOR THE PREMISES LOCATED ON THE FIRST AND SECOND FLOORS AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) RENEWING THE LEASE FOR AN ADDITIONAL TERM OF FIVE (5) YEARS; B) INCREASING THE ADDITIONAL RENT FROM \$7.68 PER SQUARE FOOT TO \$8.81 PER SQUARE FOOT; C) RELOCATING FROM A PORTION OF THE CURRENT LOCATION ON THE SECOND FLOOR TO A PORTION OF THE SPACE CURRENTLY OCCUPIED BY MIAMI DADE COUNTY ON THE FIRST FLOOR; D) DECREASING THE TOTAL SIZE OF THE DEMISED PREMISES FROM 4,155 SQUARE FEET TO 2,082 SQUARE FEET; AND E) MODIFYING THE PERMITTED USE OF THE PREMISES; AND
- G. A NEW LEASE AGREEMENT BY AND BETWEEN THE CITY OF MIAMI BEACH ("LANDLORD") AND SOUTH FLORIDA WORKFORCE INVESTMENT BOARD ("TENANT"), FOR THE PREMISES LOCATED ON THE SECOND FLOOR AT 833 6<sup>TH</sup> STREET, MIAMI BEACH, FLORIDA, CONCERNING: A) THE USE OF THE DEMISED PREMISES, CONSISTING OF 3,262 SQUARE FEET, FOR A TERM OF FIVE (5) YEARS, TO PROVIDE WORKFORCE SERVICES; AND B) CHARGING ADDITIONAL RENT IN THE AMOUNT OF \$15.86 PER SQUARE FOOT

#### ACTION

The Committee recommended moving this item, with benchmarks established for each lease at the South Shore Community Center, to the City Commission for review.

The Committee further instructed the Administration to review the allocation of space currently being rented at the Center in an effort to optimize the facilities' utilization. The Committee additionally requested Center tenants provide a listing of the demographics being served through their operations, with a breakdown of city residents being served versus non-city residents.

## **NEW BUSINESS**

2. **Discussion to Permit The Vacation Of A Right-Of-Way Parcel On The North Side Of 5860 North Bay Road And Approve A Storm Water Utility Easement, To Facilitate The City's Storm Water Improvements On The South Side Of The Same Property**

### **ACTION**

The Committee instructed the City Attorney's Office to meet with the property owner to continue negotiations and bring back the item to the Commission which would include the proposed benefits derived to the City through the vacation of this right-of-way.

3. **Discussion regarding a Rooftop Lease agreement by and between the City of Miami Beach ("landlord") and Crown Castle NG East, LLC ("tenant"), concerning the use of the Rooftop of the building located at 1560 Collins Avenue, Miami beach, Florida a/k/a/ Anchor Shops, for the operation and maintenance of communications equipment, for a term of nine (9) years 364 days, commencing on the first day of the month following lease execution**

### **ACTION**

The Committee recommended the City give Crown Castle NG East, LLC a one year extension on their current lease while the Administration conducts the necessary analysis required for competitively bidding this location.