

MIAMI BEACH

City Commission Meeting

ADDENDUM MATERIAL 2

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive

February 10, 2016

Mayor Philip Levine
Commissioner John Elizabeth Alemán
Commissioner Ricky Arriola
Commissioner Kristen Rosen Gonzalez
Commissioner Michael Grieco
Commissioner Joy Malakoff
Commissioner Micky Steinberg

City Manager Jimmy L. Morales
City Attorney Raul J. Aguila
City Clerk Rafael E. Granado

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

ADDENDUM AGENDA

C4 - Commission Committee Assignments

- C4L Referral To The Neighborhood/Community Affairs Committee - Discussion Regarding The Installation Of A Pedestrian Crosswalk Over Alton Road At 57th Street, To Connect Bus Stop To Bus Stop On Opposite Sides Of The Street.
(Sponsored by Vice-Mayor John Elizabeth Alemán)
- C4M Referral To Neighborhood/Community Affairs Committee - Discussion On Renaming/Dedicating The Stage At The Bandshell In Honor Of Mr. Clark Douglas Burris.
(Sponsored by Commissioner Micky Steinberg)

1 The sponsor of the addendum agenda item deems that such item either constitutes a public emergency affecting life, health, property, or public safety and should be considered immediately; or does not constitute a public emergency, but should be considered immediately. See Miami Beach Code Sec. 2-12 (c)(3).

R7 - Resolutions

- R7R A Resolution Approving And Authorizing The Administration To Negotiate A Lease Agreement, Consistent With The Essential Terms Set Forth In This Resolution, Between The City Of Miami Beach, As Tenant, And RK 946-966 Normandy, LLC, As Landlord, For Use Of Approximately 1,800 Rentable Square Feet Of Property, Located At 962-964 Normandy Drive, Miami Beach, Florida, To Be Used As Administrative Offices For The City's Building Department; Said Lease Agreement Having An Initial Term Of Fifty (58) Months, Commencing On March 1, 2016, And Ending On December 31, 2020, With Two (2) Three (3) Year Renewal Options, At The City's Option; And Upon Successful Negotiations, Authorizing The Mayor And City Clerk To Execute Said Lease Agreement.
(Tourism, Culture & Economic Development)

R9 - New Business and Commission Requests

- R9V Discussion Regarding Renewal Of Progressive's Solid Waste Contract.
(Sponsored by Commissioner Joy Malakoff)
- R9W Discussion On Muss Park Pavilion, Located At 4400 Chase Avenue.
(Parks & Recreation)

Cardillo, Lilia

From: Aleman, John
Sent: Tuesday, February 09, 2016 10:40 AM
To: Cardillo, Lilia
Cc: Ruiz-Paz, Cilia Maria
Subject: FW: Please approve addition to agenda: consent referral to neighborhoods

Dear Lilia – please use this (I corrected it somewhat as it had been originally dictated while driving).

From: Aleman, John
Sent: Saturday, February 06, 2016 11:13 AM
To: Levine, Philip
Cc: Morales, Jimmy
Subject: Please approve addition to agenda: consent referral to neighborhoods

Dear Mayor,

Would you be willing to authorize the addition of a consent item for referral to the Neighborhoods Committee regarding the installation of a pedestrian crosswalk over Alton Road at 57th Street to connect bus stop to bus stop on opposite sides of the street? This would improve the safety for those riding the bus, which for the most part I believe consists of service workers for single-family homes in the mid beach area. It would also improve safety for resident adults and children using the La Gorce Country Club facility on the eastern side of Alton Road. The intersection is somewhat dangerous as pedestrians must cross four travel lanes of traffic, as well as two turn lanes, and street parking on all corners may obstruct views.

Thank you for your consideration,
Vice-mayor Aleman





MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Jimmy Morales, City Manager

FROM: Micky Steinberg, Commissioner

DATE: February 10, 2016

SUBJECT: Referral to Neighborhood/Community Affairs Committee

Please place on the February 10, 2016 City Commission agenda a referral to the Neighborhood/Community Affairs Committee renaming/dedicating the stage at the Bandshell in Mr. Clark Douglas Burris's honor. Mr. Burris was a teacher at Miami Beach Sr High School who taught music, classical guitar but is most known for founding the MBSH Rock Ensemble over 40 years. He has touched the lives of countless students and has made a big impact on this community.

Unfortunately he recently lost his battle with MS but he continues to inspire.

Thank you!

If you have any questions please do not hesitate to call our office.

Commissioner Micky Steinberg

OFFICE OF MAYOR AND COMMISSION

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7103 / Fax: 305-673-7096 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

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Condensed Title:

A Resolution Approving And Authorizing The Administration To Negotiate A Lease Agreement Between The City, As Tenant, and RK 946-966 Normandy, LLC, As Landlord, For The Use Of Approximately 1,800 Rentable Square Feet Of Property, Located At 962-964 Normandy Drive, Miami Beach, Florida, For The City's Building Department, For An Initial Term Of Fifty-Eight (58) Months, Commencing March 1, 2016 And Ending December 31, 2020, With Two (2) Renewal Options For Three (3) Years Each, At The City's Option; And Upon Successful Negotiations, Authorizing The Mayor And City Clerk To Execute Said Lease Agreement.

Key Intended Outcome Supported:

N/A

Supporting Data (Surveys, Environmental Scan, etc.):

N/A

Item Summary/Recommendation:

In an effort to become more customer friendly and reduce vehicles on City roadways, the Administration has continued to seek ways to bring City services closer to residents and property owners particularly in the North Beach area. With this in mind, the Administration has continued to search for ways to locate a Building Department satellite office in the northern end of the City to service North Beach and parts of Mid Beach. Such an office would allow for residents and business owners to apply for building permits closer to their homes or businesses allowing these customers to avoid getting in their vehicles for what can be a 20-30 minute drive to City Hall.

The criteria established by the Administration for the required office space included the following: 1) approximately 2,000 rentable square feet, 2) an existing buildout which met the needs of the Building Department and would enable a quick occupancy, 3) fair market terms & conditions and 4) a North Beach location in close proximity to Normandy Drive / 71st Street.

Subsequently, the Office of Real Estate negotiated terms and conditions for a new lease at 962-964 Normandy Drive. Prior to execution, the fully negotiated lease agreement shall be subject to Legal review and approval.

A summary of the proposed lease terms are as follows:

- SIZE:** Approximately 1,800 rentable square feet
- TERM:** Fifty-eight (58) months
- RENT ABATEMENT:** Three (3) months
- COMMENCEMENT DATE:** March 1, 2016
- EXPIRATION DATE:** December 31, 2020
- RENEWAL OPTIONS:** Two (2) renewal options for three (3) years each, at Tenant's option.
- INITIAL BASE RENT:** \$29.00 per square foot (\$52,200 annually; \$4,350 monthly) on a triple net (NNN) basis.
- BASE RENT INCREASES:** Three percent (3%) annually commencing January 1, 2017
- OPERATING EXPENSES:** In addition to Base Rent, Tenant shall pay its pro rata share of maintenance, insurance and real estate taxes.
- TENANT IMPROVEMENTS:** Tenant to accept the Premises in "as-is" condition

The Administration recommends that the Mayor and City Commission adopt the Resolution.

Advisory Board Recommendation:

N/A

Financial Information:

Source of Funds:	Amount	Account
1	\$61,357 (first 12 month's Gross Rent)	Building Department Fund Balance subject to a future Budget amendment. Funding for future years is subject to budget appropriation.

Financial Impact Summary: The Base Rental Rate is \$29.00 PSF, triple net, with three percent (3%) annual increases commencing January 1, 2017, and Operating Expenses estimated at \$4.67 PSF during Year 1. Over the initial fifty-eight (58) month term of the lease, the aggregate Gross Rent is projected to be \$285,059.

City Clerk's Office Legislative Tracking:

Max Sklar, ext. 6116

Sign-Offs:

Department Director MAS	Assistant City Manager KGB	City Manager JLM
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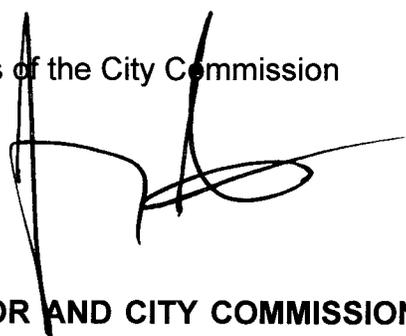
AGENDA ITEM R7R
DATE 2-10-16

MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: February 10, 2016

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AND AUTHORIZING THE ADMINISTRATION TO NEGOTIATE A LEASE AGREEMENT, CONSISTENT WITH THE ESSENTIAL TERMS SET FORTH IN THIS RESOLUTION, BETWEEN THE CITY OF MIAMI BEACH, AS TENANT, AND RK 946-966 NORMANDY, LLC, AS LANDLORD, FOR USE OF APPROXIMATELY 1,800 RENTABLE SQUARE FEET OF PROPERTY, LOCATED AT 962-964 NORMANDY DRIVE, MIAMI BEACH, FLORIDA, TO BE USED AS ADMINISTRATIVE OFFICES FOR THE CITY'S BUILDING DEPARTMENT; SAID LEASE AGREEMENT HAVING AN INITIAL TERM OF FIFTY (50) MONTHS, COMMENCING ON MARCH 1, 2016, AND ENDING ON DECEMBER 31, 2020, WITH TWO (2) THREE (3) YEAR RENEWAL OPTIONS, AT THE CITY'S OPTION; AND UPON SUCCESSFUL NEGOTIATIONS, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SAID LEASE AGREEMENT.**

ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

BACKGROUND

In an effort to become more customer friendly and reduce vehicles on City roadways, the Administration has continued to seek ways to bring City services closer to residents and property owners particularly in the North Beach area. With this in mind, the Administration has continued to search for ways to locate a Building Department satellite office in the northern end of the City to service North Beach and parts of Mid Beach. Such an office would allow for residents and business owners to apply for building permits closer to their homes or businesses allowing these customers to avoid getting in their vehicles for what can be a 20-30 minute drive to City Hall.

By Florida Statutes, permit fees collected for building permit fees must be utilized to cover costs incurred by the department in providing services. In the past year, the

Building Department has seen permit revenues that have exceeded budgeted amounts leaving funds sufficient enough to investigate the purchase of property for a satellite office as suggested above.

The Administration identified a site for sale, located at 6961 Indian Creek Drive, consisting of approximately 1,448 square feet. The Administration pursued a purchase of this site but it was determined the cost to modify the building to suit the needs of the Building Department was prohibitive.

The Administration also pursued a lease of a space, located at 1250 Normandy Drive, consisting of approximately 3,925 square feet. The Administration determined, due to the large size, and high asking rent (\$45.00 PSF Triple Net), the space was also cost prohibitive.

Accordingly, the Administration continued its search for office space.

ANALYSIS

The criteria established by the Administration for the required office space included the following: 1) approximately 2,000 rentable square feet, 2) an existing buildout which met the needs of the Building Department and would enable a quick occupancy, 3) fair market terms & conditions and 4) a North Beach location in close proximity to Normandy Drive / 71st Street.

Subsequently, the Office of Real Estate negotiated terms and conditions for a new lease at 962-964 Normandy Drive. Prior to execution, the fully negotiated lease agreement shall be subject to Legal review and approval.

A summary of the proposed lease terms are as follows:

TENANT: City of Miami Beach

LANDLORD: RK 946-966 NORMANDY, LLC

PREMISES: 962-964 Normandy Drive
Miami Beach, Florida 33141

SIZE: Approximately 1,800 rentable square feet

TERM: Fifty-eight (58) months

RENT ABATEMENT: Three (3) months

LEASE COMMENCEMENT DATE: March 1, 2016

LEASE

- EXPIRATION DATE:** December 31, 2020
- INITIAL BASE RENT:** \$29.00 per square foot (\$52,200 annually; \$4,350 monthly) on a triple net (NNN) basis.
- BASE RENT INCREASES:** Three percent (3%) annual increases commencing January 1, 2017.
- RENEWAL OPTIONS:** Tenant shall have two (2) renewal options for three (3) years each, at the Tenant's option. The Base Rent during the renewal period(s) shall be increased by three percent (3%) annually.
- OPERATING EXPENSES:** In addition to Base Rent, Tenant shall pay its pro rata share of maintenance, insurance and real estate taxes which are estimated at \$4.67 PSF in 2016. Increases in controllable Operating Expenses shall be capped at no more than five percent (5%) above the previous year.
- TENANT IMPROVEMENTS:** Tenant to accept the Premises in "as-is" condition.
- SECURITY DEPOSIT:** None
- USE:** Administrative offices

CONCLUSION

The Administration recommends that the Mayor and City Commission adopt the Resolution approving and authorizing the Administration to negotiate a lease agreement, between the City and RK 946-966 NORMANDY, LLC, for approximately 1,800 rentable square feet of space, located at 962-964 Normandy Drive, Miami Beach, Florida; and upon successful negotiations, subject to Legal review and approval, authorizing the Mayor and City Clerk to execute said lease agreement.


JLM/KGB/MAS/MMM



RESOLUTION TO BE SUBMITTED

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MIAMIBEACH

OFFICE OF THE MAYOR AND COMMISSION

MEMORANDUM

TO: Jimmy L. Morales, City Manager
FROM: Joy V. W. Malakoff, Commissioner
DATE: February 8, 2016
SUBJECT: RE: Renewal of Progressive's Solid Waste Contract

Instead of opening the proposals currently out on the street for solid waste contracts, I recommend setting these aside and exercising the renewal option in Progressive's Solid Waste Contract. Also to be included is adding the recycling of electronic equipment and textiles at their green waste facility on Miami Beach.

Please add the above item to the February 10, 2016 City Commission.

If you have any questions, please contact me at extension 6622.

JVWM

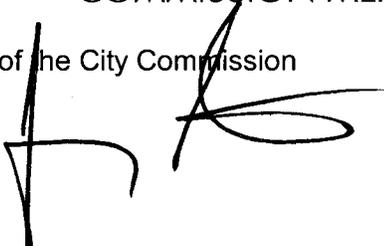
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MIAMI BEACH

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

COMMISSION MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: February 10, 2016

SUBJECT: **DISCUSSION ON MUSS PARK PAVILION LOCATED AT 4400 CHASE AVENUE**

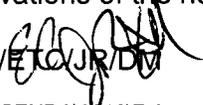
The City offers afterschool and summer recreational programs for young children in grades K-3rd at Muss Park. Currently, there are approximately 147 children enrolled in the City's summer recreational programming at Muss Park. The Park contains a pavilion with bathrooms, a tot lot and an open, greenspace area. The Park does not offer an indoor facility for program participants and therefore, during periods of inclement weather, alternative accommodations must be provided. Buses are continually on standby in order to relocate children to another City facility during inclement weather.

At the July 23, 2014 City Commission, concerns regarding the existing renovation project for Muss Park was discussed. The Commission directed the Administration to present alternatives to the existing project that would provide a long-term solution to better address the challenges of weather protection for the young children who attend programming at the Park, while maintaining the existing greenspace. The Administration presented four (4) options to consider to which the Commission developed a 5th option, which was a hybrid of the presented options. The scope includes the demolition of the existing pavilion, and the construction of a 4000 sf pavilion that can accommodate 120 children, includes two (2) ADA accessible restrooms, office, reception area, storage, and mechanical room. Additionally, the new pavilion will include a permanent air conditioning system and have panels / doors that provide full enclosure of the pavilion when needed. The adjacent landscape will be restored and the existing trees will be preserved with the exclusion of a few palms that will be relocated. The new Muss Park Pavilion will provide a dynamic and secure environment for residents and visitors.

The City has since implemented the criterion of setting finish floor elevations to Base Flood Elevation (BFE +3') for all new buildings. The proposed pavilion and adjacent tot lot areas will be constructed to elevation of BFE +3'. The estimated cost is \$1.8 million.

The conceptual plans have been submitted to the Design Review Board (DRB) and the project is scheduled to be heard on April 5, 2016.

Attached is a presentation showing information of the existing facility, a proposed site plan and elevations of the new pavilion, and a preliminary estimate of probable construction costs.

JM/EIC/JR/DV 

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MUSS PARK PAVILION

4400 CHASE AVENUE
MIAMI BEACH, FLORIDA

MIAMI BEACH

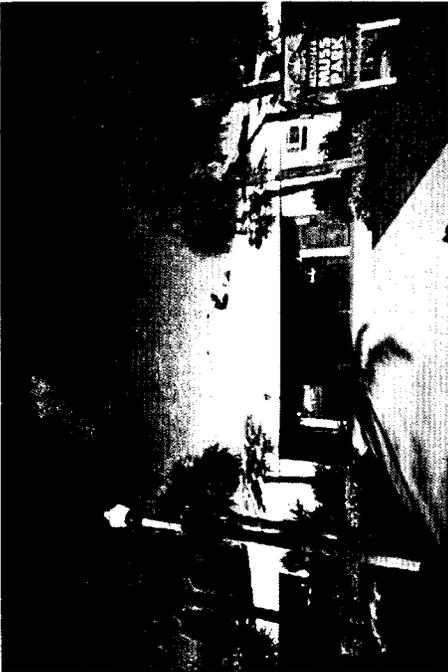
4000 CHASE AVENUE MIAMI BEACH, FLORIDA 33139		DOUGLAS WOOD ASSOCIATES, INC. 1000 BAYVIEW BLVD., SUITE 100 MIAMI BEACH, FLORIDA 33139 TEL: (305) 531-1111 FAX: (305) 531-1112		PAVILION MIAMI PARK MIAMI BEACH, FLORIDA Interior Space	
PROJECT NO. 01-001-01		DATE: 01/14/1998		DRAWING NO. G-105	
SCALE: AS SHOWN		DATE: 01/14/1998		DRAWING NO. G-105	
SHEET NO. 18		DATE: 01/14/1998		DRAWING NO. G-105	



SOUTH ELEVATION - EXISTING PAVILION BUILDING



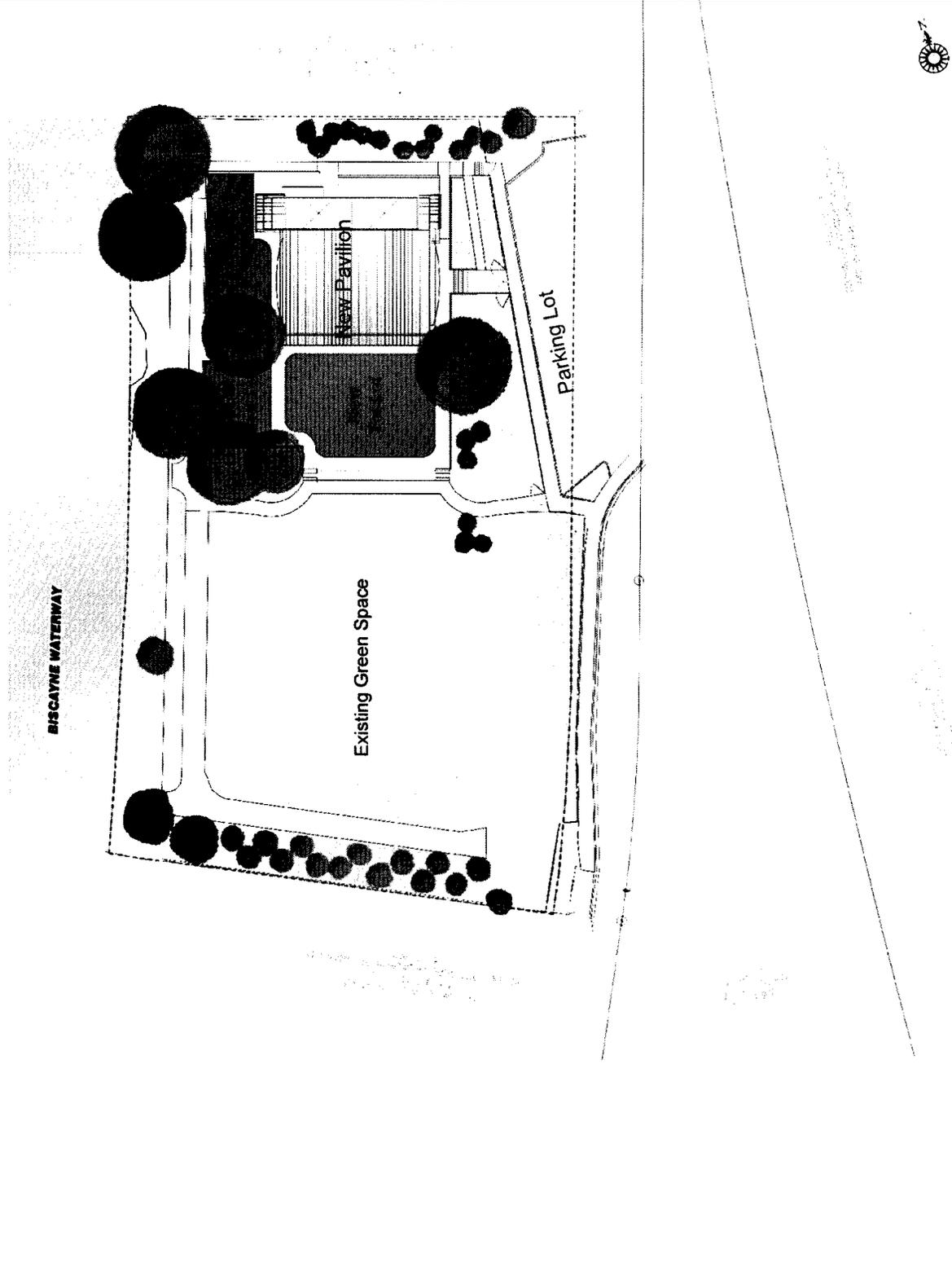
BUILDING INTERIOR - LOOKING EAST



EAST ELEVATION - EXISTING PAVILION BUILDING

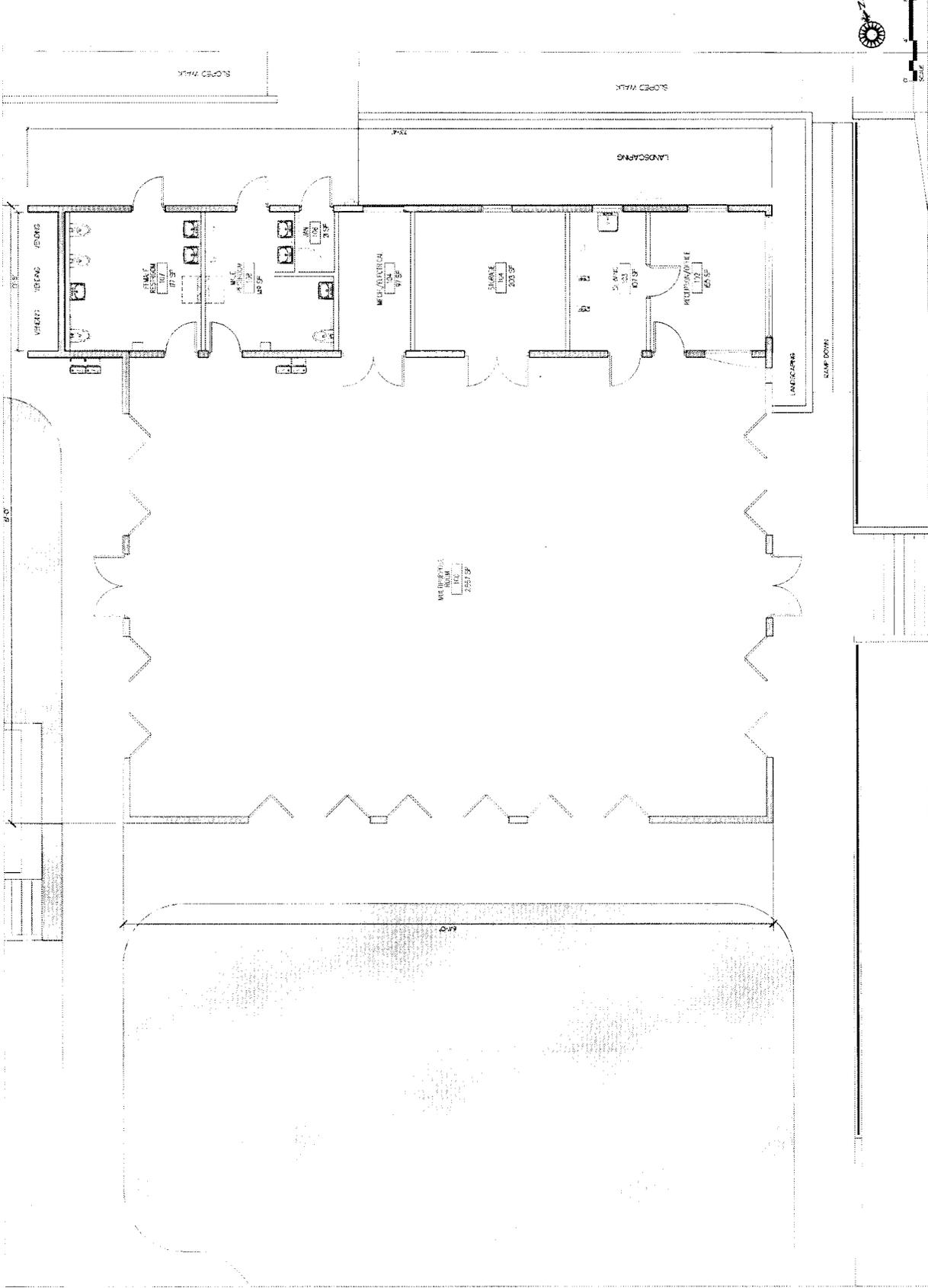


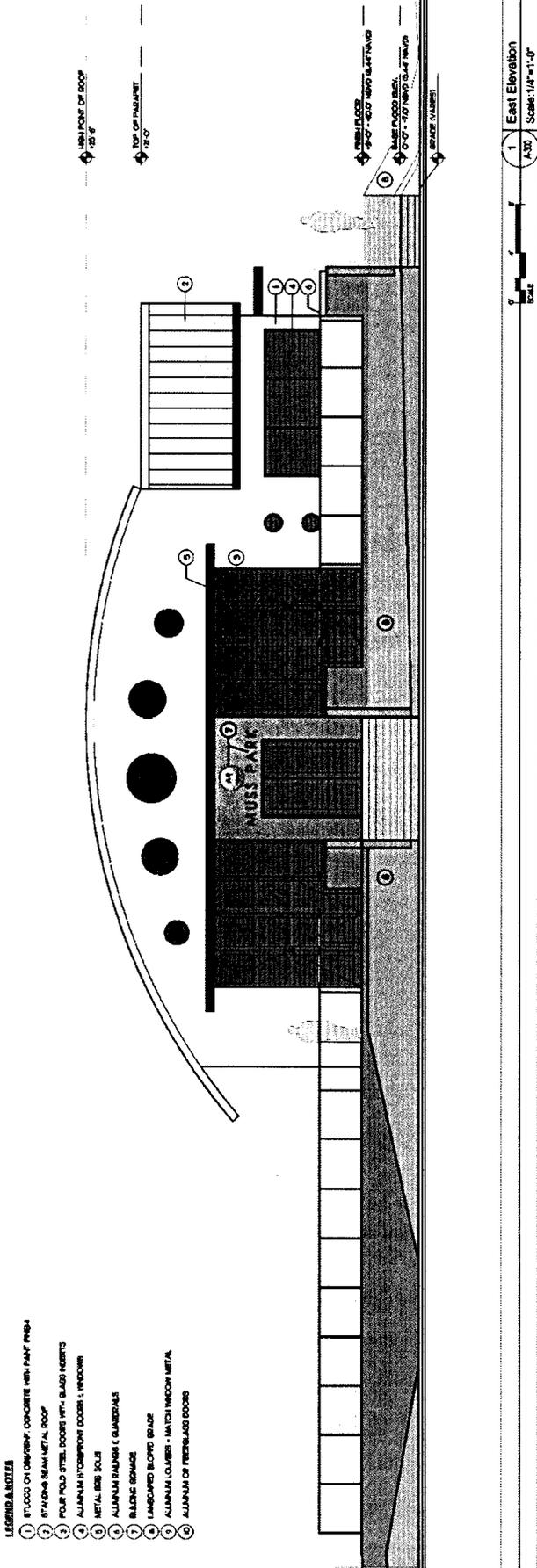
BUILDING INTERIOR - LOOKING WEST



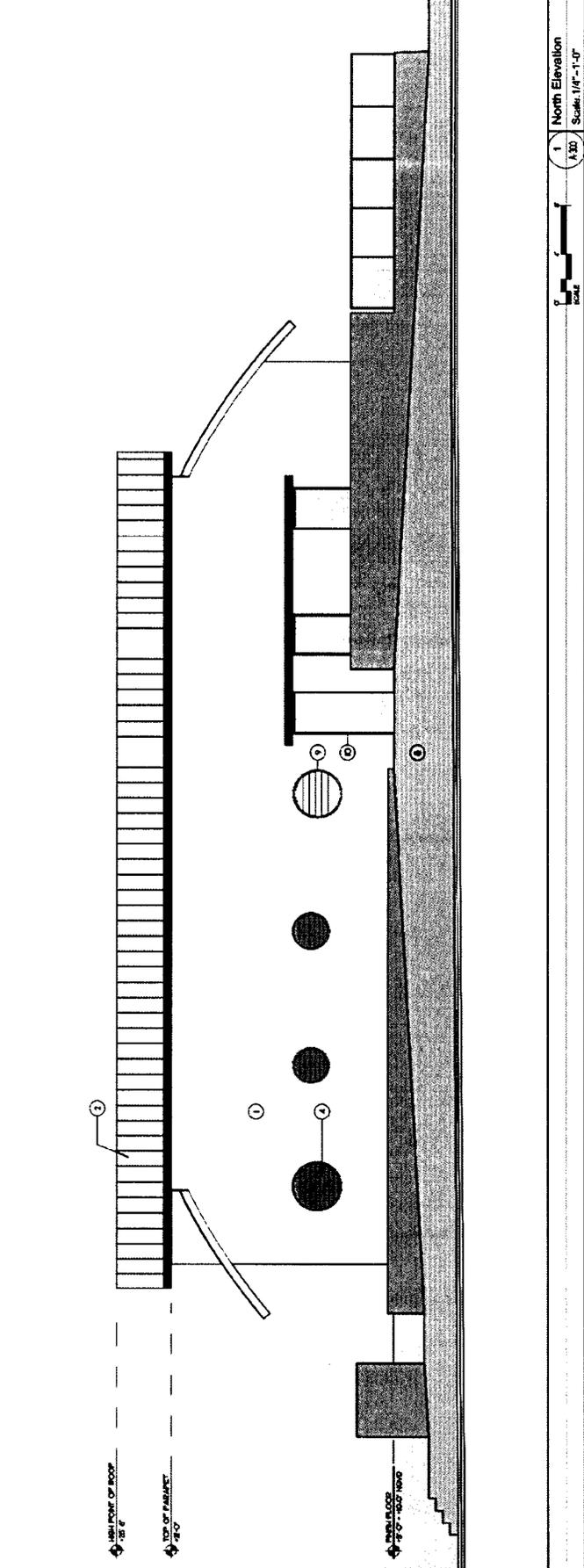
1 Schematic Site Plan
 Scale: 1"=20'-0"

REVISIONS BY DATE	LOCATION 4400 CHASE AVENUE MIAMI BEACH, FLORIDA 33139	PROJECT TEAM DOUGLAS WOOD ASSOCIATES, INC. <small>11000 W. BIRDAWAY BL., SUITE 100 MIAMI BEACH, FL 33155 TEL: 305.441.1111 WWW.DWA-FL.COM</small>	PROJECT NAME PAVILION, MUSS PARK MIAMI BEACH, FLORIDA	SHEET TITLE Schematic Floor Plan	DATE 07/29/18
SCALE 1/8" = 1'-0"	DRAWING NO. 181111-15-00	ARCHITECT DOUGLAS WOOD ASSOCIATES, INC. <small>11000 W. BIRDAWAY BL., SUITE 100 MIAMI BEACH, FL 33155 TEL: 305.441.1111 WWW.DWA-FL.COM</small>	CLIENT MIAMI BEACH, FLORIDA	DESIGNER DOUGLAS WOOD ASSOCIATES, INC.	SCALE AS SHOWN

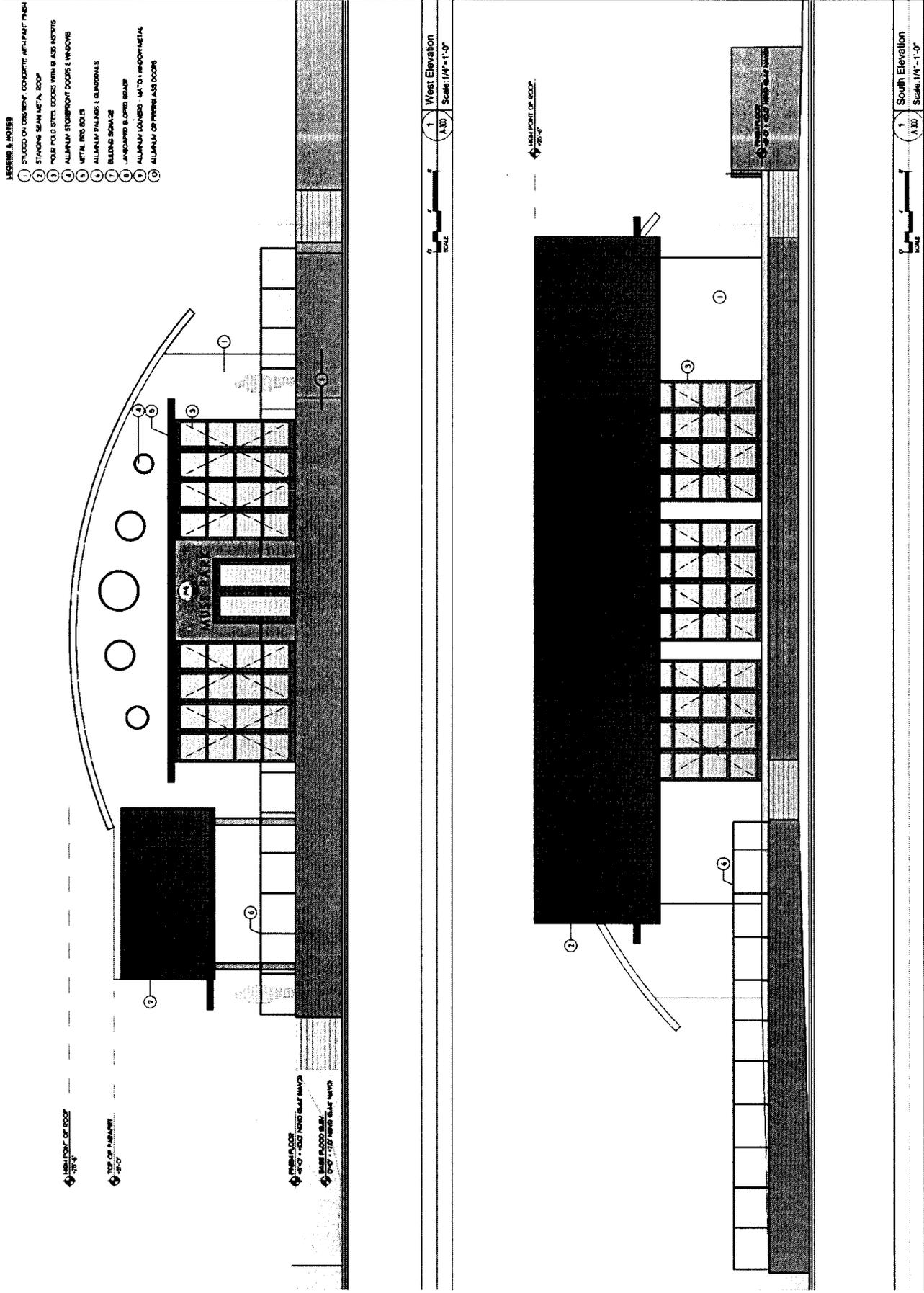




- LEGEND & NOTES**
- 1 FLOOR ON OVERHANG, CONCRETE WITH PAINT FINISH
 - 2 STAINLESS STEEL METAL ROOF
 - 3 POLY POLD STEEL DOORS W/IC, GLASS INFILLS
 - 4 ALUMINUM TYPHOON DOORS 1, REDWOOD
 - 5 METAL BESS SOLI
 - 6 ALUMINUM RAINING & GLAZEDALS
 - 7 BLINDING BOARD
 - 8 LANGUARD SLIPD BRIDE
 - 9 ALUMINUM LOUVER - MATCH WINDOW METAL
 - 10 ALUMINUM OF PERSIAGLASS DOORS



Project: **PAVILION MUSS PARK**
 Location: **MIAMI BEACH, FLORIDA 33139**
 Client: **4100 CHASE AVENUE**
 Architect: **DOUGLAS WOOD ASSOCIATES, INC.**
 Project Team: **M, O, V**
 Date: **07/20/15**
 Scale: **AS SHOWN**
 Drawing: **NS/GARD**
 Job: **15114.1/15/09**
 Sheet: **A-301** of 1



Preliminary Estimate of Probable Construction Cost

(Schematic Design Phase)

1.	General Conditions, Temporary Facilities; Miscellaneous Project Management, Permits	\$ 90,000.00
2.	Demolition (Existing Building, Sitework, Playgrounds)	\$ 30,000.00
3.	Sitework (Retaining Walls, Walks, Steps, Ramps, Railings, Fence), Earthwork, Utilities, Landscape, Irrigation	\$ 330,000.00
4.	Building (Structure, Roofing, Partitions, Ceilings, Finishes, Millwork, Cabinets, Insulation, Interior Doors, Accessories, Miscellaneous)	\$ 600,000.00
5.	Exterior Doors and Windows (includes \$340,000 for Mechanically Operated Exterior Doors, Seven Sets of Four Panels)	\$ 425,000.00
6.	HVAC	\$ 110,000.00
7.	Plumbing	\$ 60,000.00
8.	Electrical	\$ 165,000.00
Total –		\$1,810,000.00
Possible Savings		
	No LEED Certification	< \$ 50,000.00 >
	Lower floor from B.F.E. +3.0 to B.F.E. +1.0	< \$ 125,000.00 >
	Replace Mechanical Doors with Manual System	< \$ 270,000.00 >
	Leave Multi-Use Room Open Air	
	Doors and Windows	< \$ 90,000.00 >
	Fans Instead of A/C	< \$ 55,000.00 >
Subtotal –		< \$ 590,000.00 >

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