



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

COMMITTEE MEMORANDUM

TO: Honorable Chair and Members of the Finance and Economic Resiliency Committee

FROM: Raul J. Aguila, Interim City Manager

DATE: February 19, 2021

SUBJECT: **DISCUSS A LEASE AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC (RDA), (LANDLORD), AND THE MIAMI BEACH CHAMBER OF COMMERCE, A FLORIDA NOT-FOR-PROFIT CORPORATION (TENANT) FOR APPROXIMATELY 721 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR SHOPS GARAGE, LOCATED AT 100 16TH STREET, SUITE NO. 6, MIAMI BEACH, FLORIDA, FOR A PERIOD OF ONE (1) YEAR, WITH SUCCESSIVE ONE-YEAR RENEWAL TERMS AT THE OPTION OF THE CITY, RETROACTIVELY COMMENCING ON JANUARY 1, 2021 AND ENDING ON DECEMBER 31, 2021.**

BACKGROUND

The Miami Beach Redevelopment Agency (RDA) currently has 721 square feet of ground floor retail space at the Anchor Shops, located at 100 16th Street, Suite No. 6, Miami Beach, Florida (Space). This Space is part of a project which has a parking garage and approximately 19,776 square feet of ground retail space (collectively, Anchor Garage and Shops), located on 16th Street, between Collins Avenue and Washington Avenue.

The prior Tenant, Art Connection, had operated a custom jewelry store for a period of twenty (20) years; however, due to the material financial impact that the pandemic had on the business, the tenant opted not to renew the lease, which expired on November 11, 2020. Art Connection had been paying \$8.81 per square foot (\$529.34 per month) at the time its lease expired.

The Visitor Center of the Miami Beach Chamber of Commerce (MBCC) has been housed in the northeasterly 935 square feet area of Pennsylvania Garage Retail (Penn Garage), located at 1661 Pennsylvania Avenue, where it had previously been relocated during the renovation of the Miami Beach Convention Center. Juxtaposed to this area, the space is shared by the Moonlighter Fablab Makerspace (Moonlighter), where a proposed STEAM (Science, Technology, Engineering, Arts and Math) program will be hosted.

Moonlighter executed a lease for a term of three (3) years, commencing on date the City delivers possession of the Premises; however, they have not been able to move into their area as it would require a change of use (i.e., Light Industrial) for their portion of the Retail Space.

ANALYSIS

Currently, the MBCC Visitor Center does not have an active lease agreement with the City. The Visitor Center of the Miami Beach Chamber of Commerce (Tenant) is slated to be permanently housed at the Convention Center Headquarter Hotel. During the remainder of the construction, and in order to accommodate the Tenant, the Visitor Center can be relocated to the Space, as depicted in Exhibit A (Floor Plan), attached hereto.

The proposed basic terms and conditions of the new lease are as follows:

Premises: 100 16th Street, Suite 6
Miami Beach, Florida 33139

Size: Approximately 721 square feet

Term: One (1) year term, commencing on January 1, 2021 and ending on December 31, 2021, with successive one-year renewal terms at the option of the City, for a period not to exceed three (3) years.

Rental Rate: \$1.00 annually

Operating Expenses: Tenant shall pay its proportionate share of Property Taxes, Insurance, Common Area Maintenance on the Anchor Shops and Parking Garage. \$8.81/sq. ft. per year - \$529.34 per Month

Termination Option: The City reserves the right, through its City Manager, to terminate the Lease Agreement, at any time, without cause and without liability to the City, upon providing Tenant with ninety (90) days prior written notice.

CONCLUSION

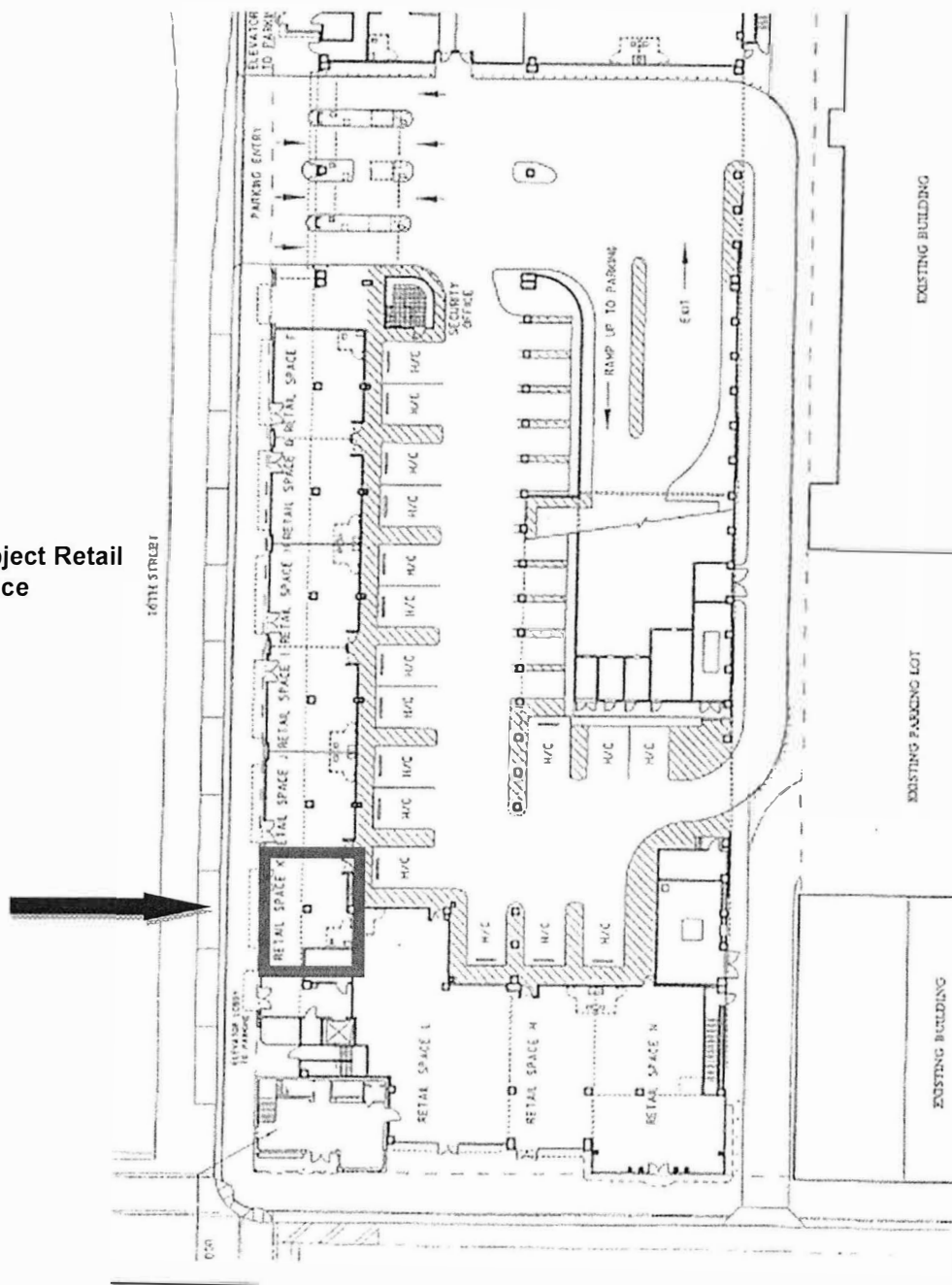
The Administration recommends in favor of executing a new lease agreement with the Miami Beach Chamber of Commerce, in accordance with the above stipulated terms and conditions.

Attachments:
Exhibit A: Floor Plan

EXHIBIT "A"

Site Plan of Retail Space and Location of Premises

**Subject Retail
Space**



GROUND FLOOR RETAIL LEASING PLAN

**THE
ANCHOR SHOPS**
AT SOUTH BEACH

ZVSCOVICH
ARCHITECTS

