



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

COMMISSION MEMORANDUM

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager

DATE: December 8, 2021

SUBJECT: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXTEND, ON A MONTH-TO-MONTH BASIS, THE LEASE AGREEMENTS FOR THE FOLLOWING REMAINING TENANTS OF THE SOUTH SHORE COMMUNITY CENTER, LOCATED AT 833 SIXTH STREET: (1) SOUTH FLORIDA SENIORS IN ACTION, AND (2) LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE, INC; SAID EXTENSIONS COMMENCING ON JANUARY 1, 2022 AND ENDING ON DECEMBER 31, 2022, BASED UPON THE CURRENT FINANCIAL TERMS, IN ORDER TO PROVIDE THE CITY WITH ADDITIONAL TIME TO IDENTIFY SUITABLE RELOCATION OPTIONS FOR THE TENANTS, AT THE CITY'S EXPENSE, NECESSITATED BY THE ANTICIPATED CONSTRUCTION OF THE NEW FIRE STATION AT THE CENTER.**

BACKGROUND/HISTORY

The South Shore Community Center ("Center") is located at 833 6th Street and is owned by the City of Miami Beach. The Center provides leased space to various not-for-profit, and community-based organizations that deliver services and assistance to the Miami Beach community.

The Center is currently occupied by the following two (2) tenants:

1. South Florida Seniors in Action, Inc ("SFSIA") occupies 142 square feet of office space on the ground floor and provides a variety of services to the elderly community in Miami Beach. (i.e., food distribution, healthcare eligibility, etc.).
2. Little Havana Activities and Nutrition Centers of Dade County, Inc. ("LHANC") occupies 2,919 square feet of interior space and 7,002 square feet of adjacent exterior playground space to operate its Rainbow Intergeneration Childcare Center. This program provides childcare services to approximately 75 children whose parents work or reside in Miami Beach.

On September 9, 2009, the Mayor and City Commission adopted Resolution No. 2009-27186, approving a lease agreement with Little Havana Activities and Nutrition Centers of Dade County,

Inc. ("LHANC") commencing on October 2, 2009 and ending on September 30, 2014, with one additional five-year term. Pursuant to Resolution No. 2014-28812, the agreement was amended on October 29, 2014 (Amendment No.1) to exercise the sole renewal option commencing on October 30, 2014 and ending on September 30, 2019.

Pursuant to Resolution No. 2018-30173, the City and South Florida Seniors in Action, Inc. ("SFSIA") entered into a lease agreement commencing on March 1, 2018 and ending on September 30, 2019.

On January 13, 2021 the Mayor and City Commission adopted Resolution No. 2021-31545 extending the terms of the Leases commencing retroactively on October 1, 2019 and expiring on December 31, 2021.

ANALYSIS

The South Shore Community Center has been designated as the location for the construction of a new Fire Station No. 1 project slated in phase 3 of the Government Obligation Bond (GOB) improvements. In anticipation of the new construction, the City requires time to identify suitable location options for the tenants.

Accordingly, an extension to the Lease Agreements, based upon the current financial terms, would be required. This would afford the City time to identify a suitable location and relocate the tenant(s) at the City's expense.

CONCLUSION

Based on the foregoing, I recommend that the Mayor and City Commission hereby approve a resolution authorizing to extend, on a month-to-month basis, the Lease Agreements for the following tenants of the South Shore Community Center, located at 833 sixth street: (1) Lease Agreement for South Florida Seniors in Action, and (2) Lease Agreement for Little Havana Activities and Nutrition Centers of Dade, Inc.; said extensions commencing on January 1, 2022, through December 31, 2022, based upon the current financial terms, in order to provide the City additional time to identify suitable relocation options for the tenants, at the City's expense, necessitated by the anticipated construction of the new fire station at the Center.