



Miami-Dade Board of County Commissioners
Office of the Commission Auditor

Parks, Recreation and Cultural Affairs (PRCA)
Committee Meeting

November 15, 2019
2:00 P.M.
Commission Chambers

Yinka Majekodunmi, CPA
Commission Auditor
Office of the Commission Auditor (OCA)
111 N.W. First Street, Suite 1030
Miami, FL 33128
(305) 375-2524

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**PRCA Committee Meeting:
November 15, 2019
Research Notes**

**Item No. 3A
File No. 192600**

Researcher: MF Reviewer: TD

RESOLUTION APPROVING TERMS OF AND AUTHORIZING EXECUTION BY THE COUNTY MAYOR, OR THE COUNTY MAYOR'S DESIGNEE, OF A LEASE AGREEMENT BETWEEN THE COUNTY AND BILTMORE 87 COURT PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR PREMISES LOCATED AT 11300 NW 87 COURT, UNITS 112 AND 114, HIALEAH GARDENS, FLORIDA, TO BE UTILIZED BY THE MIAMI-DADE PUBLIC LIBRARY SYSTEM, FOR A BRANCH LIBRARY AND OFFICE SPACE, WITH A TOTAL FISCAL IMPACT TO THE COUNTY ESTIMATED TO BE \$185,522.24 FOR THE INITIAL TERM OF THREE YEARS, WITH TWO, ONE-YEAR RENEWAL OPTION PERIODS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

ISSUE/REQUESTED ACTION

Whether the Board should approve and authorize a lease agreement between the County (Tenant) and Biltmore 87 Court Plaza, LLC (Landlord), for a property currently used as the Hialeah Gardens County Branch Library in the amount of \$185,522.24 for a three-year term.

PROCEDURAL HISTORY

Prime Sponsor: Commissioner Jose "Pepe" Diaz, District 12

Department/Requester: Internal Services Department (ISD)

There is no procedural history for this item currently.

ANALYSIS

The purpose of this item is for the Board to authorize the continuing lease agreement for 1,300 sq. ft. of air-conditioned office space for property located at 11300 NW 87 Court, Units 112 and 114, in Hialeah Gardens. The requested lease term is for three years with two one-year renewal options between Landlord and Tenant. The Miami-Dade Public Library System has operated this Hialeah Gardens branch library for the past 14 years, pursuant to Resolution R-1124-05. The property is located in District 12, represented by Commissioner Jose "Pepe" Diaz.

The fiscal impact to the County is \$185,522.24 for the three-year term. This amount includes operating expenses consisting of electricity and janitorial services, as well as a \$1,680 lease management fee. Per the agreement, the Landlord is responsible for the following services: water, waste disposal services, and maintenance of the building to include plumbing and electrical lines, fire equipment, the heating, ventilation, and air conditioning system, and the maintenance of the parking lot and landscaping.

The County currently leases the spaces in the smaller Hialeah Gardens branch library on a temporary month-to-month basis, while construction of a new 13,500 sq. ft. replacement branch library is underway. Construction of the new library should be completed by late 2020.

The table below shows the rent schedule for the Hialeah Gardens branch during the three-year lease period and potential successive renewal options between the County and Biltmore 87 Court Plaza, LLC, pursuant to the terms outlined in the lease agreement.

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Lease Year	Monthly Rent	Annual Rent
1	\$2,800	\$33,600
2	\$2,884	\$34,608
3	\$2,970.52	\$35,646.24
Renewal Option 1 (Year 1)	\$3,059.64	\$36,715.68
Renewal Option 2 (Year 2)	\$3,151.53	\$37,817.16

An aerial view of the subject property is illustrated below. The Hialeah Gardens branch library is located within Units 112 and 114 of this commercial building located at 11300 NW 87 Court in Hialeah Gardens (Folio No. 27-2033-006-0010).



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OCA performed due diligence on the landlord, Biltmore 87 Court Plaza, LLC on November 13, 2019; the findings are shown below.

Landlord	Corporate Registration	Tax Collector's Office	Florida DBPR	Westlaw
Biltmore 87 Court Plaza, LLC Property Location: 11300 NW 87 Court Units 112 & 114 Hialeah Gardens, FL 33018	Florida Limited Liability Company Active Principal Address: 2087 W. 76 St. Hialeah, FL 33016 Filed: January 18, 2006	No account on file.	No account on file.	Nothing found

APPLICABLE LEGISLATION/POLICY

Resolution No. R-1124-05, adopted October 18, 2005, approved a lease agreement at 11300 NW 87 Court, Units 112 & 114, Hialeah Gardens, with JRC Enterprises Company, a Florida Corporation, for premises to be utilized by the Miami-Dade Public Library System for a mini-library.

<http://www.miamidade.gov/govaction/matter.asp?matter=052179&file=true&fileAnalysis=false&yearFolder=Y2005>