



**OFFICE OF THE COMMISSION AUDITOR  
MIAMI-DADE BOARD OF COUNTY COMMISSIONERS**

**COMMISSION AUDITOR'S  
INFORMATIONAL RESEARCH**

**PARKS, RECREATION AND CULTURAL AFFAIRS  
COMMITTEE MEETING**

**October 16, 2020**

**2:00 P.M.**

**Virtual Meeting**

Yinka Majekodunmi, CPA  
Commission Auditor

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

## TABLE OF CONTENTS

### **DEPARTMENTAL ITEM**

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#### **LIBRARY DEPARTMENT**

3D (201951): Interlocal Agreement between the County and Miami-Beach for Library Services.....3

**PRCA Meeting:  
October 16, 2020  
Research Notes**

**Item No. 3D  
File No. 201951**

**Researcher: JFP Reviewer: PGE**

RESOLUTION APPROVING AN AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE CITY OF MIAMI BEACH, AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE AGREEMENT AND EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

**ISSUE/REQUESTED ACTION**

Whether the Board should authorize execution of an amended and restated Interlocal Agreement with the City of Miami Beach, wherein provisions are amended, primarily, to reflect the terms of the future relocation of the North Shore Library to another City facility.

**PROCEDURAL HISTORY**

**Prime Sponsor: Commissioner Sally A. Heyman, District 4  
Department/Requester: Library Department**

This item has no procedural history.

**ANALYSIS**

The primary purpose of this item is to amend the June 20, 1986 Interlocal Agreement between the County and the City of Miami Beach (City) to accommodate the relocation of the North Shore Library to a new City facility as part of the 72<sup>nd</sup> Street Community Complex Project, construction of which began on December 17, 2018 and is slated to be completed by September 30, 2023. Pursuant to the 1986 Interlocal Agreement, wherein the City transferred its library facilities to the County for it to operate, the County provides library services and pays for the operational and maintenance costs at three locations—Miami Beach Regional, South Shore, and North Shore. The Interlocal Agreement affords the City the right to relocate any City library facility, contingent on the County's approval, provided that the City pays for the costs of the relocation.

The North Shore Library will be relocated from 7501 Collins Avenue to 299 72nd Street in Miami Beach. The new 7,500 square foot library, part of a larger City General Obligation Bond multi-use project, will consist of the following minimum areas:

- Entrance Lobby/Guest Services (575 sq. ft.)
- Multipurpose Community Meeting Room/Study Room (950 sq. ft.)
- Young Adults and Children Room (1,445 sq. ft.)
- Main Reading Room/Library Collections (1,945 sq. ft.)
- Digital Media/Technology and Innovation Lab (1,445 sq. ft.)
- Staff Office, Lounge Area, Separate Mechanical, Data Room, Janitorial (1140 sq. ft.); and
- Restrooms as required by code.

In addition, the new library will have the opportunity to use an approximately 2,500 square foot community meeting room to be located at the roof level of the project, subject to scheduling availability in coordination with City's Parks and Recreation Department.

As the project approaches completion, the City is to provide the County with 180 days prior written notice to relocate to the new library, the cost of which will be borne by the City. The County is responsible for its pro rata common area

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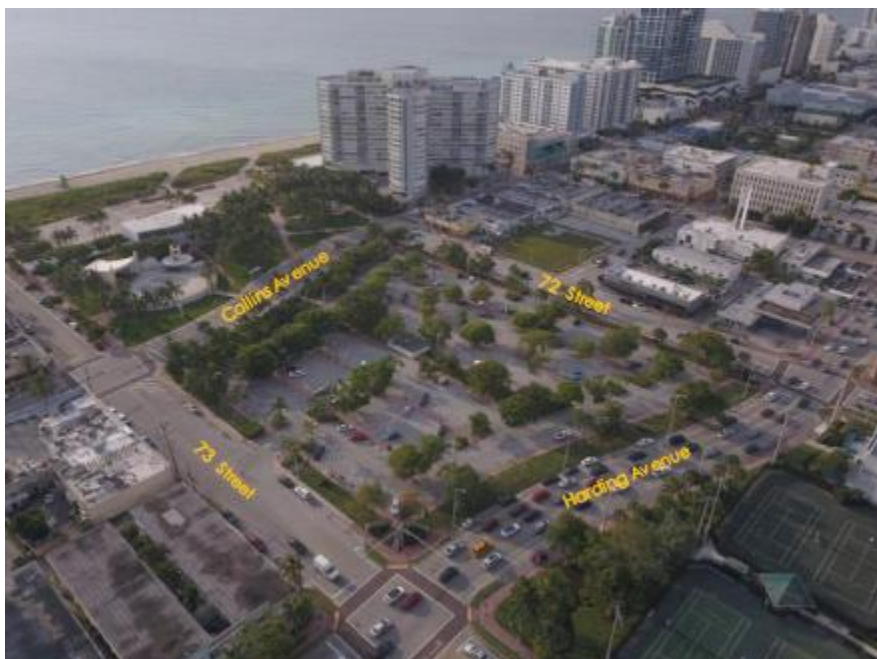
maintenance costs of the new project facility as well as the approximate \$253,000 cost of furniture, fixtures and equipment that the County purchases for the new library. The existing Building Better Communities General Obligation Bond funding designated for the existing North Shore Library will serve as the funding source for these costs. All other financial terms will remain the same, including the County's nominal \$1 per year lease payment to the City for the library facilities.

County approval of the amended Interlocal Agreement will permit the City to provide preliminary design and budget guidance and facilitate the City's Request for Proposals process for the project's design/builder. Other terms addressed in the amended Interlocal Agreement are as follows:

- Clarification of the terms related to the Miami-Beach Police Department's use of Conference Room 202A at the Miami Beach Regional Library as a police sub-station;
- Clarification related to the 65 parking spaces the City provides to County library staff working at the three library locations within the City; and
- Clarification of the terms in the event of the City's termination of the Interlocal Agreement—providing a more equitable arrangement for reimbursing the County for the value of unamortized permanent improvements completed by the County.

The amended Interlocal Agreement was approved by the City of Miami Beach at its September 16, 2020 Commission meeting.

Graphic 1 below depicts the location of the project site, currently a City-owned parking lot, located between 72 and 73 Streets, between Collins and Harding Avenues.



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**APPLICABLE LEGISLATION/POLICY**

**Resolution No. R-82-06**, adopted January 24, 2006, approved the first amendment to the Interlocal Agreement, defining responsibilities for the relocation of services to the then newly-constructed Miami Beach Regional Library and the new South Shore Library, provided for the possible inclusion of a police substation within the Miami Beach Regional Library, and clarified the definition of maintenance fees to include payment by the County of condominium fees at the South Shore Branch.

<http://intra/gia/matter.asp?matter=053421&file=true&yearFolder=Y2005>

**City of Miami Beach Resolution No. 2020-31386**, adopted September 16, 2020, approved an amended Interlocal Agreement related to the County's provision of library services with the City of Miami Beach.

<https://miamibeach.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=18846&MeetingID=773>

**City of Miami Beach Resolution No. R-1003-86**, adopted June 18, 1986, approved an Interlocal Agreement related to the County's provision of library services with the City of Miami Beach.

<https://docmgmt.miamibeachfl.gov/WebLink/DocView.aspx?id=17855&&cr=1>

### **CONTRIBUTORS**

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### **The Office of the Commission Auditor, Miami-Dade Board of County Commissioners**

The Office of the Commission Auditor (OCA) was established in September 2002 by Ordinance 03-2 to provide support and professional analysis of the policy, service, budgetary and operational issues before the Miami-Dade Board of County Commissioners. The Commission Auditor's duties include reporting to the Board of County Commissioners on the fiscal operations of County departments, as well as whether the fiscal and legislative policy directions of the Commission are being efficiently and effectively implemented

These research notes, prepared in collaboration with the Miami Dade County departments as subject matter experts, is substantially less detailed in scope than an audit in accordance with the Generally Accepted Auditing Standards (GAAS). The OCA plans and performs the review to obtain sufficient, appropriate evidence to provide a reasonable basis for its findings and conclusions based on its objectives; accordingly, the OCA does not express an opinion on the data gathered by the subject matter expert(s).