

MEMORANDUM

Agenda Item No. 11(A)(14)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution amending Resolution
No. R-116-23 relating to lease of
property for district office for
County Commission District 10
to provide that tenant
improvements may be
undertaken by Landlord;
directing and authorizing the
County Mayor to modify lease
agreement consistent with this
resolution and to execute same
and enforce all provisions
contained therein

Resolution No. R-223-23

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Anthony Rodríguez.



Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(14)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(14)
3-7-23

RESOLUTION NO. _____ R-223-23

RESOLUTION AMENDING RESOLUTION NO. R-116-23
RELATING TO LEASE OF PROPERTY FOR DISTRICT
OFFICE FOR COUNTY COMMISSION DISTRICT 10 TO
PROVIDE THAT TENANT IMPROVEMENTS MAY BE
UNDERTAKEN BY LANDLORD; DIRECTING AND
AUTHORIZING THE COUNTY MAYOR OR COUNTY
MAYOR'S DESIGNEE TO MODIFY LEASE AGREEMENT
CONSISTENT WITH THIS RESOLUTION AND TO EXECUTE
SAME AND ENFORCE ALL PROVISIONS CONTAINED
THEREIN

WHEREAS, on February 21, 2023, pursuant to Resolution No. R-116-23, this Board approved a lease agreement between the County, as tenant, and Snapper Creek Shopping Center, LTD., a Florida limited partnership and a subsidiary of Snapper Creek, Inc. ("Landlord"), as landlord, for the County's occupancy of approximately 1,920 square feet plus the use of the common areas located at 7142-7146 SW 117 Avenue, Miami, Florida 33183 ("premises"), to be utilized by the County as a district office for County Commission District 10; and

WHEREAS, said lease agreement makes the County responsible for certain tenant improvements that are necessary for the premises to be used as a district office to serve the residents and constituents of County Commission District 10; and

WHEREAS, the County Mayor's memorandum accompanying Resolution No. R-116-23 estimated that the tenant improvements would cost approximately \$138,000.00; and

WHEREAS, however, proposals have been obtained that indicate that the tenant improvements can be completed for significantly less than the previous estimate and the Landlord has proffered to make the tenant improvements faster and at a significantly lesser cost to the County; and

WHEREAS, because of the savings to in time and money to the County and because the tenant improvements will be fixtures to the premises and will therefore be owned by and remain at the premises at the expiration of the lease agreement, this Board desires to allow the Landlord to undertake the tenant improvements; and

WHEREAS, the cost for such tenant improvements will not exceed the estimate previously approved by this Board and will be paid as additional rent to the Landlord,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Approves the foregoing recitals and incorporates them into this resolution.

Section 2. Amends Resolution No. R-116-23 which approved the lease agreement for the premises to be used as a district office for County Commission District 10 to provide that the tenant improvements set forth in the lease agreement and authorized by said resolution may be undertaken by the Landlord. The cost of said tenant improvements will be paid to the Landlord as additional rent in an amount not to exceed the estimated cost for such tenant improvements set forth in Resolution No. R-116-23.

Section 3. Directs and authorizes the County Mayor or County Mayor's designee to negotiate a modification or amendment to the lease agreement for the premises consistent with this resolution and to execute and enforce all provisions contained therein.

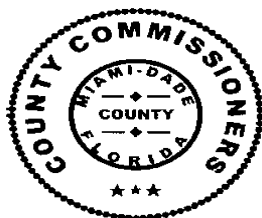
The Prime Sponsor of the foregoing resolution is Vice Chairman Anthony Rodríguez. It was offered by Commissioner **Anthony Rodriguez**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye	
Anthony Rodríguez, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez aye
Kevin Marino Cabrera	aye	Sen. René García absent
Roberto J. Gonzalez	aye	Keon Hardemon aye
Danielle Cohen Higgins	aye	Eileen Higgins aye
Kionne L. McGhee	aye	Raquel A. Regalado aye
Micky Steinberg	aye	

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of March, 2023. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

LUIS G. MONTALDO, CLERK AD INTERIM



Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez