

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO NEGOTIATE A LEASE AGREEMENT BETWEEN THE CITY ("TENANT") AND BCPF AVE, LLC ("LANDLORD"), BASED UPON THE ESSENTIAL TERMS SET FORTH IN THIS RESOLUTION, FOR LEASE OF APPROXIMATELY 24,991 SQUARE FEET OF WAREHOUSE SPACE, LOCATED AT 14101 NW 57TH AVENUE, MIAMI LAKES, FL 33054 ("PREMISES"), TO BE USED BY THE MIAMI BEACH POLICE DEPARTMENT ("MBPD") FOR STORAGE; SAID LEASE HAVING AN INITIAL TERM OF FIVE (5) YEARS, COMMENCING ON AUGUST 1, 2025, WITH ONE (1) RENEWAL TERM OF FIVE (5) YEARS AT THE OPTION OF THE CITY MANAGER; AND FURTHER, FOLLOWING COMPLETION OF SUCCESSFUL NEGOTIATIONS AND REVIEW AND APPROVAL BY THE CITY ATTORNEY, AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENT.

WHEREAS, the Miami Beach Police Department ("MBPD") provides critical law enforcement services, crime prevention programs, and community engagement initiatives to the residents and visitors of Miami Beach; and

WHEREAS, MBPD currently leases an 18,200 square-foot warehouse located at 6700 NW 36th Avenue, Miami, Florida, for evidence storage, vehicle storage, and operational equipment; and

WHEREAS, the existing lease is set to expire on September 30, 2025 and continued use of this warehouse facility has become impracticable because the space does not have sufficient capacity to meet MBPD's expanding operational needs and the space has significantly deteriorated, increasing the City's maintenance costs; and

WHEREAS, the current landlord intends to increase rent to market value, estimated between \$17.00 to \$21.00 per square foot, further making retention of the existing facility an imprudent business decision; and

WHEREAS, the City Administration has identified and is in the process of negotiating a Lease Agreement with BCPF AVE, LLC ("Landlord") for use of a newly constructed 24,991 square-foot warehouse facility, located at 14101 NW 57th Avenue, Miami Lakes, Florida 33054, which offers improved infrastructure, up-to-date fire and life safety, and operational efficiency for MBPD's needs; and

WHEREAS, the proposed Lease Agreement includes the following key terms:

Tenant: City of Miami Beach, Florida municipal corporation

Landlord: BCPF AVE, LLC, a Delaware limited liability company

Premises: 14101 NW 57th Avenue, Miami Lakes, FL 33054

Size: Approximately 24,991 rentable square feet

Use: Office and storage for MBPD operations

Lease Term: Five (5) years from Rent Commencement

Base Rent: \$18.50 per square foot, triple net

Rent Escalation: 4% annual increase starting in Month 13

Operating Expenses: Estimated at \$4.61 per square foot in 2025

Renewal Option: One (1) option to renew for five (5) years, with rent adjusted to fair market value but not less than a 4% increase over the previous year's base rent

Security Deposit: Equivalent to two (2) months' rent

Right to Terminate: Tenant has the right to terminate the lease at month Forty (40) with twelve (12) months' prior written notice to Landlord and payment of a penalty of six (6) months' Base Rent and Operating Expenses

Lease Commencement Date: August 1, 2025

Rent Commencement Date: Three (3) months after Lease Commencement

Utilities: Tenant responsible for electricity, water, phone, and gas (if applicable)

Tenant's Work: Must be approved by Landlord and performed by a licensed general contractor

Lease Form: Traditional triple-net lease; and

WHEREAS, securing this lease will enhance MBPD's ability to store and manage law enforcement resources efficiently, ensuring uninterrupted public safety services and improving long-term operational sustainability; and

WHEREAS, based on the competitive lease terms, increased operational capacity, and improved facility conditions, the City Manager recommends negotiating a Lease Agreement based upon the essential terms set forth in this Resolution, and following completion of successful negotiations and review and approval by the City Attorney, executing the Lease Agreement.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby authorize the City Manager to negotiate a Lease Agreement between the City ("Tenant") and BCPF AVE, LLC ("Landlord"), based upon the essential terms set forth in this Resolution, for lease of approximately 24,991 square feet of warehouse space, located at 14101 NW 57th Avenue, Miami Lakes, Florida 33054, to be used by the Miami Beach Police Department (MBPD) for storage; said Lease Agreement having an initial term of five (5) years, commencing on August 1, 2025, with one (1) renewal term of five (5) years at the option of the City Manager; and further, following completion of successful negotiations and review and approval by the City Attorney, authorize the City Manager to execute the Lease Agreement.

PASSED and ADOPTED this ____ day of _____ 2025.

ATTEST:

Rafael E. Granado, City Clerk

Steven Meiner, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

4/22/2025

Date