

2. DISCUSS / TAKE ACTION REGARDING CONCERNS AT THE NORTH SHORE BRANCH PUBLIC LIBRARY, INCLUDING THE NEED FOR SECURITY OR POLICE PRESENCE, AS WELL AS REPAIRS TO THE AIR CONDITIONING SYSTEM AND BROKEN WINDOW.

Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: DISCUSS / TAKE ACTION REGARDING CONCERNS AT THE NORTH SHORE BRANCH PUBLIC LIBRARY, INCLUDING THE NEED FOR SECURITY OR POLICE PRESENCE, AS WELL AS REPAIRS TO THE AIR CONDITIONING SYSTEM AND BROKEN WINDOW.

### **RECOMMENDATION**

The Administration will continue to conduct quarterly inspections and communicate with Miami-Dade Public Library staff to ensure these, and future improvements are conducted on a routine basis in order to maintain these premises in good condition and repair for the residents and visitors of the City of Miami Beach.

### **BACKGROUND/HISTORY**

On April 23, 2025, Commissioner Rosen Gonzalez at the City Commission Meeting, referred an agenda item (C4 L) for discussion to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) (Exhibit A) specifically the need for a security guard or dedicated police officer at the site due to safety concerns, along with longstanding issues related to a broken air conditioning system and an unrepaired window, which have made the facility uncomfortable and potentially unsafe for staff and visitors.

The North Shore Library is located at 7505 Collins Avenue, on City land and is managed by Miami-Dade County Public Library System. The City of Miami Beach entered into this Lease Agreement with Miami-Dade County in 1996 (the Agreement). The term of this Agreement is in effect. Either party may cancel this agreement by written notice delivered to the other, but such notice must be delivered at least one hundred-eighty (180) days prior to October 1st of each year.

As specified in the Agreement, the County shall, at its sole cost and expense, maintain both the interior, exterior, plant and equipment of the leased premises in the same condition of proper cleanliness, state of attractive appearance and good repair as of the time said leased premises were transferred to the County by the City. The City of Miami Beach shall maintain the grounds.

On March 5, 2025, City staff conducted a routine inspection of the North Shore Library and noted several areas that needed improvement (see Exhibit A), including but not limited to façade and sidewalks pressure cleaning, façade painting, windows in need of thorough cleaning and repairs, etc. On March 18, 2025, City Staff provided notice to Miami Dade County Library (via email) advising of the deficiencies and areas that need improvement and/or repairs and maintenance.

### **ANALYSIS**

On March 25, 2025, City staff received a response from Lisa D'Andrea-Thomspon (Capital Improvement Director for Miami Dade County Library System) confirming receipt of the City's

notice and inspection report. The County confirmed the property is currently receiving a pressure cleaning of the exterior walls and sidewalks in preparation for the painting of the exterior of the building. In addition, they are in the process of bidding the exterior windows resealing, repair and cleaning projects. The glazing work is expected to be completed by the end of May 2025 or early June 2025.

In addition, during 2023 and 2024, the Library also completed the following upgrades and/or improvements to the facility:

Exterior:

- Replaced the landscaping in front.
- Cleaned-up courtyard, installed pea rock to assist in controlling dirt in this area and installed small pots with plants.
- Repaired broken flagpole mechanisms.

HVAC System:

- Replaced the entire HVAC system.

Interior Improvements:

- Replaced all bathroom fixtures with more water efficient ones.
- Replace all interior lights with LED fixtures.
- Patched and painted the walls/doors and stair treads.
- Removed old carpet and installed new in Adult Area.
- Remove old vinyl flooring and installed new LVT flooring in Children's room, staff room, at service desk and in front of entry/exit doors and installed new baseboards.
- Replace stained/damaged ceiling tiles.
- Replace perimeter and standalone shelving with newer version and color.
- Installed new tops and sides on all book shelving.

On April 28, 2025, Ray Baker (Director of Miami-Dade County Public Library System) sent an email to the City Manager and staff advising that Monday, May 5th, the North Shore Library would be closing for approximately four (4) weeks to complete interior and exterior maintenance, repairs, and improvements to the building. The County also shared the attached notice (Exhibit B) with Melissa Berthier in the City's Communications Office.

Representatives from the Miami Beach Police Department (MBPD), facilitated by County Commissioner Micky Steinberg, met with Miami Dade Public Library System (MDPLS) directors in May and June of 2024 for the North Shore Branch library to discuss and address concerns regarding general public safety, homelessness, cleanliness, graffiti and the overall poor conditions of the building. The County acknowledged the issues and committed to dedicating resources to address them. It should be noted that the onsite Branch Manager is responsible for security decisions where the Miami Dade Sheriff's Office (MDSO) is lead and MBPD takes on a very limited role. Notwithstanding, since the meeting, the following actions have been taken:

- A full-time security guard has been engaged
- An MDSO officer has been assigned and is on site daily from noon to closing
- While the library guard and MDSO officer handle security matters inside the building, additional security support to the library exterior is handled by MBPD and CRA officers on patrol and during details through area checks and park-and-walk initiatives
- Trespass signage has been updated and displayed
- Continuous communication and support to the MDPLS Management and Security Team by MBPD has been put in place to include dissemination of repeat nuisance offender information
- Dedicated information sharing between all libraries who often share the same issues has been increased
- A thorough maintenance upgrade to the library to include painting, landscape, cleaning, and leak repairs has been carried out
- Exterior landscape improvements in compliance with Crime Prevention Through Environmental

Design (CPTED) have been made

**FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

**FINANCIAL INFORMATION**

**CONCLUSION**

The Administration will continue to conduct quarterly inspections and communicate with Miami-Dade Public Library staff to ensure these, and future improvements are conducted on a routine basis in order to maintain these premises in good condition and repair for the residents and visitors of the City of Miami Beach.

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Facilities and Fleet Management

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Co-sponsor(s)**

**Condensed Title**

Discuss / Take Action regarding concerns at North Shore Branch Library regarding security or police, as well as repairs to air conditioning system and a broken window.

# Exhibit A

## PROPERTY INSPECTION CHECKLIST

**DATE:** 03-05-2025

**TENANT NAME:** North Shore Library 7505 Collins Ave

**SITE MANAGER/SUPERVISOR:** Jean Carlos Vasquez

**N/A - Not Applicable**

**S - Satisfactory**

**N/I - Needs Improvement**

<b>SITE EXTERIOR APPEARANCE</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
PARKING LOT LIGHTING	X			
EXTERIOR BUILDING LIGHTING	X			
WELL-LIT AND PROPERLY PLACED SIGNAGE		X		
DUMPSTER AREA CLEAN	X			
EXTERIOR PAINT			X	The façade requires repainting
LOT CONDITION / POTHOLES		X		
LOT CONDITION / STRIPING		X		
LANDSCAPING MAINTAINED		X		
FLOOR AND HALLWAY CONDITION			X	The floor and sidewalk require pressure cleaning
OVERALL CONDITION OF EXTERIOR			X	

<b>GARAGE AREA</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
GARAGE AREA CLEAN		X		
GARAGE DRAINING PROPERLY		X		
GARAGE AREA SAFE		X		
SUPPLY/STORAGE AREA CLEAN/ NEAT	X			
ALL ELECTRICAL OUTLETS WORKING	X			
GARAGE BAY HEATERS WORKING	X			

<b>SITE INTERIOR APPEARANCE</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
CARPET CLEANLINESS	X			
FLOOR CONDITION	X			
FURNITURE CLEANLINESS	X			
LOBBY CHAIRS CLEANLINESS	X			
EMPLOYEE CHAIRS CLEANLINESS	X			
OVERALL CLEANLINESS OF INTERIOR	X			
CEILING FREE OF LEAKS	X			
CEILING TILES CONDITION	X			
ALL LIGHTING WORKING	X			
WALL PAINT / WALLPAPER CONDITION	X			
DRYWALL CONDITION	X			
BREAKROOM CLEANLINESS	X			
STORAGE AREAS CLEANLINESS	X			

<b>RESTROOM(S)</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
TOILET(S) WORKING	X			
SINK / FAUCET CONDITION	X			
HOT / COLD WATER WORKING	X			
LIGHTING / FAN WORKING	X			
DOOR LOCK WORKING	X			
SOAP DISPENSER WORKING	X			
PAPER TOWEL DISPENSER WORKING	X			
OVERALL APPEARANCE OF RESTROOM	X			

<b>SAFETY &amp; SECURITY</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
FIRE EXTINGUISHER	X			
FIRST AID ACCESSIBLE	X			
OVERALL SAFETY CONCERNS	X			

<b>MISCELLANEOUS ITEMS</b>	<b>N/A</b>	<b>S</b>	<b>N/I</b>	<b>DESCRIPTION</b>
HVAC MAINTENANCE & CONDITION	X			
PLUMBING MAINTENANCE & CONDITION	X			
ELEVATOR CONDITION AND CERTIFICATE	X			
ARE YOU HAPPY WITH THE CLEANING SERVICE USED AT YOUR SITE?	X			

### **SUMMARY AND ADDITIONAL CONCERNS NOT MENTIONED ABOVE**

In summary, the exterior requires several improvements. The façade and sidewalks need thorough pressure cleaning, and the façade itself requires a fresh coat of paint. The window glass needs a thorough cleaning, while the window and door frames are in poor condition, with rust present on the top of some window frames. The handrail also requires a fresh coat of paint. Although the landscaping is in good condition, there is potential for further improvement.



### KEY AREAS REQUIRING ATTENTION

- The façade and sidewalks require thorough pressure cleaning



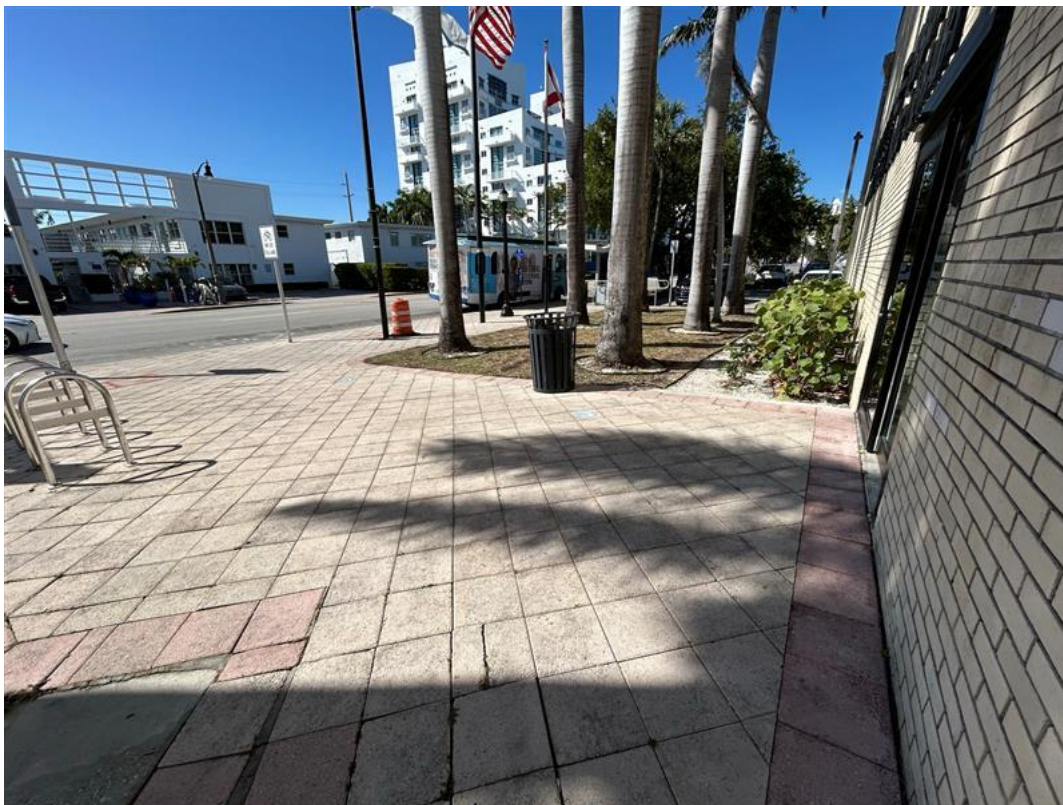












- The facade requires a fresh coat of paint





- The windows glass needs a thorough cleaning







- The window and door frames are in poor condition





- Rust is present on the top of the window frame



- The handrail requires a fresh coat of paint





- The landscaping is in good condition; however, there is potential for further improvement













**\*\* Patron Notice \*\***

The North Shore Branch Library will be **closed** starting **Monday, May 5** for approximately **four weeks** to complete the following facility improvements:

- Resealing and water-testing of the windows
- Refurbishing and repainting of the window frames
- Completion of the exterior painting project
- Replacement of ductwork, drywall and refurbishment of ceiling grid and A/C grilles

We encourage you to visit any of our nearby library locations or use our online library, available 24/7, at [www.mdpls.org](http://www.mdpls.org) and through our MDPLS mobile app.

**Nearby Library Locations**

**Bay Harbor Islands Branch**  
1175 95<sup>th</sup> St. • 786-582-2620

**Miami Beach Regional Library**  
227 22<sup>nd</sup> St. • 305-535-4219

**South Shore Branch**  
131 Alton Rd. • 305-535-4223

If you have any questions or need assistance, please email [CustomerCare@mdpls.org](mailto:CustomerCare@mdpls.org) or call 305-375-2665.