



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

LETTER TO COMMISSION

105-2014

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: April 4, 2014

SUBJECT: **CORPORATE ANNUAL REPORT FILING**

The purpose of this Letter to the Commission (LTC) is to inform you that the City has two (2) Condominium Associations, 1701 Meridian Building Condominium Association, Inc. and Pennsylvania Garage Condominium Association, Inc., which you have all been listed on the 2014 Florida Non Profit Corporation Annual Report, filed with the Florida Department of State.

BACKGROUND

The 1701 Meridian Building Condominium Association, Inc. was incorporated in 2007 for the office/retail building located at 1701 Meridian Avenue. The 1701 Meridian building consists of eight (8) condominium units, all of which are owned by the City of Miami Beach. These units are occupied by a combination of City and private entities.

Pennsylvania Garage Condominium Association, Inc. was incorporated on April 3, 2012, in connection with the property located at 1660 Pennsylvania Avenue, Miami Beach, Florida ("Property"), consisting of ground retail space, having approximately 7,655 square feet ("Retail Space") and a parking garage, having approximately 199,452 square feet ("Garage"). The City converted the Property into a two unit condominium, both of which are owned by the City, with the Retail Space being Unit 1 and the Garage being Unit 2. The Garage is operated by the Miami Beach Redevelopment Agency and the Retail Space is being rented to a private entity, Pennsylvania 17, LLC, which entity is in the process of completing renovations to operate the space as a restaurant. The Property was converted into a two unit condominium so that the Garage component, which is the largest portion of the Property, would remain exempt from real

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