

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE ADMINISTRATION TO DEVELOP AND ISSUE A REQUEST FOR PROPOSAL ("RFP") FOR THE POTENTIAL SALE AND DEVELOPMENT OF THE CITY-OWNED NORTH SHORE BRANCH LIBRARY AND ADJACENT PARKING LOTS, (FOLIO NUMBERS 02-3202-004-0400, 02-3202-004-0390, 02-3202-004-0360, 02-3202-004-0370, AND 02-3202-004-0380); AND REQUIRING THAT THE RFP BE TRANSMITTED TO THE CITY COMMISSION VIA LETTER TO COMMISSION PRIOR TO ITS ISSUANCE DURING THE AUGUST RECESS; FURTHER, AUTHORIZING THE CITY MANAGER TO ENGAGE CBRE INC. ("CBRE"), FOR BROKERAGE SERVICES FOR THE COMPETITIVE LISTING FOR THE SALE OF CITY-OWNED PROPERTIES LOCATED AT 266 87TH TERRACE, 8100 HAWTHORNE, COMMERCE STREET AND JEFFERSON AVENUE (FOLIO 02-4203-009-2140), AND PINE TREE DRIVE AND 63RD STREET (FOLIO 02-3211-014-0050); AND FURTHER, DIRECTING THE CITY MANAGER TO COMPLETE THE STRUCTURAL ASSESSMENT OF THE CITY-OWNED BUILDING LOCATED AT 1940 PARK AVENUE (THE "BARCLAY"), AND AUTHORIZING THE CITY MANAGER TO ENGAGE CBRE FOR BROKERAGE SERVICES FOR THE COMPETITIVE LISTING FOR THE SALE OF THE BARCLAY, IF THE CITY MANAGER RECOMMENDS SALE OF THE BARCLAY IN ITS "AS-IS" CONDITION BASED ON THE ASSESSMENT REPORT.

WHEREAS, at the July 23, 2021 Finance and Economic Resiliency Committee ("FERC" or "Committee") Budget Briefing, the Committee discussed potential revenue sources to supplement the City's capital and operating budgets, including the possible disposition of City-owned property; and

WHEREAS, the City is the owner of the North Shore Library located at 7501 Collins Ave, Miami Beach, FL 33141 and the adjacent parking lots, comprised of five (5) separate parcels, (Folio Numbers 02-3202-004-0400, 02-3202-004-0390, 02-3202-004-0360, 02-3202-004-0370, and 02-3202-004-0380) ("North Shore Library Site");

WHEREAS, the North Shore Library Site is currently the home of the Miami-Dade County Branch North Shore Public Library ("Library"), pursuant to an Interlocal Agreement between the City and Miami-Dade County ("Interlocal Agreement"); and

WHEREAS, in accordance with the Interlocal Agreement, the Library is set to move to the location of the City of Miami Beach's 72nd Street Community Complex upon its completion; and

WHEREAS, at the July 23, 2021 FERC Budget Briefing, the Committee recommended that the City issue a Request for Proposals for the sale and development of up to five (5) of the parcels that make up the North Shore Library Site ("RFP"); and

WHEREAS, three (3) of the parcels that make up the North Shore Library Site are located adjacent to the beachwalk and are considered waterfront property, and as such, the sale of these parcels shall require approval by a majority vote of the voters in a City-wide referendum in accordance with Section 1.03(b)(1) of the City Charter; and

WHEREAS, the Administration will develop parameters for the RFP which will include, at a minimum, the temporary relocation of the Library until the completion of the 72nd Community Complex Project and the requirement that any development include enhancements to the greenspace and/or beachwalk, and other parameters previously approved by the City Commission for similar developments that are consistent in keeping up with the character of the surrounding neighborhood, and protections for the quality of life for residents such as the prohibitions on short-term rentals and other provisions; and

WHEREAS, the RFP shall be transmitted to the Mayor and City Commission prior to its issuance during the City Commission August recess; and

WHEREAS, at the July 23, 2021 FERC Budget Briefing, in addition to the RFP for the sale of the North Beach Library Site, the Committee discussed the possible disposition of other City-owned properties, in their "as-is" condition, including 266 87th Terrace, 8100 Hawthorne, Commerce Street and Jefferson Avenue (Folio 02-4203-009-2140), Pine Tree Drive and 63rd Street (Folio 02-3211-014-0050), and 1940 Park Avenue, (the "Barclay"); and

WHEREAS, the Barclay property is currently undergoing a structural assessment ordered by the City to evaluate the structural integrity of the currently vacant building, and the assessment report needs to be finalized before the City can make its determination on whether to seek a competitive listing for the sale of the Barclay; and

WHEREAS, the City is currently under contract with CBRE Inc. ("CBRE") to provide a range of brokerage services to the City; and

WHEREAS, the Administration shall engage CBRE for brokerage services for the competitive listing of the following City-owned properties, in their "as-is" condition: 266 87th Terrace, 8100 Hawthorne, Commerce Street and Jefferson Avenue (Folio 02-4203-009-2140), Pine Tree Drive and 63rd Street (Folio 02-3211-014-0050), and the Barclay (if the City Manager recommends listing for sale, based on the review of the pending structural assessment report); and

WHEREAS, prior to any sale of City-owned property, in accordance with Section 82-37 of the City Code, the proposed sale shall be transmitted by the City manager to the FERC committee for its review, and the City Commission shall have read the title of the resolution approving the sale on two separate dates, with the second reading to be accompanied by a public hearing; and

WHEREAS, the sale of City-owned property shall require a Planning Analysis pursuant to Section 82-38 of the City Code, and the sale of City-owned property shall require an advertised public bidding process, except if waived by five-sevenths vote of the City Commission, upon a finding by the City Commission that the public interest would be served by waiving such conditions.

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 Administration to develop and issue a Request for Proposal ("RFP") for the potential sale and development of the City-owned North Shore Branch Library and Adjacent Parking Lots, (Folio Numbers 02-3202-004-0400, 02-3202-004-0390, 02-3202-004-0360, 02-3202-004-0370, and 02-3202-004-0380); and require that the RFP be transmitted to the City Commission via letter to Commission prior to its issuance during the August recess; further, authorizing the City Manager to engage CBRE Inc. ("CBRE"), for brokerage services for the

competitive listing for the sale of City-owned properties located at 266 87th Terrace, 8100 Hawthorne, Commerce Street and Jefferson Avenue (Folio 02-4203-009-2140), and Pine Tree Drive, and 63rd Street (Folio 02-3211-014-0050); and further, directing the City Manger to complete the structural assessment of the City-owned building located at 1940 Park Avenue (the "Barclay"), and authorizing the City Manager to engage CBRE for brokerage services for the competitive listing for the sale of the Barclay, if the City Manager recommends sale of the Barclay in its "as-is" condition based on the assessment report.

PASSED and ADOPTED THIS ___ day of _____ 2021.

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**



City Attorney

 7-26-21
Date