

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE MIAMI BEACH HOUSING AUTHORITY AT ITS JUNE 15, 2022 MEETING, AND COMMITTING TO CEASE THE SALE OF THE CITY-OWNED BARCLAY PLAZA APARTMENTS LOCATED AT 1940 PARK AVENUE, WITH THE INTENT OF USING THE FOREGOING PROPERTY FOR THE DEVELOPMENT OF AFFORDABLE OR WORKFORCE HOUSING, FOR THE BENEFIT OF CITY'S RESIDENTS.

WHEREAS, at its June 15, 2022 meeting, the Housing Authority of the City of Miami Beach Board ("HACMB Board") adopted a resolution No. 2022-10, providing the Mayor and City Commission with a recommendation regarding the proposed sale of City-owned property; and

WHEREAS, the Board expressed concern that the City Commission will soon consider the sale of City-owned properties, including the Barclay Plaza Apartments (the "Barclay") located at 1940 Park Avenue; and

WHEREAS, the City is a built urban environment with a limited availability of developable land, and the sale of public-owned properties precludes the possibility of their future use by the City for the benefit of its residents; and

WHEREAS, as such, the HACMB Board of Commissioners urged the Mayor and City Commissioners to cease the sale of publicly-owned properties, and retain the same for future use and benefit of the City's residents; and

WHEREAS, the Mayor and City Commissioners are committed to exploring available options to expand affordable/workforce housing in the City, especially in the light of the current housing crisis; and

WHEREAS, the Mayor and City Commission has identified the need for workforce and affordable housing in the City as a key objective in the City's 2019 Strategic Plan: Through the Lens of Resilience; and

WHEREAS, in the City's 2040 Comprehensive Plan, the Mayor and City Commission has prioritized workforce and affordable housing, with the express goal "to encourage redevelopment that provides workforce and affordable housing" within the City; and

WHEREAS, during the coronavirus-2019 (COVID-19) pandemic, there has been an influx of people moving to Florida from states with higher wages and cost of living which has caused an upsurge in rental rates in Florida; and

WHEREAS, according to the website Zillow, the average rent in the tri-county area of Miami-Dade, Broward and West Palm Beach, as of December 2021, was \$2,564.00; and

WHEREAS, South Florida is currently in the worst housing affordability crisis in the last 40 years; and

WHEREAS, the Miami metro area is pricing out at roughly 30 percent above this long-term pricing trip, and rental markets in Miami are roughly 22 percent above their long-term premium, making South Florida the most overpriced market in the country; and

WHEREAS, the Barclay is a three-story, 66-unit building originally constructed in 1935 and is considered historic and invaluable –cannot be replaced; and

WHEREAS, the Mayor and City Commission desire to accept HACMB Board’s recommendations, and make an express commitment to cease the sale of the historic and invaluable Barclay, and retain the said property for future use and benefit of the City’s residents.

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 accept the recommendation of the Housing Authority of the City of Miami Beach Board at its June 15, 2022 meeting, and commit to cease the sale of the City-owned Barclay Plaza Apartments located at 1940 Park Avenue, with the intent of using the foregoing property for the development of affordable or workforce housing, for the benefit of City’s residents.

PASSED AND ADOPTED this _day of _____, 2022

ATTEST:

Dan Gelber, Mayor

Rafael E. Granado, City Clerk

(sponsored by Commissioner Kristen Rosen Gonzalez)

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

7-13-22

Date