

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, IMPOSING A MORATORIUM ON TRANSACTIONS INVOLVING THE SALE OR LEASE OF 10 YEARS OR MORE OF CITY-OWNED SURFACE PARKING LOTS OR GARAGES FOR REDEVELOPMENT, SUCH MORATORIUM TO BE LIFTED ONLY WITH RESPECT TO TRANSACTIONS THAT REQUIRE THE PURCHASER/LESSEE TO REDEVELOP THE PROPERTY IN SUCH MANNER AS (1) WILL RESULT IN A MATERIAL NET INCREASE IN PUBLIC PARKING (NOT INCLUDING ANY REQUIRED PARKING) AT THE PROPERTY AND (2) EXCEPT IN CASES WHERE THE REDEVELOPMENT ENTAILS A PARKING GARAGE AS ITS MAIN USE, WILL RESULT IN THE CONSTRUCTION OF A MEANINGFUL NUMBER OF AFFORDABLE OR WORKFORCE HOUSING UNITS THAT WILL REMAIN AFFORDABLE OR WORKFORCE HOUSING FOR A PERIOD OF AT LEAST 30 YEARS, WITH THESE CONDITIONS TO BE RECORDED IN AN APPROPRIATE INSTRUMENT AS COVENANTS RUNNING WITH THE LAND.

WHEREAS, the City has limited inventory and significant demand for public parking throughout the City; and

WHEREAS, on July 6, 2022, Ballet Valet Parking Company, LTD ("BV"), the developer that constructed and developed the G1 garage (located at 200 7th Street, a/k/a 7th and Collins Avenue garage), communicated via email to the City Manager its interest to accelerate its option to purchase the G1 garage pursuant to a purchase option granted by the City to BV in that certain Acquisition, Construction and Development Agreement dated June 6, 1994 between the City, BV and McCarthy Brothers Company; and

WHEREAS, if the City declines to accelerate BV's right to exercise its purchase option, BV will have the right to exercise the option as of right in February 2026; and

WHEREAS, once BV exercises its right to purchase the G1 garage and converts it into a private parking facility, the number of municipal spaces in the South Beach area will be reduced by 646 spaces, leaving residents and visitors with limited options and requiring them to park in higher-priced, private parking lots and garages; and

WHEREAS, developments on City-owned vacant land and/or surface parking lots should result in a net increase of public parking; and

WHEREAS, the Miami Beach 2040 Comprehensive Plan (" Comprehensive Plan"), at Guiding Principle 6: Prioritize Workforce Housing, states that "[t]he City shall encourage redevelopment that provides workforce and affordable housing"; and

WHEREAS, the Comprehensive Plan, at Goal HE 1: Equitable Community, states that the City will "[s]upport vulnerable populations with attainable housing options that are proximate to transportation services and basic needs to improve economic mobility within the community"; and

WHEREAS, the Comprehensive Plan, at Objective HE 1. 1: Creation and/or preservation of workforce and affordable housing, states that the City will "[h]ave available a minimum of 6,800

housing units of workforce, affordable low and moderate income households and special needs populations during the period through 2030"; and

WHEREAS, the Comprehensive Plan, at Policy HE 1. 1. 3, requires that the City "[c]ooperate with affordable and workforce housing developers' efforts to leverage Miami- Dade Surtax funds and other financial incentives for the provision of housing affordable to workforce, very low to moderate-income households, including those with special needs, in Miami Beach"; and

WHEREAS, the Comprehensive Plan, at Policy HE 1. 1. 11, requires that "the City shall explore strategies to increase the resiliency within neighborhoods, while limiting involuntary displacement and increasing housing stability"; and

WHEREAS, the availability of affordable and workforce housing is a vital quality of life component for the health, welfare, and prosperity of Miami Beach residents and workers; and

WHEREAS, developments on City-owned vacant land or surface parking lots that do not have a parking garage as their main use should meaningfully advance the City's goal of increasing the availability of affordable and workforce housing.

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 imposes a moratorium on transactions involving the sale or lease of 10 years or more of city-owned surface parking lots or garages for redevelopment, such moratorium to be lifted only with respect to transactions that require the purchaser/lessee to redevelop the property in such manner as (1) will result in a material net increase in public parking (not including any required parking) at the property and (2) except in cases where the redevelopment entails a parking garage as its main use, will result in the construction of a meaningful number of affordable or workforce housing units that will remain affordable or workforce housing for a period of at least 30 years, with these conditions to be recorded in an appropriate instrument as covenants running with the land.

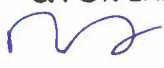
ATTEST:


RAFAEL E. GRANADO, CITY CLERK

DAN GELBER, MAYOR

(Sponsored by Commissioner Alex J. Fernandez)

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



City Attorney 

2-14-62

Date