

C7 AS A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE OWNERS OF THE RIVIERA PLAZA APARTMENTS TO EXTEND THE MOVE-OUT PERIOD FOR CURRENT RESIDENTS BY NO LESS THAN 30 DAYS FROM THE ORIGINALLY SPECIFIED DEADLINE, AND TO PROVIDE FINANCIAL ASSISTANCE TO RESIDENTS TO HELP COVER MOVING COSTS INCURRED AS A RESULT OF THE REQUIRED RELOCATION; AND FURTHER, DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE MEMBERS OF THE CITY'S HISTORIC PRESERVATION BOARD.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: July 24, 2024

TITLE: **A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE OWNERS OF THE RIVIERA PLAZA APARTMENTS TO EXTEND THE MOVE-OUT PERIOD FOR CURRENT RESIDENTS BY NO LESS THAN 30 DAYS FROM THE ORIGINALLY SPECIFIED DEADLINE, AND TO PROVIDE FINANCIAL ASSISTANCE TO RESIDENTS TO HELP COVER MOVING COSTS INCURRED AS A RESULT OF THE REQUIRED RELOCATION; AND FURTHER, DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE MEMBERS OF THE CITY'S HISTORIC PRESERVATION BOARD.**

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

### **ANALYSIS**

The attached Resolution was prepared at the request of the sponsor, Commissioner Alex Fernandez.

### **FISCAL IMPACT STATEMENT**

N/A

**Does this Ordinance require a Business Impact Estimate?**  
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on .  
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

### **Applicable Area**

South 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**

City Attorney

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Urge Riviera Plaza Apartments Owner to Extend the Residents' Move-Out Deadline.  
(Fernandez) CA

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, URGING THE OWNERS OF THE RIVIERA PLAZA APARTMENTS TO EXTEND THE MOVE-OUT PERIOD FOR CURRENT RESIDENTS BY NO LESS THAN 30 DAYS FROM THE ORIGINALLY SPECIFIED DEADLINE, AND TO PROVIDE FINANCIAL ASSISTANCE TO RESIDENTS TO HELP COVER MOVING COSTS INCURRED AS A RESULT OF THE REQUIRED RELOCATION; AND FURTHER, DIRECTING THE CITY CLERK TO TRANSMIT A COPY OF THIS RESOLUTION TO THE MEMBERS OF THE CITY'S HISTORIC PRESERVATION BOARD.**

**WHEREAS**, the residents of Riviera Plaza Apartments, located at 337 20th St, Miami Beach, FL 33139 (the "Building") are facing an imminent move-out deadline by the end of August 2024, due to the Riviera Plaza Apartments being scheduled for renovations from a multi-family residence into a boutique hotel; and

**WHEREAS**, the owners filed an application before the City's Historic Preservation Board ("HPB") for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the Building, including the introduction of a rooftop pool and decks on November 23, 2022 (HPB22-0554); and

**WHEREAS**, the HPB reviewed and approved the application on March 14, 2023; and

**WHEREAS**, subsequently, the applicant also submitted a request for a State Extension under the State of Emergency Declarations for Hurricane Ian and Hurricane Nicole in order to extend the Development Approval, which was granted and extended through July 9, 2029; and

**WHEREAS**, most of the residents of Riviera Plaza apartments are older adults and long-time residents of the building; and

**WHEREAS**, an extension of the move-out period would alleviate undue hardship on residents in finding suitable alternative housing, especially in view of the current housing shortage; and

**WHEREAS**, assistance with moving costs would lessen the financial burden on residents during this transition; and

**WHEREAS**, the Mayor and City Commission respectfully urge the owners of the Riviera Plaza Apartments to extend the move-out period for current residents by no less than 30 days from the originally specified deadline, and to provide financial assistance to residents to help cover moving costs incurred as a result of the required relocation.

**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 urge the owners of the Riviera Plaza Apartments to extend the move-out period for current residents by no less than 30 days from the originally specified deadline, and to provide financial assistance to residents to help cover moving costs incurred as a result of the required relocation; and further direct the City Clerk to transmit a copy of this Resolution to members of the City's Historic Preservation Board..

**PASSED and ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Steven Meiner, Mayor

\_\_\_\_\_  
Rafael E. Granado, City Clerk

(Sponsored by Commissioner Alex J. Fernandez  
and Commissioner Joseph Magazine)

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

7/23/2024  
\_\_\_\_\_  
Date