

8. **DISCUSS THE POSSIBLE ACQUISITION OF CERTAIN OUTLOTS ALONG INDIAN CREEK DRIVE FOR THE CREATION OF BUS PULLOUT BAY/BUS STOPS TO AMELIORATE TRAFFIC.**

Applicable Area:

# Attachment A - Bus Stop Area Map

Routes 79, 100, and  
Collins Express

Bus Stop

Routes 14, 36, 150,  
and Middle Beach  
Loop





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 05/22/2024

PROPERTY INFORMATION	
<b>Folio</b>	02-3226-001-2221
<b>Property Address</b>	0 , FL
<b>Owner</b>	SALOMON TERNER TRS , SALOMON TERNER TRUST , ANA T WEISSMAN , ROSA PAPIR TERNER
<b>Mailing Address</b>	1425 BRICKELL AVE 4B MIAMI, FL 33131
<b>Primary Zone</b>	4000 MULTI-FAMILY - 63-100 U/A
<b>Primary Land Use</b>	1081 VACANT LAND - COMMERCIAL : VACANT LAND
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	3,000 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$30,000	\$30,000	\$30,000
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$30,000	\$30,000	\$30,000
<b>Assessed Value</b>	\$30,000	\$30,000	\$30,000

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
23-26-27-34 53 42 PB 5-8	
MIAMI BEACH IMPROVEMENT CO SUB	
PARCEL OF LAND OPP LOT 2 BLK 40	
FACING INDIAN CREEK DRIVE	
LOT SIZE 3000 SQUARE FEET	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$30,000	\$30,000	\$30,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$30,000	\$30,000	\$30,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$30,000	\$30,000	\$30,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$30,000	\$30,000	\$30,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
02/14/2020	\$100	31843-2247	Corrective, tax or QCD; min consideration
01/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1982	\$25,000	11328-0350	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

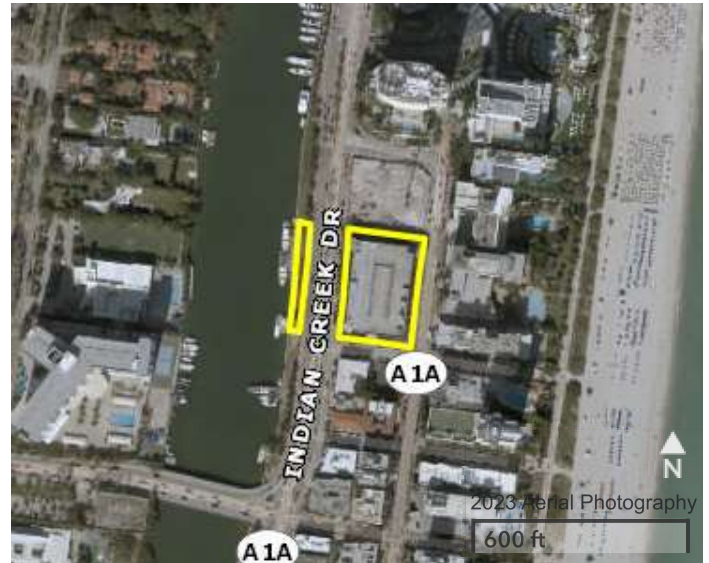
Generated On: 05/22/2024

PROPERTY INFORMATION	
<b>Folio</b>	02-3226-001-2230
<b>Property Address</b>	4332 COLLINS AVE MIAMI BEACH, FL 33140-3288
<b>Owner</b>	CHARLES GARAGE LLC , C/O CHARLES GROUP HOTELS
<b>Mailing Address</b>	4333 COLLINS AVE MIAMI BEACH, FL 33140-3212
<b>Primary Zone</b>	4000 MULTI-FAMILY - 63-100 U/A
<b>Primary Land Use</b>	1229 MIXED USE-STORE/RESIDENTIAL : MIXED USE - COMMERCIAL
<b>Beds / Baths /Half</b>	15 / 18 / 0
<b>Floors</b>	5
<b>Living Units</b>	10
<b>Actual Area</b>	197,658 Sq.Ft
<b>Living Area</b>	197,658 Sq.Ft
<b>Adjusted Area</b>	194,364 Sq.Ft
<b>Lot Size</b>	72,000 Sq.Ft
<b>Year Built</b>	2007

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$15,840,000	\$13,950,000	\$15,048,000
<b>Building Value</b>	\$3,160,000	\$5,050,000	\$3,702,000
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$19,000,000	\$19,000,000	\$18,750,000
<b>Assessed Value</b>	\$19,000,000	\$19,000,000	\$18,750,000

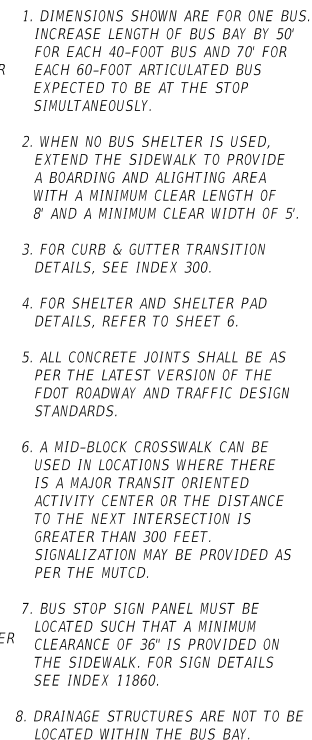
BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
23-26-27 34 53 42 PB 5-8	
MIAMI BEACH IMPROVEMENT CO SUB	
LOTS 3 TO 7 INC & TRS OPP	
SAME FACING IND CR BLK 40	
LOT SIZE IRREGULAR	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
COUNTY			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$19,000,000	\$19,000,000	\$18,750,000
SCHOOL BOARD			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$19,000,000	\$19,000,000	\$18,750,000
CITY			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$19,000,000	\$19,000,000	\$18,750,000
REGIONAL			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$19,000,000	\$19,000,000	\$18,750,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2007	\$0	25646-2648	Sales which are disqualified as a result of examination of the deed
05/01/1998	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1995	\$20,000,000	16832-4544	Deeds that include more than one parcel
03/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed



SHEET  
NO.  
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# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Alex Fernandez  
DATE: March 13, 2024

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS THE POSSIBLE ACQUISITION OF CERTAIN OUTLOTS ALONG INDIAN CREEK DRIVE FOR THE CREATION OF BUS PULLOUT BAYS/BUS STOPS TO AMELIORATE TRAFFIC.

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### **RECOMMENDATION**

Please place on the March 13, 2024 agenda a referral to the Finance and Economic Resiliency Committee to discuss the possible acquisition of certain outlots along Indian Creek Drive for the creation of bus bays/bus stops to ameliorate traffic.

Indian Creek Drive is a key transit route in the City. As a dedicated bus lane is an impractical option, the installation of bus bays adjacent to the drive lanes would help avoid the bottlenecks that occur when a bus stops within a lane to drop off/pick up passengers. I would request that the Committee consider the acquisition of outlots along Indian Creek Drive to enable the City to create bus pullout bays to ameliorate traffic conditions on this congested transit artery in our City.

The appropriate representatives from the Transportation Department should be prepared to address this matter before the Committee.

### **SUPPORTING SURVEY DATA**

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### **FINANCIAL INFORMATION**

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#### **Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**Legislative Tracking**

Commissioner Alex Fernandez

**Sponsor**

Co-sponsored by Commissioner David Suarez

**ATTACHMENTS:****Description**

▢ Memo

## COMMISSION MEMORANDUM

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**FROM:** Commissioner Alex Fernandez

**DATE:** March 13, 2024

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