

3. DISCUSS FUTURE PROGRAMMING OF WEST LOTS
Applicable Area:

C4 M REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO
DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

Applicable Area:

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner David Suarez
DATE: September 11, 2024
TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS FUTURE PROGRAMMING FOR WEST LOTS.

RECOMMENDATION

N/A

BACKGROUND/HISTORY

N/A

ANALYSIS

Please place the above item on the September 11, 2024 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee (“LUSC”).

The West Lots are eight city owned development parcels fronting Collins Avenue between 79th Street and 87th Street. The lots lie between the North Shore Historic District which was adopted in January 2018 and the North Beach Oceanside Park which fronts the ocean. The lots currently hold three parking lots, Ocean Rescue services, and a new skate park. Over the years, there have been various plans and proposals for potential uses for these currently underutilized parcels, but other than the skate park located at 82nd Street, none of these have come to fruition. A community charrette to discuss potential recreational and park uses of the West lots that was to be held on April 17, 2024, was canceled.

I would like the LUSC to discuss the best and highest public use for the West Lots, taking into account its surroundings. Members of relevant City Departments, including Planning, Parks and Recreation, Environment and Sustainability and Economic Development, should be prepared to provide historical context, site-specific opportunities and limitations and other considerations to help inform the discussion. Clearly, community input will be necessary ahead of deciding on an appropriate vision for the West Lots. However, it would be helpful for the LUSC to engage in a preliminary discussion to get this project rolling again.

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

N/A

CONCLUSION

N/A

Applicable Area

North 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): N/A

Department

Office of Commissioner David Suarez

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

Ref: LUSC - Future Programming for West Lots. (Suarez)

EXHIBIT B



R. Dotson

OFF REC 19445 PG 2912

EXHIBIT C

01R015538 2001 JAN 10 13:24

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

01 JAN 23 11:47
CITY CLERK'S OFFICE

QUITCLAIM DEED

Deed Number 30611

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA is by Section 253.03, Florida Statutes, authorized and empowered to convey certain lands under the terms and conditions set forth herein; and,

WHEREAS, said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA did approve this transfer on the 28th day of September, 1993.

NOW, THEREFORE, the undersigned BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as "GRANTOR", under authority of Section 253.03, Florida Statutes, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by CITY OF MIAMI BEACH, a political subdivision of the State of Florida, as "GRANTEE," has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Dade County, Florida, to-wit:

(See Exhibit "A" attached hereto and made a part hereof.)

TO HAVE AND TO HOLD the above-described lands subject to all outstanding easements, reservations and other interests.

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST

1950

FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City of Tallahassee, Florida, on this 1st day of November, A.D. 2000.

(SEAL)
BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE
OF FLORIDA



Joe Bush
JOE BUSH
GOVERNOR

Katherine Harris
KATHERINE HARRIS
SECRETARY OF STATE

Bob Butterworth
BOB BUTTERWORTH
ATTORNEY GENERAL

Robert F. Milligan
ROBERT F. MILLIGAN
COMPTROLLER

Bill Nelson
BILL NELSON
TREASURER

Bob Crawford
BOB CRAWFORD
COMMISSIONER OF AGRICULTURE

Tom Gallagher
TOM GALLAGHER
COMMISSIONER OF EDUCATION

APPROVED AS TO FORM AND LEGALITY

By: Sam Hain
DEP Attorney

As and Constituting the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

EXHIBIT "C"

Parcel A

Blocks 19 and 20, Corrected Plat of ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida.

AND

Parcel B

Block 17, Corrected Plat of ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida, together with, Blocks 14 and 15, ALTOS DEL MAR SUBDIVISION NO. 2, Plat Book 4, at Page 162, Public Records of Dade County, Florida.

AND

Parcel C

Blocks 1, 2, 3, 4, 13, 14, 15 and 16, ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida, together with, Blocks 2, 3, 4, 5, 6, 7, 8 and 9, ALTOS DEL MAR SUBDIVISION NO. 2, Plat Book 4, Page 162, Public Records of Dade County, Florida and all that portion of Streets 80th, 81st, 82nd, 83rd, 84th, 85th and 86th, bounded on the Westerly side by a line 30.00 feet Easterly of the center line of Collins Avenue and on the Easterly side bounded by the Bulkhead Line established by the City of Miami Beach, and together with that portion of Atlantic Way bounded on the North by a line 25.00 feet Southerly of the center line of 87th Street and bounded on the South by a line 25.00 feet Northerly of the center line of 79th Street.

AND

Parcel D

Lots 1, 2, 3, 4, 5 and 6, Block 13, ALTOS DEL MAR, SUBDIVISION NO. 2, according to the plat thereof recorded in Plat Book 4, at Page 162, Public Records of Dade County, Florida.

AND

Parcel E

That portion of land bounded on the North by a line 25.00 feet South of the center line of 87th Street projected Easterly; bounded on the South by a line 25.00 feet North of the center line of 79th Street projected Easterly; bounded on the East by the Erosion Control Line and on the West bounded by the Bulkhead Line.

Establishment of Erosion Control Line and Bulkhead Line as per data shown in Plat Book 105, at Page 62, Public Records of Dade County, Florida.

AND

Parcel F

That portion of 80th Street bounded on the Westerly side by a line 10.00 feet Easterly of the center line of a certain 20.00 foot alley adjacent and parallel to the Westerly line of Blocks 19 and 20, corrected plat of ALTOS DEL MAR NO. 1, Plat Book 31, Page 40 and bounded on the Easterly by a line 30.00 feet Westerly of the center line of Collins Avenue.

Parcel F (continued)

That portion of Streets 83rd and 84th bounded on the West by a line 10.00 feet East of the center line of a 20.00 foot alley adjacent and parallel to the Westerly line of Block 17, corrected plat of ALTOS DEL MAR NO. 1, Plat Book 31, Page 40 and Blocks 14 and 15, ALTOS DEL MAR, SUBDIVISION NO. 2, Plat Book 4, Page 162 and bounded on the Easterly by a line 30.00 feet Westerly of the center line of Collins Avenue.

That portion of 86th Street bounded on the West by a line 10.00 feet Easterly of the center line of a 20.00 foot alley adjacent to the Westerly line of Block 13, ALTOS DEL MAR, SUBDIVISION NO. 2, Plat Book 4, Page 162 and on the East bounded by a line 30.00 feet West of the center line of Collins Avenue.

Subject to:

Rights-of-way, easements and covenants and agreements of record, if any now exist, affecting the above described premises, but any such interests that may have been terminated are not hereby reimposed.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

1997 FEB -8 PM 3 15

90R051734

144280 338

Folio No.

SPECIAL WARRANTY DEED

Grantee's I.D. No.

THIS SPECIAL WARRANTY DEED, made this 29th day of November, 1989, by the CITY OF MIAMI BEACH, FLORIDA, a Florida municipal corporation, hereinafter called "Grantor" and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Natural Resources, Division of State Lands, 3900 Commonwealth Boulevard, Room 412, Tallahassee, Florida 32399, hereinafter called "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors and assigns, all of the following described property located in Miami Beach, Dade County, Florida:

PARCEL A

BLOCKS 19 AND 20, CORRECTED PLAT OF ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL B

BLOCK 17, CORRECTED PLAT OF ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH, BLOCKS 14 AND 15, ALTOS DEL MAR SUBDIVISION NO. 2, PLAT BOOK 4, AT PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL C

BLOCKS 1, 2, 3, 4, 13, 14, 15 AND 16, ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH, BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, ALTOS DEL MAR SUBDIVISION NO. 2, PLAT BOOK 4, PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL THAT PORTION OF STREETS 80TH, 81ST, 82ND, 83RD, 84TH, 85TH AND 86TH, BOUNDED ON THE WESTERLY SIDE BY A LINE 30.00 FEET EASTERLY OF THE CENTER LINE OF COLLINS AVENUE AND ON THE EASTERLY SIDE BOUNDED BY THE BULKHEAD LINE ESTABLISHED BY THE CITY OF MIAMI BEACH, AND TOGETHER WITH THAT PORTION OF ATLANTIC WAY BOUNDED ON THE NORTH BY A LINE 25.00 FEET SOUTHERLY OF THE CENTER LINE OF 87TH STREET AND BOUNDED ON THE SOUTH BY A LINE 25.00 FEET NORTHERLY OF THE CENTER LINE OF 79TH STREET.

PARCEL D

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 13, ALTOS DEL MAR, SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL E

THAT PORTION OF LAND BOUNDED ON THE NORTH BY A LINE 25.00 FEET SOUTH OF THE CENTER LINE OF 87TH STREET PROJECTED EASTERLY; BOUNDED ON THE SOUTH BY A LINE 25.00 FEET NORTH OF THE CENTER

Parking parking
2
535

79-81

42E
pkg

82-85

park and streets within park

pkg 85-86

Lots 1+2 Sub 1

1421

15/11

NOT OWN Block 12

1442616 339

- beach easement

LINE OF 79TH STREET PROJECTED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AND ON THE WEST BOUNDED BY THE BULKHEAD LINE.

ESTABLISHMENT OF EROSION CONTROL LINE AND BULKHEAD LINE AS PER DATA SHOWN IN PLAT BOOK 108, AT PAGE 62, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SUBJECT TO:

1. Rights-of-way, easements and covenants and Agreements of record, if any now exist, affecting the above described premises, but any such interests that may have been terminated are not hereby reimposed.

2. Any right, title or interest in the above described premises that Grantee has at the present or may have had prior to the date of this conveyance.

TO HAVE AND TO HOLD, the same in fee simple.

AND the Grantor hereby covenants with the Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that except as noted above that at the time of delivery of this deed the premises were free from all encumbrances made by it, and Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

It is agreed and understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, and does covenant and agree for itself, and its successors and assigns, forever, that the above described property shall be used and maintained for public recreational purposes for which it was conveyed in perpetuity.

IN WITNESS HEREOF, the grantor has caused these presents to be executed in its name and on its behalf this 29th day of November, 1989.

WITNESSES:

Handwritten signatures of witnesses

CITY OF MIAMI BEACH, a Florida municipal corporation

Handwritten signature of Vice-Mayor
VICE-MAYOR

FORM APPROVED
LEGAL DEPT.

Handwritten signature

Date 11/8/89

ATTEST:

Handwritten signature



APPROVED AS TO FORM & LEGALITY
Handwritten signature
DEPARTMENT ATTORNEY

APPROVED AS TO FORM & LEGALITY
Handwritten signature
DEPARTMENT ATTORNEY