




## COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Kathie G. Brooks, Interim City Manager 

DATE: March 20, 2013

SUBJECT: **DISCUSSION REGARDING THE DEVELOPMENT OF THE WEST LOTS BETWEEN 79<sup>TH</sup> STREET TO 87<sup>TH</sup> STREET AND COLLINS AVENUE**

### **BACKGROUND/ANALYSIS**

A discussion regarding the possible development of the West Lots between 79 Street to 87 Street and Collins Avenue was referred to the Land Use and Development Committee by the City Commission on December 12, 2012.

The City-owned property known as the "West Lots" consists of 8 city blocks of land located on the west side of Collins Avenue, directly across the street from North Shore Open Space Park. Each of the 8 blocks measures 175 feet by 300 feet or 1.2 acres. An additional city-owned parcel located at 87 Terrace (175' x 75') is separated from the 8 blocks by a privately-owned parcel. Four of the blocks are developed as off-street parking lots (total 307 spaces), two blocks are vacant land, one block is used for a temporary Ocean Rescue headquarters and one block is leased to the Log Cabin Nursery. The Log Cabin lease expires on July 31, 2013.

Ownership History: The land that currently encompasses the West Lots as well as North Shore Open Space Park was assembled by the City of Miami Beach over a period of time spanning three decades between the 1950's and 1980's. In 1989, the City deeded all of the West Lots and North Shore Open Space Park to the State of Florida with a deed restriction "that the above described property shall be used and maintained for public recreational purposes for which it was conveyed in perpetuity." In November 2000, the State of Florida deeded the land back to the City of Miami Beach without any specific language about the use of the land.

Referendum: Sec. 103.2(b)2. Of the City Charter states: "The sale, exchange, conveyance or lease of ten years or longer of the following properties shall also require approval by a majority vote of the voters in a City-wide referendum: (1) *Lots West of the North Shore Open Space Park:* All City-owned property bounded by 87<sup>th</sup> Street on the North, Collins Avenue on the East, 79<sup>th</sup> Street on the South, and Collins Court on the West; ..."

Land Use and Zoning: The West Lots and North Shore Open Space Park are zoned **GU Government Use**. However the Future Land Use Map designates the West Lots as **RM-1 Residential Multifamily Low Intensity**, while the park itself is reserved for ROS Recreation and Open Space. If the Future Land Use map is used as a guide for the West Lots, the maximum Floor Area Ratio (FAR) would be 1.25 and the maximum density would be 60 dwelling units per acre. Development of the entire 8 blocks at this intensity would yield a

total of 576 dwelling units in a maximum of 525,000 square feet of building floor area. The height limit is 5 stories or 50 feet.

The stated purpose of the RM-1 future land use category is to provide development opportunities for and to enhance the desirability and quality of existing and/or new low density multi-family residential areas. Uses which may be permitted include single family detached dwellings; single family attached dwellings, townhouse dwellings and multiple family dwellings, and hotels for properties fronting Harding Avenue or Collins Avenue from the City Line on the north to 73rd Street on the south.

DPZ Plan: In 1994, the firm of Duany Plater-Zyberk Architects and Urban Planners (DPZ), completed a "Development Plan and Design Guidelines for the North Beach Neighborhood." Part of this report included a plan for multifamily residential development on the West Lots. The thought was that "development of an active urban edge on Collins overlooking the Park can contribute greatly to residents' use of it and to safety in adjacent public space." The recommendation: "zone the 8 blocks on the west side of Collins Avenue RM-1 with ground floor retail use permitted only at the corner of Collins and 83 Street. Limit the height to 3 stories with the exception of 600 s.f. towers on corner lots which may reach 50 ft."

This plan for the West Lots was heavily intertwined with a DPZ proposal to widen Collins Avenue into a two-way boulevard with a center landscaped median between 79 Street and 87 Terrace. The landscaped boulevard required a dedication of 50 feet of land from the east side of each of the west lots in addition to acquisition of private land near 79 Street and 87 Street for southbound traffic to make the transition between Harding Avenue and Collins Avenue.

This concept plan package for the West Lots and a two-way Collins Avenue had widespread support in the community. However, failure to reach an agreement with the Florida Department of Transportation on the traffic plan prevented the project from moving forward. In 2001, the City instructed the Administration to prepare an RFQ for residential development on the West Lots according to the DPZ plan, and they commissioned the Corradino Group to again prepare a thorough traffic analysis and alternatives study for two-way traffic on Collins Avenue. In Sept. 2001, the LUDC reviewed the proposed RFQ with its companion development regulations and design guidelines, but they accepted a recommendation from the North Beach Development Corporation (NBDC) to delay the RFQ until the completion of the traffic analysis and resolution of the dispute with FDOT over the plan to widen Collins Avenue for two-way traffic. By 2003, FDOT again blocked the transportation element of the plan; and no further effort was made to issue an RFQ for residential development.

Parking: It should be noted that the DPZ plan included an inventory of all the public parking, both on street and off street, that existed in 1994 to serve public use of Open Space Park (731 spaces) and a plan to replace all parking spaces that would be displaced by the residential development and widening of Collins Ave.

Recent North Beach Initiatives: In 2012, the Administration began to take a fresh look at North Beach and to identify a list of potential initiatives that could make it a better place. The potential benefits of developing the West Lots were a part of those discussions. At the same time, an idea that originated with the Sustainable + Authentic Place movement began to take shape: to attract investment in North Beach as a tourist destination by highlighting its authentic character as a low-key, walkable beachfront neighborhood with historic MiMo

identity and a vibrant cultural mix of residents and businesses. While focusing on tourism as an economic development strategy to strengthen the retail/restaurant/entertainment businesses in North Beach, an idea emerged to consider expanding the tourism initiative to the West Lots.

At an October 2012 Planning Board Workshop, the Administration presented a long list of potential ideas for North Beach Initiatives that included the following item:

- Engage the community in a discussion of future uses of the West Lots. Ensure that public parking is preserved for Open Space Park while considering such uses as a family-oriented resort complex that could enhance the park with nature-themed programming for all users.

This idea was received favorably by the Planning Board, as well as by community leaders in North Beach, including NBDC.

#### Alternative land use and development scenarios:

The current zoning and land use designation in the comprehensive plan limits the uses for the West Lots to governmental uses, low intensity residential and/or hotels. Retail, restaurant and commercial uses are not permitted, except for services limited to guests in a hotel. A comprehensive plan amendment may be required if the Mayor and Commission wishes to modify the land development regulations. A voter referendum is required to approve all non-governmental uses of 10 years or more in duration.

Considerations for evaluating possible development scenarios for the West Lots should include the following:

1. Ability to provide accessible, low-cost parking to serve users of North Shore Open Space Park
2. Compatibility with the adjacent low scale, historic neighborhood, including compatibility with the existing shortage of parking in the neighborhood.
3. Potential to enhance safety and programming of activities in North Shore Open Space Park
4. Economic spinoff to support existing North Beach commercial districts, provide new jobs and increase tax revenue.

#### **CONCLUSION**

The Administration recommends that the Land Use Committee provide staff with policy direction on this matter.

KGB/JGG/RGL  
Attachments

M:\\$CMB\CCUPDATES\Land Use and Development Committee\2013\March 20, 2013\West Lots MEMO LUDC.docx

# **DEVELOPMENT PLAN AND DESIGN GUIDELINES**

FOR THE

## **NORTH BEACH NEIGHBORHOOD**

SEPTEMBER 15, 1994



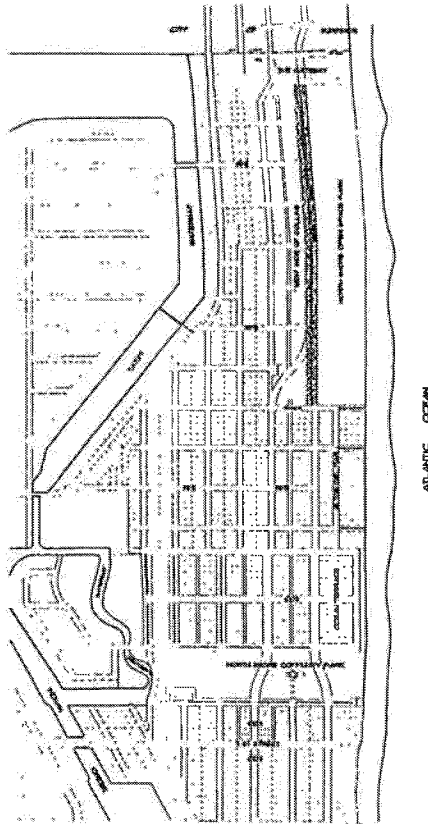
**ANDRES DUANY AND ELIZABETH PLATER-ZYBERK**  
ARCHITECTS AND URBAN PLANNERS

PREPARED FOR  
THE CITY OF MIAMI BEACH

**LUDC#8**

# AREA 1

## COLLINS AVENUE



KEY MAP

### GENERAL STATEMENT

#### Collins Avenue

Currently, Collins Avenue is a high speed one-way, three lane street with under-utilized meter parking on both sides. Although its spatial definition and overall physical image do not enhance pedestrian activity now, this avenue has the potential to become an attractive boulevard along the North Shore Open Space Park and a catalyst for renovation in the North Beach Neighborhood.

This plan proposes to reconfigure Collins Avenue and adjacent southbound Harding Avenue both as two-way streets. Collins Avenue will function as a north-south through street with two lanes in each direction; Harding Avenue will function as a local street with one lane in each direction. Both new street sections show parallel parking. On Harding, this will alleviate some of the current parking shortage of the neighborhood. On both Harding and Collins, on-street parking is important to mitigate traffic speed and to buffer sidewalk pedestrians. Additionally, on Collins, the Department of Transportation is requesting that the parking serve as a potential third lane for future expansion.

Collins Avenue is an important component in the so called Collins Corridor which includes also the Park and the eight undeveloped blocks west of the Avenue. Developing an appropriate building type on the west of Collins will define the park's west edge and will give the new boulevard physical containment. The redesign of Collins into a two-way boulevard with parallel parking on both sides will require enlargement of its ROW with approximately 50 feet taken from its west side.

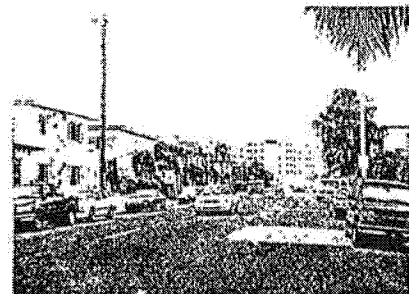
The redevelopment provides the opportunity for the adequate location and architectural design of bus stops along the Avenue, to encourage the use of public transportation in the area. These are shown to coincide with the Park entry positions at 81st, 83rd, 85th, and 87th Streets.

### RECOMMENDATIONS

1. Reconfigure Collins and Harding Avenue as per plan, including the taking of additional R.O.W. width for Collins from its west side, and the purchase of properties at north and south for realignment of the southbound lanes.

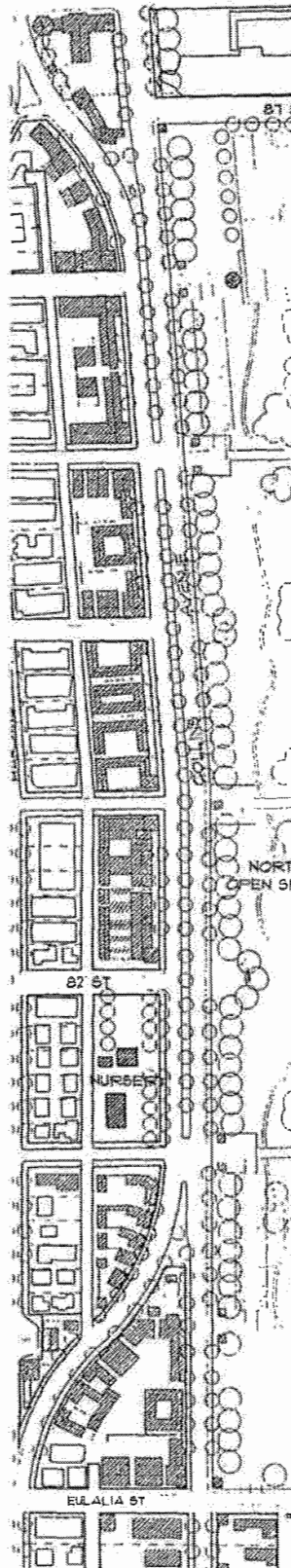






Collins Avenue, Looking South



Harding Avenue

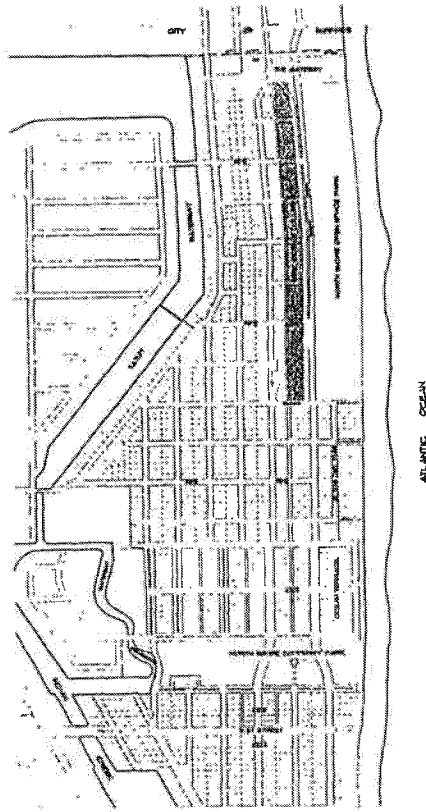
AREA 1  
COLLINS AVENUE



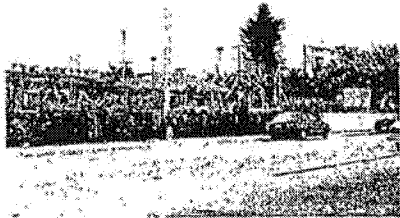
- LEGEND
-  EXISTING BUILDINGS
  -  EXISTING PAVED AREAS
  -  PROPOSED PAVED AREAS
  -  PAVEMENT AND LIGHTING IMPROVEMENTS



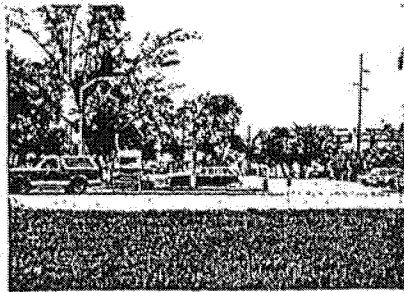
## AREA 4 NEW COLLINS AVENUE RESIDENTIAL DEVELOPMENT



**KEY MAP**



*Existing Log Cabin Nursery on Collins and 81st Street*



*Vacant Blocks on the West Side of Collins*

### GENERAL STATEMENT

#### New Collins Avenue Residential Development

The future of North Beach will be influenced by the development of the eight blocks west of North Shore Open Space Park. These blocks, for the most part vacant, play an important role in the urban structure of North Beach and are critical to the future of the Park. They are currently owned by the City of Miami Beach and are used for municipal meter parking. The proceeds from their sale for development will endow a maintenance fund for the Park.

In addition, the development of an active urban edge on Collins overlooking the Park can contribute greatly to residents' use of it and to safety in adjacent public space.

The Development Plan shows studies of a variety of housing types from townhouses to small and large lot apartments. These studies suggest that the historic 50-ft. wide lot platting is inefficient in the accommodation of parking and that a combination of 25-ft., 75-ft. and 150-ft widths has the potential to generate a unique and recognizable architectural character for this part of North Beach. These may also serve as a prototype for similar conditions elsewhere in the City.

### RECOMMENDATIONS

1. Zone the eight blocks on the west side of Collins Avenue RM-1 with ground floor retail use permitted only at the corner of Collins and 83rd Street. Limit height to three stories with the exception of 600sf towers on corner lots which may reach 50 ft.
2. Preserve the Log Cabin Nursery on Collins Avenue and 81st Street. Should a new location be found for the Nursery, develop this block like the others.
3. Plat blocks for a mixture of building types, including townhouses and small apartment buildings, with 25-ft, 75-ft and 15-ft lot widths, or in a manner as shown in the Block Type 1 illustration. No more than two blocks of the eight should be platted for 300-ft. or longer block frontage.
4. Establish a uniform Build-to-Line full length of Collins from north entry south to retail district. The Plan shows corner buildings at the property line for a 25 ft. length, with the remainder of the block frontage set back 5 ft.
5. All new buildings should be built according to the urban regulations of the Development Plan.
6. Establish the following architectural standards:
  - 6.1. The exterior finish shall be limited to clapboard siding, stucco and local stone.
  - 6.2. Balconies and porches shall be made of concrete, stucco, wood or metal.
  - 6.3. Two or more wall materials may be combined on one facade only horizontally with stone below stucco and stucco below wood.
  - 6.4. Sliding doors and windows are permitted only at backyard locations.
  - 6.5. Openings, including porches, windows and arches shall be square or vertical in proportion.
  - 6.7. Buildings shall have flat roofs with parapets or symmetrical pitched roofs with slopes no less than 5:12, except that porch roofs may be sheds with pitches no less than 2:12.

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

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.)

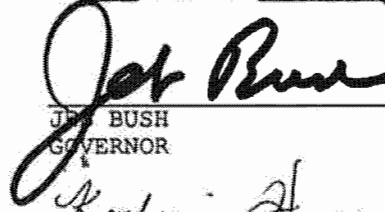
TO HAVE AND TO HOLD the above-described lands subject to all outstanding easements, reservations and other interests.

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

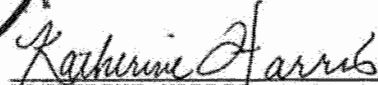


FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City of Tallahassee, Florida, on this 1<sup>st</sup> day of November, A.D. 2000.

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

  
\_\_\_\_\_

JEFF BUSH  
GOVERNOR

  
\_\_\_\_\_

KATHERINE HARRIS  
SECRETARY OF STATE

  
\_\_\_\_\_

BOB BUTTERWORTH  
ATTORNEY GENERAL

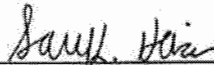
  
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ROBERT F. MILLIGAN  
COMPTROLLER

  
\_\_\_\_\_

BILL NELSON  
TREASURER

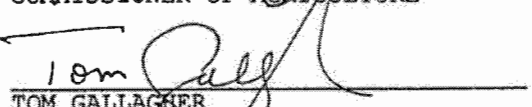
APPROVED AS TO FORM AND  
LEGALITY

By:   
\_\_\_\_\_

DEP Attorney

  
\_\_\_\_\_

BOB CRAWFORD  
COMMISSIONER OF AGRICULTURE

  
\_\_\_\_\_

TOM GALLAGHER  
COMMISSIONER OF EDUCATION

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

EXHIBIT "A"

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.

1999 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, 1999, 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

1.

Lots 1+2 sub 1

NOT OWN Block 12

14201

15/11

Parking parking 2 79-81

535 42E pkg 82-85

Park and streets within park

pkg 85-86

RE: 144260 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 105, 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 Grantor 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 WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this 29<sup>th</sup> day of November, 1989.

WITNESSES:

*Harold L. Harvey*  
*Fatima M. Klay*

CITY OF MIAMI BEACH, a Florida municipal corporation

*Alvin*  
VICE-MAYOR

FORM APPROVED  
LEGAL DEPT.

By *R. D. B...*  
Date 11/8/89

ATTEST:

*Clare*  
CITY CLERK



APPROVED AS TO FORM & LEGALITY  
*David H...* 7/6/90  
DEPARTMENT ATTORNEY

APPROVED AS TO FORM & LEGALITY  
*David H...* 11/8/89  
DEPARTMENT ATTORNEY

**6:48:40 p.m.**

R9F Discussion To Consider A Potential Development Of The Parking Lot Between 72<sup>nd</sup> And 73<sup>rd</sup> Street Of Collins Avenue.

(Requested by Commissioner Jerry Libbin)

**ACTION: Item referred.** Motion made by Commissioner Libbin to refer the item to the Land Use and Development Committee; seconded by Commissioner Weithorn; Voice vote: 7-0. **Richard Lorber to place on the committee agenda and to handle.**

**REFERRAL:**

Referred to Land Use and Development Committee

Motion made by Commissioner Libbin to refer items R9F, R9G and R9H to the Land Use and Development Committee; seconded by Commissioner Weithorn; Voice-vote: 7-0.

**6:48:40 p.m.**

\* R9G Discussion To Consider An RFP For The Development Of The West Lots Between 79<sup>th</sup> Street To 87<sup>th</sup> Street Of Collins Avenue.

(Requested by Commissioner Jerry Libbin)

**ACTION: Item referred.** Motion made by Commissioner Libbin to refer the item to the Land Use and Development Committee; seconded by Commissioner Weithorn; Voice vote: 7-0. Richard Lorber to place on the committee agenda and to handle.

**REFERRAL:**

Referred to Land Use and Development Committee

**6:48:40 p.m.**

R9H Discussion To Revisit The Absolute Necessity For Mass Transit Connectivity From The Mainland To Miami Beach.

(Requested by Commissioner Jerry Libbin)

**ACTION: Item referred.** Motion made by Commissioner Libbin to refer the item to the Land Use and Development Committee; seconded by Commissioner Weithorn; Voice vote: 7-0. Richard Lorber to place on the Committee Agenda and to handle.

**REFERRAL:**

Referred to Land Use and Development Committee

# West Lots Fact Sheet

## Land Area

Size of each block = 175' x 300'  
52,500 sq. ft.  
1.2 acres

8 blocks = 420,000 sq. ft.  
9.64 acres

## Existing Zoning

### GU - Governmental Use

Main permitted uses: government buildings and uses, including but not limited to parking lots and garages; parks and associated parking; schools; performing arts and cultural facilities; monuments and memorials. Any use not listed above shall only be approved after the city commission holds a public hearing.

Setbacks, floor area ratio, signs, parking, etc: the average of the requirements contained in the surrounding zoning districts (RM-1)

### RM-1

Main permitted uses: single-family detached dwelling;  
townhomes;  
apartments;  
hotels (for properties fronting Harding Avenue or Collins Avenue, from the City Line on the north, to 73rd Street on the south);  
bed and breakfast inn

Conditional uses: adult congregate living facility; day care facility;  
nursing home; religious institutions; private and public institutions; schools; and commercial or noncommercial parking lots and garages.

Floor Area Ratio: 1.25 maximum  
1.4 maximum west side of Collins Avenue between 76th and 79th Streets

Density: 60 dwelling units per acre

Building Height: 50 feet or 5 stories maximum

## Future Land Use Plan

RM-1 Residential Multifamily Low Intensity