

# MIAMI BEACH

## City Commission Meeting

### ADDENDUM MATERIAL 3

City Hall, Commission Chambers, 3rd Floor, 1700 Convention Center Drive  
June 5, 2013

Mayor Matti Herrera Bower  
Vice-Mayor Jonah Wolfson  
Commissioner Jorge R. Exposito  
Commissioner Michael Góngora  
Commissioner Jerry Libbin  
Commissioner Edward L. Tobin  
Commissioner Deede Weithorn

City Manager Jimmy L. Morales  
City Attorney Jose Smith  
City Clerk Rafael E. Granado

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#### ATTENTION ALL LOBBYISTS

**Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.**

#### ADDENDUM AGENDA

##### C7 - Resolutions

- C7U    Setting Of Public Hearing: Vacation Of Alleyway - 500 Alton Road  
A Resolution Setting A Public Hearing To Consider Approving And Authorizing The Vacation Of A Portion Of An Alley Adjacent To Several Lots Of The Amended Plat Of Aquarium Site Resubdivision, Containing Approximately 4,200 Square Feet (The Alley), In Favor Of South Beach Heights I, LLC, 500 Alton Road Ventures, LLC And 1220 Sixth, LLC (Collectively The Applicant), And Waiving, By 5/7ths Vote, The Competitive Bidding And Appraisal Requirements, Pursuant To Article II, Section 82-36 Through 82-40 Of The Miami Beach City Code, Finding Such Waiver To Be In The Best Interest Of The City.  
(Planning Department)

**R9 - New Business and Commission Requests**

- R9H Discussion Regarding The Miami Herald Story Regarding Sewage On Meridian Avenue, The Grease Pan Ordinance, And Other Preventative Measures To Stop This From Happening In The Future.  
(Requested By Commission Michael Góngora)

**Condensed Title:**

A Resolution Setting a Public Hearing to Consider Approving and Authorizing the Vacation of a Portion of an Alley Adjacent to Several Lots of the Amended Plat of Aquarium Site Resubdivision, Containing Approximately 4,200 Square Feet (The Alley), In Favor of South Beach Heights I, LLC, 500 Alton Road Ventures, LLC And 1220 Sixth, LLC (Collectively The Applicant), And Waiving, By 5/7ths Vote, the Competitive Bidding and Appraisal Requirements, Pursuant to Article II, Section 82-36 Through 82-40 Of The Miami Beach City Code, Finding Such Waiver to be In the Best Interest of the City.

**Key Intended Outcome Supported:**

Maintain strong growth management policies.

**Supporting Data (Surveys, Environmental Scan, etc** 48% of residential respondents and 55% of businesses rate the effort put forth by the City to regulate development is "about the right amount."

**Item Summary/Recommendation:**

The proposed Resolution sets a Public Hearing for an application to vacate a public alleyway on the 500 block of Alton Road, as part of the proposed Waves development. The proposed development takes up the entire block, between 5<sup>th</sup> and 6<sup>th</sup> Streets, and between Alton Road and West Avenue. The vacation of the alleyway is necessary to permit the development to proceed as planned. The Public Works Department is exploring what public benefits may be proffered by the applicant in consideration.

The Administration recommends that the City Commission adopt the Resolution, setting a public hearing for July 17, 2013 to consider the proposed alleyway vacation application.

**Advisory Board Recommendation:**

N/A

**Financial Information:**

Source of Funds:		Amount	Account
<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;">  </div> OBPI	1		
	2		
	3		
	Total		

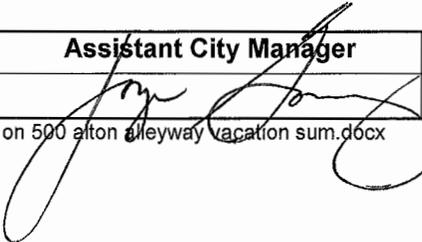
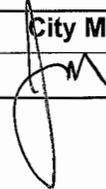
**Financial Impact Summary:**

N/A. Financial Impact Summary for proposed alleyway vacation will be addressed in the staff memo for the public hearing on July 17, 2013.

**City Clerk's Office Legislative Tracking:**

Richard Lorber or Thomas Mooney

**Sign-Offs:**

Department Director	Assistant City Manager	City Manager
		

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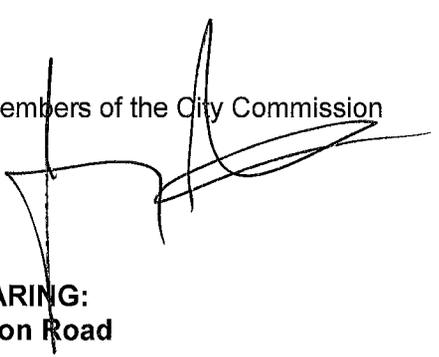


# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

## COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jimmy L. Morales, City Manager 

DATE: June 5, 2013

SUBJECT: **SETTING OF THE PUBLIC HEARING:  
Vacation of Alleyway – 500 Alton Road**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING TO CONSIDER APPROVING AND AUTHORIZING THE VACATION OF A PORTION OF AN ALLEY ADJACENT TO SEVERAL LOTS OF THE AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION, CONTAINING APPROXIMATELY 4,200 SQUARE FEET (THE ALLEY), IN FAVOR OF SOUTH BEACH HEIGHTS I, LLC, 500 ALTON ROAD VENTURES, LLC AND 1220 SIXTH, LLC (COLLECTIVELY THE APPLICANT), AND WAIVING, BY 5/7THS VOTE, THE COMPETITIVE BIDDING AND APPRAISAL REQUIREMENTS, PURSUANT TO ARTICLE II, SECTION 82-36 THROUGH 82-40 OF THE MIAMI BEACH CITY CODE, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY.**

### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

### BACKGROUND

The City holds a right of way easement to a fifteen (15) foot wide alley, running from Alton Road to Sixth Street, which originated when the Amended Plat of Aquarium Site Resubdivision was platted in 1925 and approved by the City of Miami Beach Council. South Beach Heights I, LLC, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC (Collectively the Applicant), owns several lots of the Amended Plat of Aquarium Site Resubdivision, adjacent to the aforesated platted alley.

The applicant is in the process of securing the required approvals from the City's Development Review Boards to construct the "Waves" Project, a mixed-use development to be generally located at the former Vitri site and the former South Shore Hospital site, and over the lots mentioned above (the Project). In order to unify the pedestal of the 500 block of the Project, which includes the many of the parking spaces for the development, the proposed Project has to include the platted alley.

Accordingly, the Developer has requested that the City vacate a portion of the platted alley, containing approximately, 4,200 square feet (the Alley); The Public Works Department is working with the applicant to identify an appropriate public benefit to be associated with the proposed vacation of property.

**CONCLUSION**

The Administration recommends setting a public hearing on July 17, 2013 to consider the proposed alleyway vacation application.

  
JLM/JGG/RGL

t:\agendal2013\june 5\setting public hearing on 500 alton alleyway vacation memo.docx

# EXHIBIT "A"

## LEGAL DESCRIPTION:

### ALLEY TO BE DEDICATED - EAST:

A portion of Lots 8, 9 and 10, of AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Page 83, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Lot 10, thence S00°22'51"E along the West line of said Lots 8, 9 and 10 for 120.01 feet to a point of intersection with the Easterly extension of South line of the North 20.00 feet of Lot 13 of said AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION; thence N89°37'47"E along said Easterly extension, for 14.21 feet; thence N00°22'51"W along the East line of the West 14.21 feet of said Lots 8, 9 and 10, for 120.01 feet to a point on the North line of said Lot 10, also being the South right-of-way line of 6th Street; thence S89°37'30"W along said North line for 14.21 feet to the Point of Beginning.

### ALLEY TO BE DEDICATED - WEST:

The North 20 feet of Lot 13, of AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION, according to the plat thereof, recorded in Plat Book 21, Page 83, of the Public Records of Miami-Dade County, Florida.

## SURVEYOR'S NOTES:

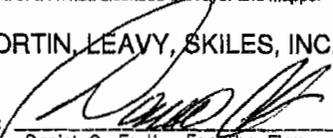
- This site lies in Sections 3 & 4, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S89°37'30"W for the South right of way line of 6th Street.
- East alley shown hereon containing 1,705 square feet, or 0.039 acres, more or less.  
West alley shown hereon containing 2,502 square feet, or 0.057 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch # 2004-139-2.

## SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on February 17, 2005, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

\*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

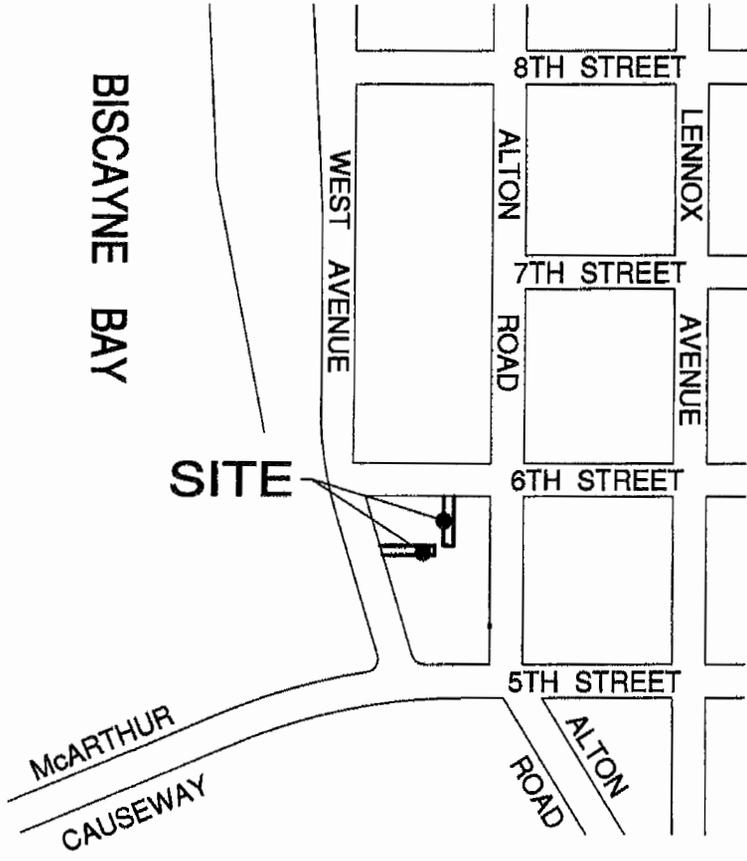
Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.



## ALLEY TO BE DEDICATED

Drawn By DANJR	<b>DESCRIPTION, NOTES &amp; CERTIFICATION</b> <b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-650-7152 / Email fls@flsurvey.com	Date 2/17/05
Cad. No. 050279		Scale NOT TO SCALE
Ref. Dwg. 2004-139-2		Job. No. 050279
Plotted: 2/17/05 9:55a		Dwg. No. 1005-008-1
		Sheet 1 of 3

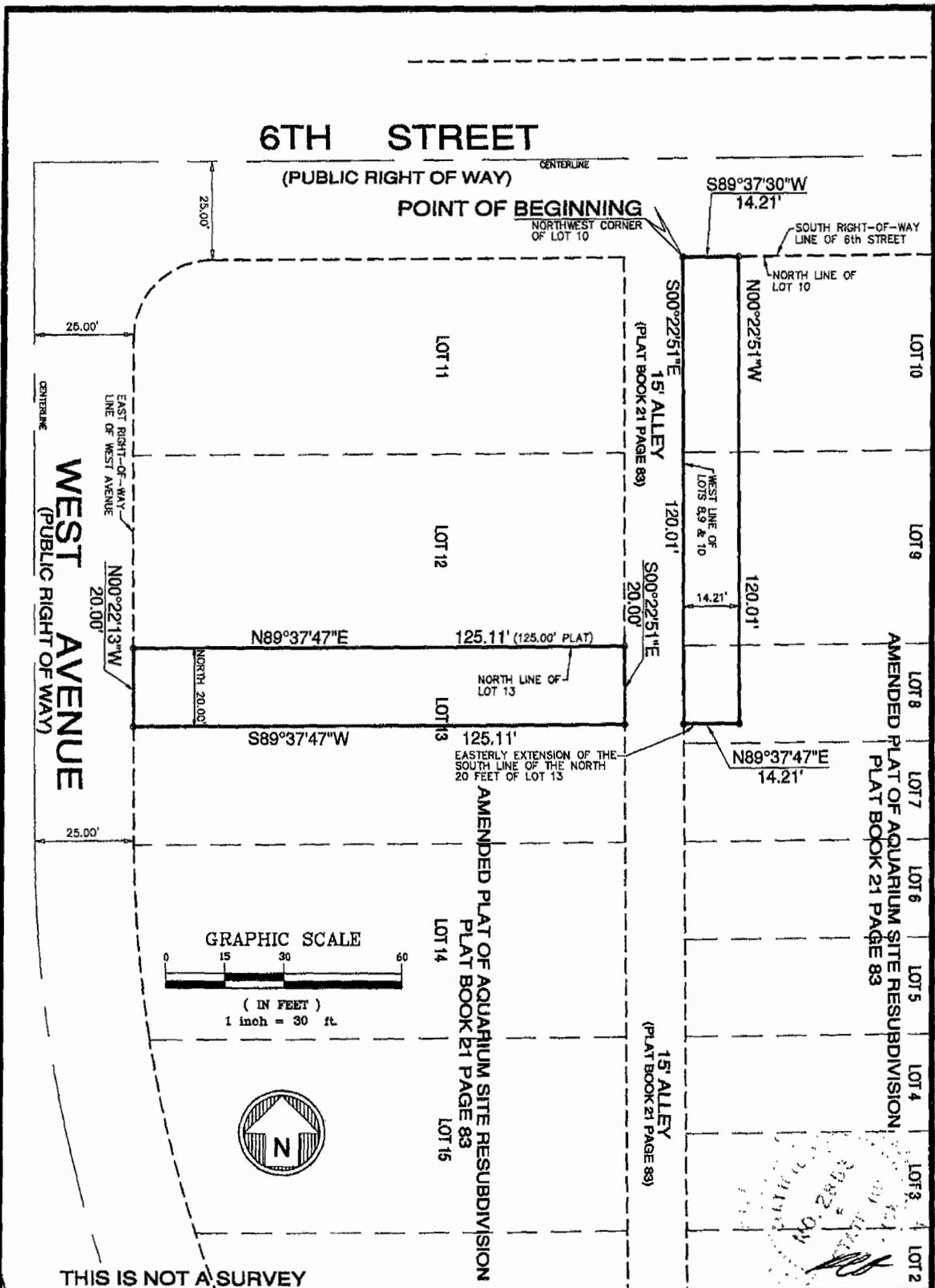
BISCAYNE BAY



Drawn By DANJR  
 Cad. No. 050279  
 Ref. Dwg. 2004-139-2  
 Plotted: 2/17/05 9:55a

**LOCATION MAP**  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 2/17/05  
 Scale NOT TO SCALE  
 Job. No. 050279  
 Dwg. No. 1005-008-1  
 Sheet 2 of 3



THIS IS NOT A SURVEY

Drawn By DANJR  
 Cad. No. 050279  
 Ref. Dwg. 2004-139-2  
 Plotted: 2/17/05 9:55a

**SKETCH OF DESCRIPTION**  
**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-653-7152 / Email fls@flsurvey.com

Date 2/17/05  
 Scale 1" = 30'  
 Job. No. 050279  
 Dwg. No. 1005-008-1  
 Sheet 3 of 3

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

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, SETTING A PUBLIC HEARING TO CONSIDER APPROVING AND AUTHORIZING THE VACATION OF A PORTION OF AN ALLEY ADJACENT TO SEVERAL LOTS OF THE AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION, CONTAINING APPROXIMATELY 4,200 SQUARE FEET (THE ALLEY), IN FAVOR OF SOUTH BEACH HEIGHTS I, LLC, 500 ALTON ROAD VENTURES, LLC AND 1220 SIXTH, LLC (COLLECTIVELY THE APPLICANT), AND WAIVING, BY 5/7THS VOTE, THE COMPETITIVE BIDDING AND APPRAISAL REQUIREMENTS, PURSUANT TO ARTICLE II, SECTION 82-36 THROUGH 82-40 OF THE MIAMI BEACH CITY CODE, FINDING SUCH WAIVER TO BE IN THE BEST INTEREST OF THE CITY.

WHEREAS, the City holds a right of way easement to a fifteen (15) foot wide alley, running from Alton Road to Sixth Street, which originated when the Amended Plat of Aquarium Site Resubdivision was platted in 1925 and approved by the City of Miami Beach Council; and

WHEREAS, South Beach Heights I, LLC, 500 Alton Road Ventures, LLC and 1220 Sixth, LLC (collectively the Applicant), owns several lots of the Amended Plat of Aquarium Site Resubdivision, adjacent to the aforesated platted alley; and

WHEREAS, the applicant is in the process of securing the required approvals from the City's Development Review Boards to construct the "Waves" Project, a mixed-use development to be generally located at the former Vitri site and the former South Shore Hospital site, and over the lots mentioned above (the Project); and

WHEREAS, in order to unify the pedestal of the 500 block of the Project, which includes many of the parking spaces for the development, the proposed Project has to include the platted alley; and

WHEREAS, accordingly, the Developer has requested that the City vacate a portion of the platted alley, containing approximately, 4,200 square feet (the Alley);

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 authorize the setting of a public hearing on July 17, 2013 to consider the proposed alleyway vacation resolution.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO  
FORM AND LANGUAGE  
& FOR EXECUTION

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

6/13/13  
Date

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# MIAMI BEACH

OFFICE OF THE MAYOR AND COMMISSION

## MEMORANDUM

TO: Jimmy Morales, Manager  
FROM: Michael Góngora, Commissioner  
DATE: June 4, 2013

SUBJECT: Discussion Item for June 5 Commission Meeting

Please place on the June Commission a discussion item regarding the Miami Herald Story regarding sewage on Meridian Avenue as well as the grease pan ordinance and other preventative measures to stop this from happening in the future. If you have any questions please feel free to contact my aide Diana Fontani at ext 6087.

MG/df

Agenda Item R9H  
Date 6-5-13

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