

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

## COMMITTEE MEMORANDUM

**TO:** Honorable Chair and Members of the Public Safety and  
Neighborhood Quality of Life Committee

**FROM:** Alina T. Hudak, City Manager

**DATE:** June 15, 2022

**SUBJECT: A DISCUSSION REGARDING THE POSSIBILITY OF A MARKET  
IN THE WEST LOTS.**

### **BACKGROUND**

The eight (8) City-owned parcels fronting Collins Avenue between 79th Street and 87th Street are collectively known as the “West Lots.” These lots are located between the North Shore Historic District and North Beach Oceanside Park.

Currently, half of Lot #1 is being temporarily used by Ocean Rescue for their headquarters and the other half is a parking lot (P107). Lots #2, #5 and #6 are being used for off-street parking (P108, P109, and P111, respectively). A composting site sits on a portion of Lot #6, which is operated by the Miami Beach Botanical Garden. Lot #3 is currently home to Sobe Cats / Saving Sage Kitty Campus. Lot #4 contains a skate park. Lots #7 and #8 are vacant lots. Enclosed by way of reference as Exhibit A, is a detailed map of all the West Lots.

At the April 6, 2022, City Commission Meeting, Vice-Mayor Kristen Rosen Gonzalez submitted a referral to the Public Safety and Neighborhood Quality of Life Committee (item C4-S) to discuss the possibility of a market on the West Lots.

### **ANALYSIS**

The West Lots have been underutilized over the past years and periodically activated for special activities. Currently, out of the eight (8) lots, three (3) of the parcels are occasionally used for staging vehicles for film productions as well as beach renourishment and construction projects. The current uses are temporary, and the City continues to receive interest for activation of the West Lots. The NoBe Masterplan and the Plan for West Lots contemplate future uses for the lots (Exhibit B). There are multiple upcoming projects, such as Ocean Terrace and the 72<sup>nd</sup> Street Community Complex which will require temporary usage of the West Lots for parking. Accordingly, any installations proposed for the West Lots should be on a temporary basis. If the Committee considers including markets, they should be limited to one (1) to three (3) year agreements, with termination options in favor of the City.

## **CONCLUSION**

The Administration seeks a recommendation from the Committee if they find it is in the best interest of the community to activate a market venue on the West Lots. If the Committee determines a market would be an appropriate and desired activation, the Administration further recommends returning to Commission and requesting the issuance of a Request for Proposal (RFP) with the City's Procurement Department and an evaluation of the appropriate lot(s) for this program in order to allow vendors to submit conceptual ideas and a financial proforma to activate one of the vacant lots.

### **Exhibits:**

- A West Lot Aerial Map
- B The Plan for the West Lots