

2500
900

400

9

Mon 1/23

- ① Call Pierre 7:30 am
- ② Call Melrose
- ③ Go downtown for
9:00 am leaving
- ④ Get name of
Van/direct to Deepthi
for Helen

Vacating a roadway

What are issues in:

- ① adj. ames evr get 1/2.
- ② cross phy arguments

To: file
From: MBH
Re: military trail historic designation
Date: January 20, 1995

Met with Bernard Rosenbloom at Rose's Auto. NMB, thru Michael Roberto, city manager has been trying to force him out. Business has exited at the location (8,000 sq. ft) for approx 23 years. Now zoned BU-2, a district where used car lots do not exist.

Was grandfathered in; but with the change in the parcel, claim his grandfather status no longer exists. Yet Prestige Auto up the street, a used car lot, exists and is permitted. There is a third used car lot "tommy's" but since the DOT did not take his land, only their own ROW, there has been no change in his Grandfather status.

Had a settlement from DOT. Could not get the money. Somehow the City of NMB had the dollars placed in escrow acct, requiring the landowner to deal with NMB.

City refused to release the money until agreements between all shop owners had been settled. Wanted to give him 2 years to wind up business affairs. Agreements were signed after a public meeting in which Carol Helene of the Arch Creek Trust raised the issue of the Military Trail.

1. Rose's Auto promised a piece of the Old Military Trail.
2. get a building much bigger than existing bldg.
3. Tark's lost at most 2-3 parking spaces.
4. Strip shopping center lost some.
5. Golf shops are closed down. have 49 spaces. The Trail runs behind them. What happens to the Trail there (and the parking spaces at the Golf center

Jon Gordon is the Judge.

TO DO:

1. Check the court file.

2. Get 1847 Map from Dan Fortin re: Bruce Lamberto, Miami Beach
3. Get Veterans involved./ Blow up the acct to 14 point type. (min.)
4. Get designation report from dade County from 1984. re: Military Trail.
5. Check NMB city charter to see if they can give land away.
6. Check the conveyance of the "Elias" land to NMB. See if will specifies preservation. Call David Cohen to see if he remembers if Elias was a friend of Alice Cohen.
7. NMB said they had to get bldg permits next week. Not true. Tarks's was scheduled for a demolition permit next week based on when they signed. Rose's has until 2/97 to wind up. If no compliance within 36 months the deal falls apart, he does not get the land. (They could change it ad give the land to Trks',? The issue of saving the road , is saving the access to US 1 for busses into the park on the original trail. Solders once went this way and the first cars in Miami went this way. Now the school kids are going this way.

jan 15, 1994 Carol Helene brought a deed to the attention of the North Miami Beach city council and attorneys and showed them that the historic Military Trail was part of the discussion. They told her that they would get a surveyor to review it.

She was not contacted again.

Weeks later, the deal was put together. They knew or should have known that his was historic.

Let's go back. Harvey Ruvin, hied by appeared before NMB council to object to rezoning Arch Creek Park for a Used Car lot. Now we have a Used Car lot that wants to stay. One among three on the blvd. And NMB does not want Used Car Lots. The nice thing about a historic property, is it is what it is. And the vagaries of elected officials can not destroyeth its inherent value, the cultural resources of a community.