



City of North Miami Beach, Florida

Community Development Department

Staff Report: **Greynolds Park Partial Release of Deed Restriction**
Prepared by: **North Miami Beach Community Development Department**

Date: **July 9, 2026**

For: **City Commission July 21, 2026 Meeting**

Request:

Miami-Dade County requests a Partial Release of Deed Restriction on a portion of certain property conveyed to the County by the City of North Miami Beach on December 14, 1934, and recorded in Miami-Dade County's Official Records Book 1600, Page 492. The deed includes a restriction requiring that the Property be used solely for park and recreation purposes, together with a reversion provision in favor of Grantor upon violation of such restriction. The property is developed, operated, and maintained by Miami-Dade County as East Greynolds Park (the "Park"). The restriction would remain in place on the balance of the deeded Park property.

Background:

The Partial Release of Deed Restriction is proposed for a 2.37-acre portion of the Park, as described in Exhibit C-1 (attached), in which the South Florida Water Management District (the "SFWMD") is planning the C-9 Resiliency Project, including the replacement and updating of the existing S-29 water control structure and the development of an associated pump station for storm water management. The SFWMD project also includes recreational enhancements to East Greynolds Park, including the development of a kayak launch and fishing pier, picnic shelter, dog park, restroom, parking lot, walking paths and landscaping. During the planning process, the South Florida Water Management District conducted 2 advertised public workshops at North Miami Beach's City Hall on Thursday, March 20, 2025. To maximize participation and increase engagement, the same meeting was held twice at different times. Both meetings discussed the same subject matter, and the public attended one or both meetings.

Within the City of North Miami Beach, the project is expected to benefit approximately 19,678 residents and 4,345 households, while providing enhanced flood resilience for 304 critical infrastructure assets including medical, emergency response and City facilities.

The C-9 Basin Resiliency Project will replace the existing S-29 coastal structure with a modernized, resilient flood control facility featuring a current-code- and standards-compliant gated spillway, a new forward pump station, and upgraded electrical, mechanical, and control systems designed to operate efficiently during both high and low tides. The pump station combines electric and diesel power in a single pump train, allowing uninterrupted operation during power outages while minimizing the facility's footprint and noise within the surrounding urban community. The associated pump station is expected to be painted in muted colors with Green and landscaping as visual shielding as it is located across the canal from North Miami Beach residences. The South Florida Water Management District has committed to vegetative



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Community Development Department

screening and subdued paint colors in the Interlocal Agreement with the County. Details regarding the type and location of vegetative screening, paint colors and other such measures will be finalized in the design phase of the project.

The improvements are designed to strengthen flood protection throughout the 63,595-acre C-9 Basin, supporting approximately 38 miles of Miami-Dade County-operated secondary canals and benefiting more than 546,000 residents and approximately 25,000 upstream properties across more than eight municipalities within the basin. The project will reduce flood risk, help prevent saltwater intrusion, minimize septic and sewer overflows, and increase protection for approximately 750 critical infrastructure assets across northern Miami-Dade and southern Broward counties.

Fiscal/Economic Impact:

The project is expected to generate more than a 2:1 return on investment, with an estimated \$91.5 million in annual avoided damages, including \$65 million in avoided property damage, \$11.5 million in reduced roadway damage, and \$15 million in avoided infrastructure damage.

Staff Recommendation:

Staff recommends:

1. Approval of the partial release on the basis of improvements to stormwater, park spaces, and other community benefits planned.
2. That the agreement to amend the deed restriction be limited to geographical area, specific intent for the pump station, and be conditioned on appropriate visual screening of the facility from neighboring residences.

Commission Action Options:

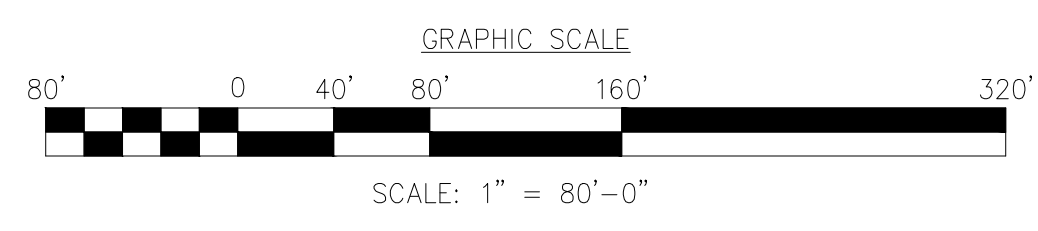
1. Continue with Direction to Staff
2. Motion to Approve
3. Motion to Deny

Enclosed:

EXHIBIT A Site Plan
EXHIBIT C-1 Perpetual Easement



- LEGEND:**
- PROPOSED ASPHALT AREA
 - PROPOSED VEGETATIVE SCREENING / LANDSCAPE AREA
 - PROPOSED CONCRETE SIDEWALK
 - LIMITS OF CONSTRUCTION
 - PROPERTY LINE
 - R/W RIGHT OF WAY
 - EASEMENT



Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

DATUM REFERENCE:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). NGVD29 = NAVD88 + 1.57' FOR THIS LOCATION.

AECOM

1400 CENTREPARK BOULEVARD
SUITE 660
WEST PALM BEACH, FL 33401
PHONE: (561) 684-3375
CERT. OF AUTHORIZATION NO. 8115

ENGINEER OF RECORD:
DANIEL J. BAKER
FLORIDA P.E. LICENSE NO.: 73169

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE
ADJACENT TO THE SEAL

DATE:

The consultant, contractor or other parties associated with this project shall comply with Florida Statutes Chapter 119. These plans are the property of the District and must be secured and maintained in a confidential manner. Review by any unauthorized individual or outside/third party not performing work necessary for this project is prohibited.

FINAL DESIGN

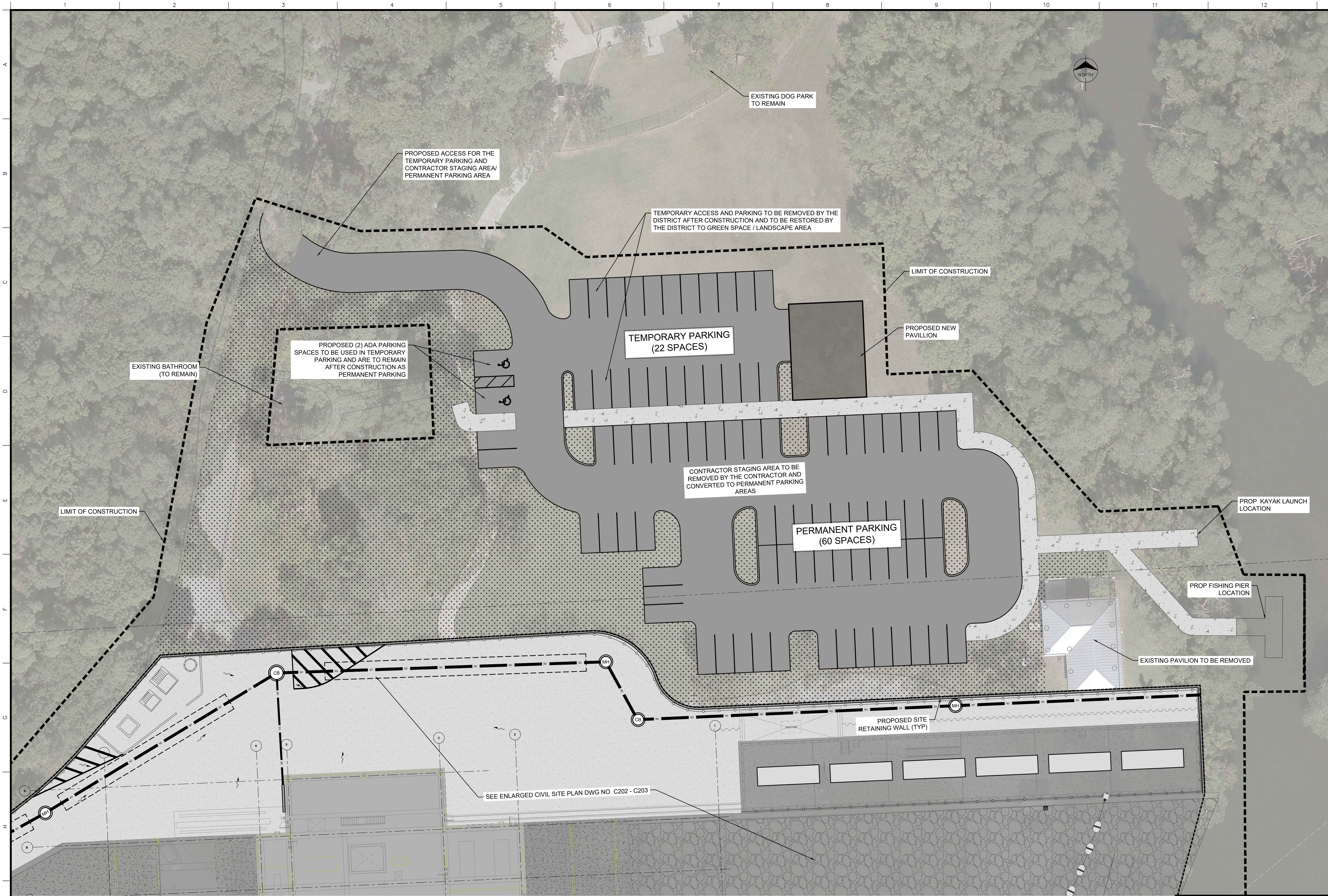
**S-29N FORWARD PUMP STATION AND
STRUCTURE REPLACEMENT**

PUMP STATION CIVIL PLAN - KEY MAP

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU

PHONE: 561-686-8800
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406

ENGINEER: DB	ENGINEER OF RECORD	PROJECT ID NO.
DRAWN: JCV	DANIEL J. BAKER	101263
CHECKED: JB/VC	FLORIDA P.E. LICENSE NO.: 73169	DRAWING NUMBER
DATE: 05/16/2025	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY	C201
SCALE: AS SHOWN	ON THE DATE ADJACENT TO THE SEAL	SHEET
DATE	DATE	30 OF 331
DRAWN	DATE	
REF #	DATE	
REVISION DESCRIPTION	DATE	



PARKING AREA ENLARGED CIVIL PLAN
SCALE: 1" = 20'

1
C101 C103

LEGEND:

- PROPOSED ASPHALT AREA
- PROPOSED VEGETATIVE SCREENING / LANDSCAPE AREA
- PROPOSED CONCRETE SIDEWALK

AECOM

1400 CENTRE PARK BOULEVARD
SUITE 660
WEST PALM BEACH, FL 33401
PHONE: (561) 684-3375
CERT. OF AUTHORIZATION NO. 8115

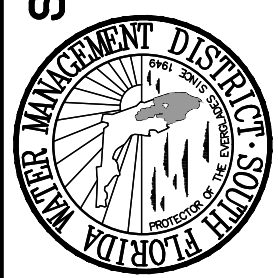
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ENGINEER OF RECORD:
DANIEL J. BAKER
FLORIDA P.E. LICENSE NO.: 73169
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
ON THE DATE
ADJACENT TO THE SEAL
DATE:

FINAL DESIGN

S-29N FORWARD PUMP STATION AND
STRUCTURE REPLACEMENT

PARKING AREA ENLARGED CIVIL PLAN



SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
PHONE: 561-686-8800
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406

ENGINEER	DRAWN	CHECKED	DATE	SCALE
DB	CV	JB/VC	05/16/2025	AS SHOWN

PROJECT ID NO.	DRAWING NUMBER	SHEET
101263	C103	29 OF 331

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have underground utilities located and marked.
Sunshine811.com

DATUM REFERENCE:
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EXHIBIT C-1
Perpetual Easement

DESCRIPTION:

A PARCEL OF LAND LOCATED IN GREYNOLDS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 86°46'13" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1273.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD ALSO KNOWN AS US FEDERAL HIGHWAY (STATE ROAD NUMBER 5) AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 28751.25 FEET, A CHORD BEARING AND DISTANCE OF NORTH 16°52'37" EAST, 188.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'31", A DISTANCE OF 188.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 79.02 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82°26'51" EAST, 57.77 FEET AND THE **POINT OF BEGINNING**; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°52'47", A DISTANCE OF 59.14 FEET; THENCE NORTH 61°00'17" EAST, A DISTANCE OF 181.15 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 199.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°49'56" EAST, 70.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°20'42", A DISTANCE OF 70.66 FEET; THENCE NORTH 40°39'35" EAST, A DISTANCE OF 53.71 FEET; THENCE NORTH 86°46'13" EAST, A DISTANCE OF 197.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 31.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 55°40'02" EAST, 37.80 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°07'30", A DISTANCE OF 40.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 55°18'37" EAST, 24.19 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°24'41", A DISTANCE OF 25.97 FEET;

"CONTINUE ON PAGE 2 OF 3"

SURVEYOR'S NOTES

1. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3, SHEET 3 BEING A SKETCH.
2. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A TEMPORARY CONSTRUCTION EASEMENT.
3. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
4. PROPERTY, TRACT AND UNDER LYING PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
5. THIS IS AN ELECTRONICALLY SIGNED AND SEALED DOCUMENT PURSUANT TO CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE. THE PRINTED VERSION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER.

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR A DESCRIPTION/SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Marla Moore
14:21:38 2026.06.12
'00'04-



MARLA MOORE

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7600

**THIS DRAWING
DOES NOT REPRESENT A SURVEY
MIAMI-DADE COUNTY, FLORIDA**

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406**

**EXHIBIT C-1
PERPETUAL EASEMENT**

DRAWN M.N.M.	CHECKED B.S.M.	DATE 6/12/26	SCALE N/A	DRAWING NUMBER PERM_EMNT.dwg	SHEET 1 OF 3
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DESCRIPTION:

"CONTINUED FROM PAGE 1 OF 3"

THENCE NORTH 87°29'02" EAST, A DISTANCE OF 229.68 FEET; THENCE SOUTH 02°30'58" EAST, A DISTANCE OF 49.55 FEET; THENCE NORTH 87°34'02" EAST, A DISTANCE OF 6.47 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 48.90 FEET; THENCE SOUTH 35°32'16" WEST, A DISTANCE OF 13.92 FEET; THENCE SOUTH 50°34'26" WEST, A DISTANCE OF 70.93 FEET; THENCE SOUTH 88°24'37" WEST, A DISTANCE OF 263.26 FEET; THENCE SOUTH 86°45'39" WEST, A DISTANCE OF 473.28 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 28730.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 17°05'15" EAST, 22.88 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'44", A DISTANCE OF 22.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.37 ACRES MORE OR LESS.

**THIS DRAWING
DOES NOT REPRESENT A SURVEY**
MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406**

**EXHIBIT C-1
PERPEUAL EASEMENT**

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
M.N.M.	B.S.M.	6/12/26	N/A	PERM_EMNT.dwg	2 OF 3