

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE (LUSC), AT THE MAY 28, 2024, SPECIAL MEETING; AND DIRECTING THE ADMINISTRATION TO COMMENCE DISCUSSIONS AND POTENTIAL NEGOTIATIONS FOR THE CONSTRUCTION OF A PUBLIC PARKING GARAGE AT 1671 WEST AVENUE, AS PART OF THE BH THE ALTON OFFICE PROJECT.

WHEREAS, on May 15, 2024, the City Commission referred items C4 AQ and R9 AH to Land Use and Sustainability Committee (LUSC) to discuss/consider expanding parking options for residents within the West Avenue neighborhood; and

WHEREAS, the West Avenue Phase II Improvements project (Project), represents a comprehensively defined neighborhood improvement program, focused on resolving challenges associated with climate impacts and aged infrastructure; and

WHEREAS, the proposed improvements within the West Avenue neighborhood include the replacement of the existing water distribution/transmission systems and gravity sanitary sewers, installation of a new robust storm water drainage collection and pumping system including the raising of the paved roadway and harmonization to the adjacent properties, installation of new street lighting, pedestrian lighting, replacement of existing and installation of new signalized intersections with mast arms, new landscaping, irrigation and construction of a new bay walk segment; and

WHEREAS, the limits of the improvements are West Avenue and Bay Road between 14 Street and Collins Canal and the side streets; and

WHEREAS, on January 27, 2022, the Administration reported via LTC#032-2022 that the neighborhood would experience a significant reduction of available parking spaces once the Project is fully implemented; and

WHEREAS, the Commission and residents raised concerns about this issue and the parking plans for the Project were re-evaluated; and

WHEREAS, the Design-Builder, Ric-Man Construction Florida, under the direction of the Administration, delivered a parking count analysis, which City staff continues to utilize and evaluate in the furtherance of minimizing, to the extent possible, any parking reductions; and

WHEREAS, on February 1, 2023, the City Commission passed Resolution 2023-32474 directing the Administration to identify parking options to mitigate the reduction of parking in the West Avenue Neighborhood as the result of the Project, including short-term temporary solutions such as temporary agreements for dedicated resident parking within area parking garages, and longer-term solutions to address the overall reduction of parking associated with the Project; and further, requesting that short term parking options be presented to the Mayor and City Commission for approval prior to the displacement of any residential parking due to the construction of the Project; and

WHEREAS, on May 28, 2024, the LUSC held a special meeting to discuss and review concerns regarding parking reductions, in the West Avenue neighborhood, as a result of the Project; and

WHEREAS, among the potential measures to increase available resident parking in the area, the LUSC discussed the construction of a parking garage; and

WHEREAS, Commissioners Fernandez and Dominguez have been in communication with representatives of BH The Alton, LLC, who are currently developing the properties located immediately to the east of the Project's pump station, located at the City's surface parking lot P-24 (1671 West Avenue); and

WHEREAS, in July of 2022, the City Commission adopted Resolution 2022-32250, approving, the vacation of portions of Alton Court, generally located adjacent to the BH The Alton properties, to incorporate the developable square footage attributable to that portion into BH The Alton LLC's mixed-use development on Alton Road, in exchange for prescribed public benefits; and

WHEREAS, Commissioner Dominguez reinitiated conversations with the developer to explore the potential of expanding those public benefits to include the construction of a public parking garage; and

WHEREAS, the LUSC adopted a motion, by acclamation, to recommend to the City Commission that the Administration commence discussions and potential negotiations with the developer for the construction of a public parking garage at surface lot P-24, 1671 West Avenue; and

WHEREAS, pursuant to the recommendations by LUSC, at its May 28, 2024, special meeting, the Administration recommends that the Mayor and City Commission accept the recommendation of the Land Use and Sustainability Committee (LUSC), at the May 28, 2024 special meeting; and direct the Administration to commence discussions and potential negotiations for the construction of a public parking garage at 1671 West Avenue, as part of the BH The Alton office project.

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 accept the recommendation of the Land Use and Sustainability Committee (LUSC), at the May 28, 2024 special meeting; and direct the Administration to commence discussions and potential negotiations for the construction of a public parking garage at 1671 West Avenue, as part of the BH The Alton office project.

PASSED and ADOPTED this ____ day of _____, 2024.

ATTEST:

Rafael E. Granado, City Clerk

Steven Meiner, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney

6/17/2024

Date