

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: April 16, 2025

TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS LIGHTING IMPROVEMENTS AT THE 17TH STREET PARKING GARAGE (G5).

RECOMMENDATION

The Administration recommends the FERC identify funding for the installation of additional LED lighting fixtures on the south side of the 17th Street Parking Garage.

BACKGROUND/HISTORY

At the February 3, 2025 City Commission meeting, the Commission adopted a referral by Commissioner Joseph Magazine (item C4 AV) to the Finance and Economic Resiliency Committee (FERC) to discuss potential improvements to the 17th Street Parking Garage (G5), with a focus on improved lighting.

In January 2023, the Facilities Management Division executed the 17th Street Parking Garage LED Retrofit project which replaced 620 aging halogen fixtures that had been in continuous operation at the facility since 2016 with new, high efficiency LED luminaries. The project aimed to enhance lighting quality, improve energy efficiency, and extend the longevity of the garage's lighting system, ultimately reducing maintenance costs as well as the facility's energy consumption and utility costs.

In addition to affording patrons of the facility a heightened sense of safety and security, the new LED retrofit project aligned with the City's commitment to eco-friendly infrastructure improvements by reducing energy usage and contributing to substantial cost savings on electricity and maintenance.

The Facilities Management Division commissioned a subsequent photometric study of the 17th Street Parking Garage in October 2023 and said study showed adequate lighting levels for both general parking areas as well as for the stairwells and elevator lobbies, which require higher levels of illumination per the standards set forth by the Illuminating Engineering Society (IES).

ANALYSIS

Crime Prevention Through Environmental Design (CPTED) is an approach that alters the physical environment to decrease opportunities for crime. The basis of CPTED is that proper design and effective use of the built environment can reduce the incidence and fear of crime. This in turn leads to improvements in the quality of life.¹

¹ Crime Prevention Through Environmental Design Guidebook; National Crime Prevention Council, October 2003.

A principal strategy of CPTED is to provide adequate lighting. The minimum standard set forth by the CPTED Guidelines mandates that pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of about 10 meters.²

Additional guidance provided by CPTED with regard to the consistency of lighting dictates that lighting should be uniformly spread to reduce contrast between shadows and illuminated areas. More fixtures with lower wattage rather than fewer fixtures with higher wattage help reduce deep shadows and avoid excessive glare.³

Lighting should also be directed on roadside pavement and possible entrapment spaces other than on roads (or drive aisles). Additionally, lighting should take into account vegetation, such as mature trees, and other obstructions that would cause light to be blocked off.

To ensure that existing lighting levels at the 17th Street Parking Garage met the criteria set forth by the CPTED Guidelines, the Facilities Management Division commissioned an additional photometric study in February 2025 focusing on the sidewalks immediately adjacent to the facility on all four sides. Based on the results of the Consultant's report, existing lighting levels in the periphery of the 17th Street Parking Garage are adequate and in line with both CPTED Guidelines and the recommendations set forth in Chapter 8C (Building Security Measures) of Miami-Dade County's Code of Ordinances for lighting levels at parking garages. However, additional lighting fixtures can be installed on the south side of the garage in order to provide an enhanced sense of safety for pedestrians traversing this area. The cost to install four (4) additional wall mounted LED lighting fixtures in this area would be \$10,000.00. The vendor's proposal is attached herein for reference.

Another tenet of CPTED is that of prioritizing facility maintenance and cleanliness in order to foster a sense of shared responsibility for the built environment, which in turn creates a perception of ownership and safety.

In line with this principle, the Facilities and Fleet Management Department has partnered with the Parking Department's Operations Team to design and implement an enhanced pressure cleaning schedule for the City's most frequented garage facilities, including the 17th Street Parking Garage.

This enhanced service schedule, expected to have an annual fiscal impact of \$250,000.00, will earmark \$30,000.00 specifically for additional pressure washing services at the 17th Street Parking Garage. This budget enhancement, requested by the City's Parking Department, was devised after reviewing the Q1 Results for the Citywide Garage Cleanliness Index, prepared by the City's Office of Education and Performance Initiatives. The enhanced pressure washing schedule is expected to improve cleanliness scores for the City's parking garages.

FISCAL IMPACT STATEMENT

The Administration recommends the FERC discuss funding in the amount of \$10,000.00 for the installation of four additional LED lighting fixtures on the south side of the 17th Street Parking Garage.

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

² Ibid

³ Ibid

FINANCIAL INFORMATION

CONCLUSION

The foregoing information has been provided for review and consideration by the Finance and Economic Resiliency Committee. The Administration recommends the FERC discuss funding in the amount of \$10,000.00 for the installation of four additional LED lighting fixtures on the south side of the 17th Street Parking Garage.

Applicable Area

Middle Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Facilities and Fleet Management

Sponsor(s)

Co-sponsor(s)

Condensed Title

Discuss lighting improvements at 17th Street Parking Garage (G5)