

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members
FROM: Rickelle Williams, Interim City Manager
DATE: June 28, 2024
TITLE: DISCUSS FENCING FOR VACANT/ABANDONED LOTS

BACKGROUND/HISTORY

On January 31, 2024, the Mayor and City Commission discussed item R5 E, the second reading of amended and adopted Ordinance No. 2024-4583 which mandates fencing of vacant and abandoned lots. At said Commission meeting, there was discussion regarding if City-owned properties should be exempt from the Ordinance. Following deliberations on the item, the Mayor and City Commission approved a referral, sponsored by Commissioner Rosen Gonzalez, to the Finance and Economic Resiliency Committee (FERC) to research and discuss government properties.

This item was included on the May 24, 2024 FERC agenda but was not reached.

ANALYSIS

According to a Real Estate Asset Inventory report, compiled by CBRE Inc., the City of Miami Beach currently owns sixty-two (62) individual properties (the "City Properties") classified on the Miami-Dade County Property Appraisal website as "Vacant". The current uses of some of these City Properties include parks, parking lots, pedestrian right of ways, vehicle right of ways, setbacks, water pump stations, and a few vacant buildings (the Byron Carlyle and the Barclay).

For this exercise, staff excluded properties currently used as pedestrian rights of way, a street, on-street parking, an active parking lot, or park. Also excluded from the list was the Byron Carlyle Theater as the building's proximity to the property line prohibits the placement of fencing or landscaping.

Consequently, eighteen (18) City Properties were considered for landscape and/or fencing. Many of the properties are on Collins Ave between 79th Street and 87th Street (the West Lots) and are composed of two (2) or more folios totaling four (4) parcels. The vacant government properties contemplated are listed in Exhibit A providing their location, "street view" image, and an estimated cost for landscaping and fencing.

The Facilities Management Division collaborated with the Office of Capital Improvement Projects (CIP), and the Planning Department to arrive at some scalable numbers that could be used to estimate the fiscal impact of the landscaping and fencing for these properties. Using recent projects, an average cost of \$149,549/ acre, or \$3.50/ sq. ft. was used to calculate the landscaping estimates for the 18 City Properties. The fencing costs are derived from the City's current fencing contract for 6' aluminum picket fence specified for this use. Exhibit B attached hereto provides a summary of costs for lots contemplated based on their applicability to the Ordinance's requirements.

Based on the foregoing, the fiscal impact associated with fencing or landscaping these City Properties should be considered and, if required by the City, funding should be appropriated for

their improvements.

CONCLUSION

The Administration recommends the Finance and Economic Resiliency Committee discuss applicable City properties and the fiscal impact for fencing or landscaping them.

Applicable Area

Citywide

Department

Facilities and Fleet Management

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Commissioner Tanya K. Bhatt