

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: September 11, 2024

TITLE: 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 ITS MAY 28, 2024 SPECIAL MEETING, 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.

RECOMMENDATION

The Administration recommends the Mayor and City Commission adopt the resolution.

BACKGROUND/HISTORY

On May 15, 2024, the City Commission referred items C4 AQ and R9 AH to a Special Land Use and Sustainability Committee (LUSC) meeting (Exhibit A) to discuss/consider expanding parking options for residents within the West Avenue neighborhood.

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. 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. The limits of the improvements are West Avenue and Bay Road between 14 Street and Collins Canal and the side streets.

On January 27, 2022, the Administration reported via Letter to Commission (LTC) #032-2022 that the neighborhood would experience a significant reduction of available parking spaces once the Project is fully implemented. The Commission and residents raised concerns about this issue and the parking plans for the Project were re-evaluated. The design-builder, Ric-Man Construction Florida, Inc., under the direction of the Administration, delivered a parking count analysis, which City staff continues to utilize and evaluate in furtherance of minimizing, to the extent possible, any parking reductions.

On February 1, 2023, the City Commission adopted Resolution No. 2023-32474 directing the Administration to identify parking options to mitigate the reduction of parking in the West Avenue neighborhood as a 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.

ANALYSIS

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.

Among the potential measures to increase available resident parking in the area, the LUSC discussed the construction of a public parking garage. Commissioners Dominguez and Fernandez had been in communication with representatives of BH The Alton, LLC (Developer), 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). In July 2022, the Mayor and City Commission adopted Resolution No. 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. As such, 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.

The LUSC made a recommendation, by acclamation, to the Mayor and 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, located at 1671 West Avenue.

This item was included in the July 24, 2024 Commission Meeting agenda as item R7 K, but was not reached.

FISCAL IMPACT STATEMENT

Not applicable at this time.

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-notices/>

FINANCIAL INFORMATION

CONCLUSION

Pursuant to the recommendations by LUSC, at its May 28, 2024 special meeting, the Administration recommends that the Mayor and City Commission adopt the resolution.

Applicable Area

South 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

Capital Improvement Projects

Sponsor(s)

Commissioner Laura Dominguez

Co-sponsor(s)

Commissioner Alex Fernandez