



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager

DATE: June 26, 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 THE SPECIAL MAY 28, 2024 MEETING, TO EXPAND PARKING OPTIONS FOR RESIDENTS WITHIN THE WEST AVENUE NEIGHBORHOOD BY (1) PERMANENTLY CONVERTING APPROXIMATELY 133 METERED ON-STREET PARKING SPACES WITHIN ZONE 12, TO METERED 24-HOUR RESIDENTIAL SPACES AND (2) ADDING PARKING SPACES ON LINCOLN ROAD WEST OF LINCOLN COURT; AND FURTHER, TO EXPEDITE THE COMMENCEMENT OF CONSTRUCTION OF THE WEST AVENUE NEIGHBORHOOD IMPROVEMENT PHASE II PROJECT, DIRECTING THE ADMINISTRATION TO RESCIND THE DIRECTION TO REVISE CONSTRUCTION DOCUMENTS IN PURSUIT OF ADDITIONAL PERMANENT ON-STREET PARKING SPACES.

RECOMMENDATION

The Land Use and Sustainability Committee (LUSC) recommends that the Mayor and City Commission adopt the Resolution.

BACKGROUND/HISTORY

On May 15, 2024, the Mayor and City Commission (City Commission) referred items C4 AQ and R9 AH to the LUSC (Exhibit A) to (1) discuss/consider expanding parking options for residents within the West Avenue neighborhood by permanently converting approximately 133 metered on-street parking spaces within the City's parking Zone 12, to metered 24-hour residential spaces and (2) discussion to consider a potential parking solution for permanent residential parking as part of the West Avenue Phase II (segment 1 and 2) Project.

The West Avenue Phase II Neighborhood 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 LTC No. 032-2022 that the neighborhood would experience a significant loss of parking spaces. City Commission and residents raised concerns about this issue and the parking plans for the Project were re-evaluated. The Project's design-builder, Ric-Man Construction Florida, Inc. (Ric-Man), under the direction of the Administration, prepared and delivered a parking study. In summary, the parking study indicates

that a majority of the spaces will be lost because they do not comply with current parking standards or codes. Once completed, the Project will result in a reduction of approximately 102 on-street parking spaces for resident use within parking Zone 12, which roughly approximates the limits of construction for the Project. In response to this parking loss, the City Commission directed the Administration via Resolution 2023-32474 to identify short-term and longer-term parking options to mitigate that loss, and present the short-term (during construction) solutions prior to the displacement of any residential parking due to construction of the project.

On March 27, 2023, the City Commission adopted Resolution 2023-32518, approving short-term parking options to mitigate the loss of parking in the West Avenue neighborhood, as a result of the Project, and directing the Administration to provide regular parking updates via LTC.

On June 28, 2023, the City Commission adopted Resolution 2023-32648 directing the Administration to review applicable design guidelines relating to parking areas and determine if any guidelines/standards not required by any applicable laws may be re-evaluated in order to mitigate any loss of parking.

On October 5, 2023, the Ric-Man delivered a parking code analysis reflecting the impacts of the various parking regulations and codes as well as assumptions and recommendations regarding mitigation strategies which could result in an improvement in the number of retained, permanent, on-street parking spaces within the project area.

ANALYSIS

During the May 28, 2024 special meeting of the LUSC, the committee discussed parking loss and potential mitigation options. Given the complexity of the Project and limited opportunities to mitigate parking loss, the permanent conversion of approximately 133 metered on-street parking spaces, within parking Zone 12, to hybrid residential/metered spaces presents an opportunity to expeditiously impact the number of available on-street parking spaces. These spaces are currently pay-to-park spaces from 7:00 a.m. to 6:00 p.m. weekdays only, accessible to residents from 6:00 p.m. to 7:00 a.m. and 24 hours on Saturdays and Sundays. This conversion will provide 24-hour access for residents, while remaining accessible as metered parking spaces to non-residents as well.

The LUSC passed a motion, by acclamation, recommending that the City Commission adopt a resolution permanently converting approximately 133 parking spaces from metered on-street parking spaces within parking Zone 12, to 24-hour hybrid residential/metered spaces.

Also, during the May 28, 2024 meeting, the LUSC discussed the area of the neighborhood which could experience the greatest loss of on-street parking, as a result of the Project. The Lincoln Road street-end, west of Lincoln Court, currently has approximately 14 on-street parking spaces. Once the Project is complete, this area would contain only 3 spaces. As a result of the October 2023 parking code analysis, the project team was able to identify an opportunity to increase parking in this area by up to 7 additional spaces.

The LUSC passed a motion, by acclamation, recommending that the City Commission adopt a resolution ensuring that the Project include additional parking spaces at the west end of Lincoln Road, adding up to 7 on-street parking spaces west of Lincoln Court, for a total of approximately 10 spaces in this area, once the Project is complete.

Lastly, during the May 28, 2024, meeting, the LUSC discussed ongoing challenges to the commencement and completion of the Project, and identified a series of concerns throughout the history of the project which impacted the progress of the Project. The October 2023 parking code analysis reflected the impacts of the various parking regulations and codes as well as assumptions and recommendations regarding mitigation strategies which could result in an improvement in the number of retained, permanent, on-street parking spaces within the project area. The strategies and alternatives have been vetted by the Administration, and the project

drawings are being revised to incorporate those parameters included in Option 8 of the analysis, returning approximately 44 parking spaces to the project area. The LUSC noted that incorporating those strategies into the project drawings is impacting the commencement of construction activities and has resulted in Ric-Man submitting a claim for delay. Additionally, as proposed in the analysis, the majority of the recovered parking spaces would be located on Flamingo Way and 14 Terrace, which currently do not have on-street parking.

The LUSC passed a motion, by acclamation, recommending that the City Commission, in the interest of expediting the commencement of construction activities in the neighborhood, adopt a resolution rescinding the direction given to Ric-Man to incorporate revisions to the project drawings, which would mitigate some of the parking reductions within the project limits, and proceed with construction as currently designed.

FISCAL IMPACT STATEMENT

Not applicable.

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/>

FINANCIAL INFORMATION

CONCLUSION

The Land Use and Sustainability Committee recommends that the City Commission adopt a resolution to (1) permanently convert approximately 133 metered on-street parking spaces within parking Zone 12, to metered 24-hour residential spaces, (2) add approximately 7 parking spaces on Lincoln Road, west of Lincoln Court, increasing the planned on-street parking spaces from 3 to 10 and (3) expedite the commencement of construction of the Project by rescinding the direction to revise construction documents in pursuit of additional permanent on-street parking spaces, and commence construction of the project as currently designed.

Applicable Area

South Beach

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

No

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 David Suarez

Co-sponsor(s)

Commissioner Alex Fernandez