



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager

DATE: June 26, 2024

TITLE: 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 REJECT THE PROPOSAL FOR THE POTENTIAL PARKING SOLUTION FOR PERMANENT RESIDENTIAL PARKING AS PART OF THE WEST AVENUE PHASE II (SEGMENT 1 AND 2) PROJECT, BROUGHT FORTH BY THE WEST AVENUE NEIGHBORHOOD ASSOCIATION (WAVNA), LINCOLN BAY TOWERS (1450 LINCOLN RD) AND AREA RESIDENTS.

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 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.

On September 13, 2023, the City Commission approved a referral to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC), to consider a potential parking proposal for permanent residential parking as part of the West Avenue Phase II Improvements (segments 1 and 2) project, brought forth by the West Avenue Neighborhood Association (WAvNA), Lincoln Bay Towers (1450 Lincoln Rd) and area residents. The referral asked that the Administration carefully evaluate the proposal, discuss the proposal further with WAvNA and area stakeholders, and advise the committee on its feasibility. On March 20, 2024, the PSNQLC discussed the item and referred it to the City Commission for additional discussion.

ANALYSIS

Parking at Lincoln Bay Towers (1450 Lincoln Rd)

The proposal referenced above was first brought to the attention of city staff on July 25, 2023, and includes an alternate alignment for the Baywalk and the construction of an elevated parking deck. The proposal, as described in the communication from July of 2023 with accompanying sketch, is as follows:

Instead of going all the way to Lincoln Rd, the Baywalk could stop at its current location (northern part of the Capri). At that point, the Baywalk could become a walkway at 1450 Lincoln Rd property following their south property line instead of the bay. It would then come out in between 1450 Lincoln Rd and 1400 Lincoln Rd which would bring the Baywalk user in line with Lincoln Court where they must continue once they cross Lincoln Rd.

Even with 6-foot-wide walkway and a separation fence or partition, the parking lot behind 1450 could probably still hold about twenty spaces. They would only lose the current spaces which allow parallel parking against their building on the South.

This ground area could be used for public residential parking with an agreement for 1450 Lincoln Rd giving about 20 parking spaces.

For 1450 Lincoln to get back their lost parking in the area discussed above, the city could use the funds available for the Baywalk and build a second-floor parking level ... on the South Side of the 1450 Lincoln Building. 1450 already has a ramp giving access to that second-floor level that a new second level could be connected to it.

Preliminary evaluation of the proposal identifies items requiring further consideration. For example, Land Development Regulations may not allow for the construction of the elevated parking deck without waivers or variances, vehicular access to neighboring properties will need to be maintained, construction of the elevated deck may interfere with fire department access, and long-term agreements and easements will need to be established with the property.

In order to more fully evaluate the proposal, a consultant would need to be retained to analyze the proposal and examine these and other concerns in detail, identify any impediments and determine a cost to complete. A feasibility study of this nature should include, at a minimum, a Boundary and Topographic Survey, geotechnical testing, underground utility identification and investigation, research of as-built records, structural analysis, code review and construction cost estimate. It is anticipated that the cost of this type of analysis, could exceed \$100,000 and take several months to complete. Funding would need to be identified and appropriated.

The Administration does not recommend moving forward with the concept of rerouting the Baywalk and providing structured parking in the rear yard of 1450 Lincoln Rd.

On May 28, 2024, the LUSC discussed this item and passed a motion, by acclamation, accepting the Administration's recommendation to reject this proposal and close this item with no further action.

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 Mayor and City Commission adopt a resolution to reject the proposal for the potential parking solution for permanent residential parking as part of the West Avenue Phase II (segment 1 and 2) project, brought forth by the West Avenue Neighborhood Association (WAvNA), Lincoln Bay Towers (1450 Lincoln Rd) and area residents.

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 Alex Fernandez
Commissioner David Suarez

Co-sponsor(s)