



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMITTEE MEMORANDUM

TO: Honorable Chair and Members of the Public Safety
Neighborhood and Quality of Life Committee

FROM: Alina T. Hudak, City Manager

DATE: June 15, 2022

SUBJECT: **UPDATE - REGARDING THE FIFTH AND ALTON PARKING GARAGE**

BACKGROUND

In May 2005, the Mayor and City Commission adopted Resolution No. 2005-25899, approving a Development Agreement between the City of Miami Beach and AR&J Sobe, LLC (Developer), for the development of the project referred to as "Fifth and Alton (the Garage or Property)," a public-private project whereby the City owns a portion of the parking spaces (46% of the approximately 1,100 parking spaces) of the multi-level commercial building used for supermarket/retail/restaurant space. In December 2012, the Developer sold their beneficial ownership interests in the Garage to Edens Limited Partnership (Edens). As a result, Edens, in partnership with the City, became responsible for the operations of the Garage.

"Fifth and Alton" is located at the entrance of Miami Beach and surrounded by high-rise condominiums. While the Property should be aesthetically representative of the neighborhood, it has lacked in appearance and maintenance over the years. Edens is responsible for operating, maintaining, and replacing all portions of the Property in a first-class manner; and the City is responsible for the financial operating access, validation, and collection systems for the Garage. Moreover, Edens is responsible to maintain, repair, insure and when necessary, replace, all portions of the Property (including the Garage), providing these are at all times in first-class order, condition and repair, consistent with first-class facilities of similar stature properties in the South Florida area.

ANALYSIS

In any event, the standards for maintenance, repair and replacement of the Garage shall be no less than the standards maintained in municipal parking garages that are operated and maintained by the City. Edens shall always take good care of, maintain, and shall make all repairs reasonably necessary to keep the Property in good and safe order condition. They shall promptly rectify any damage or interference caused by Developer (Edens) to any property, improvements, equipment, structures, or vegetation inside or outside of the Development Site, which is owned or controlled by City. Edens shall at all times comply with all requirements with respect to the use, condition, operation, ownership, maintenance, and remediation of the Property.

Over recent years, the condition of the Property has deteriorated. In addition, the security program needs to be strengthened to incorporate traffic and access controls to all patrons during and after Property operating hours. It has been observed and reported on several occasions that vehicles drive to the top parking deck, after closing hours and perform unsafe and loud maneuvers with little to no property security response.

The City has communicated to Edens property management team these deficiencies, issues and concerns. Additionally, City staff has met with Edens property management team on site to conduct walkthroughs to address and track progress on five (5) occasions over the course of the last year.

On March 2, 2022, these deficiencies were discussed at the Public Safety Neighborhood and Quality of Life Committee (PSNQLC) meeting. At the request of Commissioner Meiner, an update on the status of the items was to be presented at the June PSNQLC meeting. Subsequently on March 14, 2022, the Administration along with several City Commissioners and the Edens property management team conducted a walkthrough of the Property to further identify and address deficiencies.

The Administration has been in communication with the Edens team who have worked to address the following deficiencies:

- Homeless Issue – the City's Homeless Outreach team has been working with the Edens team to address the homeless issues in the area. This collaboration has reduced the number of homeless in the area as well as provided the homeless assistance needed.
- Sidewalk Repairs – the sidewalks along 5th Street were uneven, causing a tripping hazard. The sidewalks have been repaired (Exhibit A).
- Paint – the first floor of the complex has been painted, along 6th Street. It has been painted grey and white to allow for a cleaner appearance since that street has the most traffic (Exhibit B).
- Freebee Valet Stand – located on the 3rd floor of the garage, a partner with the City of Miami Beach to help the City provide on-demand transportation to the residents as well as low-income seniors in South Beach has been responsive and cleaned up the area they currently use.
- Bus Stop Signage – the signs surrounding the bus stop area on Alton Road have been replaced and the area has been painted (Exhibit B).
- The Edens team has prepared a list of capital improvements, which have been reviewed in conjunction with the City's Parking Department. These projects are scheduled to be completed in 2022:
 - **Roof/ Waterproof** – Start August 2022 and to be completed by December 2022
 - **CCTV upgrade** – \$150k will be spent in 2022 – starting May 2022 and to be completed by August 2022
 - **Elevator Upgrade** – \$450k will be spent in 2022. Start June 2022 and to be completed by October 2022
 - **Stormwater redevelopment** - There are two wells that will be redeveloped. Starting in April 2022 and be completed by the end of August 2022

In the past three months, there have been improvements in the Property as mentioned above. Although there is still progresses to be made, the Edens team has been responsive and addressed several issues of concern to the community.

CONCLUSION

The Administration will continue to work closely with the Edens team and has advised them to also continue a close and open dialogue with the condominiums' HOAs to ensure a positive and proactive partnership, which will enhance the Property's presentation to the community. The Facilities and Fleet Department will continue to conduct weekly visits to the Property and communicate any deficiencies to their management staff for prompt attention.

Exhibit A

Sidewalk Repairs

Before



After



Exhibit B

Exterior Walls Painted

Before



After

