

MIAMI BEACH

OFFICE OF THE CITY MANAGER

LTC # 559-2023

LETTER TO COMMISSION

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Alina T. Hudak, City Manager 

DATE: December 20, 2023

SUBJECT: West Avenue Phase II Improvements – North of 14 Street, Commencement of Construction - REVISED

The purpose of this LTC is to provide an update to the Mayor and City Commission on the West Avenue Phase II Improvements – North of 14 Street project (Project), regarding commencement of construction activities.

The City has issued a Partial Notice to Proceed (NTP) for the construction of the Project's storm water pump station, at the city owned parking lot site (P24), located at 1671 West Avenue (adjacent to the post office). Construction activities will include the underground structures housing the pumps, the water quality structures and the large pipes collecting and conveying the stormwater. In addition, the parking lot site will house the above ground electrical components and controls for the pump station, an FPL transformer vault and the above ground bi-fuel auxiliary generator. The parking lot will be fully reconstructed with a new drainage system, decorative lighting system, decorative screening for the generator and above ground electrical components, landscaping, irrigation, and new parking spaces.

The parking lot will be closed starting the first week of January 2024, for the duration of construction on this site, approximately 24 months, with anticipated completion by September 2025. Prior to closing the parking lot, the City will install appropriate signage advising the patrons of the upcoming closure.

On November 6, 2023, city staff met with representatives of the community and neighboring properties to discuss potential long-term parking strategies and the commencement of construction activities at the pump station site. Those in attendance expressed support for the commencement of construction activities at the pump station site and the advances made regarding long term parking strategies, with the understanding that every effort to identify additional parking gains should continue.

On November 8, 2023, city staff attended the West Avenue Neighborhood Association's (WAvNA) regularly scheduled meeting and provided an update on the project, informing those present of the long-term parking strategies and the upcoming commencement of construction activities. Those in attendance were supportive of the developments in the Project and thanked city staff for their efforts in attempting to address the community's concerns.

The May 2022, parking study performed by the Design-Builder indicates that the current design results in a reduction of approximately 102 on-street parking spaces. On October 5, 2023, the Design-Builder 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. Ultimately, the number of parking spaces retained, beyond those in the current design, will be dependent on the strategies selected and the reconciliation of code and standard requirements. The strategies and alternatives have been vetted by the Administration, and the project drawings will be revised to incorporate those parameters included in Option 8 of the analysis, returning approximately 44 parking spaces to the project area. For more information regarding impacts identified in the parking analysis, refer to LTC # 457-2023 which provides a parking solution update to the Mayor and City Commission.

Should you have any questions, please contact David Martinez at 305-673-7071.


AH/EC/DM