

Stephan Ginez

From: Stephan Ginez
Sent: Wednesday, November 9, 2022 11:12 PM
To: Gomez, David
Cc: Dopico, Ricardo; Martinez, David; Cerna, Maria; Tim Carr; Mirador 1035 Condo
Subject: RE: West Avenue Harmonization Agreement

David

Thank you for sharing the harmonization agreement draft with us. I tried to compare it with what I have from last Spring. It looks like the document was “substantially” redone. Could you share a little on the history of the current draft? I am sorry but there is no way I could give you complete feedback by the end of the today.

I realized that you were not at the last meeting we had with City Staff on April 14th (See below Recap note from Tim Carr, I also have handwritten notes).

During that meeting we went in details line by line about the issues but the version you provided is new to us.

Residents have 2 major concerns regarding the harmonization agreement: The residents cost issue is resolved but we are not addressing with this new version a resolution process if a resident feels that the road elevation is the cause of an adverse effect on its property (to be defined within a certain time after the end of construction and within the capacity limit defined for the new system). We had agreed to have a separate resolution process which would be mentioned in this harmonization.

As you will see in Tim’s notes below , we also shared some issues which are not part of the harmonization agreement. They will need to be addressed before the new harmonization agreement is presented to the property owners. We had agreed to discuss issue per segment as the project moves forward as the concerns are different for different part of the neighborhood. We thought it would be easier to get consensus that way rather than address a group of hundreds of residents.

I know that none of the follow up took place after the April 14 meeting because of the contractor lawsuit but they are important to allow a smoother process.

We are here to work with you as quickly as possible. Let us know how we can move forward. I am available Tomorrow afternoon Friday any time after 3:30 or all day Friday.

I can be reached on my cell at 305 308 5770.

Stephan

Meeting Recap

Present:

Lester Sola

Joe Gomez

David Martinez

Ricardo (from Legal department drafter of the Harmonization agreement)

Tim Carr

Bernie Sandoval

Stephan Ginez

Kevin Pulido

Note from Tim Carr

4/14 MB Harmonization Meeting

Res Q& A update almost done by Kevin Pulido

Need access to produce Harmonization Agreement although- RicMan has designs for all of phase II. On website publish the design documents.

Page 2 Encroachment of Right of Way - resizable material. David ans in FAQ. Segment 9 majority on public right of way. If fence in right of way it has to go. Lincoln Ct/Bay Road fence in right of way.

Stephan List of Concerns

Non harmonization:

Parking - contractor to start exercise to maximize parking. Don't have end results. RicMan & Monica Beltran parking working on this. Also look at resident only parking. 6ft vs. 8 ft.

David look E & W street make sidewalk next to curb & landscape set back on West & Bay Road. Nee NE Corner Lincoln & West plans to accommodate loading zone.

Micro pumps only in Flamingo right now. None needed for BB.
Look at Phase 1 to increase drainage hook up to phase II.

Most favored nation clause - Stephan asked Mark to hold off. Issue open pandora boss with previous projects. No problem universal agreement per Project. I.E. offer pavement or bricks. ADA - already obligated by federal law.

Lester - share the full plans.

Contractor - if can't get harmonization hit MB with delay claims. Posturing change order for all these delays. MB wants to move forward. Contractor now do see MB difficulty to move forward. Feel too much opposition. This project in peril. MB committed with RicMan for a pathway forward. MB deal with the elected. Residents want the project and have contractor join message to move forward. Lester like to issue LTC pathway forward with the harmonization agreement. Ask 30 days for progress. Let contractor reimburse resident with any harmonization budget.

Issue RicMan feel due compensation for the delay. Also escalation costs. Issue what they bid on vs. where we are. Today costs have risen and upside down on the deal.

Samuelian legacy - better harmonization, injection wells/improved water quality.

Costs - Lester believe we have limited \$ for harmonization. Ric Men looking at all harmonization. MB Goal to fund harmonization to move project forward with a cap. MB thinks we have 3.5 million for harmonization. Ric Man checking their numbers. Get residents have a threshold.

Joe follow up addresses with Pumps Station

Kevin - provide FAQ draft to Stephan, Tim, Bernie

RicMan by end of month - provide MB estimating harmonization costs beyond their contract for Phase II right now. What is the costs to put back as it is today that we are able to put back. How manage what's in the right of way.

Parking Exercise -North Section by 3 weeks.

Stephan do a Harmonization meeting with Segment II & invite CIP. Some management Companies like Saul Gross say don't sign it.

From: Gomez, David <DavidGomez@miamibeachfl.gov>

Sent: Wednesday, November 9, 2022 1:10 PM

To: Stephan Ginez <stephan@gaythering.com>

Cc: Dopico, Ricardo <RicardoDopico@miamibeachfl.gov>; Martinez, David <DavidMartinez@miamibeachfl.gov>; Cerna, Maria <MariaCerna@miamibeachfl.gov>

Subject: West Avenue Harmonization Agreement

Stephan,
Good afternoon.

I have attached the draft harmonization agreement for your reference and review. Please note that this is only a draft and is currently being finalized by the City Attorney and Ric-Man. As such, please review and provide any notes as soon as possible today. There is a separate agreement for properties who opt not to harmonize but still want storm water drains installed. It is basically the same agreement, minus harmonization provisions, so I am not sending.

Let me know if you have any questions.

Thanks,

MIAMIBEAACH

David A. Gomez, LEED-AP

Division Director

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

Stephan Ginez

From: Stephan Ginez
Sent: X Monday, November 21, 2022 12:12 PM
To: Gomez, David; Tim Carr; Mirador 1035 Condo
Cc: Dopico, Ricardo; Martinez, David; Cerna, Maria; Carpenter, Eric
Subject: West Avenue Phase 2 - Harmonization and other items relating to Segment 1-2

David

Tim, Bernie, and I had a productive meeting with RicMan this morning.

1: Parking/Street layout/loading zone:

It was our understanding when we met in April that RicMan and the city parking department would work separately to review how we could increase parking.

The conclusion of the RicMan study is that, based on the current code/permit requirements, they can not add any parking spaces to what they had shown on their plan. The number of lost parking spaces is larger than previously counted. The section of Bay Rd between Lincoln Rd and the Canal was not accounted for as parking because it is not currently striped. This section is reduced to 7 spaces on the new plans (currently 18).

We have not heard about the conclusion from the City Parking Department.

We walked that area several times with several city officials including the city manager, senior staff and commissioner Richardson. Everybody agreed that this was an issue in these specific segments.

7 months later, we have not made any progress with parking. This is not related to the harmonization agreement but for some residents this is their number one concern. Not being able to have parking could delay or block the process with the harmonization agreement. Most of the buildings at the west end of Lincoln Rd do not even have even one parking space per unit. This is not taking into consideration that some residents have 2 cars (working couple, roommates, etc).

We need to address this matter to avoid a strong opposition from the residents.

Here are some ideas which should be considered:

- Review plans again for any way add additional parking spaces. Consider not stripping some areas
- Make the full area residents only 24/7.
- Open some existing parking lot or convert them to residents only (Next to the post office or circular parking lot on West Avenue just south of Lincoln Rd.
- Possible agreement with 1212 Lincoln Rd. Russell Galbut was willing to consider an agreement.
- Consider drop off space for each building which are known to be short on parking.

2: Resolution process

In the harmonization agreement we still need to refer to a resolution process in the event a resident believes that the drainage/flooding issue was exacerbated by the raising of the street. The Resolution process can be in a separate document or Q&A if that section survives the termination of the project. W

We know that RicMan is ready to contact each property and we will work with them to get the signatures of the residents.

Please let us know how we could address the 2 issues mentioned above in a timely manner to avoid further delays. We will be happy to meet via zoom or in person at your convenience.

Looking forward to hearing back from you.

Stephan

Stephan Ginez

From: Stephan Ginez
Sent: X Tuesday, November 22, 2022 4:59 PM
To: Beltran, Monica; Gomez, David
Cc: Tim Carr; Mirador 1035 Condo
Subject: RE: West Avenue Phase 2 - Parking impact

Monica

I appreciate your quick answer.

The residents were under the impression last spring after discussion with commissioners and senior staff that some parking options were going to be available.

I received this morning a copy of the report from Ricman the contractor selected for this project, the northern section of the West Avenue neighborhood (North of 14th Street) is losing **up to 144 parking spaces**. This report was done in May 2022.

I think it is going to be very hard to get back to the resident and say that we could not even find one extra parking space, zero. If nothing can be added, we are going to have to be creative with alternatives:

- Resident only 24/7
- Access to public lot next to the post office and or circular parking lot just south of Lincoln rd.
- Possible agreement with Russell Galbut at 1212 Lincoln Rd who was willing to consider offering spaces at the residents rate.

I am concerned about the impact this could have on residents and their willingness to sign the harmonization agreement to move forward with the project.

I wanted to share these thoughts before our meeting at 3 pm next Tuesday.

Looking forward to meeting with you next week.

Happy Thanksgiving.

Stephan

Stephan Ginez
Hotel Gaythering
1409 Lincoln Rd, Miami Beach, Fl 33139

From: Beltran, Monica <MonicaBeltran@miamibeachfl.gov>
Sent: Monday, November 21, 2022 6:49 PM
To: Stephan Ginez <stephan@gaythering.com>; Gomez, David <DavidGomez@miamibeachfl.gov>
Cc: Tim Carr <timparr@aol.com>; Mirador 1035 Condo <mirador1035condo@gmail.com>
Subject: RE: West Avenue Phase 2 - Parking impact

Stephan, I am copying Assistant CIP Director David Gomez on this email. We discussed the options, particularly for the west end of Lincoln Road but I don't think there was much we could do. We even looked at Lincoln Court.

David- can we please review with Stephan and Tim the parking plan for the area in question?

I remain available to meet to try to identify solutions.

Regards,
Monica

From: Stephan Ginez <stephan@gaythering.com>
Sent: Monday, November 21, 2022 6:15 PM
To: Beltran, Monica <MonicaBeltran@miamibeachfl.gov>
Cc: Tim Carr <timparr@aol.com>; Mirador 1035 Condo <mirador1035condo@gmail.com>
Subject: West Avenue Phase 2 - Parking impact

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Monica

I work with Tim Carr and Bernie Sandoval, representing the residents with the West Avenue Phase 2 project.

As you probably remember last spring, the residents in the northern part of the project (West End part of Lincoln Rd) expressed some very strong concerns about the elimination of parking. This was discussed with senior staff and some commissioners.

It was our understanding that RicMan the contractor and you were going to work separately to identify additional parking spaces options. Based on the fact that most buildings do not even have one parking space per unit the elimination of a lot of parking is a major issue for our segment of the project.

We are about the approach the residents to sign off on the project and being able to address the parking issue is critical.

I was wondering if you had any analysis you could share with us and if we could review together all options available. Maybe we could set up a meeting for early next week?

I am looking forward to hearing back from you.

Sincerely!

Stephan

Stephan Ginez
Hotel Gaythering
1409 Lincoln Rd, Miami Beach, FL 33319

Stephan Ginez

From: Stephan Ginez
Sent: X Wednesday, November 30, 2022 2:33 PM
To: 'Gomez, David'; monicabeltran@miamibeachfl.gov; minasamadi@miamibeachfl.gov; mfischer@ric-manfl.com
Cc: Tim Carr; Mirador 1035 Condo; Carpenter, Eric; me76@outlook.com
Subject: Follow up Meeting West Avenue

Mina, Monica, David and Mike:

Thank you for taking the time to meet with us yesterday. I think we made substantial progress. The Harmonization agreement is done, and we identified a possible path forward with the substantial parking reduction.

I wanted to share with you some additional thoughts about mitigating the parking reduction.

1: Correction to parking spaces needed for the year 2023.

If construction start in April 2023 and segment 2 construction is supposed to take 8 months, we only need to consider the lost parking space in Segment 1 and 2 for the year 2023.

This means a loss during construction of 79 spaces and a loss after construction of 19.

	Lost during Construction	Lost After Construction
Segment 1 and 2		
Lincoln Rd between Biscayne Bay and Lincoln Court	14	11
Lincoln rd between Lincoln Court and Bay Rd	9	1
Lincoln Rd between Bay Rd and West Avenue	22	Plus 1
Lincoln Rd between West Avenue and Alton Rd	14	Plus 5
Bay Rd between Lincoln Rd and Canal	20	13
Total	79	19

If we rely on private parking spaces, this means that for the full year of 2023, we only need 79 parking spaces and not 144 which was our net total from RicMan.

For the full 2023 the cost to cover the parking loss would be 79 x whatever the city can negotiate with private parking garage. As a side note I am paying \$160 at 1111 for parking for my hotel guests and employees.

We will need to do a rollover parking need chart as construction move from one segment to another.

2: Possible Parking developments

Michael Schvo who is redeveloping the ACE hardware property/Ex Epicure is offering cash for the use of the Alley. Maybe a private public partnership for him to build over the parking lot 24, using the ramp of his planned parking ramp access on West Avenue could make this very cost effective.

Here is a copy of his lawyer email to us:

On Aug 24, 2022, at 5:43 PM, GonzalezAJ@gtlaw.com wrote:

Good Morning

I wanted to clarify the request and discussion with Mike today.

When the WAvNA Board originally reviewed our project and recommended for alley vacation with FAR it was up to 8,000 sq. ft. as presented by the city. During the Vacation process, the number was reduced to 6,500 or 6,000 sq. ft. The final agreement with the City was for **a maximum of 5,500 sq. ft.** and for that the public benefit payment would be **\$3,500,000.00.**

At the July 20th City Commission meeting the **Commission Unanimously approved alley vacation with FAR with the maximum of 5,500 sq. ft and payment of \$3,500,000.00 to the City.**

The City administration wants to reconfirm the final terms approved unanimously by the City Commission before the Planning Board. To that end the question came up whether WAvNA supports the alley vacation, which I provided the original position and they would like to confirm WAvNA still maintains same position.

If at all possible, I would greatly appreciate an email, letter or resolution that reconfirms the support for the Alley Vacation with FAR from WAvNA.

Please call me if you like with any questions.

Alfredo.

Alfredo J. Gonzalez

Shareholder

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GonzalezAJ@gtlaw.com | www.gtlaw.com | [View GT Biography](#)

Additional parking could also be secured with another public partnership connecting the circular parking garage at 1625 West to the 1212 Parking garage.

3: Issue with intersection of West Avenue and Lincoln Rd

I forgot to mention that the currently proposed East part of the intersection of Lincoln Rd and West Avenue needs to be reviewed. The proposed design is eliminating the turning lane allowing cars to turn from the west end of Lincoln Rd into West Avenue heading north.

That turning lane is also used all day long as a parking for delivery at the bodega located at the SW corner of this intersection.

The combination of no turning lane and no loading zone will result in a major traffic issue. I would suggest that we consider bringing back the turning lane by going back to parallel parking on Lincoln Rd just in front of 1300 Lincoln Rd. The parallel parking at that location should be designated as loading zone during daytime.

We remain available to discuss the remaining parking issue and move forward quickly. As I shared during the meeting yesterday, it would be strongly beneficial to come up with a commission resolution for the parking reduction and alternative. Residents will want to feel that the city is committed to resolve this parking issue with a temporary solution until a permanent one is found.

Stephan

Stephan Ginez

1821 Michigan Avenue, Miami Beach, FL 33139

Cel 305 308 5770

Stephan Ginez

From: Stephan Ginez
Sent: X Thursday, December 8, 2022 4:51 PM
To: Gomez, David; Beltran, Monica; Samadi, Mina; mfischer@ric-manfl.com
Cc: Tim Carr; Mirador 1035 Condo; Carpenter, Eric; me76@outlook.com; Martinez, David
Subject: RE: Follow up Meeting West Avenue Phase 2

David

I thought I had made my points clear during our last meeting, then again in my email dated November 30, and again in my email from yesterday (dec 7). I tried to detail everything in the simplest possible steps. You are not answering to any of these specific steps and give me the usual rubber stamp answer. This is what kills the credibility of the city administration.

I will simply remove myself from the project if there is no commitment from the city to address the parking issue before residents are asked to sign the harmonization agreement.

Why not simply say two weeks ago that the city will not commit to identifying a parking solution now? The pattern is always the same. Nice words, but at the end of the day, any points coming from the residents is pushed aside with an insinuation that we could jeopardize the project.

This process is very frustrating. I think the city needs to consider us as true partners. If you want this project to move forward. We have known about this parking issue for years and until I brought it back recently nothing had been done to address this issue.

I am not going to tell the residents 144 parking spaces are being removed and the city will look for a solution in the future. You can call these parking spaces illegal or classify them anyway you want. **The residents will understand I will not find a parking space if this project move forward.**

Please put yourself for one second in the position of a resident who lives in our area: How would you feel if you have been relying on street parking for you and your wife (possibly up to two cars) and that this option is gone with the project? Where are you going to park at night? This is a place with a lot of working-class residents. There are no fancy condos there.

I have a full-time job to deal with. I am spending a lot of time to help my neighbors. I don't need parking; I have been paying \$150 per month per space for my guests and my employees.

So, we are back to square one and our only option is to go back to the commissioners to explain our case. What a waste of time.

Sincerely upset.

Stephan

From: Gomez, David <DavidGomez@miamibeachfl.gov>
Sent: Thursday, December 8, 2022 4:18 PM
To: Stephan Ginez <stephan@gaythering.com>; Beltran, Monica <MonicaBeltran@miamibeachfl.gov>; Samadi, Mina

<MinaSamadi@miamibeachfl.gov>; mfischer@ric-manfl.com

Cc: Tim Carr <timparr@aol.com>; Mirador 1035 Condo <mirador1035condo@gmail.com>; Carpenter, Eric

<EricCarpenter@miamibeachfl.gov>; me76@outlook.com; Martinez, David <DavidMartinez@miamibeachfl.gov>

Subject: RE: Follow up Meeting West Avenue Phase 2

Stephan,

Good afternoon.

As always it is very nice to hear from you. Thank you for following up on this very important matter.

As you stated, and we agree, the parking issue does not need to be resolved right now. During our meeting, you made some good suggestions. We have taken those to heart and are exploring their incorporation as well. Not only do you and the residents have our commitment to make this issue a priority, the City Manager's office has also committed to the evaluation of all possible strategies for this parking issue. We are working closely with the design/build team, as well as the Parking and Transportation Departments to identify parking loss mitigation strategies and resolutions, which we will be able to share as we approach construction.

While we are confident that we will be able identify and implement realistic strategies to mitigate the parking issue, in the interest of full transparency, we should note that full replacement of lost on street parking spaces may not be possible. As you will recall, much of the parking reduction is a result of regulatory restrictions and not design. However, please rest assured that we have already begun analyzing available options and strategies to address the parking impact, both during construction and after completion of the project.

It is very exciting to see that you are ready to sign the harmonization agreement. We are putting the finishing touches on the FAQs and incorporating your suggested language, which will be ready early next week. Via this email, we will ask Heather and RMCF to prepare your package and schedule a date to meet and present the package. As you know, the construction schedule is very tight, and we need to commence the process of obtaining the executed harmonization agreements. Your support and guidance has been invaluable, and we feel that once we get started, we can address any remaining individual concerns. Please allow the project team and City staff the opportunity to review and identify solutions to the parking concerns as the harmonization agreement process with the property owners continues. If we do not get the process started, we run the risk of delaying the project and potentially having the project stopped, once again.

As always, we are happy to discuss any project concerns, and will be available to do so throughout the project. Thanks again for your invaluable input and recommendations.

Thanks,

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David A. Gomez, LEED-AP

Division Director

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We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Stephan Ginez <stephan@gaythering.com>

Sent: Wednesday, December 7, 2022 10:14 PM

To: Gomez, David <DavidGomez@miamibeachfl.gov>; Beltran, Monica <MonicaBeltran@miamibeachfl.gov>; Samadi, Mina <MinaSamadi@miamibeachfl.gov>; mfischer@ric-manfl.com

Cc: Tim Carr <timparr@aol.com>; Mirador 1035 Condo <mirador1035condo@gmail.com>; Carpenter, Eric

Stephan Ginez

From: Stephan Ginez
Sent: X Wednesday, December 14, 2022 10:54 PM
To: 'Gomez, David'; 'Beltran, Monica'; 'Samadi, Mina'; 'mfischer@ric-manfl.com'; Carpenter, Eric
Cc: 'Tim Carr'; 'Mirador 1035 Condo'; 'Carpenter, Eric'; 'me76@outlook.com'; 'Martinez, David'
Subject: RE: Follow up Meeting West Avenue Phase 2

I wanted to follow up on the parking issue. We had discussed this issue at our meeting on November 29. Exchanged emails. Commissioner Meiner had told us that we should expect a solution last Monday based on a conversation he had with Eric Carpenter.

Let's make one thing clear: we are not trying to extort any unneeded parking spaces from the city. Please take a walk or drive around at night. Every parking space is used.

We can't pretend to hide this parking issue from the residents. We are all aware of it. As stated before, I am willing to sign my harmonization agreement and I am willing to spend time to convince my neighbors to do so but I am NOT going to hide or minimize this issue from residents. This affects the value of their unit and their everyday life.

We have known about this issue since we move the equipment away from Lincoln Rd to the parking lot near the post office.

This was explained again in detail when we walked the neighborhood with city staff, the city manager and one on one with several commissioners.

The detailed report produced by RicMan last May is accurate and I personally double checked the numbers.

The argument that we are not losing as many spaces as reported because these current spaces are not legal is misleading at best: If a resident can currently park there with a parking permit and not being towed, it is to be counted as an existing parking space used by residents.

The way parking is mentioned on the Q&A is misleading for the reason I stated just above, and I can't defend it in front of our residents.

144 parking spaces represent 20% of the total current number of resident parking permits (712). The current number of spaces available is already not enough to cover the needs.

We are in a neighborhood where some buildings have zero parking spaces on their private property. The city manager was able to see that when we walked several streets (i.e. Lincoln Terrace leading to the Capri building). Commissioners have seen it too.

We can try to look at the problem from any angle you want, it will not disappear. Some of the solutions offered will not be enough to solve the issue: Even if the lot next to the post office is turned into a resident parking, it will not be useable during construction and it will not be enough. This is the staging area for RicMan and where they will have to excavate for the pump and then install the generator and electrical component.

There is simply no way to handle the parking problem without using private parking garages during construction. The time of construction should also be used to find a permanent parking solution which is probably going to have to be a parking garage on the circular parking surface or above the pumps next to the post office.

We are willing to work with every commissioner to get funding for this parking structure.

We have lost so much time since we first discussed this parking issue.

I sincerely hope we could set up a meeting to acknowledge the totality of the issue and identify how we can deal with it so we can move forward .

I added below a suggestion about how we could control additional parking spaces in an existing parking garage during construction and until a more permanent solution is available.

Stephan

How to control parking spaces in an existing parking garage:

1. Notify all existing resident parking permit holders by mail in the Segment affected by construction.
2. Knowing that street parking is going to be substantially reduced, offer a guaranteed space in a monitored 24/7 parking garage located at YYYY versus looking for a space in the street, they can enter in a lottery system by submitting the attached application by XX/XX/2023.
3. XX parking garage spot will be assigned.
4. Instead of the yearly \$57 a year, this option could be costing a little more to the residents as it is a guaranteed space in a monitored parking garage.
5. Anyone who wins a parking space in a garage must surrender his/her street parking permit in exchange for a parking job.
6. If anyone surrender his parking garage space, the next person on the list will have the opportunity to get one.

Note

Lottery can be done yearly or as a 1-time deal with spots opening when people move out.

Additional parking spaces can be allocated when a new a new segment of West Ave phase 2 gets done.

This system will allow us to get accurate information about how many spaces are used in the garage and provide valuable information about the size of the parking structure the city could consider for the future.

From: Stephan Ginez

Sent: Thursday, December 8, 2022 4:51 PM

To: Gomez, David <DavidGomez@miamibeachfl.gov>; Beltran, Monica <MonicaBeltran@miamibeachfl.gov>; Samadi, Mina <MinaSamadi@miamibeachfl.gov>; mfischer@ric-manfl.com

Cc: Tim Carr <timparr@aol.com>; Mirador 1035 Condo <mirador1035condo@gmail.com>; Carpenter, Eric <EricCarpenter@miamibeachfl.gov>; me76@outlook.com; Martinez, David <DavidMartinez@miamibeachfl.gov>

Subject: RE: Follow up Meeting West Avenue Phase 2

David

I thought I had made my points clear during our last meeting, then again in my email dated November 30, and again in my email from yesterday (dec 7). I tried to detail everything in the simplest possible steps. You are not answering to any of these specific steps and give me the usual rubber stamp answer. This is what kills the credibility of the city administration.

I will simply remove myself from the project if there is no commitment from the city to address the parking issue before residents are asked to sign the harmonization agreement.

Stephan Ginez

From: Stephan Ginez
Sent: X Monday, January 9, 2023 5:11 PM
To: 'Gomez, David'; 'Beltran, Monica'; 'Samadi, Mina'
Cc: 'Carpenter, Eric'; Tim Carr; Mirador 1035 Condo
Subject: Segment 2 West Avenue - Parking

Happy New Year to all of you!

I was wondering if there was any update or progress regarding the parking situation for the area between 14 th Street and 17th?

I also would like to make another suggestion about how we could easily help taking some residents off the street parking at no cost to the city.

We should send a letter/email to all the current street parking permit holder in zone 12 letting them know about a unique opportunity just for them.

Message would be as follow:

We are aware of the current street parking limitation and in anticipation with the West Avenue Project phase 2 we would like to offer you the following incentive:

- Instead of gambling to find a street parking every day, we are offering a **guaranteed parking option in an elevated, secured private parking garage of your choice** (see choice below).
- You could choose from the parking at 1111 Lincoln Rd, The movie Theater or 1212 Lincoln Rd.
- The city negotiated an agreement so that the above-mentioned facilities would accept the City Garage Parking rate of (\$1XX) for zone 12.
- Spaces are limited and available on a first come first served basis
- If you agree to join this program, you must surrender your street parking permit.
- To apply: XXXX

We know that we are short 100+spaces (up to 144), with the above test, we would:

- At least reduce the demand for street parking. With 700+ current street parking permit holder maybe we have a chance to grab 10% of them or 70 spaces.
- Gage future parking need (garage or street options) and option to .
- Show residents that a real solution was offered.
- This solution would not cost any money to the city as the city would pass along the negotiated rate with the private parking garages.

Looking forward to hearing back from you about any update regarding the parking situation. I hope we can have something in place before the project is scheduled to start.

Stephan