

Land Use and Sustainability Committee May 28, 2024 - 4:00 PM

Commissioner Alex Fernandez, Chair Commissioner Tanya Bhatt, Vice Chair Commissioner Laura Dominguez, Member Commissioner David Suarez, Member

Thomas Mooney, Liaison Jessica Gonzalez, Support Staff

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# LAND USE AND SUSTAINABILITY COMMITTEE AGENDA

Tuesday, May 28, 2024, 4:00 PM

Hybrid Meeting Commission Chambers and Zoom
Please click the link below to join the webinar:
https://miamibeachfl-gov.zoom.us/j/85059923037
Or Telephone: 1 301 715 8592 or 888 475 4499 (Toll Free)
Webinar ID: 850 5992 3037

# **DISCUSSION ITEMS**

1. DISCUSSION TO CONSIDER A POTENTIAL PARKING SOLUTION FOR PERMANENT RESIDENTIAL PARKING AS PART OF THE WEST AVENUE PHASE 2 (SEGMENT 1 AND 2) PROJECT.

May 15, 2024 - R9 AH

Office of Capital Improvement Projects

2. REFERRAL TO THE SPECIAL MAY 28, 2024 LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) -DISCUSS/CONSIDER EXPANDING PARKING OPTIONS FOR RESIDENTS WITHIN THE WEST AVENUE NEIGHBORHOOD BY PERMANENTLY CONVERTING APPROXIMATELY 133 METERED ON-STREET PARKING SPACES WITHIN ZONE 12, TO METERED 24-HOUR RESIDENTIAL SPACES.

**Commissioner Suarez** 



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

# Ltem 1. COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee

FROM: Rickelle Williams, Interim City Manager

DATE: May 28, 2024

TITLE: DISCUSSION TO CONSIDER A POTENTIAL PARKING SOLUTION FOR PERMANENT RESIDENTIAL PARKING AS PART OF THE WEST AVENUE PHASE II (SEGMENT 1 AND 2) PROJECT.

# **HISTORY:**

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 (Exhibit A), brought forth by the West Avenue Neighborhood Association (WAvNA), Lincoln Bay Towers (1450 Lincoln Road) 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. At its May 15, 2024 meeting, the City Commission referred two (2) items associated with the West Avenue parking issue to a special Land Use and Sustainability Committee (LUSC) meeting to consider a potential parking solution for permanent residential parking as part of the West Avenue Phase II project.

Members of WAvNA have spent considerable time developing options to minimize the loss of permanent residential parking as a result of the West Avenue Project. The proposal offers a potential partnership with one of the area stakeholders, the Lincoln Bay Towers, to develop a parking deck on the existing parking lot located on the south side of the condominium building, to provide for additional, permanent public parking for the benefit of area residents.

# **ANALYSIS:**

# Parking at Lincoln Bay Towers (1450 Lincoln Road)

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.

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.

Recent communication with the President of the Lincoln Bay Towers Association, confirmed that the association's Board of Directors favors, in order of preference, three (3) options regarding the alignment of the Baywalk: (1) Do not build the Baywalk at this property and allow the overland connection to happen along Lincoln Terrace; (2) implement the proposal above by re-aligning the Baywalk through an overland walkway along the south side of the property, resulting in the addition of public parking spaces; (3) construct the over-water Baywalk as designed. The Board expressed reservations with the construction of the over-water Baywalk, but made it clear that they are willing to consider any option.

Discussions with representatives of WAvNA, indicated support of either the over-water Baywalk or the alternate alignment through the Lincoln Bay Towers property.

In order to more fully analyze the proposal, should the Committee recommend to proceed, a consultant will 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. Funding will need to be identified and appropriated.

# **Regular Long-Term Parking Solution Update**

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. The May 2022, parking study performed by the Design-Builder, indicates that the currently planned 248 on-street parking spaces results in a reduction of 102 parking spaces. 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.

On November 6, 2023, city staff met with representatives of the community and neighboring properties to discuss the potential long-term parking strategies identified in the parking code analysis 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. During that meeting, city staff informed the residents that the project would incorporate revisions to the drawings identified as option 8 of the analysis.

On November 8, 2023, city staff attended the 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.

On December 20, 2023, via LTC 559-2023 (Exhibit B), the Administration communicated that the strategies and alternatives presented in the code analysis had been vetted by the project team, and that 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 and reducing the parking loss to approximately 58 on street parking spaces. 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.

On December 23, 2023, WavNA forwarded a resolution to city staff, in support of the City's plan to proceed with the West Avenue Neighborhood Phase II Improvement Project, incorporating revised parking strategies identified as option 8 in the parking analysis, or in the alternative, option 7, should the city be unable to include additional parking spaces on Flamingo Way and/or 14 Terrace (Exhibit C).

# Parking on Bay Road

On November 6, 2023, representatives of WavNA and area residents provided a design suggestion for Bay Road, north of Lincoln Road (Exhibit D). The suggestion mimics the current parking arrangement on 1st Street, with two (2) rows of parallel parking aligned in the center of the roadway with a landscape island. City staff reviewed the suggestion and determined that the right-of-way of 1st Street is wider than Bay Road, making that arrangement possible at that location, but not on Bay Road. However, at the behest of the residents and in the interest of augmenting on-street parking, city staff developed a similar layout, consisting of a single parallel parking lane in

the center of the road, which could provide additional on-street parking spaces. Further vetting has demonstrated that the layout does not comply with the National Fire Protection Association Code, engineering best practices or other requirements. However, city staff continues to work with the Miami Beach Fire Department in order to further examine the feasibility of this layout.

# **Regular Short-Term Parking Solution Update**

The Administration and project team evaluated multiple mitigation strategies, and on March 27, 2023, the City Commission adopted Resolution 2023-32518, approving four (4) short-term parking options to mitigate the loss of parking during construction in the neighborhood as a result of the West Avenue Phase 2 Neighborhood Improvement Project. The short-term strategies include:

- 1. Engage private parking providers to provide approximately 50 parking spaces to residents at a reduced rate, to be partially subsidized by the City. Discussions with private owners resulted in an arrangement to provide for 50 spaces to be charged at \$135 per month, with the City subsidizing \$75 per month for the spaces, and the residents paying the balance (\$60). The Commission authorized up to \$75,000 per year, during construction, for this purpose.
- 2. Convert approximately 133 metered on-street parking spaces within the zone (commercial), to metered 24-hour residential spaces. These spaces are currently pay-to-park spaces, accessible to residents during nights and weekends only. The proposed short-term parking option would convert these spaces to 24-hour access for residents, while remaining accessible to non-residents as well.
- 3. Expand the residential parking zone to include City owned Parking Lot P- 24, located at 1671 West Avenue, allowing residents to utilize up to 42 spaces once construction of the overall project is complete. These spaces would remain "pay-to-park" for non-residents or those who do not hold a valid parking pass.
- 4. Provide approximately 18 temporary parking spaces on 14th Terrace, and approximately 10 temporary parking spaces on Flamingo Way, between Bay Road and West Avenue.

# **CONCLUSION:**

The Administration does not recommend moving forward with the concept of rerouting the Baywalk and providing structured parking in the rear yard of Lincoln Bay Towers. Should the Committee recommend to proceed, the City would need to engage a consultant to prepare a feasibility study to 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. Funding will need to be identified and appropriated.

The Administration is moving forward with the redesign of the West Avenue Neighborhood Improvements Phase 2 project to incorporate changes to the parking plans (option 8 of the parking study) which will return approximately 44 parking spaces. Staff continues to pursue additional long-term parking mitigation strategies.

# **Applicable Area**

South Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

<u>Does this item utilize G.O.</u> <u>Bond Funds?</u>

Yes No

# **Departments**

Office of Capital Improvement Projects

# **ATTACHMENTS:**

	Description	Type
D	Exhibit A - Referral Memo from September 13, 2023 Meeting Item C4 K	Memo
D	Exhibit B - LTC 559-2023	Other
D	Exhibit C - WAVNA Resolution	Other
D	Exhibit D - Resident Bay Road Suggestion	Other

# MIAMI**BEACH**

# **COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Steven Meiner

DATE: September 13, 2023

SUBJECT: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE

TO CONSIDER A POTENTIAL PARKING SOLUTION FOR PERMANENT RESIDENTIAL

PARKING AS PART OF THE WEST AVENUE PHASE 2 (SEGMENT 1 AND 2) PROJECT.

# **ANALYSIS**

Please place on the September 13, 2023 agenda a referral to the September 26, 2023 Public Safety and Neighborhood Quality of Life Committee to discuss a potential parking solution to mitigate the loss of permanent parking as a result of the West Avenue Neighborhood Improvement Project.

Members of the West Avenue Neighborhood Association (WAVNA) have spent considerable time developing options to minimize the loss of permanent residential parking as a result of the West Avenue Project. One option that WAVNA recently identified involves a potential partnership with one of the area stakeholders, the property located 1450 Lincoln Road, to develop a parking structure on the existing parking lot located on the south side of 1450 Lincoln Road, to provide for additional, permanent public parking for the benefit of area residents.

A detailed summary of the proposal submitted by WAVNA, as well as a design concept, is attached. I commend WAVNA for its creative efforts to identify public parking solutions that will benefit area residents, and I believe this proposal is worthy of full consideration. In view of the importance of providing permanent public parking in the West Avenue neighborhood, as part of this referral, I would ask for the Administration to carefully evaluate the proposal, discuss the proposal further with WAVNA and area stakeholders, and advise the Committee on its feasibility.

# **SUPPORTING SURVEY DATA**

N/A

# **FINANCIAL INFORMATION**

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O.

**Bond Funds?** 

No

Yes

# **Legislative Tracking**

Commissioner Steven Meiner

# **ATTACHMENTS:**

# Description

1450 Lincoln Road Design Attachment

# CONTINUE TO PEDESTRIAN BRIDGE ABOVE CANAL



**EXISTING BAYWALK AT THE CAPRI** 



LTC # 559-2023

# LETTER TO COMMISSION

TO:

Honorable Mayor Steven Meiner and Members of the City Commission

FROM:

Alina T. Hudak, City Managen

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.

From: TIMOTHY CARR < timpcarr@aol.com > Sent: Saturday, December 23, 2023 12:51 PM

**To:** Gomez, David < <u>DavidGomez@miamibeachfl.gov</u>>; Martinez, David

<DavidMartinez@miamibeachfl.gov>

**Cc:** Stephan Ginez <<u>stephan@gaythering.com</u>>; Mike Edwards <<u>me76@outlook.com</u>>; David Reid <<u>davidreid3@gmail.com</u>>; Robert Primavera <<u>bprimavera330@gmail.com</u>>; Corrine Kirkland <corkirk@bellsouth.net>; Susanna Purucker <spurucker@bellsouth.net>; Brian Keane

<bri><brianinmiami@gmail.com>; Amy Litos Floridian <a litos@icloud.com>

Subject: WAvNA Resolution for West Ave Phase II

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

Dear David & David,

Thanks for meeting with us this week. Here is WAvNA's resolution. Please feel free to forward to the Mayor, Commissioners, & City Staff at your discretion. Wishing you both Happy Holidays,

Tim Carr WAvNA

RESOLUTION IN SUPPORT OF THE CITY'S PLAN TO PROCEED WITH THE WEST AVENUE NEIGHBORHOOD PHASE II IMPROVEMENT PROJECT, INCORPORATING REVISED PARKING STRATEGIES IDENTIFIED AS OPTION 8 IN THE PARKING ANALYSIS, OR IN THE ALTERNATIVE, OPTION 7, SHOULD THE CITY BE UNABLE TO INCLUDE ADDITIONAL PARKING SPACES ON FLAMINGO WAY AND/OR 14 TERRACE

The West Avenue Neighborhood Association, following several meetings and communication, hereby communicates its support for the continuation of the West Avenue Neighborhood Phase II Improvement Project.

Representatives of the Association have met with City staff and reviewed the parking analysis prepared by the Design-Builder, which identifies different scenarios under which parking reductions are impacted by code requirements or design.

It is the Association's position that the parking analysis addresses an important part of the community's concerns as they relate to on-street parking and supports proceeding with the development and construction of the project, incorporating <u>Option 8</u> as presented in the analysis. It is understood that this option, while providing additional parking spaces in comparison to the current design, does reduce available landscape area as well as the number of street trees.

Further, the Association, in the alternative, supports proceeding with the project as described in Option 7, should the city be unable to include additional parking spaces on Flamingo Way and/or 14 Terrace.

As the above options will not be sufficient to recover even half of the parking spaces being lost, WAVNA also strongly support the efforts from CIP staff to incorporate up to <u>9 extra spaces in front of 1450 Lincoln Rd</u> and the redesign of Bay Rd between Lincoln Rd and the Canal without modifying the harmonization agreement which could result in up to 10 additional spaces.

These 2 additional parts are essential as the biggest loss of parking will be around Lincoln Rd.

WAVNA is also requesting City Staff to consider the modification of <u>Bay Rd</u> from Lincoln Rd South all the way to 14<sup>th</sup> Street following the model being developed with a <u>center isle</u> for the section between Lincoln Rd and the Canal.

Further studies are also needed for the area between Lincoln Rd and 14<sup>th</sup> Streets and consider whether adopting one-way streets could result in additional parking.

The two above options can be fully reviewed and vetted before the harmonization agreements are finalized for that section of Bay Rd. These segments are not affected by the construction starting in early January.

It is also the opinion of WAVNA that all the above options might still not be enough to recover the parking spaces needed for this area.

It will be likely necessary to consider additional options such as a <u>parking garage</u> or <u>new design</u> for the <u>existing circular lot</u> known as P23 <u>on West Avenue</u> and the City should be able to consider these options in a timely manner before the end of the West Avenue Phase 2 if necessary. Partnership with existing developers in the areas could be a very cost-effective solution.

WAVNA finally urges the city to <u>reconsider working on Segment 2 and 3 at the same time</u> as it would result in limited access during the construction and further impact parking during construction.

# BAY ROAD BETWEEN LINCOLN ROAD AND THE CANAL

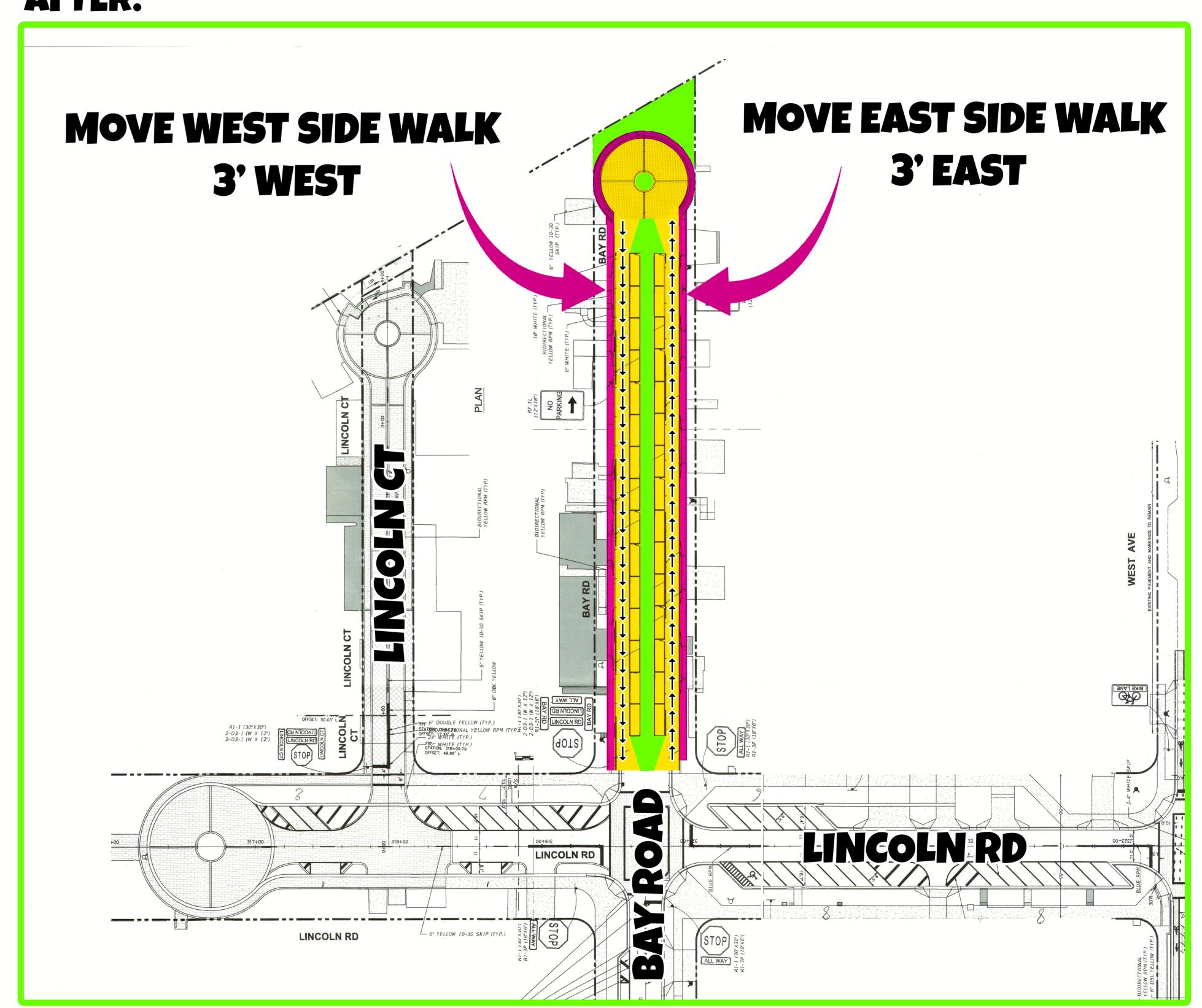
CONCEPT: TAKING 3 EXTRA FEET OF GREEN SPACE ON EACH SIDE OF THE ROAD AND REINSERTING THEM IN A CENTRAL ISLAND WITH PARALLEL PARKING ON EACH SIDE PLUS ROUND ABOUT FOR ONE WAY TRAFFIC.

ADDING 23 PARKING SPACES TO PROPOSED DESIGN WITH A REDUCED NET LOSS OF 12 PARKING SPACES INSTEAD OF 35. BETWEN BAY ROAD AND LAST WEST BLOCK OF LINCOLN RD.

# **BEFORE:**

# LINCOLN RE

# AFTER:





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

Ltem 2.
COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee

FROM: Commissioner Suarez

DATE: May 28, 2024

TITLE: REFERRAL TO THE SPECIAL MAY 28, 2024 LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) -DISCUSS/CONSIDER EXPANDING PARKING OPTIONS FOR RESIDENTS WITHIN THE WEST AVENUE NEIGHBORHOOD BY PERMANENTLY CONVERTING APPROXIMATELY 133 METERED ON-STREET PARKING SPACES WITHIN ZONE 12, TO METERED 24-HOUR RESIDENTIAL SPACES.

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

<u>Does this item utilize G.O.</u>

**Bond Funds?** 

Yes No

**ATTACHMENTS:** 

**Description** Type

□ Special Meeting Memo Memo

# MIAMI**BEAC**

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

# COMMITTEE MEMORANDUM

TO:

Members of the Land Use and Sustainability Committee

FROM:

Commissioner David Suarez

DATE:

May 28, 2024

SUBJECT: REFERRAL TO THE SPECIAL MAY 28, 2024 LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) -DISCUSS/CONSIDER EXPANDING PARKING OPTIONS FOR RESIDENTS WITHIN THE WEST AVENUE NEIGHBORHOOD BY PERMANENTLY **CONVERTING APPROXIMATELY 133 METERED ON-STREET PARKING SPACES** WITHIN ZONE 12, TO METERED 24-HOUR RESIDENTIAL SPACES.

# **BACKGROUND/HISTORY**

Was 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 name of lobbyist(s) and principal(s): N/A

# **ANALYSIS:**

On May 15, 2024, the City Commission referred item C4 AQ to a special meeting of the Land Use and Sustainability Committee (LUSC), to discuss expanding parking options for residents within the West Avenue neighborhood by permanently converting approximately 133 existing metered on-street parking spaces within the project area of the West Avenue Phase II Improvements North of 14 Street project (Project), to hybrid spaces that are available on a 24hour basis to both residents (residential permit) and non-residents (metered)(Exhibit A).

The Project will result in a reduction of approximately 102 on-street parking spaces for resident use within Zone 12 (Exhibit B). As a result of parking loss, the City Commission directed the Administration via Resolution 2023-32474 to identify parking options to mitigate that loss, and present short term (during construction) solutions prior to the displacement of any residential parking due to construction of the project.

Among the short-term parking solutions approved by the City Commission via Resolution 2023-32518 was the temporary conversion of approximately 133 metered on-street parking spaces within parking Zone 12, which roughly approximates the limits of construction for the Project, to hybrid residential/metered spaces at all times. 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 short-term parking option will convert these spaces to 24-hour access for residents, while remaining accessible as metered parking spaces to non-residents as well.

Given the complexity of the Project and limited opportunities to mitigate parking loss the LUSC and in turn the City Commission should discuss and consider the possibility of permanently converting some, if not all, of these 133 spaces to 24-hour hybrid resident access/metered spaces and ensure no net loss of residential parking in this zone.

Additionally, the area of the project with the greatest impact to on-street parking has been identified to be along Lincoln Road, and in particular west of Bay Road. As such, the Project should ensure that as many spaces as possible are returned in this area, resulting in up to 10 spaces immediately east of the round-a-bout.

# **CONCLUSION:**

The foregoing is presented to the members of the LUSC for discussion.

# **ATTACHMENTS:**

Exhibit A – Referral Memo from May 15, 2024 Meeting Item Item C4 AQ

Exhibit B – Zone 12 Upper West Avenue Residential Parking Map

# MIAMI**BEACH**

# **COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner David Suarez

DATE: May 15, 2024

SUBJECT: REFERRAL TO THE JUNE 10, 2024 LAND USE AND SUSTAINABILITY COMMITTEE (LUSC) -

DISCUSS/CONSIDER EXPANDING PARKING OPTIONS FOR RESIDENTS WITHIN THE WEST AVENUE NEIGHBORHOOD BY PERMANENTLY CONVERTING APPROXIMATELY 133 METERED ON-STREET PARKING SPACES WITHIN ZONE 12, TO METERED 24-HOUR

RESIDENTIAL SPACES.

# **BACKGROUND/HISTORY**

Was Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?

If so, specify name of lobbyist(s) and principal(s): N/A

### **ANALYSIS**

Please place on the May 15, 2024 agenda a referral to the June 10, 2024 Land Use and Sustainability Committee (LUSC) to discuss/consider permanently converting approximately 133 existing metered on-street parking spaces within the project area of the West Avenue Phase II Improvements North of 14 Street project (Project), to hybrid spaces that are available on a 24-hour basis to both residents (residential permit) and non-residents (metered).

The Project will result in a reduction of approximately 102 on-street parking spaces for resident use within Zone 12 (Attachment A). As a result of parking loss, the City Commission directed the Administration via Resolution 2023-32474 to identify parking options to mitigate that loss, and present short term (during construction) solutions prior to the displacement of any residential parking due to construction of the project.

Among the short-term parking solutions approved by the City Commission via Resolution 2023-32518 was the temporary conversion of approximately 133 metered on-street parking spaces within parking Zone 12, which roughly approximates the limits of construction for the Project, to hybrid residential/metered spaces at all times. 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 short-term parking option will convert these spaces to 24-hour access for residents, while remaining accessible as metered parking spaces to non-residents as well.

Given the complexity of the Project and limited opportunities to mitigate parking loss, I would like to discuss with my colleagues the possibility of permanently converting some, if not all, of these 133 spaces to 24-hour hybrid resident access/metered spaces to ensure no net loss of residential parking in this zone.

# **SUPPORTING SURVEY DATA**

N/A

# FINANCIAL INFORMATION

N/A

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Does this item utilize G.O.

**Bond Funds?** 

Nο

# **Legislative Tracking**

Commissioner David Suarez

# **ATTACHMENTS:**

# Description

Exhibit A – Zone 12 Upper West Avenue Residential Ranking Man 18



# Zone 12 - Upper West Ave Residential Parking Map

Parking at meters in the residential zone is **first come first served**.

Permits are honored at parking meters and parking lot from 6PM - 7AM Monday - Friday and 24 hours Saturday, Sunday and holidays.

Visitor permits are **not honored** at meters.

# Residential Zone Types

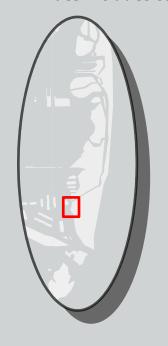
Parking Lot

Restricted Residential Zone

Metered Residential Zone

\_\_\_ Address Boundaries

Permit Rate: \$54.60/year Rate includes sales tax.





Residential Parking Zone Locator App

