



COMMITTEE MEMORANDUM

TO: Land Use and Development Committee

FROM: Jimmy L. Morales, City Manager

DATE: January 22, 2014

SUBJECT: **PARKING DISTRICT NO. 5 – SUNSET HARBOUR**
Status Report

HISTORY

On December 12, 2013, the City Commission adopted an amendment to the Land Development Regulations, establishing Parking District No. 5 in the Sunset Harbor area, which reduced or eliminated required parking for small commercial business. The subject ordinance also set a lower threshold for Neighborhood Impact Establishments (NIE), requiring Planning Board review of restaurants over 100 seats/125 persons occupancy (the current review threshold city wide is for 300 persons or more occupancy). On June 5, 2013, the Commission adopted an amendment to Parking District No. 5, which provided for parking reductions in certain types of 'live-work' and residential parking uses.

At the time of adoption, the Commission made a referral to the Land Use and Development Committee to review the impact of the Ordinance within eleven (11) months of adoption. This progress report was scheduled to be heard by the Land Use Committee on October 23, 2013, but was continued to the December 16, 2013 Land Use Meeting.

BACKGROUND / ANALYSIS

The reduction of parking requirements in the Sunset Harbor area was necessitated by the extreme difficulty of actually providing parking on-site within this constrained neighborhood. The policy of reducing parking requirements for small businesses was warranted given that the Sunset Harbor garage is operational, which has provided adequate infrastructure parking to support the surrounding neighborhood's burgeoning growth of small, resident-oriented businesses.

The development of slightly larger projects is still required to provide parking; however, these particular projects are permitted to pay a fee-in-lieu of providing parking on site. Large developments in excess of 15,000 square feet continue to be required to provide parking on-site or within 500 feet. The cutoff for the parking reduction is 3,500 square feet per business, with a maximum aggregate of no more than 10,000 square feet of total area for one building. Similar thresholds apply to restaurants.

The adopted Ordinance included a 'sunset' clause for the reduced parking requirements, which would apply to any new application submitted more than two (2) years of adoption of the Ordinance. Specifically, Section 130-33(b)(5) states that: "The parking requirements in this subsection (b) shall only apply to projects that have obtained a building permit or land use board approval by December 22, 2014".

Since the adoption of the Ordinance on December 22, 2012, two (2) new development projects have been proposed in the Sunset Harbor area that would be affected by the new regulations. These projects, a new retail store at the triangular corner of Dade Boulevard, 18th Street and Alton Road, and a restaurant conversion within an existing warehouse on the south side of 18th Street between West Avenue and Bay Road, are still in the review and development stage. As such, staff does not yet have any firm data on the total number of spaces that may have been exempted.

Staff has also researched all permits and licenses issued within the Sunset Harbor area since December 22, 2012. No significant changes of use or expansions have occurred since the adoption of the Ordinance.

Attached is a list of closed accounts for Parking Impact Fees, previously due for Parking District 5, as well as a spreadsheet outlining the revenue generated by the Sunset Harbor Garage for FY 2012 & 2013. The property at 1766 Bay Road (Burger and Beers) is the only account that has remained active subsequent to the adoption of the ordinance, due to the number of seats exceeding the threshold of 100. Additionally, the amount of revenue generated by the garage (\$335,466.00) has far exceeded the amount of lost parking impact fee revenue (-\$53,200.00) since the adoption of the Ordinance.

CONCLUSION

The Administration believes that the subject parking district regulations are functioning as intended, and helping to foster the revitalization of the Sunset Harbour neighborhood, and therefore recommends that no further progress reports be required. A discussion on the reauthorization of the parking district regulations for a longer period of time would be appropriate later in 2014, when the current regulations are set to expire.

JLM/JMJ/TRM

Attachments

M:\\$CMB\CCUPDATES\Land Use and Development Committee\2014\Parking District 5 - MEMO LUDC.docx

Sunset Harbour

Parking Impact Fee Accounts Affected by the Creation of Parking District No. 5

Address	Name on account	Type	Seats	Sq. ft.	Spaces	2012 Revenue	New req.	2013 Revenue
1766 Bay Road	B & B	Restaurant	120 seats		23	\$ 16,100.00	23	\$ 16,100.00
1771 West Avenue	Office Depot	Retail		21000 sf	2	\$ 1,400.00	0	\$ -
1787 Purdy Avenue	Joe Allen Miami Beach LLC. (PB Stesk Restsursnt)	Restaurant	100 seats	3500 sf	5	\$ 3,500.00	0	\$ -
1801 Purdy Avenue	Sardinia Enoteca	Restaurant	96 seats	3500 sf	12	\$ 8,400.00	0	\$ -
1815/1811 Purdy Avenue	The Lounge (Purdy Lounge)	Bar	66 seats	3500 sf	10	\$ 7,000.00	0	\$ -
1821 Sunset Harbour Dr (aka Purdy)	Energy Fitness	Gym		2227 sf	3	\$ 2,100.00	0	\$ -
1860 West Ave	South Beach Kick Boxing	Gym (retail)		4200 sf	3	\$ 2,100.00	0	\$ -
1919 Purdy Avenue	Miami Contemporary Dance Company	Office		2838 sf	4	\$ 2,800.00	0	\$ -
1935 West Avenue	Lindsay Holdings, LLC. (OXXO Cleaners)	Retail/office (13 units)		????	7	\$ 4,900.00	0	\$ -
1935 West Avenue, Suite #208	Proper Form, LLC.	Gym (retail)		2100 sf	1	\$ 700.00	0	\$ -
1400 20th Street	SeaRock (Barcelonetta)	Restaurant	60 seats	2100 sf	12	\$ 8,400.00	0	\$ -
1400/1414 20th Street	Azul Spirits & Wines (Pub Belly)	Retail		1236 sf	3	\$ 2,100.00	0	\$ -
1418 20th Street	SHISO Traditional Sushi (Pub Belly Sushi)	Restaurant	30 seats		6	\$ 4,200.00	0	\$ -
1420 20th Street	JBI Antiques and Consignment	Retail		800 sf	1	\$ 700.00	0	\$ -
1422 20th Street	Bartolome Grill & Restaurant	Restaurant	30 seats		7	\$ 4,900.00	0	\$ -
TOTAL						\$ 69,300.00		\$ 16,100.00
Change						-\$53,200.00		

LUDC#37

CITY OF MIAMI BEACH
 PARKING DEPARTMENT
 Sunset Harbor Garage - G10

LOCATION	ACCOUNTING CODE	2012 October	2012 November	2012 December	2013 January	2013 February	2013 March	2013 April	2013 May	2013 June	2013 July	2013 August	2013 September	FY 2012/2013 TOTAL
Sunset Harbor Garage - G10														
Revenue-Ticket		6,303.33	10,019.86	11,024.99	16,266.79	8,413.03	27,218.66	35,196.24	37,834.54	42,977.98	40,340.03	44,951.40	35,822.58	316,369.43
Revenue - Space Rental		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue-Monthly Permits		70.00	1,347.50	350.00	0.00	14,245.00	700.00	634.90	560.00	210.00	630.00	630.00	210.00	19,587.40
	Sunset Harbor . - G10 REVENUE (Sales Tax Excluded)	6,373.33	11,367.36	11,374.99	16,266.79	22,168.03	27,918.66	35,831.14	38,394.54	43,187.98	40,970.03	45,581.40	36,032.58	335,466.83

LOCATION	ACCOUNTING CODE	2011 October	2011 November	2011 December	2012 January	2012 February	2012 March	2012 April	2012 May	2012 June	2012 July	2012 August	2012 September	FY 2011/2012 TOTAL
Sunset Harbor Garage - G10														
Revenue-Ticket		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,095.18	1,095.18
Revenue - Space Rental		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue-Monthly Permits		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	210.00	210.00
	Sunset Harbor . - G10 REVENUE (Sales Tax Excluded)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,305.18	1,305.18

LUDC#38