



MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **248-2014**

LETTER TO COMMISSION

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TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 18, 2014

SUBJECT: **42nd STREET GARAGE - UPDATE**

Some members of the City Commission, if not all, have received inquiries regarding parking challenges at Municipal Parking Garage No. 6, located on 42nd Street and Sheridan Avenue, more commonly referred to as, "the 42nd Street Garage: The following serves as an update regarding adjustments implemented by the Parking Department addressing these challenges.

Development and related private construction projects throughout the City continue to increase. As a result, general contractors and their employees have been parking (long term) in high demand areas, including beachfront parking lots and on-street metered areas along Collins Avenue or adjacent side streets, and in some cases, in residential neighborhoods. Construction workers arrive very early in the morning and usurp much of the public parking leaving little to no availability for residents and visitors.

The Parking Department has implemented strategies to address these issues, including: (1) revised maximum time limits at pay stations/meters and (2) residential neighborhood restrictions of two hour maximum parking for non-residents with no restriction to permitted residents. These strategies have served as passive deterrents to long term parking because requiring movement of the vehicle is both inconvenient and impractical for most long term parkers.

Additionally, contractors are encouraged to secure satellite parking for their employees. Historically, the 42nd Street Garage has been under utilized; however, parking demand for construction employees has filled this void nicely. Of course, demand derived from construction is temporary in nature but it is gaining consistency.

As referenced above, a number of inquiries regarding parking challenges have been fielded and these ranged from businesses requesting convenient parking on the lower levels of the garage for their patrons to business corridor employees with monthly access cards requesting the same accommodation. The Parking Department implemented the following parking space management plan for both short term and long term users:

- Parking spaces on Levels 1 – 3 are reserved from 5am to 8am forcing the first wave of users, comprised of mostly of construction workers, to park above the third level of the garage.
- At 8am, Levels 2 and 3 are released to make way for the next wave of users, comprised mostly of employees from the business corridor with monthly access cards.

- At 9:30 AM, Level 1 is released for short term parking opportunities by transient users patronizing businesses in the corridor.

While this initiative is fairly labor intensive, it has yielded the intended results and inquiries have substantially decreased. The Parking Department will continue to monitor usage and adjust the plan accordingly.

If you should have any questions, please contact Saul Frances, Parking Director via email or at extension 6483.

c: Kathie Brooks, Assistant City Manager
Patricia Walker, Chief Financial Officer
Mark Taxis, Assistant City Manager
Joe Jimenez, Assistant City Manager
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Saul Frances, Parking Director

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