

CITY OF MIAMI BEACH
Office of the City Manager
Letter to Commission No. 284-2004



To: Mayor David Dermer and
Members of the City Commission

Date: November 3, 2004

From: Jorge M. Gonzalez
City Manager

A handwritten signature in black ink, appearing to read "Jorge", written over the printed name of the City Manager.

Subject: RESTRICTED RESIDENTIAL PARKING ZONES - UPDATE

The following serves as an update regarding the varied restricted residential parking zones, including new and amended programs and in one instance a deferral of a program. Over the past year, various neighborhoods have requested the City to potentially implement restricted residential parking zones. The Parking Department has served as a liaison with said residents regarding these requests. The following neighborhoods have either petitioned, or implemented, or deferred restricted residential parking programs:

Lake Pancoast/Zone 11:

The Lake Pancoast Residential Parking Zone became effective on May 1, 2004. The initial application process went smoothly. To date, albeit through anecdotal accounts, residents seem to be satisfied with the program in place. However, in order to ensure all those affected are heard, a survey of residents in the affected areas will be conducted to determine user satisfaction. The zone review and said survey will occur upon completion of the zone's initial six month period. The Administration will then take appropriate action, contingent upon those results.

Upper West Avenue/Zone 12:

The Upper West Avenue Residential Parking Zone became effective on May 1, 2004. The initial application process went smoothly. To date, albeit through anecdotal accounts, residents seem to be satisfied with the program in place. However, in order to ensure all those affected are heard, a survey of residents in the affected areas will be conducted to determine user satisfaction and whether the zone should remain in effect. The zone review and said survey will occur upon completion of the zone's initial six month period. The Administration will then take appropriate action, contingent upon those results.

In addition, as you may recall, properties zoned as Residential – High Intensity (RM-3), namely the Grand Flamingo, located at 1500 Bay Road and The Waverly, located at 1330 West Ave were not allowed to participate in the program as they: (1) had on-site parking and (2) their density and sheer volume of potential users jeopardized the success of the program. Various residents from both properties contacted Commissioner Saul Gross' Office regarding their plight of not being able to participate in the program while simultaneously both properties instituted monthly parking fees for their off-street facilities. In one case, monthly parking rates are \$150 plus sales tax. The Administration met with Commissioner Gross and a group of affected residents to further discuss the matter and

possible solutions. Subsequently, the Administration is implementing a six month pilot program whereby the first fifty (50) residents from each property will be allowed to participate in the program. All those above and beyond the initial 50 applications will be placed on a waiting list. The six month pilot program will allow the Administration to evaluate its effects on the program; demand to participate in the program by the properties in question; and overall utilization and space availability. The pilot program is scheduled to commence before the end of the calendar year, contingent upon the results of the program's resident satisfaction survey being favorable.

Lower West Avenue/Zone 13:

At the October 13, 2004, the Mayor and Commission approved a resolution taking no action at this time and that the Administration should revisit this issue next year (October 2005). On July 28, 2004, the Mayor and Commission referred this item to the TPC (Transportation and Parking Committee) for their review, comment, and recommendation. The issue was heard at the September 13, 2004, [TPC] meeting which is a publicly noticed meeting. In addition, notices were sent to households in the affected areas encouraging resident participation. The TPC discussed the issue and no action was taken by the Committee. It is important to note that there were no residents from the affected area in attendance.

The aforementioned is a result from the ballot question conducted by the Administration. Self-addressed, stamped postcards were sent to residents to cast a ballot either **endorsing** or **not endorsing** the implementation of the Lower West Avenue Residential Parking Zone 13. There were over 1,700 ballots mailed to affected households. 311 (17.9 %) of 1,737 ballots were received from residents. The final results are as follows:

Residents <u>endorsing</u> the implementation of Residential Parking Zone 13:	152 (48.8%)
Residents <u>not endorsing</u> the implementation of Residential Parking Zone 13:	159 (51.2%)

In conclusion, at the will of the residents, this matter may be reviewed in one year's time (October 2005).

Flamingo Park/Zone Two:

On January 14, 2004, the Mayor and Commission approved a resolution expanding Residential Parking Permit Zone Two/Flamingo Park to the 500 block of Espanola Way. In addition, an amendment was passed to not honor residential permits at parking meters on the 1400 block of Drexel Avenue during non-residential parking zone days/hours; therefore, residential decals are not honored at this location Monday through Friday from 9:00 A.M. to 6:00 P.M. Residential decals are honored during specified residential parking zone hours or Monday through Friday, 6:00 P.M. to Midnight and Saturdays, Sundays, and holidays.

Belle Isle/Zone 14:

Residents from the Belle Isle neighborhood submitted a petition to the Parking Department requesting that a restricted residential parking program be considered for this neighborhood. The Parking Department surveyed the area; held a publicly noticed workshop with the neighborhood; and conducted a ballot question via mail to evaluate resident endorsement of a program. Subsequently, residents of the Belle Isle neighborhood did not endorse the implementation of a residential program by a margin of 54.4% not endorsing and 45.6% endorsing the program. The TPC (Transportation and Parking Committee) discussed the item and recommended that the Parking Department revisit the in six months (January 2005). The Parking Department will hold a workshop with the residents of Belle Isle in the winter season when most residents are available to attend as well as conduct another ballot question via mail to determine program support.

Vistas (Temporary) Residential Zone:

As you may recall, the Mayor and Commission approved a temporary residential parking program specifically for the residents of Vistas Condominium to accommodate the loss of parking due to structural repairs to their parking facility. A temporary program was established providing 18 on-street parking spaces on Venetian Way, immediately west of Island Avenue. The temporary residential parking program is scheduled to sunset on January 27, 2005, unless an extension is requested by the Vistas and granted by the Mayor and Commission.

Ocean Drive/Zone Five (Reserved Spaces):

Currently, Zone Five permits are honored on a first-come/first-served basis at on-street parking meters between Ocean Drive and Washington Avenue and between 6th and 15th Streets. In addition, 88 metered spaces are specifically reserved for Zone Five permit use seven days a week from 6:00 PM to 6:00 AM on the 100 block of 6th Street, 100 block of 11th Street, 100 block of 14th Street, 100 block of 15th Street, 200 block of 8th Street, and 200 block of 10th Street.

Initially, a utilization survey was conducted for a two (2) week period and subsequently, several additional surveys were conducted, specifically studying the use of these reserved spaces in an effort to determine their utilization by Zone Five residents and their overall effectiveness. Space counts were taken at 6:00 PM, 9:00 PM, and 12:00 Midnight. The following are the results of this analysis. These results are based an average utilization throughout the study periods.

Zone Five/Ocean Drive Permit Holders:	40%
Others (non-permit holders):	35%
<u>Empty Spaces:</u>	<u>25%</u>
Total:	100%

The study identifies Zone Five permit holder utilization at 40% and empty spaces and other uses at 60%. It is important to note that the highest utilization is north of 14th Street as a majority of Zone Five Permit Holders reside north of 13th Street. Therefore, the Administration recommends that the parking spaces affected by this restriction be reduced

by 50% on the 100 block of 6th Street, 100 block of 11th Street, 200 block of 8th Street, and 200 block of 10th Street. Zone Five residential permits would continue to be honored on a first-come/first-served basis at these locations; however, 50% these spaces would no longer be reserved for this purpose and would be available on a first-come first-served basis to both residents and visitors/tourists alike making it consistent with the balance of the metered spaces in the zone.

The Parking Department held a workshop regarding this initiative with residents of Zone Five and subsequently the TPC heard this item over the course of two of their meetings. Residents of the Zone Five were notified of said TPC meetings and various residents from Zone Five participated in the discussion.

The Parking Department recommended the following recommendations for a six month pilot program to determine the appropriateness of reserved space reductions and the TPC endorsed these recommendations:

- All reserved spaces within Zone Five should be reduced by 50% except for those on or north of 13th Street on a block by block basis.
- Continue periodic utilization surveys during pilot program.
- TPC review of pilot program within six months of commencement of reserved space reductions.

This pilot program will commence on November 1, 2004 through April 30, 2005. The Administration will provide the TPC with periodic updates regarding the progress of the pilot program and reserves the right to discontinue the pilot program if deemed to be adversely affecting residents.

If you should have any further questions, please contact Saul Frances, Parking Director at (305) 673-7000, extension 6483 or me at extension 6637.

JMG/CMC/SF ^{AKC} ^{JK}

c: Christina M. Cuervo, Assistant City Manager
Saul Frances, Parking Director

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