

Freitas, Gabriela

From: Matthew Gultanoff <mmi9811@tutanota.com>
Sent: Monday, January 23, 2023 6:12 PM
To: Madan, Rogelio
Cc: Mooney, Thomas
Subject: Re: Item #7 Planning Board Meeting

Dear Planning Board Members,

This message is in reference to [Item #7, Parking District No. 6](#), on the Agenda for the January 24, 2023 Miami Beach Planning board meeting. Normally, I'd be in favor of reducing parking minimums. In urban environments, especially ours on Miami Beach, they often necessitate building of unnecessary parking structures which add to the cost of construction, create larger, sometimes unsightly structures, and can induce demand for driving.

In this particular case, as this is written narrowly and only subject to a certain property, it raises questions:

- 1) Many restaurants on Miami Beach, especially on South Beach, offer valet parking for patrons. While convenient for the guest, the burden is placed unfairly on the public right-of-way. Two extra trips, to and from the off-site storage can contribute to increase congestion, un-safe and speeding valet porters, and at night un-neighborly honking at the ramp.
- 2) While not indicated in the staff report, if this request to remove the parking requirement is granted, there should be careful consideration whether to allow valet parking. Simply shifting the parking burden from the private to the public is not fair nor good governance.
- 3) Has analysis been done to see what impact this would have on the fee in lieu of parking program? In addition to mitigating parking throughout Miami Beach, the fee also funds transit, bicycle, and micro-mobility improvements throughout the city.

I urge the Board to look at this holistically. While on the face, reducing the parking burden is generally positive, the narrow tailoring to a specific property is cause for concern. If this is good public policy, then it should be expanded throughout the district.

Respectfully,
Matthew Gultanoff
125 Jefferson Ave