MIAMIBEACH

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 24-hour 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

EXHIBIT A

Committee Assignments - C4 AQ

MIAMIBEACH

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?
No

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?**
No	No

Legislative Tracking

Commissioner David Suarez

ATTACHMENTS:

	Description
🗋	Exhibit A – Zone 12 Upper West Avenue Residential Parking Map

EXHIBIT B

Zone 12 - Upper West Ave Residential Parking Map

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

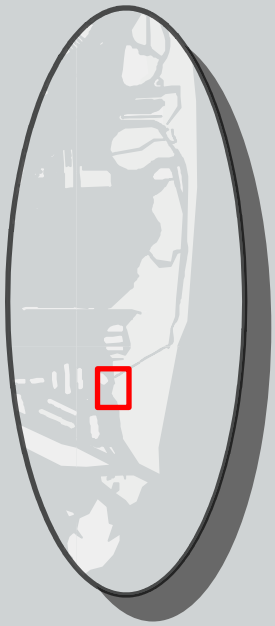
Permits are honored at parking meters and parking lot from **6PM - 7AM Monday - Friday** and **24 hours Saturday, Sunday and holidays**.

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

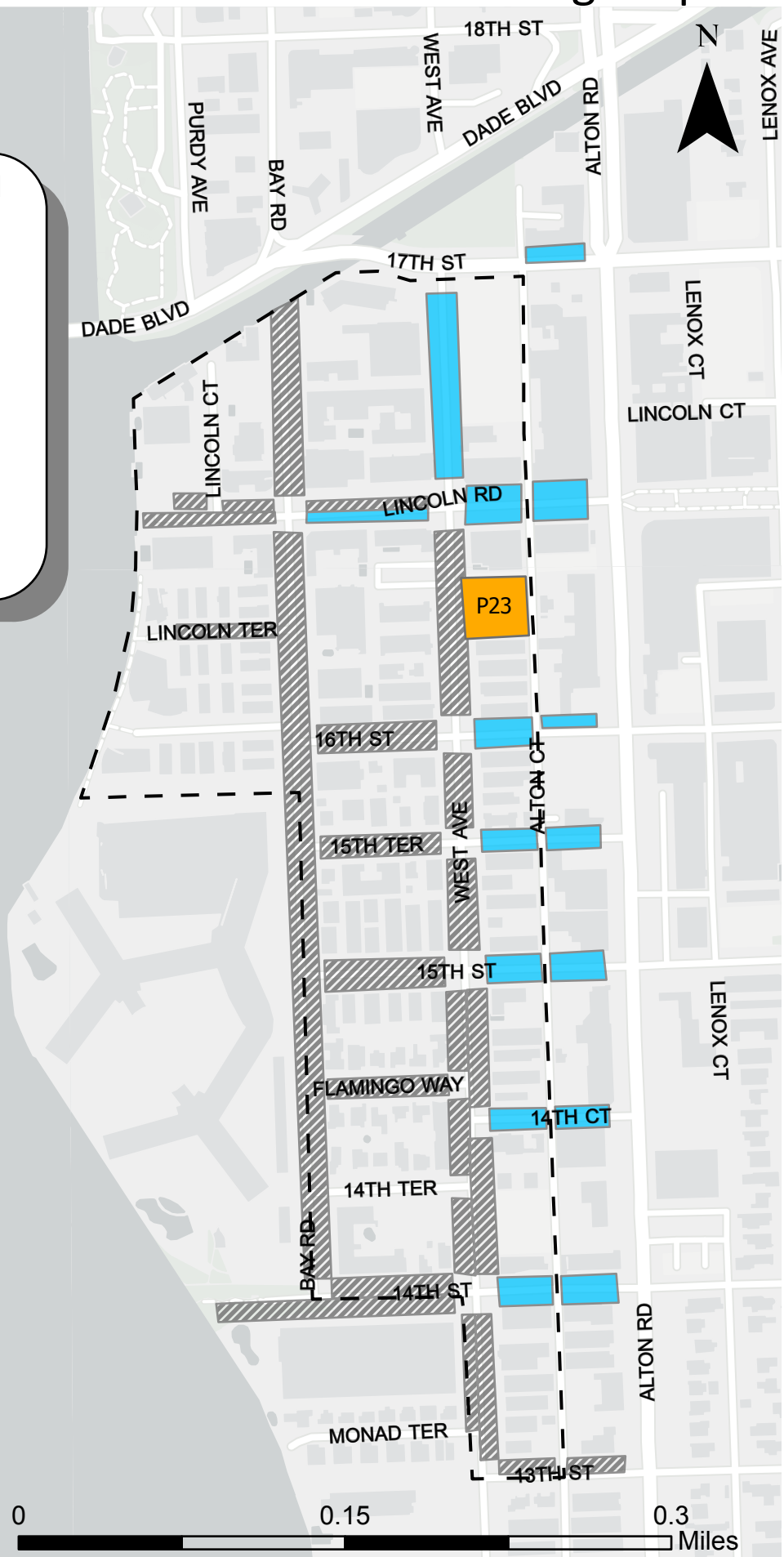
Residential Zone Types

- Parking Lot
- Restricted Residential Zone
- Metered Residential Zone
- Address Boundaries

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



Residential Parking Zone Locator App



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community