

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Jimmy L. Morales, City Manager
DATE: January 16, 2019

First Reading

SUBJECT: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 106, ENTITLED "TRAFFIC AND VEHICLES," BY AMENDING ARTICLE II, ENTITLED "METERED PARKING," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 106-55, ENTITLED "PARKING RATES, FEES, AND PENALTIES; EXCEPTIONS," BY AMENDING SUBSECTION 106-55 (B)(11), ENTITLED "P71 - 46TH STREET AND COLLINS AVENUE MUNICIPAL PARKING LOT," BY CREATING A MONTHLY PARKING PERMIT RATE OF \$100.00; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

The Administration recommends the City Commission approve the attached Ordinance at First Reading and schedule a Second Reading Public Hearing for February 13, 2019.

ANALYSIS

On September 26, 2018, the Mayor and Commission approved the second reading of an ordinance amending the parking rates at Municipal Parking Lot No. P71, located at 4601 Collins Avenue. The approved ordinance amendment transitioned operation from an hourly rate to a flat rate of \$20 for visitors and \$6 for residents, 24 hours a day. This excluded any availability of monthly parking at this location.

Upon the Administration's advanced communication of this change in operation to users of P71, hospitality industry employees from the surrounding hotels, including their collective bargaining representative UniteHere Local 355, inquired about the increase and have since been in opposition of this change in operation at the subject parking lot.

In response to this opposition, the Administration proposed the following accommodations for hospitality industry employee parking alternatives. UniteHere Local 355 and the employees they represent support it.

Hospitality Industry Employee Accommodations:

- 400+ monthly municipal parking permits at various parking facilities along the 41st Street and North Collins Avenue corridors accessible through the City's free trolley service have been identified and offered for hospitality employee parking at a deeply discounted monthly rate of \$70.00. This equates to a daily rate of \$3.50 per day, based on a five day work week, and an award winning free trolley service.
- 200 municipal parking permits (100 honored 6:00 AM to 6:00 PM and 100 honored 6:00 PM to 6:AM) will be made available at P71 at a deeply discounted monthly rate of \$100.00, a 75% discount from the daily flat rate, based on a five day work week.
- Unite Here had concerns with their membership having limited opportunities to access these monthly parking alternatives. Therefore, the Administration has proposed that Unite Here Local 355 be the administrator of employee grouping for any and all of the 600+ monthly parking permits (400+ permits at multiple parking lots and 200 permits at bifurcated shifts at P71).
- Adjustments to the City's trolley route serving the 41st Street and Collins Avenue corridor to accommodate increased usage.

This multi-pronged plan provides reasonable monthly parking alternatives to employees of the hospitality industry and increases parking availability at P71 for residents, visitors, and tourists.

The Parking Department estimates this will reduce the projected annual revenue enhancement at P71 from \$539,000 to \$380,000, a difference of \$159,000. However, this would be offset by the new monthly permit revenue generated at the other (park and ride) facilities along 41st Street and North Collins Avenue parking lots. The offset point is 190 monthly permits at these other facilities. This should be quite achievable based on the Fountainbleau Hotel's own account of their employee parking needs.

Please note that the proposed \$100 monthly permit rate is less than what hotel employees are currently paying at P71 through the metered hourly rate of \$1.00 (\$10 a day x 20 days a month = \$200).

It should also be noted that Unite Here Local 355 has held labor/management negotiations with the Fountainbleau Hotel seeking concessions consistent with those proposed herein by the City. The single concession proffered by the Fountainbleau is 25 on-property parking permits at a monthly rate of \$100.00. A more equitable distribution of employee parking concessions is recommended.

CONCLUSION

The Administration recommends the City Commission approve the attached Ordinance at First Reading and schedule a Second Reading Public Hearing for February 13, 2019.

Legislative Tracking

Parking

Sponsor

Mayor Dan Gelber

ATTACHMENTS:

Description

▯ Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE CODE OF THE CITY OF MIAMI BEACH, BY AMENDING CHAPTER 106, ENTITLED "TRAFFIC AND VEHICLES," BY AMENDING ARTICLE II, ENTITLED "METERED PARKING," BY AMENDING DIVISION 1, ENTITLED "GENERALLY," BY AMENDING SECTION 106-55, ENTITLED "PARKING RATES, FEES, AND PENALTIES; EXCEPTIONS," BY AMENDING SUBSECTION 106-55 (B)(11), ENTITLED "P71 - 46TH STREET AND COLLINS AVENUE MUNICIPAL PARKING LOT," BY CREATING A MONTHLY PARKING PERMIT RATE OF \$100.00; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on September 26, 2018, the Mayor and Commission passed and adopted Ordinance No. 2018-4216, which among other things, amended the parking rates at Municipal Parking Lot No. P71, located at 4601 Collins Avenue; and

WHEREAS, the approved Ordinance amendment transitioned operation from an hourly rate to a daily flat rate of \$20 for visitors and \$6 for residents, for a 24 hour period; and

WHEREAS, a monthly parking permit was not provided as an option in Ordinance No. 2018-4216 at this location; and

WHEREAS, upon the Administration's prior communication of this change in operation to users of Lot No. P71, hospitality industry employees from the surrounding hotels, including their collective bargaining representative UniteHere Local 355, inquired about the increase and have opposed this change at the subject parking lot; and

WHEREAS, in response to this opposition, the Administration proposed, among other things, municipal parking permits at Lot No. P71 at a deeply discounted monthly rate of \$100.00 (a 75% discount from the daily flat rate based on a five day work week); and

WHEREAS, the amendment set forth in this Ordinance provides reasonable monthly parking alternatives to employees of the hospitality industry, and UniteHere Local 355 and the employees represented by UniteHere Local 355 support this amendment.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. Chapter 106, "Traffic and Vehicles," Article II, "Metered Parking," Division 1, "Generally," Section 106-55, "Parking Rates, Fees, and Penalties," of the Code of the City of Miami Beach, Florida, is hereby amended as follows and additional sections that are not amended are provided for reference purposes:

**CHAPTER 106
TRAFFIC AND VEHICLES**

* * *

ARTICLE II. Metered Parking

DIVISION 1. Generally

* * *

Sec. 106-55. - Parking rates, fees, and penalties; exceptions.

* * *

(b) *Municipal parking garage and Parking Lot rates and penalties.*

(1) *7th Street Garage:*

- a. Transient rates: \$2.00 per hour and any portion thereof up to 4 hours; \$1.00 per hour or any portion thereof from the 4th hour up to 15 hours, and a maximum daily rate of \$20.00 for any time exceeding 15 hours up to 24 hours (applicable sales tax is included in the hourly and maximum rate).
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Weekend/event flat rate: \$15.00 per vehicle Friday, Saturday and Sunday from 8:00 p.m. to 5:00 a.m.

(2) *12th Street Garage:*

- a. Transient rates: \$2.00 per hour and any portion thereof up to 4 hours; \$1.00 per hour or any portion thereof from the 4th hour up to 15 hours, and a maximum daily rate of \$20.00 for any time exceeding 15 hours up to 24 hours (applicable sales tax is included in the hourly and maximum rate).
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.

- d. Weekend/event flat rate: \$15.00 per vehicle Friday, Saturday and Sunday from 8:00 p.m. to 5:00 a.m.

(3) *13th Street Garage:*

- a. Transient rates: \$2.00 per hour and any portion thereof up to 4 hours; \$1.00 per hour or any portion thereof from the 4th hour up to 15 hours; and a maximum daily rate of \$20.00 for any time exceeding 15 hours up to 24 hours (applicable sales tax is included in the hourly and maximum rate).
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Weekend/event flat rate: \$15.00 per vehicle Friday, Saturday and Sunday from 8:00 p.m. to 5:00 a.m.

(4) *16th Street Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-6 hours	10.00
6-24 hours	20.00
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Weekend/event flat rate: \$15.00 per vehicle Friday, Saturday and Sunday from 8:00 p.m. to 5:00 a.m.

(5) *17th Street Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-4 hours	8.00
4-5 hours	9.00
5-6 hours	10.00
6-7 hours	11.00
7-8 hours	12.00
8-15 hours	15.00
15-24 hours	20.00
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.

- d. Event flat rate: \$15.00 per vehicle.
- e. Employee Value Coupon-Lincoln Road (EVC-LR): \$8.00 daily (17th Street Garage only).

(6) *City Hall Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-4 hours	8.00
4-5 hours	9.00
5-6 hours	10.00
6-7 hours	11.00
7-8 hours	12.00
8-15 hours	15.00
15-24 hours	20.00
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Event flat rate: \$15.00 per vehicle.

(7) *Pennsylvania Avenue Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-4 hours	8.00
4-5 hours	9.00
5-6 hours	10.00
6-7 hours	11.00
7-8 hours	12.00
8-15 hours	15.00
15-24 hours	20.00
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Event flat rate: \$15.00 per vehicle.

(8) *Sunset Harbor Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-4 hours	8.00

4-5 hours	9.00
5-6 hours	10.00
6-7 hours	11.00
7-8 hours	12.00
8-15 hours	15.00
15-24 hours	20.00

- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Event flat rate: \$15.00 per vehicle.

(9) *42nd Street Garage:*

- a. Transient rates: \$1.00 per hour or any portion thereof up to eight hours; with an \$8.00 maximum per 24-hour period (applicable sales tax is included in the hourly and maximum rate).
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$8.00.
- c. Monthly parking: \$70.00 per month, per permit, plus applicable sales tax.

(10) *Convention Center Garage:*

- a. Transient rates:

0-1 hour	\$2.00
1-2 hours	4.00
2-3 hours	6.00
3-4 hours	8.00
4-5 hours	9.00
5-6 hours	10.00
6-7 hours	11.00
7-8 hours	12.00
8-15 hours	15.00
15-24 hours	20.00
- b. Lost ticket charge: Parkers who cannot produce a parking entry ticket will be charged the maximum daily rate of \$20.00.
- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.
- d. Event flat rate: \$20.00 per vehicle.

(11) P71 – 46th Street and Collins Avenue Municipal Parking Lot:

Monday to Sunday, 24 hours a day enforcement

- a. Non-resident - Flat Rate - \$20 daily
- b. Resident
 - i. Flat Rate - \$6 daily; or
 - ii. Hourly metered rate referenced in subsection 106-55(a)(3) entitled "East Middle Beach Zone"

- c. Monthly parking: \$100.00 per month, per permit, plus applicable sales tax.

* * *

SECTION 2. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and, the word "ordinance" may be changed to "section", "article", or other appropriate word.

SECTION 3. REPEALER.

All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect ten (10) days following adoption.

PASSED and ADOPTED this ____ day of _____, 2019.

ATTEST:


Dan Gelber, Mayor

Rafael E. Granado, City Clerk

(Sponsored by Mayor Dan Gelber)

Underline denotes new language
~~Strike through~~ denotes deletions

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION



City Attorney

1-8-19

Date