

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **350-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: August 24, 2016

SUBJECT: **CONSTRUCTION/COMMERCIAL VEHICLES – SOUTH POINTE PARKING LOT (MUNICIPAL PARKING LOT NO. P1) - UPDATE**

The purpose of this LTC (Letter to Commission) is to provide an update regarding the recent deployment and subsequent adjustments to the commercial/construction vehicle prohibition at the South Pointe Park Parking Lot, Municipal Parking No. "P1".

As I indicated in my last communication on the subject (LTC No. 286–2016 see attached), construction and commercial vehicles providing maintenance/repairs or light construction activities to unit owners as well as common areas of the adjacent residential high rises have parked their vehicles in P1. Typically, this has taken place on weekdays between the hours of 7:00 AM and 5:00 PM.

The Parking Department posted signs prohibiting commercial/construction vehicle parking in P1 and suggested three (3) nearby metered parking lots within walking distance of South Pointe Park as well as two other municipal parking facilities just beyond those as viable alternatives. A grace period for the enforcement of this regulation was extended allowing outreach to construction/commercial users as well as property managers in order for them to identify/secure alternate parking arrangements.

It should be noted a substantial number of these construction vehicle operators have voluntarily complied with this regulation resulting in enhanced parking opportunities at P1 and we applaud their cooperation. However, stakeholders including representatives from SOFNA (South of Fifth Neighborhood Association) and property managers of the nearby condominiums (Continuum, South Pointe Tower, Portofino, and Apogee) voiced concerns about their residents' ability to have repair service contractors respond in the case of an emergency, if parking is a challenge. For informational purposes, several of you had inquired about commercial vehicles being allowed to park on the condominium properties' private parking facilities. This was posed to the stakeholders and they advised their condominium association by-laws prohibit commercial vehicle parking on property.

Therefore, the following adjustment to the prohibition of commercial/construction vehicle parking at P1 was supported by the stakeholders:

1. The prohibition of commercial/contractor vehicle parking at P1 will be between the hours of 12:00 Noon and 7:00 AM when parking demand for resident and visitor use is at its peak. This allows for a brief period in the morning hours for emergency repairs to take place when parking demand is lower.
2. For repair emergency services during the balance of the day, each condominium (Continuum, South Pointe Tower, Portofino, and Apogee) property manager shall receive three (3) placards to be used to access P1 by commercial vehicles to conduct emergency repair service. The following rules will be strictly enforced:
(1) placard must be displayed on the vehicle dashboard; (2) placard does not

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guarantee parking availability; (3) placard is not in lieu of payment for parking sessions; (4) placard will not be replaced if lost, stolen, or destroyed; and (5) placard may be renewed each six (6) months.

The Parking Department will deploy revised signs and issue placards to each property by Monday, August 29, 2016. Public notification will continue to take place with the issuance of warnings until Monday, September 12, 2016, at which time full enforcement shall commence.

If you should have any questions, please contact Saul Frances, Parking Department Director at 305.673.7000, extension 6483.

c: Kathie Brooks, Assistant City Manager
Mark Taxis, Assistant City Manager
Susanne Torriente, Assistant City Manager
Eric Carpenter, Assistant City Manager/Public Works Director
Marcia Monserrat, Chief of Staff
Saul Frances, Parking Department Director


JLM/KGB/SF

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **286-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 1, 2016

SUBJECT: **MUNICIPAL PARKING LOT NO. P1 (SOUTH POINTE) – COMMERCIAL & CONSTRUCTION VEHICLES PROHIBITED**

The purpose of this LTC is to advise the Mayor and Commission of the deployment of signs and related enforcement prohibiting commercial/construction vehicle parking in Municipal Parking Lot No. "P1", located adjacent to South Pointe Park at Washington Avenue and South Pointe Drive. This parking lot supports a variety of uses in the area, namely recreational facilities such as the beach, South Pointe Park, and restaurant (Smith & Wollensky).

Parking availability at this location is diminishing due to a variety of commercial and construction vehicles (30–40 daily) parking at the metered areas of the parking lot. These spaces are being utilized by contractors and their employees serving the adjacent high rise buildings or other properties whose building permits are not meeting the threshold of the Construction Parking Management Ordinance approved by the Mayor and Commission last year. As you may recall, a construction valuation threshold of \$250,000 was established for the requirement of a construction parking management plan.

The Parking Department has been monitoring these construction/commercial vehicles and their parking sessions are at different intervals of the day and typically for a limited number of consecutive days, indicating these are light construction projects of a short duration. These users are encouraged to seek parking accommodations at the private properties they are serving.

To this end, signs have been installed in the metered areas of the parking lot. Enforcement will commence with the issuance of warnings until Monday, July 11th to allow for those affected to seek alternate parking accommodations. Effective Monday, July 11th, enforcement of this regulation will commence with parking citations and on Monday, July 18th, it will escalate to towing, if necessary.

For informational purposes, other alternatives to enhance parking availability were also considered. As you may recall, a portion of the parking spaces in P1 are contractually obligated for restaurant use (Smith & Wollensky). The Administration evaluated the use of the dedicated restaurant parking spaces when the restaurant is closed. This option was not deemed to be viable due to:

- The restaurant hours are 12 Noon to 11:00 PM. The park and beach are closed to the public when the restaurant closes at 11:00 PM through the following morning. The morning period when the restaurant is closed is not sufficient to accommodate parking sessions for park users and even less so for beachgoers.

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- Allowing usage during this brief period may likely lead to unintended consequences such as enforcement actions to cite and/or tow these vehicles when the restaurant opens for business at 12 Noon.

If you should have any questions or would like to discuss in more detail, please contact Saul Frances, Parking Director, at 305.673.7000, extension 6483.

Attachments

c: Kathie Brooks, Assistant City Manager
Mark Taxis, Assistant City Manager
Susanne Torriente, Assistant City Manager
Eric Carpenter, Assistant City Manager/Public Works Director
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