



North Bay Village

Administrative Offices

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OFFICIAL AGENDA

VILLAGE COMMISSION HARBOR ISLAND PARKING WORKSHOP

**TREASURE ISLAND ELEMENTARY SCHOOL
7540 EAST TREASURE DRIVE
NORTH BAY VILLAGE, FL 33141**

SATURDAY, FEBRUARY 21, 2015

10:00 A.M.

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- 1. CALL TO ORDER**
 - 2. PRESENTATION AND DISCUSSION BY STAFF**
 - 3. QUESTION AND ANSWER SESSION BY COMMISSION**
 - 4. PUBLIC INPUT**
 - 5. COMMISSION DISCUSSION AND WRAP UP**
 - 6. ADJOURNMENT**

Mayor
Connie Leon-Kreps

Vice Mayor
Jorge Gonzalez

Commissioner
Dr. Richard Chervony

Commissioner
Wendy Duvall

Commissioner
Eddie Lim

North Bay Village
Harbor Island Parking Workshop
February 21, 2015, Treasure Island Elementary School

Discussion Options:

- 1) Prohibit parking in public spaces for residents of Bayshore Yacht and Tennis Club.

- 2) Decal program, residents and guests of Bayshore Yacht and Tennis Club would not be issued parking decals, enforce the decal parking program when violations are observed.

- 3) Utilize the former Village Hall location located at 7903 East Drive.

- 4) Take back swales from condos properties and pave and mark them to create parking spaces.

- 5) Parking meters for East and West Drive.

- 6) P3 project on Al Colletta's parking lot to include parking, office/retail, and Village Hall.

- 7) Visitor Parking-Open to suggestions.



Memorandum

To: Frank Rollason, Village Manager
From: James G. LaRue, AICP
Date: February 13, 2015
Subject: Harbor Island Parking Workshop

The purpose of this memo is to present and consolidate the parking issues facing the residents of Harbor Island and propose several items for consideration at the Harbor Island Parking Workshop scheduled for February 21, 2015.

During our conversations with the Village Manager and other staff, several proposals have been voiced. Though many of these suggestions to alleviate the current parking problem on Harbor Island will likely be highly cost prohibitive or legally challenging, they are as follows:

- Parking meters on all Harbor Island public parking spaces
- Converting the lot at 7903 West Drive to public parking
- Creating incentives for developers to provide public parking spaces in addition to their required parking on new development sites.
- Allowing existing developments with nonconforming parking to create tandem parking spaces in front of the public right-of-way parking spaces.
- Replace the right-of-way bulb-outs with parking spaces

It seems that the most equitable and cost effective solution to the Harbor Island parking problem is to implement a comprehensive decal program for the use of the public parking spaces on Harbor Island. No longer shall any private development be able to claim sole use of parking spaces located in the public right-of-way (public spaces). The Village officials and staff have been contemplating a decal system for some time now but it is the opinion of the zoning staff that the best way to implement the decal system is to utilize a version of the proposal that we made in our staff report for the Chateau Isle Parking Waiver in December. That is, to adopt a decal system which gives preferential status to residents of buildings with non-conforming on-site parking.

Using parking space counts provided to us by the Village Code Enforcement Officer and dwelling unit counts provided to us by the utilities department and site plan approval records, we have conducted an analysis to determine how this decal system could be implemented.

First of all, there are several categories of development on Harbor Island.

- A. Developments with no on-site parking spaces
- B. Developments with limited on-site parking spaces
- C. Developments which meet the current on-site parking requirements

Ideally, whatever system is implemented, there should be provisions for each dwelling unit to have access to two full-time parking spaces, the ability to provide for limited guest parking and for all North Bay Village residents to use Vogel Park during the day. To accomplish this, the basic tenets of our proposal should remain as follows:

- Public spaces shall be available to any vehicle (regardless of decal status) during the hours between sunrise and sunset.
- Only vehicles with valid decals may park in public spaces between the hours of sunset and sunrise.

From there, Category A developments should receive at least one decal per dwelling unit at a price which covers administrative and enforcement costs incurred by the Village. Category C developments would not receive any decals. However, most Harbor Island developments fall into Category B, and the policies related to those developments become more complicated for several reasons.

For example, if a particular Category B development has 30 dwelling units and 20 on-site parking spaces, it would follow that each dwelling unit should receive at least one decal. Potentially then, 20 of the dwelling units would have access to an on-site parking space and the other 10 should be issued an additional decal. However, the Village cannot legally compel a development to assign those 20 on-site parking spaces. But, due to the limited number of public spaces, there should be some recognition of the fact that residents of that development inherently have access to more parking spaces than residents of Category A developments.

Additionally, there are two individual developments in Category B which have on-site commercial uses in addition to their residential dwelling units. Gator West Apartments has maintained the legal right to operate a commercial marina; and Bayshore Yacht and Tennis Club (BYTC) has several commercial units, as well as a commercial marina. Neither development has sufficient onsite parking to meet the current multi-family and commercial parking standards.

There is also a dilemma regarding the parking lot at 7911 West Drive. When the BYTC was originally approved for condominium use, that lot was included as part of the required parking and the condominium documents include provisions for a long term lease that the residents would pay for use of the lot. Since that time, the BYTC Condominium Board has discontinued lease payments and the owner of the lot has consequently denied the BYTC residents access to it. This situation has compounded the Harbor Island parking issues, as now the residents of the BYTC park in the public spaces for free, instead of the paying for the parking lot, as stipulated in the condominium documents. Since there are only 503 total Harbor Island public spaces and there are over 160 residential dwelling units in the BYTC, staff views this predicament as the greatest contributing factor to the lack of parking on Harbor Island.

See attached for an example decal system.



Example Decal System

(For discussion purposes only)

Harbor Island Parking Categories are as follows:

- A. Developments with no on-site parking spaces
- B. Developments with limited on-site parking spaces
- C. Developments which meet the current on-site parking requirements

Further divide Category B developments into two groups:

- B1. Developments with insufficient on-site parking to provide at least one parking space per unit
- B2. Developments with enough on-site parking to provide at least one parking space per unit

Since the original approval for the BYTC included a stipulation to pay for the 7911 parking lot and they have chosen not to uphold that agreement, they must resume their lease before any decals are issued to the residents of the BYTC. At such time as they gain parking access to the 7911 lot, the BYTC development can be placed in Category B2.

Each dwelling unit in Category A and B1 developments shall be eligible for one annual “priority” decal at a price which would cover the Village’s administrative and enforcement costs (TBD). Additionally, all dwelling units in Category A and B developments shall be eligible for an annual decal at a much higher price (TBD). See next page for Harbor Island Inventory and Development Categories.

Decals must be permanently affixed, individually numbered and be valid for only one license plate. To receive a decal, residents shall provide a driver’s license, vehicle registration and proof of residency with one or several of the following documents:

- Ownership deed or Mortgage bill
- Lease agreement
- Electric, phone or water bill

A limited fixed number (TBD) of daily guest parking passes could be issued to any dwelling of Category A and B developments at a higher price (TBD) on a first come-first serve basis.

The Village must keep a list of dwelling units in each development and the corresponding identification number of each decal issued to those dwelling units.

Decal prices would be set according to projected administrative and enforcement costs. Presumably, parking enforcement could be either contracted to an independent company or managed by the Village Police. Either way, the decal prices would need to include those costs.

Records indicate that there are approximately 300 dwelling units in the Category A and B1 developments, which would receive the benefits of being issued the lowest cost (administrative and enforcement costs only) decals. See attached for a breakdown of the developments in each Category.

Staff recognizes that this system would not take into account the unfairness that Category B1 developments have on-site parking (though not enough for one parking space per dwelling unit) but are treated the same as Category A developments with no on-site parking.



Harbor Island Parking Inventory					
Condominiums					
Units	Name	Address	Category	On-Site Parking Spaces	“Priority” Decals Issued
163	Bayshore Yacht & Tennis	7904 West Dr	B2	*163	0
30	Harbor Condo	7909-11 East Dr	A	0	30
20	Lido Condo	7921 East Dr	A	0	20
35	Cielo Condominium	7935-37 East Dr	C	76	0
15	Adaggio	7939 East Dr	C	34	0
23	Bays Water Condo	7945 East Dr	B2	24	0
51	Biscayne Sea Club	8000-10-20 East Dr	B2	85	0
36	Majestic Isle Condo	7946 East Dr	B2	38	0
120	Eloquence	7928-30 East Dr.	C	244	0
24	Belle Isle Condo	7920 East Dr	A	0	24
414	360 Condominium	7900 Harbor Dr	C	905	0
35	Blue Bay Condominium	7927-29 West Dr	C	75	0
12	Chateau Isle	7939 West Dr	A	0	12
54	Space 01	7934 West Dr	C	108	0
88	Islander Club	7928 West Dr	B2	117	0
40	Magulf Towers	7933 West Dr	B2	55	0
8	West Bay Condo Assoc	7935 West Dr	B1	1	8
Apartments					
45	Royal Isle Apartments	7905 East Dr	B2	48	0
41	Bayview Apartments	7915 East Dr	B1	8	41
20	The Centerpoint Group	7525-27 East Dr	A	0	20
24	Bayshore View Investment	7931 East Dr	A	0	24
4	Marlene Heller	7941 East Dr	B2	5	0
8	7926 East Drive	7926 East Dr	B1	2	8
19	Bay's End Apartments	7924 East Dr	B2	24	0
44	Gator Harbor West Apts	7910 West Dr	B1	13	44
30	Islander Apartments	7917 West Dr	B1	20	30
8	Valerie Apts	7921 West Dr	A	0	8
24	Valleyview Reit	7925 West Dr	A	0	24
6	West Bay Villas	7937 West Dr	B1	1	6
Approved, Proposed or Under Construction					
285	Moda	8000 West Dr	C	624	0
47	Un-Named	7938-40 West Dr	C	119	0
54	Indigo	7912-14-16 West Dr	C	121	0
16	Bahia Tower	7922 East Dr	C	36	0
Total				2946	299

