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VILLAGE OF KEY BISCAYNE

Office of the Village Manager

MEMORANDUM

Village Council
Franklin H. Caplan, Mayor
Michael E. Kelly, Vice Mayor
Michael W. Davey
Enrique Garcia
Robert Gusman
Mayra P. Lindsay
James S. Taintor

DATE: June 26, 2012
TO: Honorable Mayor and Members of the Village Council
FROM: John C. Gilbert, Village Manager
RE: Parking Strategies

Village Manager
John C. Gilbert

RECOMMENDATION

It is recommended that the Village Council consider the following:

1. the installation of no parking signs on Village Green Way and McIntyre Street from Crandon Boulevard to Fernwood Road from 10:00 p.m. to 10:00 a.m. Monday through Friday and 8:00 p.m. to 8:00 a.m. on Saturday and Sunday. These hours reflect the time the Community Center is closed;
2. the installation of no parking signs on Crandon Boulevard from 10:00 p.m. to 10:00 a.m. Monday through Sunday;
3. the installation of approximately nine (9) parking spaces on Fernwood Rd. directly abutting the Community Center;
4. directing the Administration to meet with the homeowner associations along Galen Drive and Sunrise Drive to determine if there is support to construct improvements in the right of way similar to those on E. Enid Drive. The improvements would include drainage, parallel parking spaces, lighting, traffic calming, and brick sidewalks; and
5. installation of Public Parking Spaces in the right of way along Ocean Drive from E. Enid Drive to Galen Drive.

BACKGROUND

When the Civic Center was constructed, the number of parking spaces was determined based upon when they were actually needed. The spaces along Village Green Way and McIntyre Street from Crandon Boulevard to Fernwood Road are needed in the morning and late afternoons when residents are attending meetings in Village Hall and are participating in events in the Community Center. The Administration has observed that the parking spaces

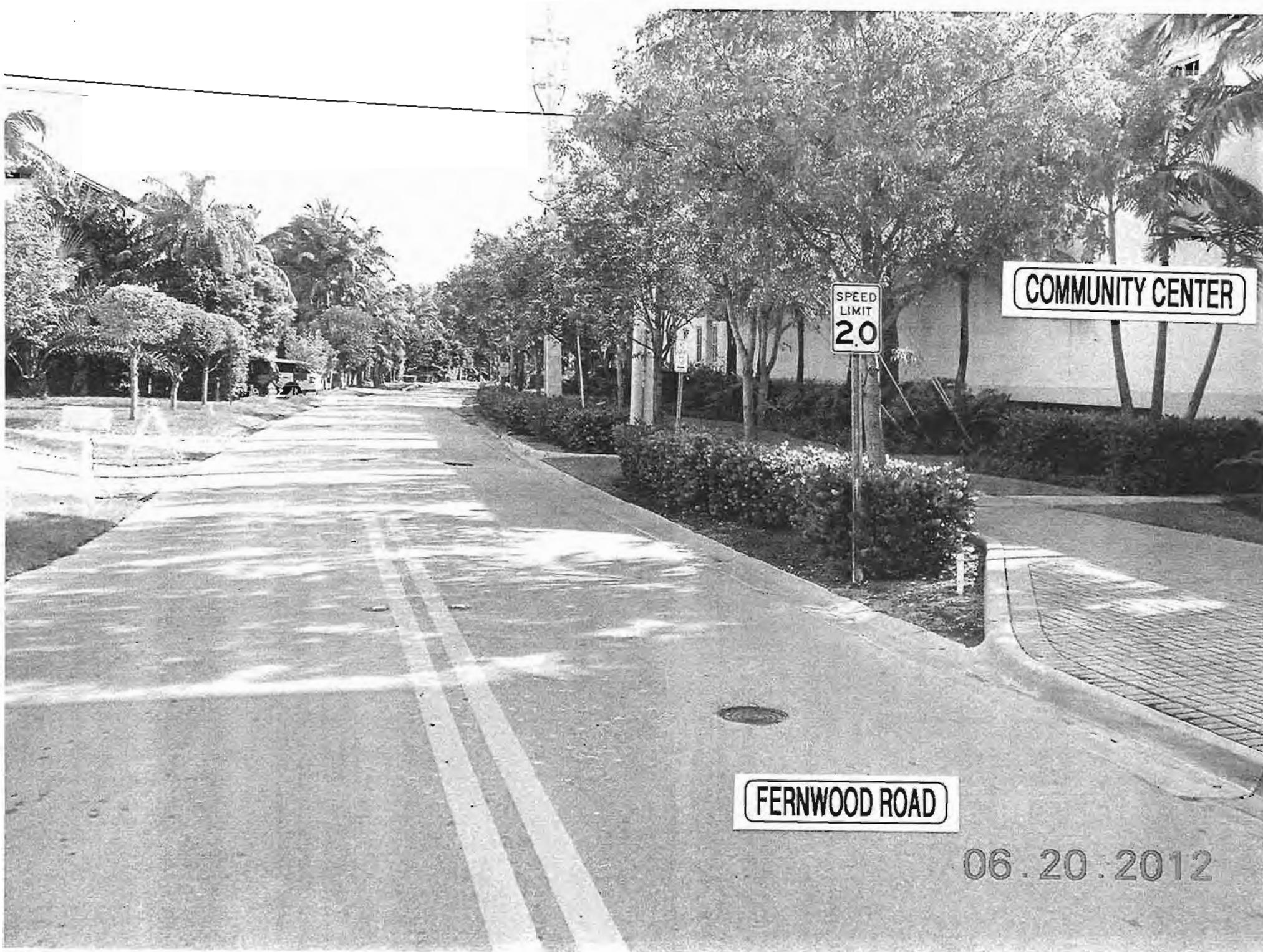
along Village Green Way and McIntyre Street from Crandon Boulevard to Fernwood Road have vehicles which are parked overnight and on many occasions for several days. This has caused a significant parking problem.

The right of way along Fernwood Rd. immediately abutting the Community Center was designed for parking spaces. A valley gutter was constructed and landscaping was installed. During the planning for the Civic Center, it was agreed that these spaces would not be constructed. Since the Community Center was constructed in 2006, the demand for parking spaces has increased beyond what was anticipated. The placement of approximately nine (9) parking spaces would help alleviate this problem.

The apartment buildings along E. Enid Drive, Sunrise Drive and Galen Drive and roadways were constructed about the same time. These buildings were occupied by "snowbirds" who for the most part had one car which met the County standard of one (1) space per unit. Over time, this situation changed significantly as the units are now primarily occupied nearly the entire year. There is a significant parking problem on Galen Drive and Sunrise Drive.

E. Enid Drive was substantially upgraded as part of the negotiations with the developers of Ocean Club. These improvements included brick parking spaces, new sidewalks, lighting, traffic calming, and drainage. Sunrise Drive and Galen Drive remained in their original condition. There now exist drainage problems and significant parking problems on each of these streets. If improvements are constructed similar to E. Enid Drive, the Administration estimates 75 parking spaces can be provided on each street. This would add value to the apartments which over time would pay for the improvements.

There are 23 public spaces on Ocean Drive from Galen Drive to E. Enid Drive. These public parking spaces are used by the residents of the adjacent apartment buildings. Since these spaces appear to be on private property, residents of the Village do not know these are public spaces. As such, it is suggested that signage be installed which indicates these spaces are for the use of the public.



FERNWOOD ROAD

06.20.2012

COMMUNITY CENTER

FERNWOOD ROAD

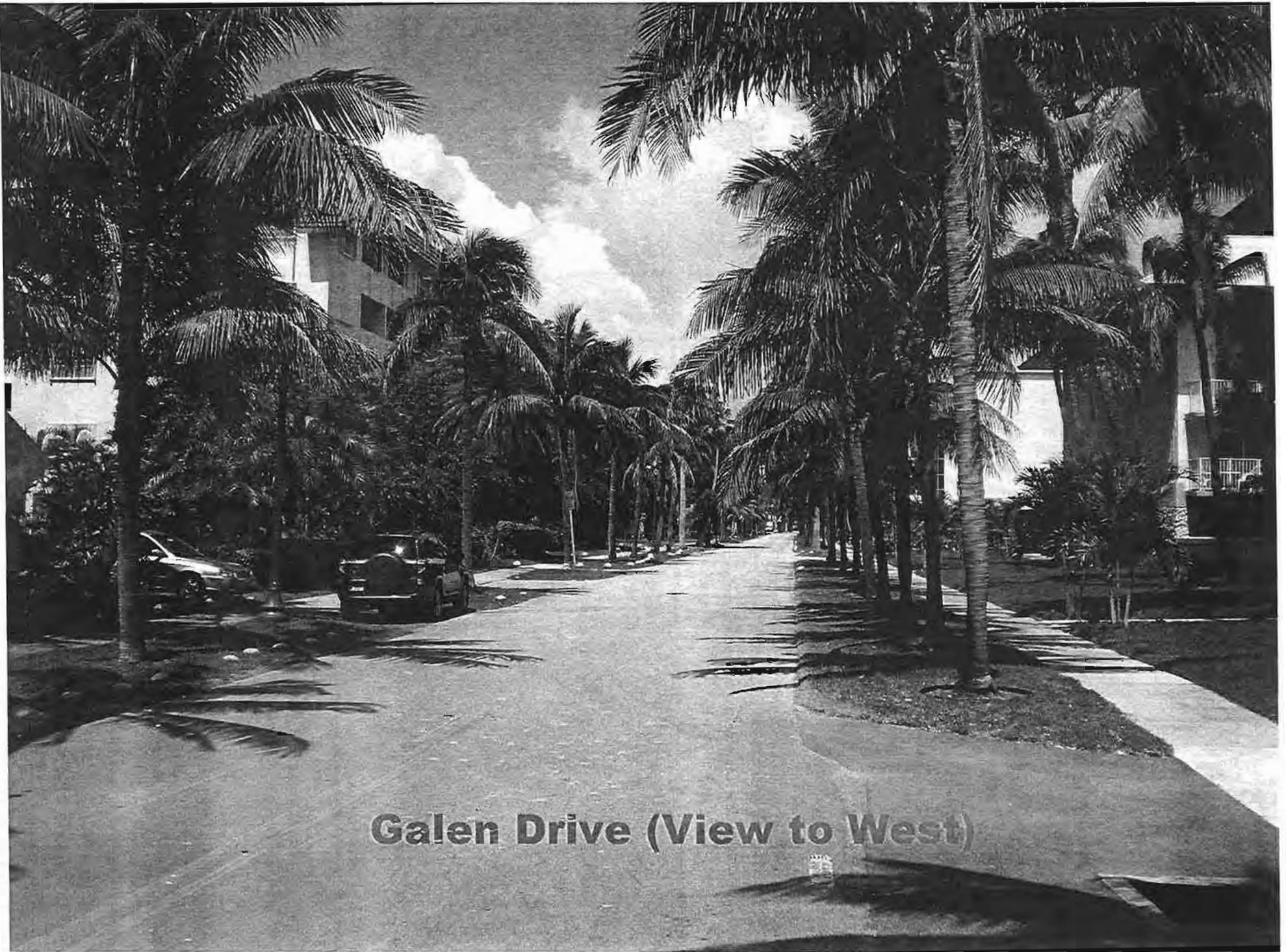
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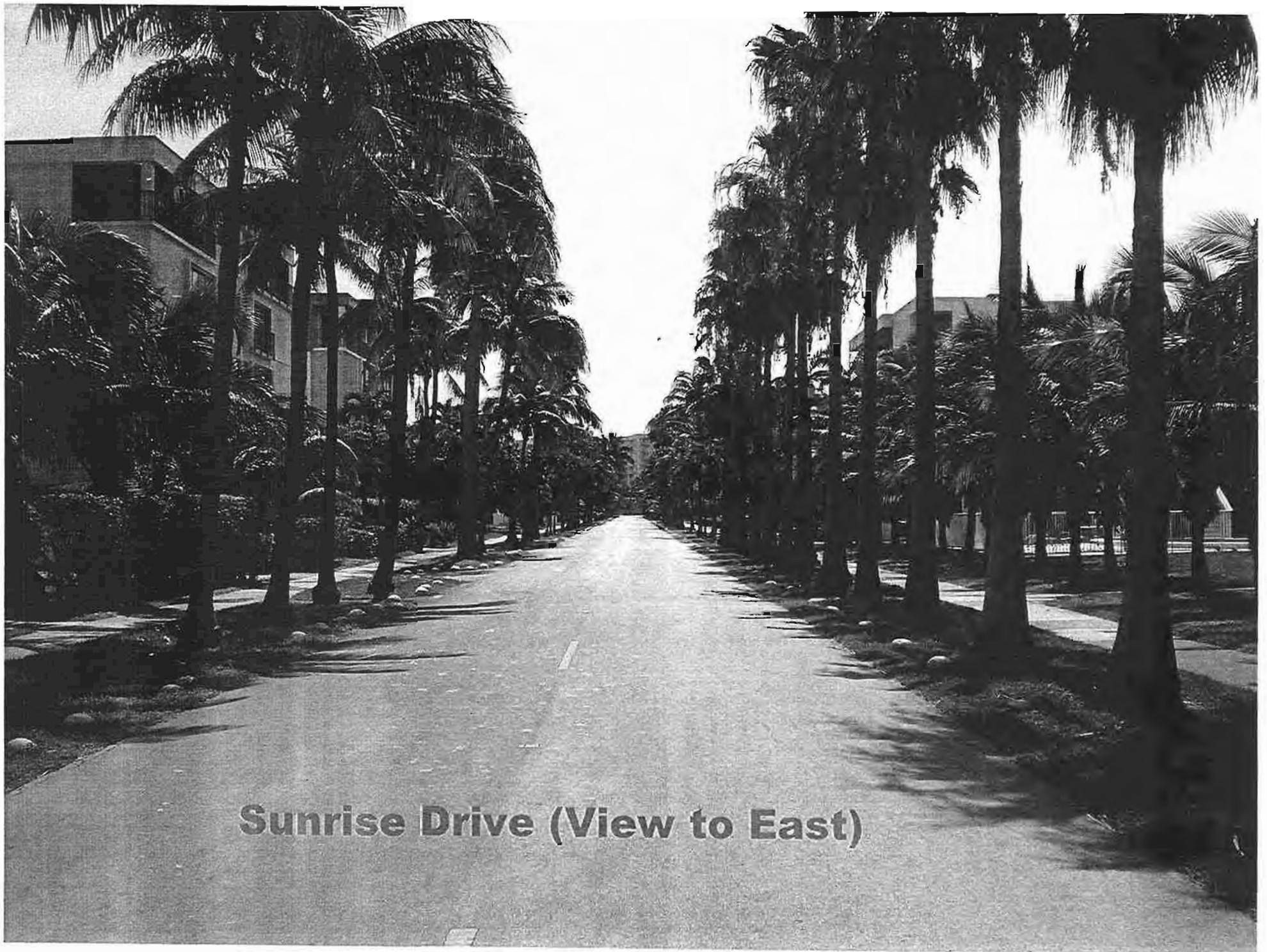




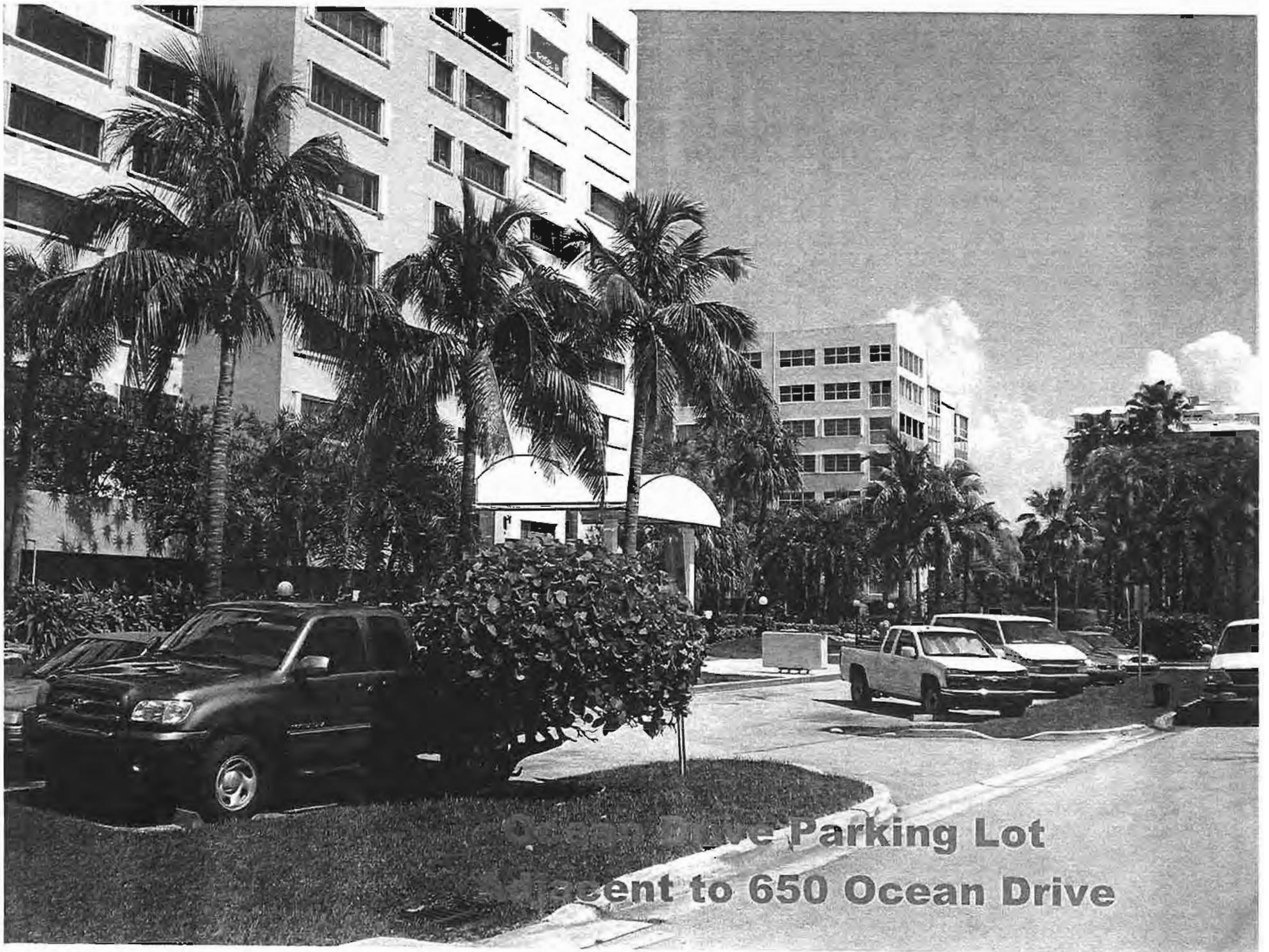
End Drive (View to West)



Galen Drive (View to West)



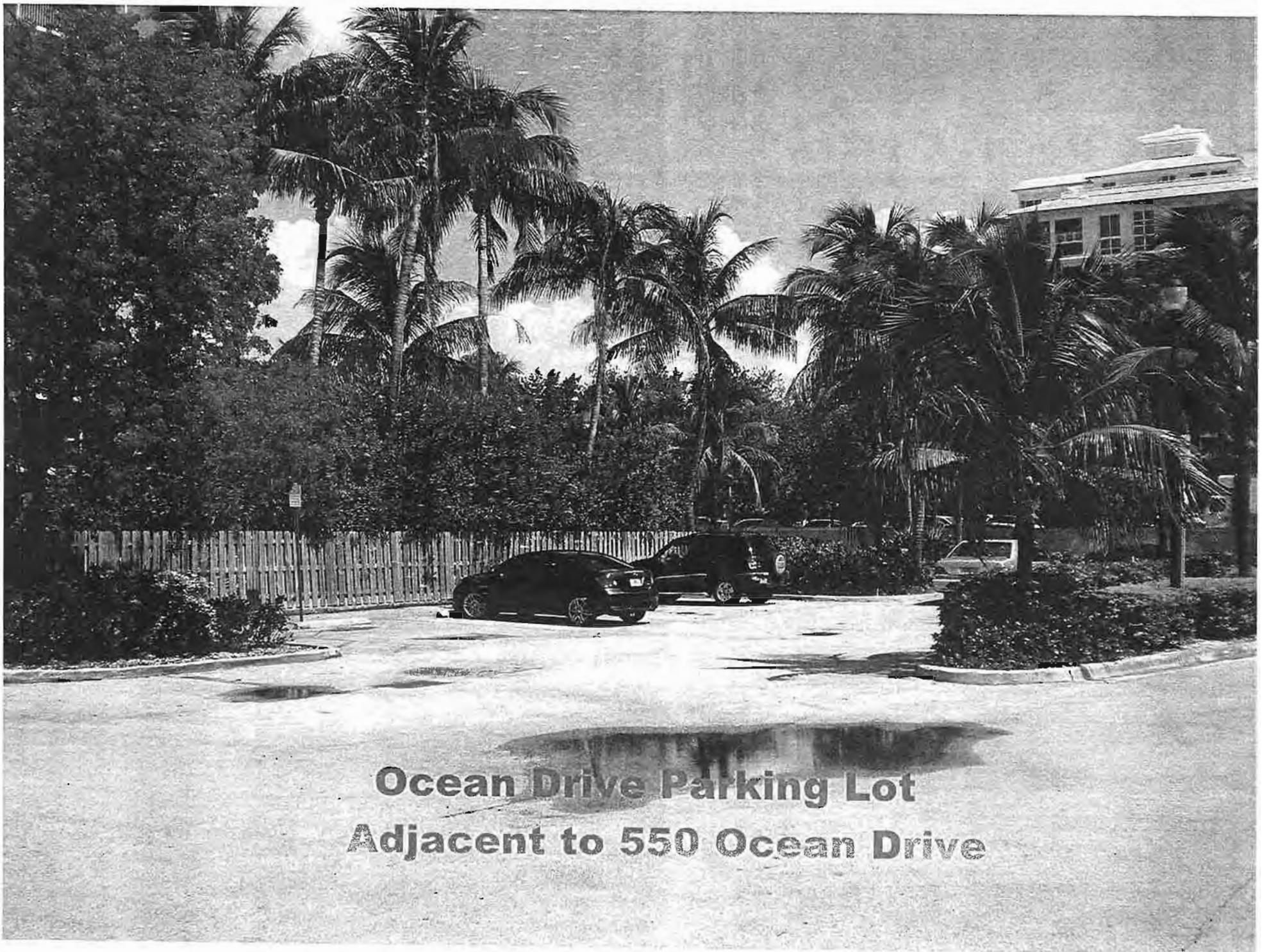
Sunrise Drive (View to East)



**Ocean Drive Parking Lot
Adjacent to 650 Ocean Drive**



**Ocean Drive Parking Lot
Adjacent to 590 Ocean Drive**



**Ocean Drive Parking Lot
Adjacent to 550 Ocean Drive**