

B. QUESTIONNAIRE

1. Results

In April 1974, the Planning Department distributed questionnaires to business establishments in the Design Plaza Area between NE 41st Street and the Airport Expressway and along North Miami Avenue, North Miami Court, NE 1st and NE 2nd Avenues and along NE 1st Court.

Approximately six out of every ten businesses that received the questionnaire returned it, since 155 were delivered and 90 were returned to the Planning Department. Some of the questionnaires were in complete, and only 87 were used for the following tabulations:

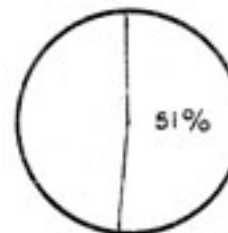
QUESTION AS STATED:

Are you the owner of this property? Yes 17%

Does the firm have a lease? Yes 77%

How long has the firm occupied the property?

One year	25%
Two years	15%
Three years	11%
Four years	6%
Five years	7%
More than five years	36%
	<hr/> 100%



51% have occupied the property three years or less

What are the firm's future plans?

To remain at present location	87%
To expand	15%
To subdivide and rent space	2%
To relocate	5%



87% plan to remain at present location.

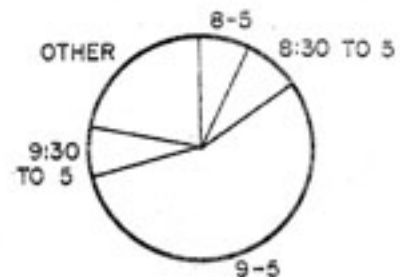
Does the property have any on-site parking spaces? Yes 60%

Do you operate any warehouses, storage areas, sales, service or related departments at other addresses in Miami? Yes 28%

Do you have seasonal slumps in business activity? Yes 46% (primarily in the summer months)

What is your daily schedule?

8 AM - 5PM	7%
8:30 AM - 5 PM	8%
9 AM - 5 PM	56%
9:30 AM - 5 PM	7%
Other	22%
	<hr/> 100%



What is your weekly schedule?

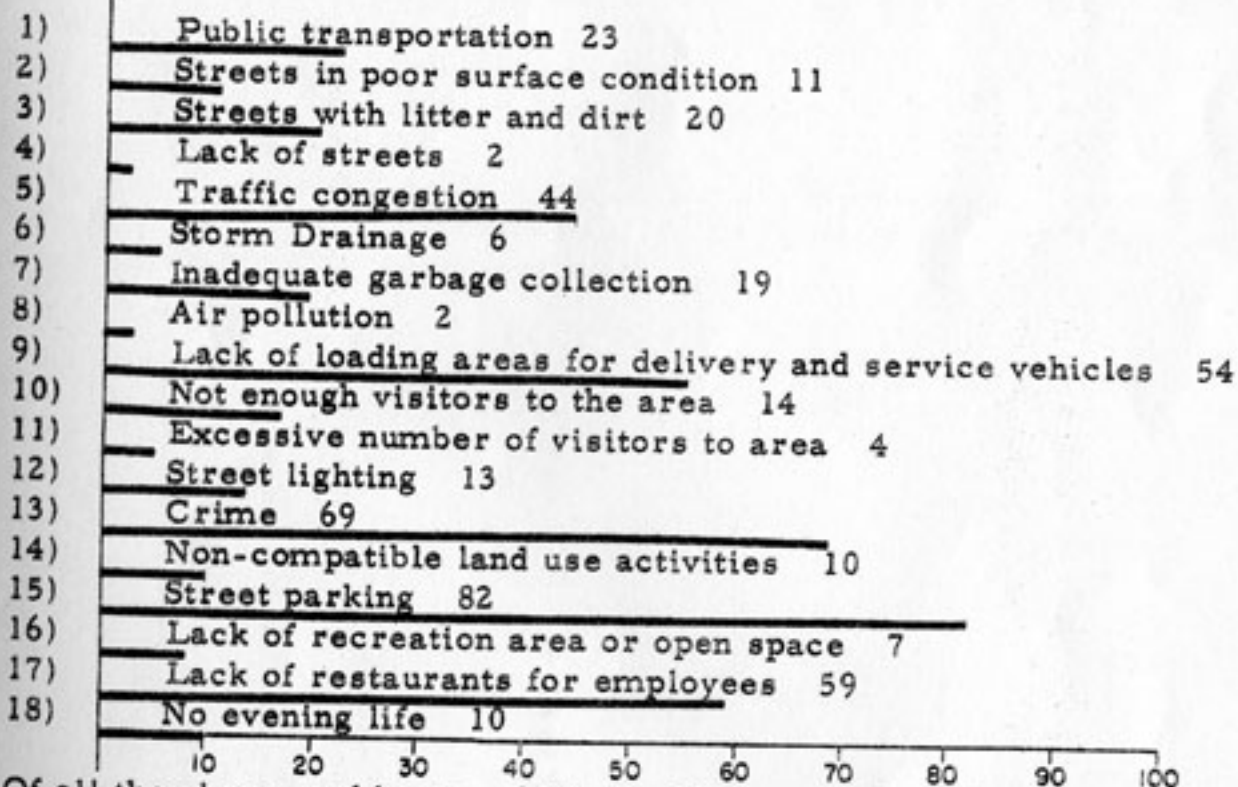
Mon. - Fri.	93%
Mon. - Sat.	7%
	<hr/>
	100%

What percent of your trade comes from the following markets?

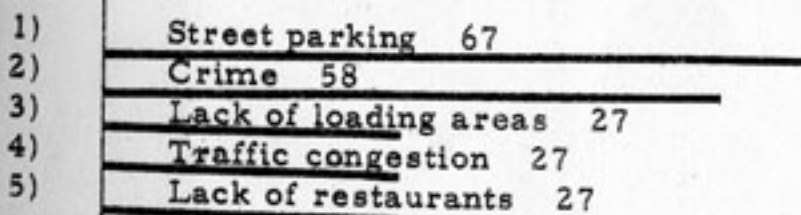
	Average Percent
1) Miami	59%
2) Southeast Florida	25%
3) Southeast USA	2%
4) National	6%
5) International	6%
6) Other	2%
	<hr/>
	100%



Is there a problem in your area with any of the following?
(Actual number of responses indicated)



Of all the above problems, which would you consider the most serious?
(Actual number of responses indicated)



What changes would you want to see in the existing zoning as it applies to your property or neighborhood?

1. The streets off of 40th Street should be rezoned for businesses.
2. Residential to commercial.
3. Waive requirement of on-site parking.
4. Have public parking near expressway.
5. Parking meters.
6. Try to develop a look that is compatible to a design center.
7. Zone area for business only
8. Permit property owners with derelict stores to remodel so as to improve neighborhood without providing more parking spaces.
9. Landscape adjacent streets like 40th Street, particularly Miami Avenue and N. E. 2nd Ave.
10. Expand commercial area and pave alleys.
11. Expansion allowing for combined living and work arrangements.
12. 38th, 39th, and 40th Streets to showrooms only, South Side 41st Street parking lots only.
13. The area needs to expand and the only way it can go is north of NE 40th Street, between NE 2nd Avenue and Miami Avenue.

What improvements do you feel should be made by Dade County or the City of Miami for the area?

1. More police patrols.
2. Traffic light at N. E. 40th Street and Miami Ave.
3. Parking
4. 41st Street should be zoned for business and parking
5. Area needs more attractive open space, land use
6. Better design and sign control of buildings
7. Trees and nicer looking streets
8. Remove Post Office, make 39th Street one-way westbound to N. W. 2nd Avenue and 40th Street eastbound from Miami Ave. to N. E. 2nd Ave.
9. Sidewalks installed - repaired - kept clean and free of overgrown weeds
10. A good showroom building for new and existing businesses with adequate on site parking.
11. Loading Areas
12. Change area to business only zone
13. An enclosed mall (make it into)
14. General promotion of area as top design center
15. Anti-speed bumps on road surface or traffic light at intersection 39th Street and N. E. 1st Avenue.
16. Wider streets and narrower sidewalks
17. Traffic light at 38th and North Miami Avenue
18. Improve area to relate to 40th Street
19. There are streets off 40th Street that should be rezoned for businesses
20. Condemn some of the buildings built in the twenties. Provide parking garages or areas under the City's ownership.

and whatever is responsible for it.
Love the area!
This neighborhood is cursed by crime and blighted surrounding areas such as 16th Street and around the expressway - it would be best to "blow" or try to bring the expressway closer for parking.
Need more police protection - recreation space, restaurants, beautiful area of Miami that could be improved to enhance and bring more business to Miami since the interior design field is constantly expanding and other major cities have fabulous "Design-Showroom" areas.
A major center of commerce. Why can't we have a city owned parking area. Too many rough on streets and not enough police protection. Prosecute Criminals!
A good thing is going here bringing commerce, crime men, and prestige to the county and city. Very little cooperation from the Planning Department so far, seems stupid.
If recreation area programs were inaugurated perhaps the teenagers who too much time would find their energies directed correctly. They definitely need direction.
Need parking meters.
The increasing area comes together. A passage off-block to allow pedestrian traffic to pass through without going around the block would help. It may be well to eliminate street parking if proper transportation to and from a parking area could be arranged.
Continuing urban redevelopment program required. Razing condemned structures. Mall development scheme for 40th Street.

Comments or Observations.

1. This is a thriving business area that cannot grow because it is hemmed in on all sides. Give us room to grow!
2. I am happy to see the area so well patrolled by the police. I feel that they have been of great help in deterring further crime in this area.
3. My only problem of any size is adequate parking.
4. Parking under expressway, meter for client parking. 41st Street parking lots on daily rate for employee parking area.
5. This should be the showplace of Miami instead of the frantic appearance with poor housekeeping of property owners.
6. Thanks for the new lighting.
7. Off-street parking is a very serious need that is growing as new show-rooms occupy the new construction here. More and better facilities under the 195 expressway would help. Possible paving of the area. The one-way streets would allow truckers to unload right near the show rooms.
8. When we opened in this area, 18 years ago, it was a great area for us. Growth of the area as well as our own business has created a problem for help, customer parking, pickups and deliveries.
9. Police protection has improved considerably recently with a foot patrolman on duty during business hours. We hope it will continue!
10. More parking space, please !
11. How about parking under expressway with a tram service to design plaza area like Lincoln Road Mall.
12. I have worked to build the area known as Decorator's Row for 15 years. There are so few buildings to rent on 39th and 40th Streets. Parking and crime is starting to affect our business.
13. We need parking!
14. This planning survey is a compliment to our mayor - the commission and whoever is responsible for it!
15. Love the area!
16. This neighborhood is cursed by crime and blighted surrounding areas such as 36th Street and around the expressway - it would be best to "join" or try to bring the expressway closer for parking.
17. Need more police protection - recreation space, restaurants, beautiful area of Miami that could be improved to enhance and bring more business to Miami since the interior design field is constantly expanding and other major cities have fabulous "Design-Showroom" areas.
18. A major center of commerce. Why can't we have a city owned parking area.
19. Too many toughs on streets and not enough police protection. Prosecute Criminals !
20. A good thing is going here bringing commerce, employment, and prestige to the county and city, very little cooperation from the Planning Department, so far, seems evident.
21. If recreation areas or programs were inaugurated, perhaps the teenagers who rob and mug could find their energies directed correctly. They definitely need direction.
22. Need parking meters.
23. The marketing area drawn together. A passage mid-block to allow pedestrian traffic to pass through without going around the block would help. It may be well to eliminate street parking if proper transportation to and from a parking area could be arranged.
24. Continuing urban redevelopment program required. Razing condemned structures. Mail development scheme for 40th Street.