



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024 First Reading

TITLE: AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, 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 PARKING METER TIME LIMITS IN THE NORTH BEACH ZONE; AND AMENDING THE CORRESPONDING PARKING FEE SECTION OF APPENDIX A TO THE CITY CODE, ENTITLED "FEE SCHEDULE,"; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

The City Administration ("Administration") recommends that the Mayor and City Commission ("City Commission") approve the subject Ordinance at First Reading and schedule a Second Reading/Public Hearing.

BACKGROUND/HISTORY

At the July 24, 2024 City Commission meeting, at the request of Commissioner David Suarez, the City Commission referred an agenda item (C4 S) to the Public Safety and Neighborhood Quality of Life ("PSNQLC" or "Committee") to discuss extending the metered hours for parking spaces adjacent to North Beach businesses.

During the July 24, 2024 City Commission meeting, the City Commission adopted Resolution No. 2024-33222 (Attachment A) authorizing the Administration to create one (1) unified Restricted Residential Parking Permit ("RRPP") Zone ("Zone 26") in North Beach comprised of the following four (4) neighborhoods: Town Center, North Shore, Biscayne Beach, and Normandy Isle, as part of a 12-month Pilot Program ("Pilot Program"). Given the longstanding parking challenges in North Beach due to high demand and limited parking inventory, the RRPP Pilot Program is intended to prioritize on-street parking for North Beach residents and launched on November 1, 2024.

The creation of the North Beach RRPP Zone 26, however, is anticipated to create an increase in competing uses among residents, business patrons, and employees for the limited on-street metered parking spaces adjacent to area businesses, particularly after 6 p.m. when the existing metered spaces are available to the public free-of-charge. To help mitigate the impacts to the employees and patrons of North Beach businesses as well as non-profit organizations, an amendment to Section 106-55 of the City Code, entitled "Parking Rates, Fees, and Penalties; Exceptions" (Attachment B), would be required to extend the current enforceable metered hours beyond the current end time of 6 p.m. Extending the metered hours via a Code amendment would aim to improve parking availability and convenience for employees and patrons of businesses and non-profit organizations located within or adjacent to the proposed North Beach RRPP Zone 26.

At the September 18, 2024 PSNQLC meeting, during the discussion on this item (Attachment C),

the Administration presented the positive effects that extending metered parking hours in North Beach would have on local businesses. Additionally, City staff indicated that additional outreach efforts would be conducted to ascertain the hours of operation and parking needs of the affected businesses in North Beach in advance of the commencement of the Pilot Program. The Committee passed a motion recommending that the Administration draft an ordinance to extend the enforceable metered parking hours in North Beach for consideration by the City Commission on first reading during the October 30, 2024 City Commission meeting.

This item was not reached during the October 30, 2024 City Commission Meeting.

ANALYSIS

Section 106-55, entitled “Parking Rates, Fees, and Penalties; Exceptions” of the City Code, Subsection (a)(5), provides for all metered parking in North Beach (north of 63 Street) to be enforced from 8 a.m. to 6 p.m., seven (7) days a week. After 6 p.m., all metered spaces become available to the public free-of-charge. Therefore, after 6 p.m., these metered spaces, in addition to non-metered on-street parking spaces within Zone 26, may be used by residents registered for the North Beach RRPP Pilot Program. The implementation of the RRPP Zone 26 may affect local businesses and non-profit organizations located within or adjacent to RRPP Zone 26 by reducing the availability of metered on-street and off-street parking spaces for their patrons and employees after 6 p.m.

To facilitate the City Commission’s discussion on this item, the Parking Department has prepared a map illustrating the locations of local businesses in proximity to the existing on-street metered parking spaces and off-street metered parking lots within or adjacent to the RRPP Zone 26 (Attachment D).

To help mitigate the impact of the Pilot Program on North Beach business patrons and employees, extending the metered parking hours beyond 6 p.m. would be a beneficial adjustment. The extension would aim to increase the availability of on-street and off-street metered parking during the evening hours while businesses remain in operation, ensuring that patrons and employees have access to proximate metered parking while also maintaining a balance between residential and commercial parking needs.

It should be noted that the enforceable metered hours throughout the City vary depending on the parking needs of the area. Pursuant to Section 106-55 of the City Code, the metered hours are currently as follows:

- **South Beach Entertainment District Parking Zone:** Enforced 24 hours a day, seven (7) days a week;
- **South Beach Parking Zone:** Enforced from 9 a.m. to 3 a.m., seven (7) days a week;
- **East Middle Beach Parking Zone:** Enforced from 9 a.m. to 3 a.m., seven (7) days a week;
- **West Middle Beach Parking Zone:** Enforced from 8 a.m. to 6 p.m., seven (7) days a week; and
- **North Beach Zone:** All metered parking north of 63 Street shall be enforced from 8 a.m. to 6 p.m., seven (7) days a week.

Currently, the majority of the existing RRPP zones in the City are located in South Beach, adjacent to or including metered parking spaces enforced from 9 a.m. to 3 a.m. daily or 24 hours a day, depending on the location in South Beach, to effectively balance the parking needs of businesses in the proximate area. Extending the enforceable metered hours in North Beach beyond 6 p.m. could replicate this success.

Business Survey

To obtain a better understanding of the parking needs of North Beach businesses and help determine the optimal enforceable hours of the metered parking spaces in advance of the November 1, 2024 launch of the Pilot Program, the Parking Department compiled a list of all 178 Business Tax Receipts (“BTR”) holders located within and adjacent to the proposed RRPP Zone 26, and an online survey was emailed to each business. The survey was generated on Microsoft365 and open for a period of seven (7) days. During the seven (7) day period, an additional two (2) reminders were emailed asking businesses to complete the survey. However, only 11 businesses completed the initial survey.

On September 27, 2024, the Parking Department conducted a comprehensive door-to-door outreach initiative in North Beach, in collaboration with the Neighborhood Affairs Division of the Office of Marketing and Communications, to engage local businesses and gather additional survey data. The City staff visited a total of 107 businesses, of which 56 participated in the in-person survey during this canvassing effort. Thus, a total of 67 businesses were surveyed either online or in-person.

The survey consisted of the following five (5) questions:

- Question #1: What are your hours of operation?
- Question #2: How many employees currently work at your establishment per shift that require parking?
- Question #3: What are your current employee parking arrangements?
- Question #4: Would your employees require parking accommodations once the North Beach RRPP Pilot Program is implemented?
- Question #5: Question or Comments section.

Survey Results

The online and in-person surveys yielded the following results:

- Question #1: Of the 67 businesses surveyed, 60 responded to this question of which 48 operate during typical business hours (between 9 a.m. and 11 p.m.), seven (7) businesses operate until 12 a.m., and five (5) businesses have unconventional hours, operating until 5 a.m. Thus, the vast majority of the businesses that responded operate typical business hours and close by 11 p.m.
- Question #2: 46 businesses employ 1 to 5 workers per shift; 10 businesses have 6 to 10 employees per shift; eight (8) businesses employ 11 to 20 workers per shift; one (1) business has 21 to 50 employees per shift; and two (2) businesses have more than 50 employees per shift. Thus, the majority of survey respondents are small businesses with few employees.
- Question #3: 41 businesses use on-street/non-metered parking, while 21 businesses utilize a private lot provided by their business. Additionally, seven (7) businesses use metered municipal lots; four (4) businesses rely on nearby pay-to-park services; five (5) businesses do not have designated parking arrangements; and eight (8) businesses utilize other transportation methods that may not require parking. Thus, the majority of businesses surveyed have employees who currently park for free in spaces that will be available to residents registered for the RRPP Zone 26 Pilot Program.

- Question #4: 37 businesses expressed a need for parking accommodations for their employees if the North Beach RRPP Zone 26 Pilot Program is implemented, while 30 businesses indicated their employees would not need any special parking accommodations. Thus, the majority of the businesses surveyed expressed a need for parking accommodations for their employees.
- Question #5: In addition to the above survey responses, 16 comments and 1 (one) email were received. The most common concern was the availability of parking for both employees and customers. One (1) business expressed a concern regarding the costs associated with parking for employees, suggesting that such costs might lead to increased prices for goods and services.

The survey findings from the Administration's outreach efforts regarding the North Beach RRPP Pilot Program have yielded valuable insights from local businesses. Notably, of the 67 businesses surveyed, a substantial majority operate within standard business hours, specifically between 9 a.m. and 11 p.m., while only five (5) businesses remain open until 5 a.m.

Based on the survey results, the Administration believes that extending the metered parking hours until 11 p.m. will effectively balance the competing demands for parking spaces in North Beach, and benefit both local businesses and their customers. To ensure consistency, the proposed enforceable metered hours will apply to all metered parking in North Beach. The Administration will engage the business community throughout the pilot program to assess the impact on the local businesses and make recommendations for adjustments if necessary. It is worth noting that the current rate for on-street and off-street metered parking in North Beach is \$1 per hour during the enforceable hours.

FISCAL IMPACT STATEMENT

Adopting this ordinance to extend the enforceable hours of metered parking in North Beach is anticipated to generate additional parking revenues to the City as the existing metered parking spaces would be enforceable for a longer period of time.

Does this Ordinance require a Business Impact Estimate? No
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

N/A

CONCLUSION

To enhance parking accessibility for businesses in proximity to the North Beach RRPP Zone 26, the Administration recommends amending the Miami Beach City Code to extend the enforceable metered hours for both on-street and off-street parking in North Beach from the current hours of 8 a.m. to 6 p.m. to the proposed hours of 8 a.m. to 11 p.m., seven (7) days a week.

The Administration recommends that the City Commission approve the subject Ordinance on First Reading and schedule a Second Reading/Public Hearing.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? No

If so, specify the name of lobbyist(s) and principal(s):

Department

Parking

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

1st Rd, Amend Meter Time Limits in North Beach. (Suarez) PK