

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Rickelle Williams, Interim City Manager

DATE: April 19, 2024

SUBJECT: **DISCUSS THE CREATION OF RESIDENTIAL PARKING PERMIT ZONES IN NORTH BEACH, AS A ONE (1) YEAR PILOT PROGRAM, IN ORDER TO PROTECT THE QUALITY OF LIFE OF NORTH BEACH RESIDENTS IN AREAS WHERE RESIDENTIAL PARKING IS SEVERELY IMPACTED BY COMPETING USES AND/OR A HEAVY CONCENTRATION OF PARKED VEHICLES**

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### **HISTORY:**

On December 13, 2023, at the request of Commissioners David Suarez and Joseph Magazine, the Mayor and City Commission referred Item C4 G to the Finance and Economic Resiliency Committee (FERC) to discuss the creation of residential parking permit zones in North Beach to protect the quality of life of North Beach Residents in areas where residential parking is severely impacted by competing uses and/or heavy concentration of parked vehicles.

### **ANALYSIS:**

Section 106-78 of the Miami Beach City Code, "Creation of residential permit parking area" states: "Whenever the city manager or his designee shall make a determination that a residential is impacted by commuter vehicles in accordance with the criteria set forth in sections 106-76 and 106-77, he may initiate the creation of a residential permit parking area. A request for a determination by the city manager or his designee may also be initiated through a petition of a majority of the bona fide residents of a residential area". Parking in the North Beach area has become increasingly difficult given the imbalance between parking supply and demand. Parking spaces shortages in North Beach are documented.

A 2019 parking study conducted by Walker Consultants revealed that on a selected peak weekend nearly 50% of the study area in North Shore exceeded 75% occupancy and 25% exceeded 85% utilization. A recent study by Walker Consultants revealed that: "Overall, the current parking system in Zone 1- North Shore has a parking deficit of 73±. In general, the on-street parking was observed to have little to no parking adequacy with a total of 57 blocks or 75% of zone 1 experiencing parking adequacy deficits." Parking adequacies is the ability of the parking supply to accommodate the parking demand.

Similar stress on parking is observed in Biscayne Beach, where occupancy rates reached 92%

on a Thursday evening and 84% on a Saturday morning. These findings underscore the persistent parking shortages in North Beach, exacerbated by ongoing development projects that are expected to further strain parking availability.

To address these issues, the Administration proposes a twelve-month pilot program to establish two residential zones in North Beach: one covering North Shore and Biscayne Beach and another for the Normandy Isle neighborhood. The program includes:

- A 12-month pilot period
- Annual residential permit fees of \$54.60 or \$27.30 semi-annually, with no access to metered areas
- Option for an expanded permit covering Collins Avenue and metered spaces for \$196.20 annually or \$98.10 semi-annually
- A two-month educational and warning period followed by citations (no towing) during the pilot
- Limit of two permits per household, with additional permits needing Parking director approval
- One commercial dual-use vehicle permit per household within the allotted permits
- Exclusion of residents with dedicated parking, with exceptions possible based on supply/demand analysis
- Visitor permits priced at \$3.21, available online or via telephone
- An outreach campaign to assist residents with program registration and usage

**Boundaries:**

- North Shore/Biscayne Beach: 73<sup>rd</sup> Street on the south, 87<sup>th</sup> Terrace on the north, east side of Harding Avenue on the east, east side of Hawthorne Ave. on the west.
- Expanded North Shore/Biscayne: same as above, includes metered spaces and expands east boundary to Collins Avenue.
- Normandy Isle: Bay Drive on the south (excluding Normandy Drive, 71<sup>st</sup> street and Biarritz Drive between Rue Granville and Rue Versailles), Marseilles/Calais Drives on the north, Bay Drive on the east and Bay Drive on the west.

**CONCLUSION:**

The Administration recommends the creation of residential parking permitted zones in North Shore/Biscayne Beach and Normandy Isle.

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**ATTACHMENTS:**

Description	Type
 Referral Memo	Memo

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner David Suarez  
DATE: December 13, 2023

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS THE CREATION OF RESIDENTIAL PARKING PERMIT ZONES IN NORTH BEACH, AS A ONE (1) YEAR PILOT PROGRAM, IN ORDER TO PROTECT THE QUALITY OF LIFE OF NORTH BEACH RESIDENTS IN AREAS WHERE RESIDENTIAL PARKING IS SEVERELY IMPACTED BY COMPETING USES AND/OR A HEAVY CONCENTRATION OF PARKED VEHICLES.

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### ANALYSIS

Please place on the December 13, 2023 agenda a referral to the Finance and Economic Resiliency Committee to discuss the creation of residential parking permit zones in North Beach. The sponsors propose the issuance of residential parking permits which would allow only permit holders to park a motor vehicle within the designated zone(s) during certain days/hours, in order to protect the quality of life of North Beach residents in areas where residential parking is severely impacted by competing uses and/or a heavy concentration of commuter vehicles that are parked night and day for purposes unrelated to residential uses.

The City is a small barrier island consisting of approximately 82,000 residents and fifteen (15) square miles of land within its territorial jurisdiction. However, despite its small size, the City is an internationally renowned tourist destination and hosts thousands of visitors each and every day and night of the year. Moreover, due to its density and small geographic area, there is limited residential parking within the City, so the City Commission previously created residential parking permit areas (meant solely for the benefit of City residents who reside in such areas, and their occasional invitees). Presently, there are twenty (20) such residential parking permit zones in the City, but almost none of the residential parking permit zones are located in North Beach. Unfortunately, parking has become quite challenging for many North Beach residents, which has unduly restricted entry of North Beach residents to their homes.

Accordingly, I propose the creation of residential parking permit zones in North Beach, as a one (1) year Pilot Program, which will allow the City Commission to evaluate whether the implementation of residential parking zones mitigates the parking problems in the area. If approved, the proposed Ordinance creating residential parking permit zones in North Beach would automatically sunset after one (1) year.

As part of the discussion, I request that the Parking Department be prepared at Committee to provide input and recommendations concerning potential areas within North Beach that may benefit from being designated as residential parking permit zones, along with any issues or concerns relating to the creation of such zone(s).

**SUPPORTING SURVEY DATA**

N/A

**FINANCIAL INFORMATION**

Administration is requested to be prepared to address the fiscal impact of this proposed measure, if any, at the Finance and Economic Resiliency Committee meeting.

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**Legislative Tracking**

Commissioner David Suarez

**Sponsor**

Co-sponsored by Commissioner Joseph Magazine