

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rickelle Williams, Interim City Manager *RW*

DATE: July 24, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, CREATING RESTRICTED RESIDENTIAL PARKING PERMIT ZONE 26/ TOWN CENTER NEIGHBORHOOD WITH BOUNDARIES AS FOLLOWS: ON THE SOUTH, 65 STREET; ON THE NORTH, SOUTHERLY LINE OF 71 STREET; ON THE EAST, HARDING AVENUE; ON THE WEST, INDIAN CREEK/BONITA DRIVE; EXCLUDING ALL ON-STREET METERED PARKING AND PARKING LOTS WITHIN THE ZONE.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, CREATING RESTRICTED RESIDENTIAL PARKING PERMIT ZONE 27/ NORTH SHORE NEIGHBORHOOD WITH BOUNDARIES AS FOLLOWS: ON THE SOUTH, 71 STREET (INCLUDING PARK VIEW ISLAND) TO DICKENS AVENUE; ON THE NORTH, 87 TERRACE; ON THE EAST, HARDING AVENUE; ON THE WEST, BYRON AVENUE/TATUM WATERWAY/DICKENS AVENUE; EXCLUDING ALL NEW DEVELOPMENTS; EXCLUDING ALL ON-STREET METERED PARKING AND PARKING LOTS WITHIN THE ZONE; AND INCLUDING PARKING LOT P105 LOCATED AT 8080 TATUM WATERWAY.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, CREATING RESTRICTED RESIDENTIAL PARKING PERMIT ZONE 28/ BISCAYNE BEACH NEIGHBORHOOD WITH BOUNDARIES AS FOLLOWS: ON THE SOUTH, 75 STREET; ON THE NORTH, 86 STREET; ON THE EAST, CRESPI BOULEVARD; ON THE WEST, HAWTHORNE AVENUE/BAYSIDE LANE; AND INCLUDING PARKING LOT P100 LOCATED AT 8100 HAWTHORNE AVENUE.

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, CREATING RESTRICTED RESIDENTIAL PARKING PERMIT ZONE 29/ NORMANDY ISLE AREA WITH BOUNDARIES AS FOLLOWS: ON THE SOUTH, BAY DRIVE; ON THE NORTH, MARSEILLES DRIVE/CALAIS DRIVE; ON THE EAST, BAY DRIVE (EAST); ON THE WEST, BAY DRIVE (WEST); INCLUDING SOUTH SHORE FROM RAY STREET TO NORTH SHORE DRIVE; INCLUDING NORTH SHORE DRIVE FROM FAIRWAY DRIVE TO SOUTH SHORE DRIVE; EXCLUDING BIARRITZ DRIVE BETWEEN RUE GRANVILLE AND RUE VERSAILLES; EXCLUDING CALAIS DRIVE BETWEEN TROUVILLE ESPLANADE AND RUE BORDEAUX; EXCLUDING MARSEILLE DRIVE BETWEEN TROUVILLE ESPLANADE AND RUE NOTRE DAME; AND EXCLUDING ALL ON-STREET METERED PARKING SPACES AND PARKING LOTS WITHIN THE ZONE.

## **RECOMMENDATION**

The City Administration ("Administration") recommends that the Mayor and City Commission ("City Commission") consider creating one (1) unified North Beach Restricted Residential Parking Permit ("RRPP") Pilot Program zone encompassing the four (4) neighborhoods referenced in the Resolutions.

## **BACKGROUND/HISTORY**

On December 13, 2023, at the request of Commissioners David Suarez and Joseph Magazine, the City Commission referred agenda item C4 G to the Finance and Economic Resiliency Committee ("FERC" or "Committee") to discuss the creation of Restricted Residential Parking Permit ("RRPP") 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.

The item was discussed during the FERC meeting on April 19, 2024 (Attachment A). At the meeting, the FERC recommended the establishment of RRPP zones in North Beach and recommended implementing a pilot program - with no associated fees to residents - for a duration of twelve (12) months ("the Pilot Program"). The Committee emphasized that thorough community outreach would be required and definitive zone boundaries would need to be established prior to City Commission approval of the RRPP Pilot Program.

On June 10, 2024, the Transportation, Parking and Bicycle-Pedestrian Facilities Committee ("TPBPFC") discussed this item and passed a motion to endorse the creation of RRPP zones in North Beach. Letter To Commission ("LTC") No. 246-2024 was issued on June 14, 2024 (Attachment B).

On June 26, 2024, the City Commission adopted Resolution No. 2024-33154 (Attachment C) authorizing the Administration to create RRPP zones in North Beach as part of a 12-month Pilot Program. During the meeting, three (3) RRPP zones were presented by the Administration and approved by the City Commission, including North Shore, Biscayne Beach, and Normandy Isle. After further evaluation of the current and anticipated parking demand in North Beach, the Town Center neighborhood was added as a fourth potential RRPP zone given the mix of existing and proposed residential and commercial developments in the area which is expected to create a strain on the availability of on-street and off-street parking facilities for residents in that neighborhood.

## **ANALYSIS**

Parking in North Beach can be challenging for area residents, visitors, and workforce given the imbalance between parking supply and demand in the area. Currently, Altos del Mar is the only existing RRPP zone in North Beach with the boundaries outlined below:

- South: 75 Street
- North: 87 Terrace
- East: Collins Avenue
- West: Collins Court

- Includes all on-street metered/pay-to-park parking spaces within the above limits
- Includes parking lots P107, P108, P109, P111, P112 from 8 a.m. to 6 p.m.

Article II, entitled "Metered Parking", of the City of Miami Beach ("City") Code, Section 106-78, entitled "Creation of residential permit parking area", states "Whenever the City Manager or his (or hers) designee shall make a determination that a residential area is impacted by commuter vehicles in accordance with the criteria set forth in sections 106-76 and 106-77, he (or she) may initiate the creation of a residential permit parking area. A request for a determination by the City Manager or his (or hers) designee may also be initiated through a petition of a majority of the bona fide residents of a residential area."

The City engaged Walker Consultants in May 2023 to conduct a citywide parking analysis. The draft report was provided to the City in July 2024 and includes an updated summary of current and future parking conditions within the North Beach area. The draft study is currently being reviewed and updated to better reflect future private developments and anticipated City owned projects. The study divided the North Beach area into three (3) zones: North Shore, Town Center, and Normandy Shores/Normandy Isle. The study collected parking data and identified high occupancy levels, particularly in residential areas. The attached heat maps reflect these findings (Attachment D).

Pursuant to the FERC recommendation at its April 19, 2024 meeting, and after further review of the affected areas by Parking Department staff, the Administration initially proposed the establishment of the following four (4) distinct RRPP zones in North Beach, as part of a 12-month Pilot Program, with the boundaries outlined below:

1. North Shore neighborhood
  - South: 71 Street (including Park View Island) to Dickens Avenue
  - North: 87 Terrace
  - East: Harding Avenue
  - West: Byron Avenue/Tatum Waterway/Dickens Avenue
  - Excludes all new developments
  - Excludes all on-street metered/pay-to-park parking spaces and parking lots within the zone
  - Includes parking lot P105 located at 8080 Tatum Waterway
2. Biscayne Beach neighborhood
  - South: 75 Street
  - North: 86 Street
  - East: Crespi Boulevard
  - West: Hawthorne Avenue
  - Includes parking lot P100 located at 8100 Hawthorne Avenue
3. Normandy Isle neighborhood
  - South: Bay Drive
  - North: Marseilles Drive/Calais Drive
  - East: Bay Drive (East)
  - West: Bay Drive (West)
  - Includes South Shore Drive from Ray Street to North Shore Drive
  - Includes North Shore Drive from Fairway Drive to South Shore Drive



- Excludes Biarritz Drive between Rue Granville and Rue Versailles
- Excludes Calais Drive between Trouville Esplanade and Rue Bordeaux
- Excludes Marseille Drive between Trouville Esplanade and Rue Notre Dame
- Excludes all on-street metered/pay-to-park parking spaces and parking lots within the zone

4. Town Center neighborhood

- South: 65 Street
- North: South side of 71 Street
- East: Harding Avenue
- West: Indian Creek Drive/ Bonita Drive
- Excludes all on-street metered/pay-to-parking spaces and parking lots

Although the City Commission approved Resolution No. 2024-33154, pursuant to Section 106-78 of the City Code, the City Commission must hold a public hearing to consider the establishment of a residential zone(s). The public hearing shall be held only after:

1. Notices have been mailed or personally delivered to every household that can reasonably be established within the area under consideration; and
2. Notice has been posted in the area under consideration 15 days prior to the hearing date. The notice shall clearly state the purpose of the hearing and the exact location and boundaries of the proposed residential parking permit area.

Following the adoption of City Commission Resolution No. 2024-33154 on June 26, 2024, the Administration began an educational outreach campaign and scheduled four (4) in-person/virtual (hybrid) community meetings to provide information to the community on the proposed North Beach RRPP Pilot Program, to obtain public comment, suggestions and respond to questions and/or concerns from the affected neighborhoods. Additionally, the Pilot Program information was disseminated to residents. Approximately 6,000 letters were mailed; 4,207 emails were sent to North Beach residents registered in the City's database; social media advisories were posted; approximately 4,000 flyers were placed on vehicles; and 14 public hearing notices were posted throughout the North Beach neighborhood.

Four (4) neighborhood meetings were scheduled, each tailored to a specific neighborhood, though residents from other neighborhoods were also encouraged to attend any of the meetings as their schedules allowed. During these meetings, the Administration provided pertinent information and a presentation on the proposed North Beach RRPP Pilot Program (Attachment E). A total of 87 individuals attended in-person and 261 individuals attended virtually. Details of each meeting are provided below:

- The North Shore community meeting took place on Monday, July 8, 2024, at 6:00 p.m. at the North Shore Park and Youth Center. There were approximately 40 in-person and 76 virtual attendees.
- The Biscayne Beach community meeting took place on Thursday, July 11, 2024, at 6:00 p.m. at the North Shore Park and Youth Center. There were approximately 19 in-person and 46 virtual attendees.



- The Normandy Isle community meeting took place on Monday, July 15, 2024, at 6:00 p.m. at the Normandy Shore Golf Club. There were approximately 15 in-person and 64 virtual attendees.
- The Town Center community meeting took place on Thursday, July 18, 2024, at 6:00 p.m. at the North Shore Park and Youth Center. There were approximately 13 in-person and 75 virtual attendees.

While some residents who attended the community meetings expressed support for the Pilot Program, others expressed concerns. Below is a summary of the key concerns and comments from the members of the community who attended the community meetings and how the Administration proposes to address or mitigate each concern as part of the Pilot Program.

#### Key Community Concerns/Administration Responses

- Concern: Limited number of RRPPs per household.
  - *Recommendation: Consistent with all existing RRPP zones citywide, a maximum of two (2) permits per household are permitted, however, for households with more than two (2) vehicles, additional permits can be considered by the Parking Department Director on a case-by-case basis.*
- Concern: Visitor permits required to visit neighboring zones.
  - *Recommendation: Creation of one (1) unified North Beach RRPP zone encompassing all four (4) neighborhoods (excluding the existing Altos del Mar RRPP zone) to provide more flexibility and allow residents to circulate the neighborhood freely*
- Concern: Exclusion of single-family homes, townhomes, apartments, and condominiums with on-site parking from participating in the Pilot Program.
  - *Recommendation: Single family homes, townhomes, apartments, and condominiums will be included in the RRPP Pilot Program, which allows for up to two (2) RRPPs per household, with additional permits to be considered by the Parking Department Director on a case-by-case basis.*
- Concern: Negative impact on local businesses located within a RRPP zone(s) due to restrictions on employee and customer parking.
  - *Recommendation: Consider expanding the metered/pay-to-park enforcement hours, currently 8:00 a.m. to 6:00 p.m., to enable business patrons and employees to park within the RRPP zone(s) during business hours.*
- Concern: Cost associated with purchasing a RRPP after the 12-month Pilot Program.
  - *Recommendation: If the North Beach RRPP is approved by the City Commission for permanent implementation, the annual cost for residents to purchase an RRPP is to be determined by the City Commission. Existing RRPPs in the City range from \$26.75 to \$274.20 annually.*

- Concern: Impacts of new/future developments on the North Beach RRPP zone(s).
  - *Recommendation: New/future developments are not included in the Pilot Program and will have to provide on-site private parking for their residents.*
- Concern: Overall insufficient parking inventory in North Beach and lack of parking garages.
  - *Recommendation: Tangentially, the Administration is exploring potential options to increase parking inventory in North Beach, including the acquisition of private parking lots, reconfiguration of streets to create angle parking in lieu of parallel parking, and elimination of superfluous bulb-outs. It is important to note that the City is proposing to construct a 500-space parking garage as part of the 72 Street Community Complex General Obligation Bond ("GOB") project; however, the garage is not expected to open before 2028 and will only add 185 net new parking spaces on the site.*
- Concern: Parking for House of Worship congregants.
  - *Recommendation: The existing House of Worship Permit Program will be expanded to include the North Beach RRPP Pilot Program.*

The general parameters of the proposed North Beach RRPP Pilot Program, including modifications based on community feedback, are as follows:

- Twelve (12) month Pilot Program with residential permit **free-of-charge to residents**. Note that visitor permits, currently charged at a daily rate of \$3.00 for a 24-hour period in other RRPPs in the City, **are recommended to be free-of-charge during the Pilot Program, with a maximum of 30 visitor passes per household issued per quarter.**
- Two (2) month educational period during which no citations will be issued - only written warnings will be issued to violators.
- Following the two (2) month educational/warning period, violators will be issued citations only, and **vehicles will not be towed during the 12-month Pilot Program.**
- Up to two (2) RRPPs per household, with additional permits to be considered by the Parking Department Director on a case-by-case basis.
- Residents with on-site/private parking will be included in the Pilot Program.
- The North Beach RRPP Pilot Program will be in effect from 6 p.m. to 7 a.m. Monday through Friday; and from 6 p.m. on Friday to 7 a.m. on Monday, including holidays. During these time periods, non-metered/on-street parking spaces within the North Beach RRPP zone(s) will be restricted to residents only. Metered/pay-to-park parking spaces and lots within the RRPP zone(s) will continue to operate as per existing conditions (and available for resident parking after 6 p.m.).
- On-street parking spaces adjacent to City parks will become RRPP spaces only after park closing time.

- House of Worship Permit Program will be expanded to allow congregants to park in the North Beach RRPP zone(s). The cost of the permit is \$40.00 for an annual pass and \$0.50 for a 24-hour period.
- Temporary permits with a 90-day duration will be issued to residents in transition wherein their vehicle registration address does not match their Miami Beach home address.
- After the two (2)-month educational period, a one-time courtesy dismissal of the first citation received will be granted.
- In-person and/or remote registration available.
- Assistance with in-person registration will be provided to North Beach residents at the City's Customer Service Center adjacent to City Hall and at the Building Department Office in North Beach (by appointment only).

#### Additional Considerations Requiring City Commission Direction

Based on community feedback, the Administration wishes to highlight the following additional considerations for City Commission direction as part of the Pilot Program:

1. Parking accommodations for employees of non-profit organizations, including schools, learning institutions, and community organizations located within the proposed North Beach RRPP zone(s) which have contractual relationships or concession agreements with the City.
2. Parking accommodations/valet services for employees and patrons of restaurants and other businesses located within the proposed North Beach RRPP zone(s).
3. Extending the enforceable hours of on-street meter/pay-to-park parking adjacent to businesses (beyond 6 p.m.) for use by patrons (requires an amendment to the section of the City Code which establishes the enforceable hours of meter/pay-to-park parking).

After City Commission approval, notices will be sent to affected residents with final details of the Pilot Program, registration will commence, and signage will be installed.

The City Commission shall, by Resolution, approve or disapprove the creation of the proposed North Beach RRPP zone(s), albeit on a pilot basis. During the 12-month Pilot Program, the Parking Department staff will collect data on key metrics, including, but not limited to, the number of registered residents, parking utilization and number of citations issued, as well as garner community feedback on the Pilot Program.

The Administration will provide quarterly updates to the City Commission on the Pilot Program via Letter To Commission. At the end of the 12-month Pilot Program, should the City Commission desire to make the North Beach RRPP zone(s) permanent, the process outlined above to designate RRPP zone(s) would not need to be repeated, and a City Commission Resolution would suffice for the Administration to move forward with establishing the designated RRPP zone(s) in North Beach on a permanent basis.



### **FISCAL IMPACT STATEMENT**

The anticipated cost to launch the 12-month North Beach RRPP Pilot Program is approximately \$240,000, which includes the cost of temporary labor, decals, mailings, North Beach Building Department Office space rent, and manufacturing/installation of signs.

### **Does this Ordinance require a Business Impact Estimate?**

No

### **FINANCIAL INFORMATION**

N/A

### **CONCLUSION**

The Administration recommends that the City Commission approve, by Resolution, the creation of one (1) unified RRPP zone in North Beach, encompassing the original four (4) proposed RRPP zones, as a 12-month Pilot Program.

City Commission approval would be required at the end of the 12-month Pilot Program to make the North Beach RRPP zone(s) permanent. The process outlined above to designate RRPP zones would not need to be repeated. The City Commission Resolution would suffice for the Administration to move forward with establishing the designated RRPP zone in North Beach on a permanent basis.

### **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): N/A

### **Department**

Parking

### **Sponsor(s)**

Commissioner David Suarez  
Commissioner Joseph Magazine

### **Co-sponsor(s)**

Commissioner Alex Fernandez

**Attachments:**

Attachment A – FERC Memo

Attachment B – TPBPFC Letter to Commission

Attachment C – Resolution No. 2024-33154

Attachment D – Walker Consultants Parking Study Heat Maps

Attachment E – North Beach Community Meeting Presentation

# 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**

---

### **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.

---

### 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



# MIAMIBEACH

OFFICE OF THE CITY CLERK

NO. LTC # **246-2024**

## LETTER TO COMMISSION

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Rafael Granado, City Clerk

DATE: June 14, 2024

SUBJECT: **TPBPF Committee Motion – North Beach Residential Parking Permit Zone**

The purpose of this Letter to Commission is to provide you with correspondence received from the Transportation, Parking & Bicycle-Pedestrian Facilities Committee.

DS  
DM

DS  
JRG

DM/JRG

C: Rickelle Williams, Interim City Manager  
Eric Carpenter, Deputy City Manager  
Mark Taxis, Assistant City Manager  
David Martinez, Interim Assistant City Manager  
Jose R. Gonzalez, Transportation & Mobility Director/Interim Parking Director

## *Transportation, Parking & Bicycle-Pedestrian Facilities Committee*

Eva Dias, Chair  
Linda Kolko, Vice-Chair

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Transportation, Parking & Bicycle-Pedestrian Facilities Committee

DATE: June 14, 2024

SUBJECT: North Beach Residential Parking Permit Zone

**Members:**

Patricia Henao  
Joe Saunders  
Esteban Procelli  
Amy Rabin  
Harvey Burstein  
Akil Lester  
Peter Matos  
Peter Ballas-Bograd

*Members Present: Linda Kolko, Amy Rabin, Esteban Porcelli, Harvey Burstein, Joe Saunders, Peter Matos, and Akil Lester*

*Members Absent: Eva Dias, Patricia Henao, and Peter Ballas-Bograd (attended virtually)*

Dear Honorable Mayor and City Commission:

The Transportation, Parking, and Bicycle-Pedestrian Facilities Committee (TPBPFC) held its hybrid meeting on Monday, June 10, 2024. The Committee discussed the subject matter and recognized the difficulties residents in the North Beach area face concerning vehicular on-street parking.

The TPBPFC unanimously passed a motion affirming support for the creation of a Residential Parking Permit Zone in the three proposed neighborhoods within the North Beach area of Miami Beach.

As an advisory Committee, we urge the Mayor and City Commission to support this motion.

Sincerely,

Transportation, Parking & Bicycle-Pedestrian Facilities Committee

# Attachment C

## RESOLUTION NO. 2024-33154

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AT ITS APRIL 19, 2024 MEETING, TO AUTHORIZE THE ADMINISTRATION TO CREATE RESIDENTIAL PARKING PERMIT ZONES IN NORTH BEACH, AS A ONE (1) YEAR PILOT PROGRAM.**

**WHEREAS**, on December 13, 2023, at the request of Commissioners David Suarez and Joseph Magazine, the City Commission referred agenda Item C4 G to the Finance and Economic Resiliency Committee ("FERC" or "Committee") to discuss the creation of Restricted Residential Parking Permit ("RRPP") 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; and

**WHEREAS**, the matter was deliberated during the FERC meeting on April 19, 2024. FERC granted approval for the establishment of the RRPP zones and recommended implementing a pilot program with no associated fees for a duration of one (1) year; and

**WHEREAS**, on June 10, 2024 the Transportation, Parking, and Bicycle-Pedestrian Facilities Committee (TPBPFC) discussed this item and passed a motion to endorse the creation of RRPP zones in North Beach; and

**WHEREAS**, it was emphasized that thorough public outreach is required, and definitive zone boundaries need to be established; and

**WHEREAS**, parking in North Beach is challenging for area residents, visitors, and workforce given the imbalance between parking supply and demand and currently, Altos del Mar is the only RRPP zone in North Beach with boundaries outlined below:

- South: 75th Street
- North: 87th Terrace
- East: Collins Avenue
- West: Collins Court
- Includes all on-street meters parking spaces within above limits
- Includes parking lots P107, P108, P109, P111, P112 from 8 a.m. to 6 p.m.; and

**WHEREAS**, article II, entitled, "Metered Parking", of the Miami Beach City Code, Section 106-78, entitled, "Creation of residential permit parking area", states "Whenever the City Manager or his designee shall make a determination that a residential area 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; and

**WHEREAS**, Parking in the North Beach area has become increasingly difficult given the imbalance between parking supply and demand; and

**WHEREAS**, the Administration proposes the establishment of three (3) RRPP zones in North Beach with boundaries as follows:

1. North Shore neighborhood
  - South: 71st Street (including Park View Island) to Dickens Ave



- North: 87th Terrace
  - East: Harding Avenue
  - West: Tatum Waterway/Byron Avenue
  - Excludes all new developments
  - Excludes all on-street metered parking spaces and parking lots
2. Biscayne Beach neighborhood
- South: 75th Street
  - North: 86th Street
  - East: Crespi Boulevard
  - West: Hawthorne Ave
  - Includes Lot P100 located at 8100 Hawthorne Avenue
3. Normandy Isle neighborhood
- South: Bay Drive
  - North: Marseilles Drive/Calais Drive
  - East: Bay Drive (East)
  - West: Bay Drive (West)
  - Includes South Shore Drive from Ray Street to North Shore Drive
  - Includes North Shore Drive from Fairway Drive to South Shore Drive
  - Excludes Biarritz Drive between Rue Granville and Rue Versailles
  - Excludes Calais Drive between Trouville Esplanade and Rue Bordeaux
  - Excludes Marseille Drive between Trouville Esplanade and Rue Notre Dame
  - Excludes all on-street metered parking spaces and parking lots; and

**WHEREAS**, the proposed pilot program will include the following:

- One (1) year pilot period residential permit free of charge. Note – Visitor permits are currently charged at a daily rate of \$3.00 for a 24-hour period;
- Two (2) month educational and warning period followed by citations to violators;
- Following the two (2) month educational/warning period violators will be issued citations only, vehicles will not be towed during the one (1) year pilot program;
- Maximum of two (2) RRPPs permits per household, with additional permits requiring Parking director approval;
- The North Beach RRPP would be in effect from 6 p.m. to 7 a.m. Monday – Friday. From 6 p.m. on Friday to 7 a.m. on Monday, the eligible parking spaces within each RRPP zone would be residents only.
- On-street parking spaces adjacent to City parks will become RRPP spaces only after park closing time
- Residents with dedicated parking will be excluded from the pilot program with exceptions requiring the approval of the Parking Director; and
- Outreach campaign will be conducted, including in-person customer assistance at the Miami Beach Building Department Office in North Beach, to assist residents with RRPP registration and provide information on the RRPP regulations.; and

**WHEREAS**, pursuant to Section 106-78 of the Miami Beach City Code, the Mayor and City Commission must hold a public hearing to consider the establishment of a residential zone. Such public hearing shall be held only after:

1. Notices have been mailed or personally delivered to every household that can reasonably be established within the area under consideration;

2. Notice has been posted in the area under consideration 15 days prior to the hearing date. The notice shall clearly state the purpose of the hearing and the exact location and boundaries of the proposed residential parking permit area; and

**WHEREAS**, subsequently, the City Commission shall, by Resolution, approve or disapprove the creation of a RRPP area, albeit on a pilot basis; and

**WHEREAS**, in addition to the requirements in City Code, the Administration has historically followed the process outlined below for the creation of an RRPP zone in the City after a petition is received and reviewed by the Parking Department:

1. Public workshop is held for input and comments from affected residents;
2. Ballots are mailed to affected residents;
3. The item is discussed at the TPBPFC meeting;
4. The item is presented to the City Commission for consideration (after a duly noticed public hearing); and

**WHEREAS**, should the City Commission adopt this Resolution, the Administration will commence the process of creating three (3) RRPP zones in North Beach, with the boundaries proposed by the Administration, as a one (1) year pilot program; and

**WHEREAS**, the next steps in the process would include 1) conducting three (3) community workshops during the second week of July 2024, with each meeting targeting a different neighborhood(s) affected by each of the proposed RRPP zones; 2) discussing the pilot program with TPBPFC; 3) mailing letters to all affected residents at least 15 days in advance of a public hearing date; and 4) setting a public hearing for the July 24, 2024 City Commission meeting for City Commission approval of the implementation of a one (1) year North Beach RRPP pilot program; and

**WHEREAS**, balloting the affected residents would not be conducted as the creation of the three (3) RRPP zones and the implementation of a one (1) year pilot program would be pursuant to City Commission direction; and

**WHEREAS**, during the one (1) year pilot program, the Parking Department staff will collect data on key metrics, including, but not limited to, the number of registered residents, parking utilization and number of citations issued, as well as garner community feedback on the pilot program; and

**WHEREAS**, the Administration will provide quarterly updates to the City Commission on the pilot program via Letter To Commission ("LTC"); and

**WHEREAS**, at the end of the one (1) year pilot program, should the City Commission desire to make the North Beach RRPP zones permanent, the process outlined above to designate RRPP zones would not need to be repeated and a City Commission Resolution would suffice for the Administration to move forward with establishing the designated RRPP zones in North Beach on a permanent basis; and

**WHEREAS**, the costs associated with conducting the three (3) community meetings and mailing letters to all affected residents within the three (3) proposed RRPP zones in North Beach are funded in the Parking Department's Fiscal Year 2023/2024 Operating Budget; and

**WHEREAS**, the costs associated with the implementation of the one (1) year pilot program will be presented to the City Commission as part of the July 24, 2024 public hearing item; and

**WHEREAS**, the Administration recommends that the City Commission accept the recommendation of the FERC and authorize the Administration to move forward with establishing three (3) RRPP zones in North Beach, with the boundaries proposed by the Administration, as a one (1) year pilot program; and

**WHEREAS**, should the City Commission adopt this Resolution, the Administration will conduct three (3) public meetings during the second week of July 2024, with each meeting targeting the neighborhood(s) affected by each of the proposed RRPP zones, to inform the community regarding the proposed pilot program, and properly notice a public hearing to occur during the July 24, 2024 City Commission meeting for adoption of the North Beach RRPP pilot program.

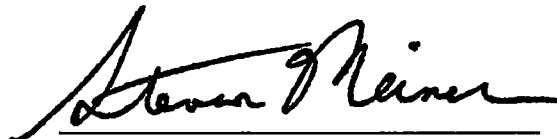
**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission approve the Resolution, accepting the recommendation of the FERC at its April 19, 2024, meeting to authorize the administration to create residential parking permit zones in north beach, as a one (1) year pilot program.

**PASSED AND ADOPTED** this 26 day of June 2024.

**ATTEST:**

  
\_\_\_\_\_  
Rafael E. Granado, City Clerk

JUL - 3 2024


  
\_\_\_\_\_  
Steven Weiner, Mayor

Sponsored by Commissioner David Suarez

Co-Sponsored by Commissioner Joseph Magazine

Co-Sponsored by Commissioner Alex J. Fernandez

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
\_\_\_\_\_  
City Attorney

6/18/2024  
Date

# Attachment D

## Walker Parking Heat Maps





## Zone 2



# Zone 1





## Zone 2



## Zone 3



**Town Center Neighborhood**  
**RESTRICTED RESIDENTIAL PARKING PERMIT**  
**PILOT PROGRAM**

**Community Meeting**

**WELCOME**

**July 18, 2024**



# PROPOSED NORTH BEACH RESTRICTED RESIDENTIAL PARKING PERMIT (RRPP) PILOT PROGRAM PURPOSE

- Restrict parking in residential areas and neighborhoods to those residents who live nearby to improve safety and/or access for residents and their guests.
  - 19 existing residential parking zones in Miami Beach.
  - one (1) existing residential parking zone in North Beach (Altos Del Mar).
- Protect the quality of life in areas where residential parking is significantly impacted by competing uses and/or a high concentration of parked vehicles.
  - Upcoming major developments with thousands of units will be competing for the same limited parking inventory.
- Enhance enforcement efforts.

# PROPOSED NORTH BEACH RRPP PILOT PROGRAM TIMELINE

- **December 13, 2023**  
City Commission referral to FERC for discussion.
- **April 19, 2024**  
Favorable recommendation from FERC to initiate a 12-month pilot program.
- **June 10, 2024**  
Favorable recommendation from TPBPFC (unanimous).
- **June 26, 2024**  
City Commission adopts resolution accepting recommendation of FERC to take steps to initiate a 12-month pilot program.
- **July 2024**  
Community outreach meetings (4); one in each affected neighborhood.
- **July 24, 2024**  
Public hearing at City Commission meeting and final vote on whether to move forward with the North Beach RRPP pilot program.



# PROPOSED NORTH BEACH RRPP PILOT PROGRAM ZONES

## ORIGINAL CONCEPT:

- North Shore
- Biscayne Beach
- Normandy Isle
- Town Center

## PROPOSED CONCEPT:

- One (1) unified zone encompassing all four (4) neighborhoods
  - Allows for unrestricted mobility within North Beach



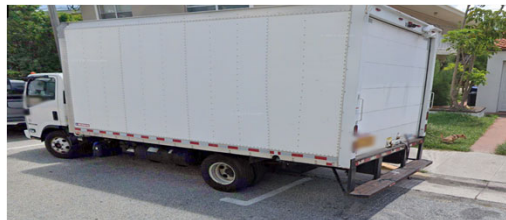
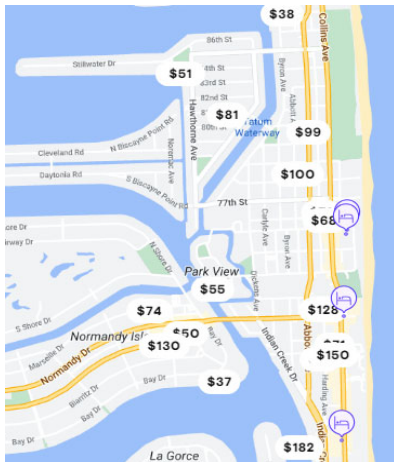
# CURRENT UTILIZATION HEAT MAPS

Overall peak of parking occupancy in the area occurred at 2 P.M. on weekend.

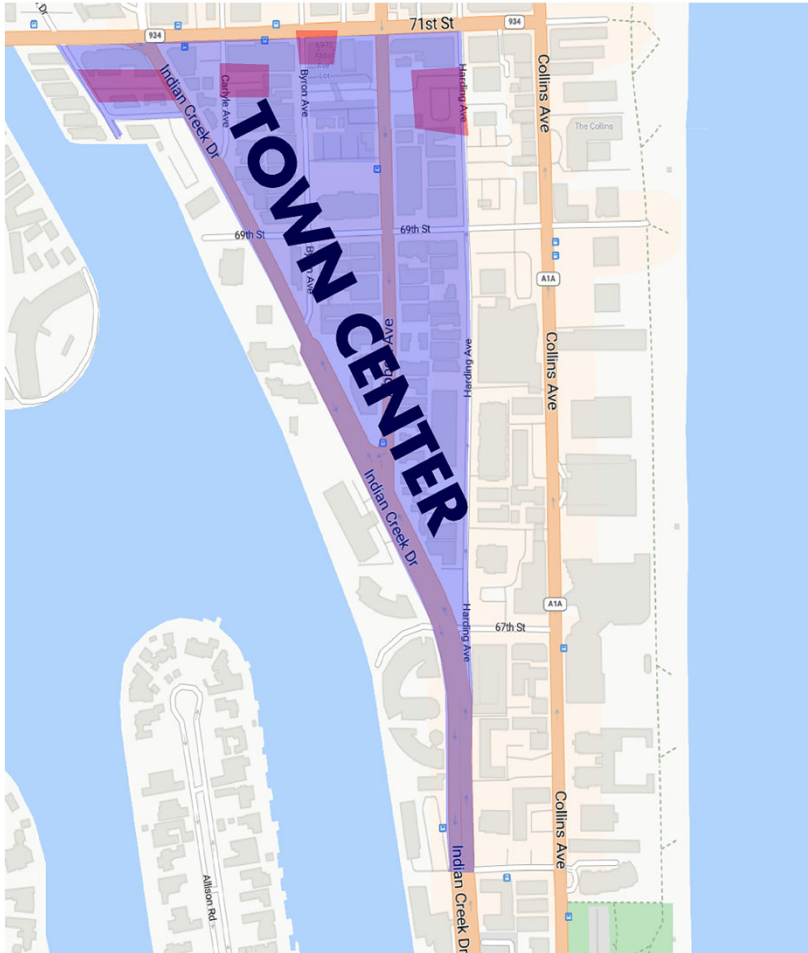


# CURRENT PARKING CHALLENGES IN NORTH BEACH

- Enforcement
- “Car share” apps such as Turo stage cars in residential parking spaces
- Visitors and beach-goers looking for free parking
- Commercial vehicles utilizing residential spaces
- Business patrons and employees utilizing residential spaces
- Residential spaces used for storage
- Lack of viable sites for construction of new public parking garages; high cost (approx. \$40,000 per parking space); and many years to design and



# TOWN CENTER NEIGHBORHOOD BOUNDARIES



- South: 65 Street
- North: South side of 71 Street
- East: Harding Avenue
- West: Indian Creek/ Bonita Drive
- Excludes all on-street metered parking spaces and parking lots

# NORMANDY ISLE NEIGHBORHOOD BOUNDARIES



- South: Bay Drive (excluding Normandy Drive, 71 Street and Biarritz Drive between Rue Granville and Rue Versailles)
- North: Marseilles/Calais Drive
- East: Bay Drive on the east
- West: Bay Drive on the west
- Includes South Shore Drive from Ray Street to North Shore Drive
- Includes North Shore Drive from Fairway Drive to South Shore Drive
- Excludes Biarritz Drive between Rue Granville and Rue Versailles
- Excludes Calais Drive between Trouville Esplanade and Rue Bordeaux
- Excludes Marseille Drive between Trouville Esplanade and Rue Notre Dame
- Excludes all on-street metered parking spaces and parking lots



# BISCAYNE BEACH NEIGHBORHOOD BOUNDARIES



- South: 75 Street
- North: 86 Street
- East: Crespi Boulevard
- West: Hawthorne Avenue/Bayside Lane
- Includes Lot P100 located at 8100 Hawthorne Avenue

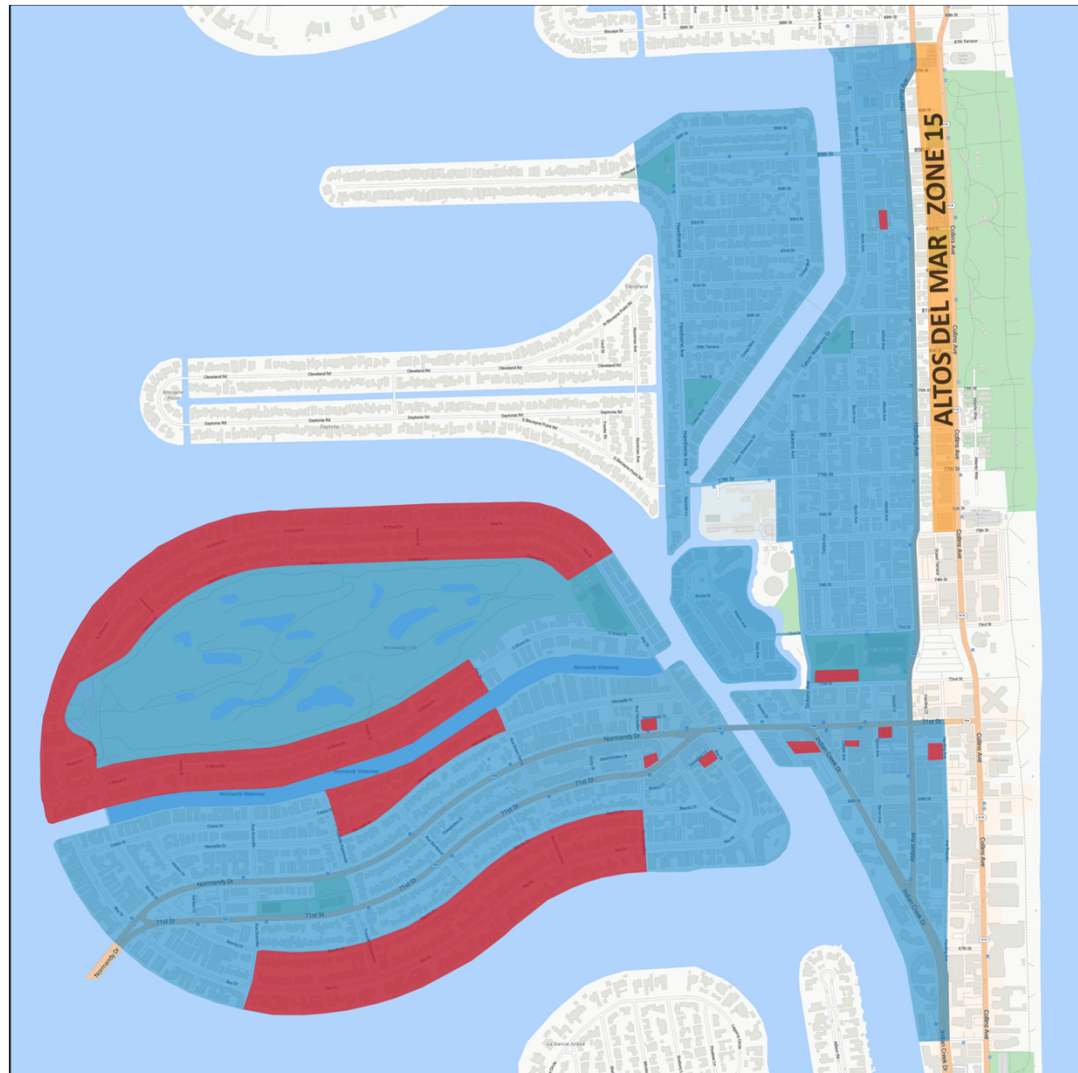
# NORTH SHORE NEIGHBORHOOD BOUNDARIES



- South: 71 Street (including Park View Island) to Dickens Avenue
- North: 87 Terrace
- East: Harding Avenue
- West: Byron Avenue/Tatum Waterway/Dickens Avenue
- Excludes all new developments
- Exclude all on-street metered parking spaces and parking lots within the zone (during metered hours 8:00 AM – 6:00 PM)
- Includes parking lot P105 located at 8080 Tatum Waterway



# PROPOSED NORTH BEACH RRPP PILOT PROGRAM BOUNDARY



# PROPOSED NORTH BEACH RRPP PILOT PROGRAM PARAMETERS

- 12-month pilot period with residential permit **free-of-charge to residents**.
- Visitor permits are currently charged at a daily rate of \$3.00 for a 24-hour period. Maximum 30 visitor passes per quarter.
  - Considering offering visitor passes free-of-charge during the pilot program, subject to City Commission approval.
- Up to two (2) RRPPs per household, with additional permits considered on a case-by-case basis.
  - **Residents with dedicated on-site private parking will be included in the pilot program.**
- On-street parking spaces adjacent to City parks will become RRPP spaces only after park closing time.
- Accommodations to mitigate impacts to businesses are being considered, subject to City Commission approval.

# PROPOSED NORTH BEACH RRPP PILOT PROGRAM PARKING HOURS

- 6 p.m. to 7 a.m. Monday – Friday
- 6 p.m. on Friday to 7 a.m. on Monday
- All Legal Holidays

# PROPOSED NORTH BEACH RRPP PILOT PROGRAM ENFORCEMENT

Telephone: 305-604-4785

During the first two (2) Months –

- Community education campaign
- Written warnings
- No citations will be issued

After the two (2) month period –

- City will issue citations to violators
- City will NOT tow \*

*\* It is important to note that if an individual has five (5) or more past due parking citations or one (1) or more past due disabled parking citation(s), the Clerk of the Court and Comptroller of Miami-Dade County places a tow order on the vehicle, thus, the vehicle may be impounded.*

# PROPOSED NORTH BEACH RRPP PILOT PROGRAM REGISTRATION REQUIREMENTS

Each resident that wishes to park vehicle(s) in the restricted parking areas must register. Copies of the following documents will be required to register:

In-person registration required documentation:

- Completed Application (available at [www.miamibeachparking.com](http://www.miamibeachparking.com));
- Government Issued Photo Identification;
- Proof of residency such as current (within last 30 days) utility bill (electric, gas, phone, etc.); and
- Valid vehicle registration\*

*\*Vehicle registration(s) with outstanding parking citations will not be allowed to participate in the RRPP Pilot Program. All outstanding parking citations must be paid in full prior to registration.*

# PROPOSED NORTH BEACH PILOT PROGRAM REGISTRATION REQUIREMENTS (CONT.)

Virtual registration required documentation:

Email to - [ResidentialParkingPermits@miamibeachfl.gov](mailto:ResidentialParkingPermits@miamibeachfl.gov)

- Completed application (available at [www.miamibeachparking.com](http://www.miamibeachparking.com));
- Proof of residency such as current (within last 30 days) utility bill (electric, gas, phone, etc.); and
- Valid vehicle registration\*

**PLEASE DO NOT EMAIL GOVERNMENT-ISSUED PHOTO IDENTIFICATION**

*\*Vehicle registration(s) with outstanding parking citations will not be allowed to participate in the RRPP Pilot Program. All outstanding parking citations must be paid in full prior to registration.*



# PROPOSED NORTH BEACH RRPP PILOT PROGRAM REGISTRATION REQUIREMENTS (CONT.)

## CUSTOMER SERVICE CENTER (South Beach)

1755 Meridian Avenue  
Suite 100  
Miami Beach, Florida, 33139  
Monday – Friday 8:30 A.M. – 5:00 P.M.  
Closed 12:00 P.M. – 1:00 P.M.

## Building Department (North Beach) BY APPOINTMENT ONLY

305-673-7505  
962 Normandy Drive  
Miami Beach, Florida, 33141  
Monday – Friday 8:00 A.M. – 4:00 P.M.

# PROPOSED NORTH BEACH RRPP PILOT PROGRAM SAFEGUARDS

- **Temporary permits-** Can be issued for 90 days to allow residents time to switch their vehicle registration to a Miami Beach address
- **Leniency-** Citations can be dismissed as a **one-time** courtesy if residents register their vehicles after being cited.
- **House of Worship Permits** – To accommodate religious institutions with parking needs for their congregation.
- **Non-profit Organization** - We understand that parking for non-profits organizations maybe affected, and accommodation are being considered to mitigate

# CITYWIDE RESIDENT PARKING BENEFITS

## **REGISTERED** RESIDENTS

### ➤ METERS CITYWIDE

- \$1/Hour: ParkMobile/PayByPhone (NO FEES) or Pay Station

### ➤ P71-46th STREET LOT

- \$6 Flat Rate: ParkMobile/PayByPhone or Pay Station  
OR
- \$1/Hour: Pay Station

### ➤ GARAGES

- \$1/Hour: ParkMobile (NO TRANSACTION FEES) PayByPhone coming soon

# CONTACTS

José R. González, P.E.  
Interim Parking Director  
(305) 673-7000 Ext 26768  
[josegonzalez@miamibeachfl.gov](mailto:josegonzalez@miamibeachfl.gov)

Alberto Ventura  
Assistant Director  
(305) 673-7000 Ext 22315  
[albertoventura@miamibeachfl.gov](mailto:albertoventura@miamibeachfl.gov)

Jacqueline Caicedo  
Administrative Services Manager  
(305) 673-7000 Ext 26823  
[jacquelinecaicedo@miamibeachfl.gov](mailto:jacquelinecaicedo@miamibeachfl.gov)

# NEXT STEPS

## Public Hearing

### City Commission Meeting – Wednesday, July 24, 2024

Town Center- Item R7 F – Public hearing scheduled, at 2:30 P.M.

North Shore Item- R7 G - Public hearing scheduled at 2:35 P.M.

Biscayne Beach- Item R7 H – Public hearing scheduled at 2:40 P.M.

Normandy Isle- Item R7 I – Public hearing scheduled at 2:45 P.M.

To attend or participate via zoom, please use the following link to join the webinar: <https://miamibeachfl-gov.zoom.us/j/81392857671> or dial via telephone at US Join webinar at <https://miamibeachfl-gov.zoom.us/j/81392857671>; or Telephone: 1.305.224.1968 or 888.475.4499 (Toll-Free) Webinar ID: 813 9285 7671 .



# STAY IN TOUCH

[MIAMIBEACHFL.GOV/RESTRICTED-RESIDENTIAL-PARKING-PERMIT/](https://miamibeachfl.gov/restricted-residential-parking-permit/)



Download the presentation and re-watch the meeting.



Sign up to receive project updates via email.



For all other inquiries, please contact the Neighborhood Affairs Division using the contact details below.

## CONTACT

Kevin Pulido, Neighborhood Affairs Director  
[KevinPulido@miamibeachfl.gov](mailto:KevinPulido@miamibeachfl.gov)

Gabriella Gonzalez, Neighborhood Affairs Coordinator  
[GabriellaGonzalez@miamibeachfl.gov](mailto:GabriellaGonzalez@miamibeachfl.gov)

Scan the QR code to receive project updates.



QUESTIONS?

■ Questions?