

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, CREATING THE 28/BISCAYNE BEACH NEIGHBORHOOD RESTRICTED RESIDENTIAL PARKING PERMIT ZONE (BISCAYNE BEACH RRPP ZONE), WITH THE FOLLOWING BOUNDARIES: ON THE SOUTH, 75<sup>TH</sup> STREET; ON THE NORTH, 86<sup>TH</sup> STREET; ON THE EAST, CRESPI BOULEVARD; ON THE WEST, HAWTHORNE AVENUE/BAYSIDE LANE; AND INCLUDING PARKING LOT P100, LOCATED AT 8100 HAWTHORNE AVENUE, TO BE IMPLEMENTED INITIALLY PURSUANT TO A 12 MONTH PILOT PROGRAM; PROVIDED, HOWEVER, THAT SHOULD THE PILOT PROGRAM PROVE TO BE SUCCESSFUL, THE CITY COMMISSION MAY CONTINUE THE BISCAYNE BEACH RRPP ZONE ON A PERMANENT BASIS.**

**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 item was discussed during the FERC meeting on April 19, 2024; and FERC recommended: (1) establishing RRPP zones in North Beach and (2) implementing a pilot program, with no associated fees to residents, for a duration of twelve (12) months ("the Pilot Program"); 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, which motion was disseminated pursuant to Letter To Commission ("LTC") No. 246-2024, issued on June 14, 2024; and

**WHEREAS**, on June 26, 2024, the City Commission adopted Resolution No. 2024-33154, accepting the recommendation of the FERC, at its April 19, 2024 meeting, to authorize the Administration to create RRPP zones in North Beach as part of a 12-month Pilot Program; and

**WHEREAS**, 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; and

**WHEREAS**, 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 are expected to create a strain on the availability of on-street and off-street parking facilities for residents in that neighborhood; and

**WHEREAS**, parking in North Beach can be challenging for area residents, visitors, and workforce given the imbalance between parking supply and demand in the area; and

**WHEREAS**, 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.; and

**WHEREAS**, Article 11, 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."; and

**WHEREAS**, the City engaged Walker Consultants in May 2023 to conduct a citywide parking analysis, and in July 2024 the City received a draft report, including an updated summary of current and future parking conditions within the North Beach area; and

**WHEREAS**, the draft study is currently being reviewed and updated to better reflect future private developments and anticipated City owned projects; and

**WHEREAS**, the study divided the North Beach area into three (3) zones: North Shore, Town Center, and Normandy Shores/Normandy Isle; and

**WHEREAS**, the study collected parking data and identified high occupancy levels, particularly in residential areas, as reflected in the heat maps attached to the City Commission Memorandum accompanying this Resolution as Attachment D; and

**WHEREAS**, 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 is adding an additional RRPP zone in the Town Center neighborhood (Town Center RRPP Zone), for a total of 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 RRPP (North Shore RRPP Zone)
  - 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; and
  - Includes parking lot P105, located at 8080 Tatum Waterway; and
2. Biscayne Beach Neighborhood RRPP (Biscayne Beach RRPP Zone)
  - South: 75 Street;
  - North: 86 Street;
  - East: Crespi Boulevard;

- West: Hawthorne Avenue; and
  - Includes parking lot P100 located at 8100 Hawthorne Avenue; and
3. Normandy Isle Neighborhood RRPP (Normandy Isle RRPP Zone)
    - 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; and
    - Excludes all on-street metered/pay-to-park parking spaces and parking lots within the zone; and
  4. Town Center Neighborhood RRPP (Town Center RRPP Zone)
    - South: 65 Street;
    - North: South side of 71 Street;
    - East: Harding Avenue;
    - West: Indian Creek Drive/ Bonita Drive; and
    - Excludes all on-street metered/pay-to-parking spaces and parking lots; and

**WHEREAS**, pursuant to Section 106-78 of the City Code, the City Commission must hold a public hearing to consider the establishment of residential zone(s) and provide the following mail notices:

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); and

**WHEREAS**, following the adoption of City Commission Resolution No. 2021-33154, 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; and

**WHEREAS**, additionally, the Pilot Program information was disseminated to residents via USPS mail (approx. 6,000 letters), emails to North Beach residents registered in the City's database (approx. 4,207), social media advisories, flyers placed on vehicles (approx. 4,000); and 14 public hearing notices posted throughout the North Beach neighborhood; and

**WHEREAS**, the four (4) neighborhood meetings were each tailored to a specific neighborhood, though residents from other neighborhoods were also encouraged to attend any of the meetings as their schedules allowed; and

**WHEREAS**, during these meetings, the Administration provided pertinent information and a presentation on the proposed North Beach RRPP Pilot Program, a copy of which is attached to the City Commission Memorandum accompanying this Resolution as Attachment E; and

**WHEREAS**, a total of 87 individuals attended the meetings in-person and 261 individuals attended virtually; and

**WHEREAS**, while some residents who attended the community meetings expressed support for the Pilot Program, others expressed concerns; and

**WHEREAS**, 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:

- 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; and*
- 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; and*

**WHEREAS**, 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; and
- 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); and

**WHEREAS**, 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); and
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); and

**WHEREAS**, 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; and

**WHEREAS**, 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; and

**WHEREAS**, the Administration will provide quarterly updates to the City Commission on the Pilot Program via LTC; and

**WHEREAS**, 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; and

**WHEREAS**, the Administration is also recommending that the four RRPP zones be consolidated into one North Beach RRPP Zone, and should the City Commission approve such consolidation, the City Administration will submit an after-the-fact Resolution memorializing the boundaries for the combined North Beach RRPP Zone.


**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, following a duly noticed public hearing, hereby create the 28/Biscayne Beach Neighborhood Restricted Residential Parking Permit Zone (Biscayne Beach RRPP Zone), with the following boundaries: on the south, 75<sup>th</sup> Street; on the north, 86<sup>th</sup> Street; on the east, Crespi Boulevard; on the west, Hawthorne Avenue/Bayside Lane; and including Parking Lot P100, located at 8100 Hawthorne Avenue, to be implemented initially pursuant to a 12 month Pilot Program; provided, however, that should the Pilot Program prove to be successful, the City Commission may continue the Biscayne Beach RRPP Zone on a permanent basis.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**ATTEST:**

\_\_\_\_\_  
RAFAEL E. GRANADO, CITY CLERK

\_\_\_\_\_  
STEVEN MEINER, MAYOR

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION  
  
City Attorney *[Signature]* 7/23/2024  
Date