

1. DISCUSS EXTENDING METERED PARKING HOURS FOR SPACES LOCATED ADJACENT TO NORTH BEACH BUSINESSES.

Applicable Area:

# Attachment A

## RESOLUTION NO. 2024-33222

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AND CREATING THE FOLLOWING UNIFIED RESTRICTED RESIDENTIAL PARKING PERMIT (RRPP) ZONE IN NORTH BEACH (NORTH BEACH RRPP ZONE 26) TO BE IMPLEMENTED INITIALLY PURSUANT TO A 12-MONTH PILOT PROGRAM, CONTAINING THE FOLLOWING SUBZONES AND BOUNDARIES: (I) NORTH SHORE NEIGHBORHOOD RRPP SUBZONE: BOUNDED ON THE SOUTH BY 71<sup>ST</sup> STREET (INCLUDING PARK VIEW ISLAND) TO DICKENS AVENUE; BOUNDED ON THE NORTH BY 87<sup>TH</sup> TERRACE; BOUNDED ON THE EAST BY HARDING AVENUE; BOUNDED ON THE WEST BY BYRON AVENUE/TATUM WATERWAY/DICKENS AVENUE; EXCLUDING ALL ON-STREET METERED/PAY-TO-PARK PARKING SPACES AND PARKING LOTS WITHIN THE SUBZONE; AND INCLUDING PARKING LOT P105, LOCATED AT 8080 TATUM WATERWAY; (II) BISCAYNE BEACH NEIGHBORHOOD RRPP SUBZONE: BOUNDED ON THE SOUTH BY 75<sup>TH</sup> STREET; BOUNDED ON THE NORTH BY 86<sup>TH</sup> STREET; BOUNDED ON THE EAST BY CRESPI BOULEVARD; BOUNDED ON THE WEST BY HAWTHORNE AVENUE/BAYSIDE LANE; AND INCLUDING PARKING LOT P100, LOCATED AT 8100 HAWTHORNE AVENUE; (III) NORMANDY ISLE NEIGHBORHOOD RRPP SUBZONE: BOUNDED ON THE SOUTH BY BAY DRIVE; BOUNDED ON THE NORTH BY MARSEILLES DRIVE/CALAIS DRIVE; BOUNDED ON THE EAST BY BAY DRIVE (EAST); BOUNDED ON THE WEST BY BAY DRIVE (WEST); INCLUDING SOUTH SHORE DRIVE 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/PAY-TO-PARK PARKING SPACES AND PARKING LOTS WITHIN THE SUBZONE; AND (IV) TOWN CENTER NEIGHBORHOOD RRPP SUBZONE: BOUNDED ON THE SOUTH BY 65<sup>TH</sup> STREET; BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF 71<sup>ST</sup> STREET; BOUNDED ON THE EAST BY HARDING AVENUE; BOUNDED ON THE WEST BY INDIAN CREEK DRIVE/BONITA DRIVE; AND EXCLUDING ALL ON-STREET METERED PARKING SPACES AND PARKING LOTS WITHIN THE SUBZONE, WITH THE COSTS OF SAID PILOT PROGRAM, IN THE APPROXIMATE AMOUNT OF \$240,000.00, BEING SUBJECT TO FUNDING APPROPRIATION AND APPROVAL BY THE CITY COMMISSION FROM FISCAL YEAR 2024-2025 FUNDS; AND FURTHER, PROVIDED THAT THE PILOT PROGRAM PROVES TO BE SUCCESSFUL, THE CITY COMMISSION WILL HAVE THE OPTION OF APPROVING THE CONTINUATION OF NORTH BEACH RRPP ZONE 26 ON A PERMANENT BASIS, SUBJECT TO CERTAIN OPERATIONAL CHANGES BASED UPON THE FINDINGS COLLECTED BY THE CITY ADMINISTRATION DURING THE PILOT PROGRAM.

**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**, 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: (i) establishing RRPP zones in North Beach and (ii) 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 City Administration to create RRPP zones in North Beach as part of a 12-month Pilot Program; and

**WHEREAS**, during this June 26<sup>th</sup> City Commission meeting, the following three (3) RRPP zones were presented by the City Administration and approved by the City Commission: North Shore, Biscayne Beach, and Normandy Isle; 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 also 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**, after further evaluation of the current and anticipated parking demand in North Beach, given the mix of existing and proposed residential and commercial developments in the Town Center area which are expected to create a strain on the availability of on-street and off-street parking facilities for residents in that neighborhood, the Parking Department staff added the Town Center neighborhood as a fourth potential RRPP zone; and

**WHEREAS**, following the adoption of City Commission Resolution No. 2024-33154 on June 26, 2024, the City 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 City 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 City 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 City Administration is exploring potential options to increase parking inventory in North Beach, including the acquisition of private parking lots, reconfiguration of streets to create angled 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: Include the House of Worship Permit Program in the North Beach RRPP Pilot Program; 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, and 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 her) designee may also be initiated through a petition of a majority of the bona fide residents of a residential area."; 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 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**, on July 24, 2024, following a duly noticed public hearing, the Mayor and City Commission approved the creation of the following four (4) RRPP Subzones in North Beach and unifying them into one (1) zone ("North Beach RRPP Zone 26"), to be operated initially as part of a 12-month Pilot Program, with the boundaries outlined below and as depicted in the map attached hereto as Exhibit "1":

1. North Shore neighborhood RRPP Subzone
  - 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 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 Subzone
  - South: 75 Street;
  - North: 86 Street;
  - East: Crespi Boulevard;
  - West: Hawthorne Avenue/Bayside Lane; and
  - Includes parking lot P100 located at 8100 Hawthorne Avenue; and
3. Normandy Isle neighborhood RRPP Subzone
  - 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 Subzone
  - 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-park spaces and parking lots; and

**WHEREAS**, the excluded areas within each subzone do not have on-street parking; however, the residents who reside within such excluded areas will be able to participate in the North Beach RRPP Zone 26 Pilot Program; and

**WHEREAS**, at the July 24<sup>th</sup> City Commission meeting, the Mayor and City Commission approved the following general parameters for the proposed North Beach RRPP Zone 26 Pilot Program:

- Twelve (12) month Pilot Program, commencing November 1, 2024;
- Two (2) residential parking permits issued per household to residents free-of-charge; additional permits may be issued on a case-by-case basis (Parking Director approval required);
- Up to 30 (24-hour) visitor permits quarterly per household free of charge;
- Parking permits only apply to residential street parking (metered spaces and parking lots are excluded from the Pilot Program);
- No towing during Pilot Program: during the first two (2) months, no citations will be issued - only written warnings will be issued to violators (Educational Period); following the Educational Period, violators will be issued citations only; however, vehicles will not be towed during the entirety of the Pilot Program; after the Educational Period, a one-time courtesy dismissal of the first citation received will be granted;
- Permits apply to any type of residential household (condominium, apartments, townhomes and single-family homes);
- Residents with on-site/private parking will be included in the Pilot Program;
- The 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 North Beach RRPP Zone 26 will be restricted to residents only. Metered/pay-to-park parking spaces and lots within North Beach RRPP Zone 26 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 within the North Beach RRPP Zone 26 will become RRPP spaces only after park closing time;
- House of Worship Permit Program will be expanded to allow resident congregants of a church in North Beach to park in North Beach RRPP Zone 26;
- 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;
- In-person and/or online registration will be available and is tentatively scheduled to begin on October 15, 2024;
- Assistance with in-person registration will be provided to North Beach residents at the City's Customer Service Center adjacent to City Hall (walk-ins/appointments) and at the Building Department Office in North Beach (by appointment only);
- Parking accommodations for employees of non-profit organizations, including schools, learning institutions, and community organizations located within the proposed North Beach RRPP Zone which have contractual relationships or concession agreements with the City to be addressed on a case-by-case basis;
- Parking accommodations/valet services can be coordinated via the City's valet concessionaire for employees and patrons of restaurants and other businesses located within the proposed North Beach RRPP Zone;
- Residents of recently approved residential/mixed-use private development projects which have not begun to operate and future similar developments (New/Future Developments) will be excluded from the Pilot Program; and
- Extending the enforceable hours of on-street metered/pay-to-park parking spaces 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 metered/pay-to-park parking spaces); and

**WHEREAS**, the Mayor and City Commission, at the July 24<sup>th</sup> meeting, also directed the City Administration to consider the business needs of the small mom and pop employers and legacy businesses located within North Beach RRPP Zone 26 and present to the City Commission a planned proposal before the November 1<sup>st</sup> implementation date of the Pilot Program; and

**WHEREAS**, following 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 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 warnings and citations issued, as well as garner community feedback on the Pilot Program; and

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

**WHEREAS**, for the purpose of this Pilot Program, the Administration would need to secure funding appropriation and approval by the City Commission from Fiscal Year 2024-2025 funds, in the approximate amount of \$240,000.00, to cover the cost of temporary labor, decals, mailings, North Beach Building Department Office space rent, and the creation/installation of signage; and



**WHEREAS**, at the end of the Pilot Program, the City Commission, at its sole discretion, may approve the continuation of North Beach RRPP Zone 26 on a permanent basis, which approval may include operational changes to North Beach RRPP Zone 26 based upon the findings collected by the City Administration during the Pilot Program and in accordance with the City Code.


**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 following unified Restricted Residential Parking Permit (RRPP) zone in North Beach (North Beach RRPP Zone 26) to be implemented initially pursuant to a 12-month Pilot Program, containing the following subzones and boundaries: (i) North Shore Neighborhood RRPP Subzone: bounded on the South by 71<sup>st</sup> Street (including Park View Island) to Dickens Avenue; bounded on the North by 87<sup>th</sup> Terrace; bounded on the East by Harding Avenue; bounded on the West by Byron Avenue/Tatum Waterway/Dickens Avenue; excluding all on-street metered/pay-to-park parking spaces and parking lots within the Subzone; and including parking lot P105, located at 8080 Tatum Waterway; (ii) Biscayne Beach Neighborhood RRPP Subzone: bounded on the South by 75<sup>th</sup> Street; bounded on the North by 86<sup>th</sup> Street; bounded on the East by Crespi Boulevard; bounded on the West by Hawthorne Avenue/Bayside Lane; and including parking lot P100, located at 8100 Hawthorne Avenue; (iii) Normandy Isle Neighborhood RRPP Subzone: bounded on the South by Bay Drive; bounded on the North by Marseilles Drive/Calais Drive; bounded on the East by Bay Drive (East); bounded on the West by Bay Drive (West); including South Shore Drive 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/pay-to-park parking spaces and parking lots within the Subzone; and (iv) Town Center Neighborhood RRPP Subzone: bounded on the South by 65<sup>th</sup> Street; bounded on the North by the southerly line of 71<sup>st</sup> Street; bounded on the East by Harding Avenue; bounded on the West by Indian Creek Drive/Bonita Drive; and excluding all on-street metered parking spaces and parking lots within the Subzone, with the costs of said Pilot Program, in the approximate amount of \$240,000.00, being subject to funding appropriation and approval by the City Commission from Fiscal Year 2024-2025 funds; and further, provided that the Pilot Program proves to be successful, the City Commission will have the option of approving the continuation of North Beach RRPP Zone 26 on a permanent basis, which approval may include operational changes based upon the findings collected by the City Administration during the Pilot Program.

**PASSED and ADOPTED** this 24th day of July 2024.

**ATTEST:**

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

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

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION  
  
City Attorney *[Signature]* 01/31/2024  
Date

# Attachment B

---

## **Sec. 106-55. Parking rates, fees, and penalties; exceptions.**

Parking rates, fees, and penalties for the following parking facilities are set forth in appendix A to this Code:

- (a) *Parking meter zones and time limits.*
  - (1) *Entertainment district parking zone:* All metered parking from Ocean Drive to Pennsylvania Avenue; and from 5th Street to 15th Street, including Washington Avenue. All metered parking in the Entertainment District Parking Zone shall be enforced 24 hours a day, seven days per week.
  - (2) *South Beach Parking Zone:* All metered parking south of 23rd Street (Dade Boulevard), from Ocean Drive to the westernmost parking lane of Alton Road, between South Pointe Park and 17th Street; and from 17th Street to 21st Street (Sunset Harbour Drive) from Alton Road to the westernmost parking areas along Purdy Avenue and to Biscayne Bay, with the exception of the areas referenced in subsection 106-55(a)(1) entitled "Entertainment District Parking Zone". All metered parking in the South Beach Parking Zone shall be enforced from 9:00 a.m. until 3:00 a.m., seven days per week.
  - (3) *East Middle Beach Zone:* All metered parking from 23rd Street to 44th Street, and from Collins Avenue to Indian Creek. All metered parking in this area shall be enforced from 9:00 a.m. until 3:00 p.m., seven days per week.
  - (4) *West Middle Beach Zone:* All metered parking north of 23rd Street and south of 63rd Street, with the exception of the areas referenced in subsection 106-55(a)(3) entitled "East Middle Beach Zone". All metered parking shall be enforced from 8:00 a.m. until 6:00 p.m., seven days per week.
  - (5) *North Beach Zone:* All metered parking north of 63rd Street. All metered parking shall be enforced from 8:00 a.m. until 6:00 p.m., seven days per week.
- (b) *Municipal parking garages and parking lots.*
  - (1) 7th Street Garage.
  - (2) 12th Street Garage.
  - (3) 13th Street Garage.
  - (4) 16th Street Garage.
  - (5) 17th Street Garage.
  - (6) City Hall Garage.
  - (7) Pennsylvania Avenue Garage.
  - (8) Sunset Harbor Garage.
  - (9) 42nd Street Garage.
  - (10) Convention Center Garage.
  - (11) P71 - 46th Street and Collins Avenue Municipal Parking Lot: Monday to Sunday, 24 hours a day enforcement.
  - (12) Collins Park Garage.
- (c) *Facility specific monthly parking permit program.*
  - (1) Facility specific monthly parking is available on a first-come first-served, space available basis.

- 
- a. *Municipal parking lots:* Facility specific monthly parking in surface lots is available on a first-come first-served, space available basis. The monthly permit is issued by the parking department's permit liaison at the offices of the parking department. All monthly parkers are required to renew their monthly parking in advance, no later than the fifth of each month. If payment is not received by the fifth of the month, then the permit is rendered invalid. Monthly facility specific permit parking can be purchased for up to three months at a time. At no time shall such permit parking be sold for a period of greater than three months, unless by action of the mayor and city commission.
  - b. *Municipal parking garages:* Facility specific monthly parking in municipal parking garages available on a first-come first-served, space available basis. Permits are issued by the parking department's permit liaison at the offices of the parking department. There is a deposit required for each access card (permit) issued. Lost access cards will be replaced at a fee per access card. All monthly parkers are required to renew their monthly parking in advance, no later than the 25th of each month. If payment is not received by the 25th of the month, then the access card (permit) is electronically rendered invalid. Monthly facility specific permit parking can be purchased for up to three months at a time. At no time shall such permit parking be sold for a period of greater than three months, unless by action of the mayor and city commission.
  - c. *On-street areas:* Area specific on-street monthly parking is available on a first-come first-served, space available basis. Permits are issued by the parking department's permit liaison at the offices of the parking department. The parking director shall oversee and develop these special on-street monthly permit areas as deemed necessary, where off-street parking facilities are not available to accommodate monthly parkers. All monthly parkers are required to renew and pay for their monthly parking in advance, no later than the 25th of each month. If payment is not received by the 25th of the month, then the permit is rendered invalid. Monthly on-street area specific permit parking can be purchased for up to three months at a time. At no time shall such permit parking be sold for a period of greater than three months, unless by action of the mayor and city commission.
  - (d) *Special realtor permits.* Parking permits are available to realtors licensed in the city and may be purchased by realtors presenting a real estate license with a city address. This special realtor permit allows Miami Beach realtors to park in restricted residential zones throughout the city, during the days and hours of restriction for a maximum of two hours per location. The permit is not valid at parking meters (on-street or off-street) and is not valid at any attended municipal parking lot or municipal parking garage.
  - (e) *Reserved/restricted commercial on-street permit parking.* Reserved/restricted commercial on-street permit parking is permitted for the production industry only. Requests for said areas are handled by the parking director on a case by case, space available basis. No reserved/restricted on-street permit area shall be created from a metered parking space. Said reserved/restricted on-street permit parking shall be installed to accommodate broadcast/satellite and production vehicles. The monthly fee for the reserved/restricted on-street spaces are calculated based on the linear feet of reserved space, per month; payable on a quarterly basis only. Reserved/restricted commercial on-street permit parking permittees are required to renew their parking permit quarterly in advance, no later than the 25th of the month preceding the next quarterly billing period. If payment is not received, then the permit and restricted area is rendered invalid. Permit parking may be purchased for up to three months at a time. At no time shall such permit parking be sold for a period of greater than three months unless by action of the mayor and city commission. New and replacement signs shall be paid by the permittee.
  - (f) *Valet storage spaces.* The city may provide on an as-needed basis, the ability for a valet service company to rent public parking spaces to accommodate valet parking storage for special events. The



---

parking director shall weigh the impact of each request on the parking area and its users, and shall determine both the ability to lease spaces, and the number of spaces that may be leased for, the special event. The fee per space is payable in advance at least 48 hours or two business days, whichever is greater. The daily rate includes applicable sales tax. No additional public parking space rentals for valet storage shall be allowed unless by action of the mayor and city commission.

(g) *Metered parking space rentals.*

- (1) *Administrative fees:* The parking department shall charge an administrative service fee for all space rental requests. The fee schedule is according to the number of spaces rented.
- (2) *Valet ramp space rentals:* The city may provide on an as-needed basis, the ability for a valet service company to rent public parking spaces for the purpose of creating a valet ramp for the expeditious unloading and loading of passengers. The parking director shall determine the number and location of said spaces, and will provide, if possible, spaces adjacent to the business served by the valet service. A copy the valet occupational license for the location to be served, a notarized letter of authorization from the business owner and a certificate of insurance covering the valet service location must be presented to the parking department when submitting for the first space rental request. The fee per space is payable two weeks in advance for regular users, and at least 48 hours or two business days, whichever is greater, in advance for special events. Rented spaces shall state, "No Parking/Tow Away" and shall be strictly enforced.
- (3) *Construction space rentals:* Space rentals for construction purposes shall only be restricted between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday. Space rental shall end on Friday evenings at 6:00 p.m. to allow for additional parking opportunities for the public on the weekends. Construction space rentals shall state, "No Parking 6am—6pm/Tow Away." A copy of a valid, city issued building permit must accompany each application for space rental. Only essential vehicles shall be parked at rented spaces. No construction crew parking is allowed at spaces rented for construction. Construction rented spaces are payable two weeks in advance. If the rental is to be greater than a two-week period; then payment shall be due one month in advance. Construction rented spaces can be purchased for up to three months at a time. At no time shall such permit parking be sold for a period of greater than three months unless by action of the mayor and city commission.
- (4) *Production and film space rental:* The city may provide on an as-needed basis, rented spaces to accommodate production and film needs. A copy of a valid, city issued production/film permit must accompany each application for space rental. The fee per space is payable in advance at least 48 hours or two business days, whichever is greater. Rented spaces for production and film use shall state "No Parking/Tow Away," and shall be strictly enforced. Only essential vehicles shall be allowed to park at rented spaces, arrangements for crew parking on a first-come, first-served basis can be arranged with the parking department at underutilized parking garages and lots, as determined by the parking department director. A daily flat rate per vehicle shall apply. Production vehicles may obtain a production company recreational vehicle (PCRVR) parking permit. A PCRVR parking permit for production and film recreational vehicles may be used at metered parking spaces citywide and at taxi stands during non-operational hours. A PCRVR parking permit is not valid in residential parking zones. A valid production/film permit must be prominently displayed on the driver's side dashboard. The PCRVR parking permit is valid only during the days/hours stated on the production/film permit displayed. Metered parking rates are effective at all other applicable enforcement hours.
- (5) *Special events space rental:* The city may provide on an as-needed basis, parking space rental to accommodate special events. A copy of a valid, city-issued special event permit must accompany each application for space rental. The fee per space is payable in advance at least 48 hours or two business days, whichever is greater. The fee per space for not-for-profit organizations is payable

---

in advance at least 48 hours or two business days, whichever is greater. Only essential vehicles shall be allowed to park at rented spaces arrangements for event staff parking on a first-come, first-served basis can be arranged with the parking department. Rented spaces shall state, "No Parking/Tow Away", and shall be strictly enforced.

(h) *Parking space removal.*

(1) *Temporary parking meter removal:* The city may provide for the temporary removal of parking meters to accommodate construction and other limited needs. There is a fee for the removal and a fee for the re-installation of the post. Space removal and replacement shall be paid to the parking department in advance. Additionally, the applicable bagged space rental rate shall be assessed on a per space, per day basis, payable in advance, until such time as the parking post is reinstalled.

(2) *Private requests for permanent parking space or loading zone removal prohibited:* Private requests for permanent parking space or loading zone removal shall only be allowed for the purpose of creating access to an off-street parking facility or other vehicular access to the property. Private requests for the permanent removal of a parking space or loading zone for any other reason shall be prohibited. When permitted, the fee for the private permanent removal of a parking space or loading zone shall be the same rate as the fee in lieu of required parking, except that single family uses seeking to provide access to off-street parking shall be exempt from paying this fee for the removal of one space.

(i) *Temporary residential guest parking placard permits.* Temporary residential guest permits, allowing for guest parking in the restricted residential zones and metered zones is available to bona fide guests of a resident of the restricted residential parking zones. Permits must be purchased by a restricted residential zone resident. Temporary guest permits are only valid in the residential zone of the resident purchasing the guest permit, and are not valid at any parking meter, municipal parking lot or garage. Documentation established by the City of Miami Beach Parking Department will be required as proof of residency.

(j) *Hotel hang tag program.* A daily 24-hour small hotel hang tag program is made available by the parking department through eligible hotels. A small hotel is defined as a hotel consisting of less than 150 guest rooms, and does not provide a hotel valet parking service for its guests. The hotel hang tag is day, month and year specific. The hang tag is sold by the hotel to the guest. The hotel is responsible for proper issuance of the hang tag to include: hole punching the appropriate day, month and year and charging no more than \$10.00 the fee set forth in appendix A to this Code to the hotel guest for the hang tag. At no time may the hotel add any surcharge or additional charge to the hotel hang tag fee. The hotel hang tag is valid from 12:00 noon on the day of issuance (the hole punched date) until 12:00 noon the following day. The parking director shall establish the parking areas of the hotel hang tag program.

(k) *Restricted and non-restricted residential parking program.* Residential parking zones are created to protect the quality of life of the city's residents in areas where residential parking is severely impacted by competing uses. The zones are as follows:

- (1) Zone 1 South Pointe.
- (2) Zone 2 Flamingo Park.
- (3) Zone 3 Michigan/Lenox.
- (4) Zone 4 Museum District.
- (5) Zone 5 Art Deco District.
- (6) Zone 6 Indian Creek/Collins Avenue.

- 
- (7) Zone 8 Bonita Drive.
  - (8) Zone 9 Alton Road/MSMC (Alton Road between 41 Street and Alton Road North Bound).
  - (9) Zone 11 Lake Pancoast (bounded by 25 Street on the north; 24 Street on the south; Lake Pancost Drive on the east; and Pine Tree Drive on the west).
  - (10) Zone 12 Upper West Avenue.
  - (11) Zone 14 Belle Isle.
  - (12) Zone 15 Altos del Mar (bounded by 87 Terrace on the north; 75 Street on the south; Collins Avenue on the east; and Collins Court on the west).
  - (13) Zone 16 North Michigan Avenue/Bayshore (bounded by Alton Road on the north; Dade Boulevard on the south; Michigan Avenue on the east; and Alton Road on the west).
  - (14) Zone 17 Meridian Avenue (North of Dade Blvd.)/Bayshore (2000 Block of Meridian Avenue).
  - (15) Zone 19 Nautilus (42 Street and Sheridan Avenue).
  - (16) Zone 20 Flamingo Drive (bounded by 41 Street on the north; 25 Street on the south; Flamingo Drive on the east; and Pine Tree Drive on the west).
  - (17) Zone 21 Sheridan Avenue/Bayshore (bounded by 30 Street on the north; 28 Street on the south; Pine Tree Drive on the east; and Sheridan Avenue on the west).
  - (18) Zone 22 Nautilus Drive (bounded by 42 Street on the north; 41 Street on the south; N. Meridian Avenue on the east; and Alton Road on the west).
  - (19) Zone 23 Garden Avenue (Garden Avenue - Meridian Avenue/39 Street - 40 Street).
  - (20) Zone 25 Prairie Avenue (Prairie Ave between W. 42 Street and W. 44 Street).

(I) *Exceptions.*

- (1) *Flat parking rate.* A flat parking rate for nonresidents and for residents of the city (photo identification required) may be established during the city's annual budget process, as recommended by the city manager and approved by the city commission, at certain attended municipal garages and surface lots which have been identified by the city manager to be in the best interest of the community's health, safety, and welfare.
- (2) *Parking incentive program.* The city manager is authorized to designate "resident parking days" (evenings 6:00 p.m. to 12:00 midnight) for city residents (proof of residency required) at all attended garages and lots and residential decal holders at on-street meters and/or off-street metered facilities and identify an incentive to be combined with specific initiatives sponsored and/or promoted by the city to stimulate local businesses during off-peak periods.
- (3) *Miami Beach registered resident discount.* Miami Beach residents, who have registered and provided with proof of residency to the parking department, shall receive a discounted hourly rate at on-street meters, off-street meters, and garages.
- (4) *Voluntary parking registration program for disabled persons.* The city shall establish, and the parking department shall implement and administer, a voluntary disabled person parking registration program which shall be made available to any person legally in possession of a valid disabled person parking permit or disabled person licenses plate issued pursuant to F.S. § 316.1958, or F.S. § 320.0848.

- 
- a. Registrants electing to participate in the program must provide the following basic information, in a form and manner to be determined by the parking department, prior to being enrolled in the program:
- (i) The name, address and telephone number of the registrant (the person to whom the disabled person parking permit or license plate was issued);
  - (ii) The make, model and license plate number of the registrant's vehicle, or the vehicle used to transport the registrant (the parking director, or designee may approve the registrant enrolling more than one vehicle, as may be necessary, in the sole discretion of the parking director or designee, based upon the particular circumstances of the registrant);
  - (iii) A certification from the physician or other medical professional that approved the issuance of the disabled parking permit or license plate or, alternatively, the registrant may provide the name, business address, telephone number, and medical license number of the physician or other medical professional that approved the issuance of the disabled parking permit or license plate to the registrant; and
  - (iv) A fully executed and duly notarized consent, waiver and release, in a form to be provided by the city, providing express consent for the city to contact the physician or other medical professional who approved the issuance of the registrant's disabled parking permit or license plate, for the limited purpose of the city verifying that such physician or other medical professional exists, is properly licensed and, in fact, certified the registrant as having a qualifying disability.
- b. Registrants approved for enrollment in the program by the parking director, or designee, shall be entitled to park, without incurring any fee, in city parking lots, facilities and timed on-street metered parking spaces, except that the restrictions on parking within designated residential parking permit zones shall not be included, as parking in designated residential zone shall continue to be governed by section 106-84 of the city Code.
- (m) *Residential parking visitor permit.* Daily restricted residential parking visitor permits are valid for a 24-hour period.
- (n) *Smartway vehicles incentive.* The Smartway program will use the state ILEV list; EPA (Environmental Protection Agency) "Smartway" designation; and allow all street legal electric vehicles to qualify for participation in the program. Incentives to be offered to qualified and registered vehicle owners include:
- (1) Monthly parking permit holders for all facilities will be afforded a 50-percent discount on the monthly rate.
  - (2) Residential permit holder in all designated zones shall receive a 50-percent savings on either their annual or semi-annual residential permit.
  - (3) One thousand city-wide parking decals, honored at metered spaces only, shall be available only to state-registered Smartway vehicles; vehicles receiving an EPA (Environmental Protection Agency) "Smartway" designation; and all street legal electric vehicles on a first-come, first-served basis. Upon reaching the sale of 750 "Smartway" city-wide permits, the sustainability and resiliency committee shall take this matter under consideration and provide a recommendation to the city commission.
  - (4) Two percent of the parking spaces at the 42nd Street Municipal Parking garage may be designated as "Smartway Vehicle Parking Only" for use by recognized Smartway vehicles. One percent of the parking spaces at the 7th Street garage and 13th Street garage may be designated as "Smartway Vehicle Parking Only" for use by recognized Smartway vehicles. Notwithstanding

---

the preceding sentence, the city manager or his designee, who shall be the city's parking director, reserves the right, in his reasonable business judgment and discretion, to temporarily suspend the aforesaid "Smartway Vehicle Parking Only" during special events in order to ensure maximum utilization of all parking spaces.

- (o) *Resident scooter and motorcycle permits.* Annual scooter and motorcycle parking permits are available for Miami Beach residents who are registered with the State of Florida as the scooter or motorcycle owner. The permit will be honored at all designated scooter and motorcycle municipal metered parking spaces.
- (p) *Freight loading zone (FLZ) permit.* An FLZ permit will allow the use of freight loading zones by permitted commercial motor vehicles. Qualifying commercial motor vehicles must register and purchase an annual permit. One of every five non-transferable permits shall authorize the permittee to purchase a transferable permit. Permits are transferable to other qualifying commercial motor vehicles, as described in herein, and shall expire annually. The permit must be in good standing and the commercial motor vehicle must be actively engaged in loading activities when stopping, standing, or parked in a freight loading zone. Freight loading locations, regulations, including maximum time limits, and permitted days/hours shall be determined by the city manager or his designee.
- (q) *Alley loading (AL) permit.* An AL permit will allow for the use of alleys by permitted vehicles. Qualifying vehicles must register and purchase an annual permit. One of every five non-transferable permits shall authorize the permittee to purchase a transferable permit. Permits are transferable to other qualifying vehicles, as described herein, and shall expire annually. The permit must be in good standing, prominently displayed, and the vehicle must be actively engaged in loading activities when stopping, standing, or parked in an alley. Alley regulations, including maximum time limits and permitted days/hours shall be determined by the city manager or his designee.
- (r) *Hostel/Bed & Breakfast (B&B) in Restricted Residential Zones.* A daily 24-hour parking permit is made available by the parking department for Hostel/Bed & Breakfast located in restricted residential zones. The parking permit is sold by the hostel/B&B to the guest. The hostel/B&B is responsible for proper issuance of the permit (ensuring that vehicle license plate information is entered correctly) and is also responsible for charging the hostel/B&B guest no more than the daily fee set forth in "appendix A" to this Code for the permit. At no time may the hostel/B&B add any surcharge or additional charge to the parking permit fee. The permit is valid for 24 hours from time of purchase. The maximum number of daily permits allowable is determined according to the number of rooms in the establishment, as follows:

Three to ten rooms: Three guest permits. 11 to 20 rooms: Ten guest permits.

Over 20 rooms: One permit for every five rooms.

The hostel/B&B must provide a sworn affidavit stating the number of rooms in the establishment.

(Ord. No. 2000-3267, § 1, 9-27-00; Ord. No. 2001-3291, § 1, 1-31-01; Ord. No. 2001-3331, § 1, 10-17-01; Ord. No. 2003-3391, § 1, 2-5-03; Ord. No. 2007-3579, § 1, 10-17-07; Ord. No. 2007-3586, § 1, 12-12-07; Ord. No. 2008-3606, § 1, 5-14-08; Ord. No. 2008-3613, § 1, 9-17-08; Ord. No. 2009-3651, § 1, 9-24-09; Ord. No. 2010-3688, § 1, 7-14-10; Ord. No. 2010-3691, § 1, 7-15-10; Ord. No. 2010-3697, § 1, 9-20-10; Ord. No. 2011-3721, § 1, 4-13-11; Ord. No. 2011-3723, § 1, 5-11-11; Ord. No. 2014-3863, § 1, 5-21-14; Ord. No. 2014-3870, § 1, 5-21-14; Ord. No. 2014-3873, § 1, 5-28-14; Ord. No. 2015-3966, § 1, 9-30-15; Ord. No. 2017-4103, § 1, 6-7-17; Ord. No. 2018-4194, § 1, 5-16-18; Ord. No. 2018-4204, § 1, 7-25-18; Ord. No. 2018-4216, § 1, 9-26-18; Ord. No. 2019-4246, § 1, 2-13-19; Ord. No. 2020-4340, § 1, 6-24-20; Ord. No. 2021-4451, § 1, 10-27-21; Ord. No. 2022-4473, § 2, 3-9-22; Ord. No. 2024-4585, § 1, 1-31-24)



# Attachment C

