

R7 A A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AMENDING THE BOUNDARIES OF THE UNIFIED RESTRICTED RESIDENTIAL PARKING PERMIT (RRPP) PILOT PROGRAM ZONE IN NORTH BEACH (NORTH BEACH RRPP ZONE 26) ESTABLISHED BY RESOLUTION NO. 2024-33222 ON JULY 24, 2024, TO INCLUDE BROADWATER BEACH ARMS #1 INC CO-OP LOCATED AT 6490 COLLINS AVENUE; BROADWATER BEACH ARMS II INC CO-OP LOCATED AT 6494 COLLINS AVENUE; BROADWATER BEACH ARMS #3 INC CO-OP LOCATED AT 6498 COLLINS AVENUE; AND THE OLSEN HOTEL CONDO LOCATED AT 7300 OCEAN TERRACE.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024 9:27 a.m. Public Hearing

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AMENDING THE BOUNDARIES OF THE UNIFIED RESTRICTED RESIDENTIAL PARKING PERMIT (RRPP) PILOT PROGRAM ZONE IN NORTH BEACH (NORTH BEACH RRPP ZONE 26) ESTABLISHED BY RESOLUTION NO. 2024-33222 ON JULY 24, 2024, TO INCLUDE BROADWATER BEACH ARMS #1 INC CO-OP LOCATED AT 6490 COLLINS AVENUE; BROADWATER BEACH ARMS II INC CO-OP LOCATED AT 6494 COLLINS AVENUE; BROADWATER BEACH ARMS #3 INC CO-OP LOCATED AT 6498 COLLINS AVENUE; AND THE OLSEN HOTEL CONDO LOCATED AT 7300 OCEAN TERRACE.

### **RECOMMENDATION**

The City Administration ("Administration") recommends that the Mayor and City Commission ("City Commission") adopt the Resolution.

### **BACKGROUND/HISTORY**

On July 24, 2024, the City Commission adopted Resolution No. 2024-33222 (Attachment A) establishing the North Beach Restricted Residential Parking Permit ("RRPP") Pilot Program Zone 26 ("Zone 26 Pilot Program"). Upon conducting further community outreach, the Parking Department has discovered that there are certain residential buildings located outside of the Zone 26 Pilot Program boundaries that do not have any on-site parking and are currently not allowed to participate in the North Beach RRPP Zone 26 Pilot Program. The residential buildings are as follows:

- Broadwater Beach Arms #1 Inc Co-op located at 6490 Collins Avenue;
- Broadwater Beach Arms II Inc Co-op located at 6494 Collins Avenue;
- Broadwater Beach Arms #3 Inc co-op located at 6498 Collins Avenue; and
- The Olsen Hotel Condo located at 7300 Ocean Terrace.

Residents of the aforementioned residential buildings have requested to participate in the Zone 26 Pilot Program as they do not have a parking option, other than metered on-street parking.

Sec. 106-79 of the City Code, entitled "Issuance of Permits; Placement of Signs", paragraph (b) states that "a permit shall be issued upon application and payment of fees, if any, only to the owner or the operator of a motor vehicle who resides on property immediately adjacent to a street or other location within the designated area." (Attachment B).

The aforementioned buildings are not immediately adjacent to the North Beach RRPP Zone 26. Therefore, on November 20, 2024, the City Commission approved on First Reading an Ordinance

amending the aforementioned section of the City Code and creating specific criteria for inclusion of residential buildings (Attachment C), and scheduled a Second Reading public hearing for the December 11, 2024 City Commission meeting.

The proposed modifications contained herein, including the specific addresses of the residential buildings to be included in the North Beach RRPP Zone 26 Pilot Program, are being presented via resolution as a companion item to the proposed Ordinance on Second Reading/Public Hearing contingent upon the approval of the Ordinance by the City Commission.

## **ANALYSIS**

In order to expand the eligibility for participation in the North Beach RRPP Zone 26 Pilot Program and include residential buildings that are not directly adjacent to the designated zone, an amendment to the City Code is necessary.

The companion second reading of the Ordinance amending the City Code grants the City Manager authority to exercise his or her discretion to make modifications to established RRPP zones throughout the City, provided that the affected properties meet certain predefined criteria. The specific requirements (criteria) that must be met for such modifications to be considered include the following:

- The resident(s) resides immediately adjacent to a street or other location within the designated area or within 1,500 feet of the outside boundary of the residential parking permit area;
- The original certificate of occupancy for the building was issued prior to October 1, 2024;
- The residential building does not have off-street parking on the property (i.e. no on-site parking); and
- The issuance of the residential parking permit would not have a material impact on the available parking within the RRPP zone.

If the proposed ordinance is approved during the second reading/public hearing on December 11, 2024, this proposed resolution would permit the inclusion of the following residential buildings in the North Beach RRPP Zone 26 Pilot Program:

- Broadwater Beach Arms #1 Inc Co-op located at 6490 Collins Avenue;
- Broadwater Beach Arms II Inc Co-op located at 6494 Collins Avenue;
- Broadwater Beach Arms #3 Inc co-op located at 6498 Collins Avenue; and
- The Olsen Hotel Condo located at 7300 Ocean Terrace.

## **FISCAL IMPACT STATEMENT**

N/A

## **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

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

## **FINANCIAL INFORMATION**

N/A

## **CONCLUSION**

The Administration recommends that the City Commission adopt the Resolution in order to allow residents of certain residential buildings located outside the boundaries of the North Beach RRPP Zone 26 Pilot Program, to participate in the Zone 26 Pilot Program.

## **Applicable Area**

North Beach

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

Yes

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

No

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

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

## **Department**

Parking

## **Sponsor(s)**

Commissioner David Suarez

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

## **Condensed Title**

9:27 a.m. PH, Resolution to include residential buildings in RRPP Zone 26. (Suarez) PK

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

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, FOLLOWING A DULY NOTICED PUBLIC HEARING, AMENDING THE BOUNDARIES OF THE UNIFIED RESTRICTED RESIDENTIAL PARKING PERMIT (RRPP) PILOT PROGRAM ZONE IN NORTH BEACH (NORTH BEACH RRPP ZONE 26) ESTABLISHED BY RESOLUTION NO. 2024-33222 ON JULY 24, 2024, TO INCLUDE BROADWATER BEACH ARMS #1 INC CO-OP LOCATED AT 6490 COLLINS AVENUE; BROADWATER BEACH ARMS II INC CO-OP LOCATED AT 6494 COLLINS AVENUE; BROADWATER BEACH ARMS #3 INC CO-OP LOCATED AT 6498 COLLINS AVENUE; AND THE OLSEN HOTEL CONDO LOCATED AT 7300 OCEAN TERRACE.**

**WHEREAS**, on July 24, 2024, the City Commission adopted Resolution No. 2024-33222 establishing the North Beach RRPP Zone 26 Pilot Program ("Zone 26 Pilot Program") And upon conducting further community outreach, the City staff has discovered that there are certain residential buildings located outside of the Zone 26 Pilot Program boundaries that do not have any on-site parking and are currently not allowed to participate in the Zone 26 Pilot Program; and

**WHEREAS**, residents of these residential buildings have requested to participate in the Zone 26 Pilot Program as they do not have a parking option, other than metered on-street parking; and

**WHEREAS**, sec. 106-79 of the City Code, entitled "Issuance of Permits; Placement of Signs", paragraph (b) states that "a permit shall be issued upon application and payment of fees, if any, only to the owner or the operator of a motor vehicle who resides on property immediately adjacent to a street or other location within the designated area."; and

**WHEREAS**, the building to be included in the North Beach RRPP are not immediately adjacent to the zone, therefore, on November 20, 2024 the City Commission approved on First Reading an Ordinance amending the aforementioned section of the City Code and scheduled a Second Reading public hearing for the December 11, 2024 City Commission Meeting; and

**WHEREAS**, the proposed modifications contained herein, including the specific addresses of the residential buildings to be included in the Zone 26 Pilot Program, will be presented via resolution as a companion item to the Ordinance at the Second Reading/Public Hearing contingent to the approval of the Ordinance by the Mayor and City Commission; and

**WHEREAS**, in order to expand the eligibility for participation in the North Beach RRPP Zone 26 Pilot Program and include residential buildings that are not directly adjacent to the designated zone, an amendment to the City Code is necessary; and

**WHEREAS**, the companion second reading of the ordinance amending the current City Code, grants the City Manager authority to exercise his or her discretion to make modifications to established RRPP zones, provided that the affected properties meet certain predefined criteria; and

**WHEREAS**, the specific requirement (criteria) that must be met for such modifications to be considered include the following:

- The resident(s) resides immediately adjacent to a street or other location within the designated area or within 1,500 feet of the outside boundary of the residential parking permit area;
- The original certificate of occupancy for the building was issued prior to October 1, 2024;
- The residential building does not have off-street parking on the property (i.e. no on-site parking);
- The issuance of the residential parking permit would not have a material impact on the available parking within the RRPP zone; and

**WHEREAS**, if the ordinance is approved at the second reading/public hearing, this resolution would permit the inclusion of the following residential building in RRPP Zone 26:

- Broadwater Beach Arms #1 Inc co-op located at 6490 Collins Avenue;
- Broadwater Beach Arms II Inc co-op located at 6494 Collins Avenue;
- Broadwater Beach Arms #3 Inc co-op located at 6498 Collins Avenue; and
- The Olsen Hotel Condo located at 7300 Ocean Terrace

**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, in order to allow residents of the residential buildings, which are located outside the boundaries of the North Beach RRPP Zone 26 Pilot Program, to participate in the Zone 26 Pilot Program.

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

**ATTEST:**

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

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

RW/JRG

# 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. 106-79. - Issuance of permits; placement of signs.

- (a) Following city commission approval of the designation of a residential parking permit area, the city manager or his designee shall issue the appropriate permits and shall cause parking signs to be erected in the area, indicating the times and locations where permit parking shall be permitted, and clearly stating "Tow-Away Zones."
- (b) A permit shall be issued upon application and payment of fees, if any, only to the owner or the operator of a motor vehicle who resides on property immediately adjacent to a street or other location within the designated area.
- (c) Permit fees, if any, shall be approved by resolution of the city commission. The city manager or his designee shall calculate the permit fees based on the actual cost of manufacture and installation of pertinent signs, applications, permits and administrative costs in connection with the issuance of permits and present recommended fees to the city commission for approval.

(d) The application for a permit shall contain the name of the owner or operator of the motor vehicle, residential address, phone number, make and model of the motor vehicle, a copy of his driver's license, and a photostatic copy of the vehicle registration. Additionally, documentation established by the City of Miami Beach Parking Department will be required as proof of residency. The permittee shall apply in person for the initial permit and shall present all required documentation. Personal appearance shall not be required for permit renewals. Renewal of a permit shall be annually or semiannually and in accordance with the conditions and procedures as specified by the city manager or his designee and approved by the city commission.

(e) The permit shall be displayed on the lower left corner of the front windshield (driver's side) of the vehicle.

- (f) The city manager or his designee is hereby authorized to make provisions for:
  - (1) The issuance and collection of fees, if any, for temporary permits to bona fide visitors to residences within designated residential permit parking areas; and
  - (2) The issuance of special permits to allow service and delivery vehicles to park in the area under extenuating circumstances.

(Code 1964, § 44-85; Ord. No. 94-2911, § 1(44-85), 3-16-94; Ord. No. 2008-3613, § 2, 9-17-08)

# Attachment C

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA AMENDING THE CODE OF THE CITY OF MIAMI BEACH, FLORIDA, BY AMENDING CHAPTER 106, ENTITLED "TRAFFIC AND VEHICLES," BY AMENDING ARTICLE II, ENTITLED "METERED PARKING," BY AMENDING DIVISION 2, ENTITLED "RESIDENTIAL PARKING PERMITS," BY AMENDING SECTION 106-79, ENTITLED "ISSUANCE OF PERMITS; PLACEMENT OF SIGNS;" TO ALLOW THE CITY MANAGER DISCRETION TO MODIFY ELIGIBILITY IN ESTABLISHED RESTRICTED RESIDENTIAL PARKING PERMIT ZONES; PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, 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 inspections 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**, from time to time the Administration reevaluates established zones and determines that certain modifications are beneficial; and

**WHEREAS**, this ordinance would amend the code to grant the City Manager discretion to make modifications to established restricted residential parking permit zones.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AS FOLLOWS:**

**SECTION 1.** Section 106-79 of the Miami Beach City Code, entitled "Issuance of Permits; Placement of Signs;" Article II thereof, entitled "Metered Parking"; Division II thereof, entitled "Residential Parking Permits"; Section 106-79, is hereby adding a new section 106-79 (F) (3) as follows:

Sec. 106-79 Issuance of Permits; Placement of Signs

- (a) Following city commission approval of the designation of a residential parking permit area, the city manager or his designee shall issue the appropriate permits and shall cause parking signs to be erected in the area, indicating the times and locations where permit parking shall be permitted, and clearly stating "Tow-Away Zones."

- (b) A permit shall be issued upon application and payment of fees, if any, only to the owner or the operator of a motor vehicle who resides on property within the designated residential permit area. Notwithstanding the foregoing, a permit to park in a residential parking permit area may be issued at the discretion of the city manager or their designee, subject to the following criteria: (1) that the resident resides immediately adjacent to a street or other location within the designated area or within 1500 feet of the outside boundary of the residential parking permit area; (2) that the original certificate of occupancy for the building was issued prior to October 1, 2024; (3) that there is no off-street parking on the property; and (4) that the issuance of the permit would not have a material impact on available parking within the residential parking permit area.
- (c) Permit fees, if any, shall be approved by resolution of the city commission. The city manager or his designee shall calculate the permit fees based on the actual cost of manufacture and installation of pertinent signs, applications, permits and administrative costs in connection with the issuance of permits and present recommended fees to the city commission for approval.
- (d) The application for a permit shall contain the name of the owner or operator of the motor vehicle, residential address, phone number, make and model of the motor vehicle, a copy of his driver's license, and a photostatic copy of the vehicle registration. Additionally, documentation established by the City of Miami Beach Parking Department will be required as proof of residency. The permittee shall apply in person for the initial permit and shall present all required documentation. Personal appearance shall not be required for permit renewals. Renewal of a permit shall be annually or semiannually and in accordance with the conditions and procedures as specified by the city manager or his designee and approved by the city commission.
- (e) The permit shall be displayed on the lower left corner of the front windshield (driver's side) of the vehicle.
- (f) The city manager or his designee is hereby authorized to make provisions for:
  - (1) The issuance and collection of fees, if any, for temporary permits to bona fide visitors to residences within designated residential permit parking areas; and
  - (2) The issuance of special permits to allow service and delivery vehicles to park in the area under extenuating circumstances.

## **SECTION 2. INCLUSION OF THE CITY CODE**

Is the intension of the Mayor and City Commission and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Miami Beach as amended.



**SECTION 3. REPEALER.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4. SEVERABILITY.**

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

**SECTION 5. CODIFICATION.**

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Miami Beach, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**SECTION 6. EFFECTIVE DATE.**

This Ordinance shall take effect ten (10) days following adoption.

**PASSED** and **ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

\_\_\_\_\_  
Mayor Steven Meiner

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

Underline denotes new language  
~~Strikethrough~~ denotes deleted language

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

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

11/12/2024  
\_\_\_\_\_  
Date