


Memorandum



Date: March 22, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Report on Efforts to Improve Accessibility and Parking Availability at County Owned Marinas – Directive 212572

Executive Summary

On October 5, 2021, the Board of County Commissioners (Board) approved Resolution No. R-962-21, from the prime sponsor Commissioner Joe A. Martinez directing the County Mayor or County Mayor’s designee to prepare a report within 90 days regarding the status of county marinas and efforts to improve accessibility and parking availability to marinas including the possibility of partnering with municipalities for marina parking and additional boat ramps. Commissioner Regalado offered an amendment for the Parks, Recreation and Open Spaces Department (PROS) to work with the Regulatory and Economic Resources Department (RER) for the report to take into consideration environmental and regulatory concerns including impacts on manatees and manatee feedings.

System-wide, PROS marinas currently carry a total of 952 parking spaces. Current active capital improvement projects described in this report will provide an increase of 258 parking spaces, which will result in the ability to offer 258 additional daily boat launch opportunities to park patrons year-round. This translates to an increase of 27% in marina parking. Additionally, the active capital improvement projects at multiple marinas will be adding storage capacity by 72 vessels. As future capital improvement projects to improve accessibility and parking availability to marinas continue to be implemented, the preliminary site-specific analyses at each marina will determine potential parking and storage capacity increases. As marina improvement projects are completed, PROS will continue to quantify and track marina capacity and access by comparing existing data to the outputs from the results of facility enhancements.

Additionally, Miami-Dade County Parks, Recreation and Open Spaces (PROS), in partnership with the Florida Inland Navigation District is developing the Waterfront Recreation Access Plan (WRAP) to assess status of existing marinas and improvements to accessibility and parking, including partnering with municipalities for marina parking and additional boat ramps. The WRAP includes collaboration with Florida Fish and Wildlife Conservation Commission, the National Park Service, the Miami-Dade Regulatory and Economic Resources Department, the Miami-Dade Office of Resilience, and key municipalities.

Background

Status of County Marinas

Miami-Dade County Parks, Recreation and Open Spaces Department (PROS) manages and operates six (6) public marinas, extensive areas of Biscayne Bay waterfront land and submerged

recreational access areas, and two permitted mooring fields that provide berthing facilities for vessels. There are three additional public marinas and one additional public mooring field operated by other municipalities and located within the County.

The last public boat ramp in Miami-Dade County, Black Point Marina, was built by PROS in 1988. At that time, Miami-Dade County had 1.9 million residents. Today, Miami-Dade County's population has increased significantly to over 2.8 million residents. The demand to access Miami-Dade County waterways for recreation and boating has not been able to keep pace with our growing population. There are 1,085 trailer parking spaces accessing boat ramps, compared to 47,000 registered boats in Miami-Dade County. Due to high demand, PROS marinas generally reach maximum capacity and therefore are forced to close by 8:30 a.m., until space becomes available, on weekends and holidays. Moreover, the increased demand to access our waterways has become more evident during the COVID-19 pandemic, with increasing numbers of residents and visitors seeking boating and other water recreation as a safe way to enjoy the beautiful South Florida weather outdoors with their families.

Improvements to Access and Parking, Active and Future

To address some of the capacity issues PROS continues to redesign marina parking areas to allow for improved access, greater parking capacity for vessels of various sizes, and improved ingress and egress.

Current PROS marina staff, with the assistance of PROS Park Rangers and the Miami-Dade Police Department, are stationed at the boat ramps each weekend and holidays to provide the best possible service to boating patrons. All units work as a team to ensure the launch and retrieval of trailered vessels is efficiently carried out. PROS continues to monitor the number of weekend and holiday launches to ensure demand is resourcefully managed. PROS is currently working with OMB to provide additional staff support for its boat ramps to enhance operational service during the busy boating season from March to October. Additionally, PROS is currently underway in the development of a pilot program to live stream key areas of our marinas, this initial pilot will target the boat ramps and adjacent parking at Matheson Hammock Marina to provide live viewing of availability of boat ramps. This live stream will be available on-line for use by marina patrons and boaters.

As stated earlier, the current active capital improvement projects will generate an anticipated 27% increase in marina parking system wide. An approximate total of 258 parking spaces will be added to the existing 952, as well as additional storage for 72 vessels within County marinas.

PROS operates six (6) County-owned marinas, below is a listing of active and future marina improvement projects that reflect the recommendations of sea level rise studies.

- Bill Bird Marina in Haulover Park
 - Bill Bird Marina features 152 wet slips, accommodating vessels up to 120 feet in length, a charter fishing fleet, fuel dock, bait and tackle stores, launching ramp, dry storage, boat and jet-ski rentals and boat repairs.

- Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There are three (3) active capital improvement projects which include boat ramp replacement and boat ramp parking upgrades; parking lot renovations and reconfiguration; and miscellaneous marina repairs increasing boat parking capacity.
 - Future capital improvement projects: Haulover Marine Center parking redesign and reconfiguration of parking; wet slip pier expansion; boat ramp launching docks transition to floating docks; raise elevation of boat ramp parking area; rehabilitation of Bill Bird Marina Docks; and raise elevation of the Ocean Rescue parking area. Implementation of the projects is anticipated to start fiscal year 2024/2025.
 - All improvements follow regulatory procedures which includes RER / DERM permits.

- Black Point Marina in Black Point Park
 - Black Point Marina features docks with 196 wet slips, 31 dry slips within a stack storage area, boat ramps, small sailboat surface dry storage area, and a historic shrimping fleet (Shrimper’s Row).

 - Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There are two (2) active capital improvement projects which include acquisition of Pirate’s Spa to expand boater marina parking and the conversion of fixed boat ramp piers to floating piers.
 - Future capital improvement projects include: parking lot redesign and traffic flow improvements; conversion of fixed wet slip docks to floating docks; conversion of fixed boat ramp docks to floating docks; conversion of fixed marina piers to floating docks; and the rehabilitation of dry storage and lift area. Implementation of the projects is anticipated to start in fiscal year 2023/2024.
 - All improvements follow regulatory procedures which includes RER / DERM permits.

- Crandon Marina in Crandon Park
 - Crandon Marina amenities include 311 wet slips, 130 dry slips, bait and tackle, fuel, moorings, boat rentals, charter fishing dock, a boat ramp, a recently redesigned parking area to accommodate more boats on trailers and accommodates vessels up to 60-feet in length.

 - Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There is an active capital improvement project which includes the conversion of fixed boat ramp piers to floating piers.

- Future capital improvement projects include: parking lot redesign; lifecycle replacement of existing floating docks; raise elevation of temporary boat ramp launching docks and boat ramp launching dock parking; raise elevation of north and south marina basin parking lots; and lifecycle rehabilitation of boat launching docks, marina docks, and fuel dock. Implementation of the projects is anticipated to start fiscal year 2023/2024.
 - All improvements follow regulatory procedures which includes RER / DERM permits.
- Herbert Hoover Marina, in Homestead Bayfront Park
 - Herbert Hoover Marina has docks with 173 wet slips, 60 dry slips, trailer day storage, a boat ramp, and accommodates vessels up to 50 feet in length. The highly congested throughfare along SW 328 street serves as its only two-lane access way serving both the county park and Biscayne National Park.
 - Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There is an active capital improvement project which includes repairs to dry storage lot areas.
 - Future capital improvement projects include: parking lot redesign; wet slip pier expansion; conversion of fixed wet slip docks to floating docks; raise elevation of main park roadway, boat ramp parking lot, and general parking lot; raise elevation of marina parking lot; and lifecycle replacement of marina floating docks. Implementation of the projects is anticipated to start fiscal year 2023/2024.
 - All improvements follow regulatory procedures which includes RER / DERM permits.
- Matheson Marina, in Matheson Hammock Park
 - Matheson Marina has boat ramps, nine docks with 259 wet slips, 71 dry slips, and a fenced in surface dry storage facility for trailered vessels.
 - Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There are three (3) active capital improvement projects which include boat ramp parking; bridge replacement; and conversion of fixed wet slip docks to floating docks.
 - Future capital improvement projects include: rehabilitation and redesign of marina parking areas; raise elevation of the northeastern, marina, and boat ramp parking areas; lifecycle replacement of existing floating docks; replacement of boat ramp dock; raise elevation of boat ramp, main road, and edge between marina and atoll pool; and conversion of fixed docks to floating docks. Implementation of the projects is anticipated to start fiscal year 2021/2022.
 - All improvements follow regulatory procedures which includes RER / DERM permits.

- Pelican Harbor Marina
 - Pelican Harbor Marina amenities include docks, 112 wet slips, a 27-vessel mooring field with dinghy dock, kayak rentals, restrooms, showers, laundry facilities, bait and tackle shop, fuel, and a boat ramp. The parking lot on the southern side of the facility was improved in the summer of 2020 to enhance accessibility and increase parking capacity.
 - Improvements to enhance access and/or increase parking availability:
 - Active capital improvement projects: There is an active capital improvement project to convert the fixed boat ramp piers to floating piers.
 - Future capital improvement projects include conversion of fixed wet slip docks to floating docks; raise elevation of the boat launch, pier 1, docks, boat ramp launch parking area, and marina parking areas. Implementation of the projects is anticipated to start fiscal year 2023/2024.
 - All improvements follow regulatory procedures which includes RER / DERM permits.

PortMiami

- In 2011, the Board of County Commissioners passed resolution R-1055-11 approving PortMiami’s 2035 master plan. The master plan proposed development at the southwest corner of the port for a ferry service and a marina as part of a commercial development project in the adjacent uplands. Following the approval of the Master Plan, the port conducted a marina development study (“Marina Study”) in 2013.
- The Marina Study outlined existing site conditions at the time, including biological resource and bathymetric surveys, associated environmental permitting strategies, ownership of submerged lands, and deed restrictions.
- The port has drastically surpassed the projected cruise growth outlined in the 2035 Master Plan. The southwest side of the Port is one of the only remaining areas for future cruise growth, In May 2019, the Board of County Commissioners passed Resolution R-520-19 approving the Campus Lease with Royal Caribbean that provided an exclusive negotiation period for a cruise terminal along the southwest side of the Port until June 1, 2027. After this date, Royal Caribbean has a one-time first right of negotiation for the development of a cruise terminal at the southwest corner.

PROS Sea Level Rise Studies

PROS has completed sea level rise and flood mitigation studies for its six (6) County-owned marinas. The studies summarize the existing conditions, assess environmental resources and their requirements, present conceptual design solutions and potential design challenges associated with future improvement activities, as well as provide an implementation schedule for mitigation. The characteristics and location of terrestrial and marine resources are important in understanding potential environmental impacts associated with future improvement activities. PROS will continue to collaborate with DERM in the review and analysis of any potential impacts related to

manatees and manatee feedings. All work will continue to follow the regulatory process with local, state and federal regulatory agencies.

In accordance with Ordinance No. 14-65, this memorandum will be placed on the next available Board meeting agenda. If additional information is needed, please contact Maria I. Nardi, Director, Miami-Dade County Parks, Recreation and Open Spaces Department at 305-755-7903.

- c: Geri Bonzon-Keenan, County Attorney
- Gerald K. Sanchez, First Assistant County Attorney
- Jess M. McCarty, Executive Assistant County Attorney
- Office of the Mayor Senior Staff
- Maria I. Nardi, Director, Parks, Recreation and Open Spaces Department
- Lourdes M. Gomez, Director, Regulatory and Economic Resources Department
- Yinka Majekodunmi, CPA, Commission Auditor
- Jennifer Moon, Chief, Office of Policy & Budgetary Affairs
- Eugene Love, Agenda Coordinator
- Basia Pruna, Director, Clerk of the Board Division