



Board of County Commissioners
Office of Policy and Budgetary Affairs
Memorandum

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

From: Office of Policy and Budgetary Affairs

Date: April 23, 2021

Subject: Marina Operations Information

The following document has been prepared by the Office of Policy and Budgetary Affairs (OPBA). The information and the attachment were gathered from specified sources and may change if this proposal becomes legislation. Additional updates will be provided as required.

The research included below does not explicitly serve as a recommendation to the Board of County Commissioners nor does it support or oppose a particular legislative action. Should you have any questions, please contact us at 305-375-5350.

c: Melissa Adames, Director, Clerk of the Board
Office of Policy and Budgetary Affairs

Marina Operations Capacity

Miami-Dade County is a community that can enjoy year-round outdoor recreational activities, boating being one of these activities. County-owned marina facilities are facing continued challenges accommodating boater demand. At first it is assumed that County facilities do not have the capacity to handle the demand, which is not completely incorrect. However, no matter how creative we are at redesigning our facilities to increase capacity it may still not be enough. A recent site visit and conversation with Parks, Recreation and Open Spaces Marina Operations staff provided valuable insight to the dilemma our boating community faces.

Waitlists which are many years long exist for wet slips throughout our marinas, but the true limitation is in the ratio of boat ramps and parking spaces to boaters. If there are not enough boat ramps at a particular facility, boaters may wait hours to launch their boats or to bring them out of the water. However, if there is not enough parking for the vehicles with trailers, additional boat ramps will not provide additional capacity. Further, if the access to the ramps and the parking is not carefully designed, gridlock can be created amongst boaters attempting to launch and to retrieve their vessels.

Marina Facility Redesign

A way to address some of the capacity issues is to redesign spaces, specifically parking, to allow for better access, parking availability for vessels of various sizes and ingress and egress through the marinas. One of those most notable issues observed is that parking spaces and methods of ingress and egress have not been expanded and/or adjusted as the size of commonly used vehicles, boats and trailers have increased. Working with space planners (architects) with input of knowledgeable staff located at each of our County marina facilities may yield options that will improve access and allow for additional capacity. Funding for these kinds of improvements may be included as part of the County's Countywide Infrastructure Investment Program (CIIP). Other options such as adding parking garages for single vehicle parking that would free up open spaces to accommodate additional boater/trailer parking may also be possible. Parking garages that include retail spaces for services ancillary to boating and charging for parking in the garages may also provide for revenues that can support development of the facility.

Additional boating ramps

While some capacity may be gained by redesigning our existing facilities, this will not be enough to address the demand. Another option would be establishing additional boat ramps. This can be accomplished by purchasing smaller areas of land along the County coastline and building two or three boat ramps within each property allowing boaters to launch from these locations. Funding for this option may be possible through partnerships with local investors who may be interested in providing dry storage facilities or other services ancillary to parking through private public partnerships (P3s) or coordinating with municipalities.