

Memorandum



Date: October 13, 2016

Agenda Item No. 2B8
November 1, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

Subject: Report on the County's Marina Capacity and Long-Term Plans for Addressing Shortages in Marina Capacity – Directive 152795

At the January 20, 2016 Board of County Commissioners (Board) meeting, the Board adopted Resolution No. R-67-16 (Attachment 1) sponsored by Senator Javier D. Souto directing the Mayor or Mayor's designee to submit a report to the Board within 180 days setting forth the County's marina capacity and providing a long-term plan for addressing shortages in marina capacity.

Introduction and Background

The Parks, Recreation and Open Spaces Department (PROS), along with other municipal and State agencies, operates six (6) marinas and manages extensive areas of Biscayne Bay waterfront land and submerged areas for recreational access. Increasing demand by residents and tourists for recreational access to waterfront land and nearshore boating and mooring opportunities, coupled with decreasing supply of private boating facilities throughout the area, have created a growing conflict between demand and supply, and have placed extraordinary pressure on the County's existing marinas. Acknowledging that recreational interests must be balanced with the interests of conservation of the environmental resources, sustainable commerce, tourism, and resident's quality of life, Senator Souto has asked PROS to explore what available avenues may exist for the addition of boat storage capacity in Miami-Dade County parks.

PROS is working towards establishing a comprehensive, countywide approach to expand public recreational waterfront access and boat storage opportunities. A study is proposed to identify additional publicly accessible shorelines, connectivity of private shorelines, accessible boat ramps, and waterway transport opportunities that are consistent with the County's Open Space Master Plan. This proposed study, the Waterfront Recreation Access Plan (WRAP), will also recommend capital, policy, and administrative improvements to publicly-owned waterfronts and waterways, and measures to protect the sensitive environment of these areas. PROS has prepared a grant application to the Florida Inland Navigation District (FIND) and is seeking other funding sources for the development of this plan, which is contingent on identifying funding. The cost of this plan is estimated at approximately \$300,000.00.

Existing Boat Storage Capacity

The boat storage capacity at Miami-Dade County marinas varies by location, storage type, and accessibility, based on basin depth and vessel draft. As shown in the table below, of the six (6) marinas, four (4) have County-operated dry storage spaces and two (2) have lease-operated dry rack storage. There are a total of 32 commercial spaces for charter and fishing vessels, 1,069 wet slips, and 87 mooring spaces. The total number of spaces in the County's marina system is 2,258. All of the marinas are at capacity and have waiting lists for wet slips.

A new, fully enclosed dry rack storage building is scheduled to open September 2016 at Bill Bird Marina at Haulover Park. The new 104,940 square foot building will accommodate an additional 234 boats in stackable storage racks, nearly doubling the dry storage space. This will increase capacity from 268 dry rack spaces to 502. The new dry storage building is capable of accommodating vessels up to 50 feet in overall length.

The current capacity of our marinas is as follows:

MDC Marina	Number of Wet Slip Spaces	Number Of Dry Storage Spaces	Number of Dry Rack / Stackable (Lease Operated)*	Number of Commercial Spaces	Number of Mooring Spaces	Total Number of Spaces per Marina
Bill Bird 10800 Collins Avenue, Miami Beach	125	-	508	22	-	655
Black Point 24775 SW 87 Avenue, Miami	180	37	300	-	-	517
Crandon 4000 Crandon Boulevard, Key Biscayne	236	124	-	10	60	430
Herbert Hoover 9698 North Canal Drive, Homestead	177	30	-	-	-	207
Matheson Hammock 9610 Old Cutler Road	243	71	-	-	-	314
Pelican Harbor 1275 NE 79 Street, Miami	108	-	-	-	27	135
Total Number of Spaces by dockage type	1,069	262	808	32	87	2,258

Waiting Lists at County Marinas

The Florida Department of Environmental Protection estimates that the total number of boat slips in Florida now is about the same as it was in 1987, and that, over the same period, the number of registered boats in the state has risen by more than 50 percent. In order to provide boating facilities in a timely manner, it is necessary to continuously monitor the level of demand. For marinas this means maintaining a permanent waiting list that indicates the length, width, and beam of the boat requiring a slip or mooring.

A recent industry study indicates that, when an individual marina has reached capacity (i.e. 95 percent or more occupancy) and the marina manager has a documented waiting list approaching one-half of the number of slips, a new or expanded facility is warranted. All six (6) Miami-Dade County marinas are at 100 percent occupancy and in three (3) of the marinas the waiting list already exceeds 50 percent of capacity. It should be noted that the environmental, planning, and construction steps involved in bringing a new marina to fruition will likely take a minimum of four (4) years (i.e. planning, environmental assessment process, and design; approvals by various government agencies; and construction).

The number of individuals that are on waiting lists for each of the County-operated marina facilities fluctuates month to month. As of July 27, 2016, a total of 1,171 individuals are on PROS' waiting list registry. The chart below identifies the number of individuals on the list by marina and by type of storage space requested:

MDC Marina	Number of Customers on Waitlist For Wet Slips	Number of Customers on Waitlist for Dry Storage	Number of Customers on Waitlist for Commercial	Number of Customers on Waitlist for Mooring Spaces	Total Number of Customers on Waitlist
Bill Bird	90	-	12	-	102
Black Point	68	-	-	-	68
Crandon	300	160	5	13	478
Herbert Hoover	42	25	-	-	67
Matheson Hammock	302	110	-	-	412
Pelican Harbor	41	0	-	3	44
Total customers on waitlist by dockage type	843	295	17	16	1,171

*PROS does not maintain waiting lists for dry rack/stackable spaces managed by lease operators.

Facilities Pricing Structure Analysis

PROS conducted a fee comparison of annual wet slip rates offered by other public and privately-owned marinas in the area. The data collected reflects that rates at other public marinas in South Florida are on average, 38.6 percent higher than the County's rates. When the County rates were compared to privately-owned marina rates, the private marinas were, on average, 40 percent higher than the County's rates. It is worth noting that there are significant differences in the amenities offered at private marinas when compared to public marinas.

The fee comparison study also shows that discounted rates for residents are not offered by the majority of other local public marinas. Furthermore, since most marina customers are Miami-Dade County residents (as are those on our waiting lists), it is unlikely that a discounted resident rate would significantly help with the shortage of slips.

County Properties Suitable for Marina Development

The finite amount of developable waterfront properties in Miami-Dade County limits opportunities for marina expansion and new development. In addition, some public and privately-owned accessible marinas, boatyards, and boat ramps have ceased operation or have been displaced by housing and other non-water dependent development, adding to the dearth of waterfront access.

Within the County's current parks system, only Chapman Field Park and Homestead Bayfront Park have the potential for expanded marina development. Currently there are no marina operations conducted at Chapman

Field Park. However, the park is being remediated in response to recent contamination findings. The remediation will be completed in such a way as to allow for the possibility of future development of a marina boat ramp operation with parking due to its proximity to Biscayne Bay. Developing boat ramp spaces at Chapman Field Park would potentially alleviate the frequency of ramp closures at nearby marinas during the busy boating season (March - September). Expansion is also possible at Herbert Hoover Marina in Homestead Bayfront Park. The dry storage area at this park consists of 30 spaces. Potential for expansion of the current dry storage area exists and would increase the capacity for boat storage at this location.

In addition to the park sites above, the County has also explored a site at the Cutler Power Plant located at SW 152 Street and 67 Avenue. In 2014, a letter of interest was sent to FPL regarding the use of a portion of the site for a boat launch. The letter stated that the County was seeking to acquire an additional marina site to accommodate smaller boats to diminish the traffic impacts to the marinas at Black Point and Matheson Hammock parks, and was, therefore, interested in a portion of the property. FPL is still considering its options in relation to this property and the property is currently not up for sale. Development of a marina on this site would be contingent upon community support and available funding. The site currently has permitted boat ramps and a boating channel that leads out to Biscayne Bay.

County's Long-Term Plan for Marina Capacity

The importance of developing parks with waterfront access is part of the County's overall vision of providing opportunities for visitors and residents alike to experience Miami-Dade County as a waterfront community. The Waterfront Recreation Access Plan study proposed by PROS will identify opportunities for additional publicly accessible marinas, boat ramps, trailer parking, public mooring and docking facilities, environmental restoration areas, eco-tourism possibilities, waterfront destinations, blueway trails, and commercial waterway transport opportunities. The WRAP will also inventory existing conditions and future opportunities for increased water access and possible public/private partnership opportunities.

Per Ordinance 14-65, this memorandum will be placed on the next available Board of County Commissioners meeting agenda.

If additional information is needed, please contact PROS Director Jack Kardys at (305) 755-7903.


Michael Spring
Senior Advisor

Attachment 1: Resolution No. R-67-16

- c: Abigail Price-Williams, County Attorney
- Michael Spring, Senior Advisor, Office of the Mayor
- Jack Kardys, Director, Parks, Recreation and Open Spaces Department
- Neil R. Singh, Interim Commission Auditor
- Christopher Agrippa, Clerk of the Board
- Eugene Love, Agenda Coordinator

MEMORANDUM

Agenda Item No. 11(A)(18)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

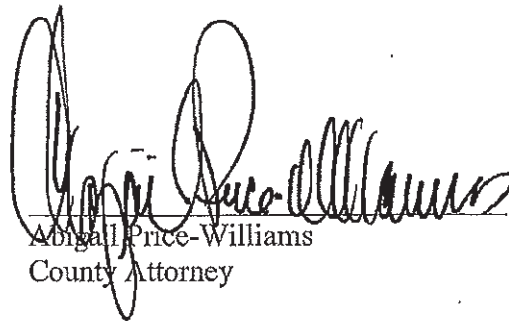
DATE: January 20, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution directing the County
Mayor to prepare and submit a
report to the Board setting forth
the County's marina capacity and
providing a long-term plan for
addressing shortages in marina
capacity

Resolution No. R-67-16

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Senator Javier D. Souto.



Abigail Price-Williams
County Attorney

APW/lmp



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: January 20, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(18)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's _____, 3/5's _____, unanimous _____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(18)
1-20-16

RESOLUTION NO. R-67-16

RESOLUTION DIRECTING THE COUNTY MAYOR OR
DESIGNEE TO PREPARE AND SUBMIT A REPORT TO THE
BOARD SETTING FORTH THE COUNTY'S MARINA
CAPACITY AND PROVIDING A LONG-TERM PLAN FOR
ADDRESSING SHORTAGES IN MARINA CAPACITY

WHEREAS, many Miami-Dade County residents enjoy partaking in maritime recreation, including through recreational activities that involve boats (e.g., watersports, fishing, and recreational boating); and

WHEREAS, many Miami-Dade County residents choose to purchase boats for their pursuit of the maritime past times of their choice; and

WHEREAS, despite its extensive coastline, there is a dearth of public marina facilities in Miami-Dade County; and

WHEREAS, as a result, many Miami-Dade County residents are forced to keep their boats at home, which leads to a variety of problems, including, but not limited to, traffic jams in the vicinity of public boat launches (e.g., Matheson Hammock Park) and blight to the residential areas that must store the boats when they are not in use; and

WHEREAS, for the convenience of boaters and to mitigate the problems associated with the storage of boats in non-marina areas, this Board desires to explore what available avenues may exist for the addition of boat storage capacity in Miami-Dade County parks,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the County Mayor or designee is directed to prepare a written report setting forth (1) the existing extent of boat storage

capacity in County-operated marina facilities (including dry and wet storage) and how capacity is anticipated to change in the next five years; (2) how many individuals are on waiting lists for each of the County-operated marina facilities; (3) whether changes to the County's pricing structure for marina facilities would ameliorate shortages (e.g., by charging County residents a discounted amount versus non-County residents); (4) what County properties are suitable for marina development; and (5) the County's long-term plan for addressing the existing marina shortage issues. The County Mayor or designee shall provide the report to this Board within 180 days of the effective date of this resolution and shall place the completed report on an agenda of the Board pursuant to Ordinance No. 14-65.

The Prime Sponsor of the foregoing resolution is Senator Javier D. Souto. It was offered by Commissioner José "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Sally A. Heyman and upon being put to a vote, the vote was as follows:

	Jean Monestime, Chairman	aye	
	Esteban L. Bovo, Jr., Vice Chairman	aye	
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	absent	Xavier L. Suarez	absent
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in cursive script, appearing to read "MAG", is written over a horizontal line.

Miguel A. Gonzalez

5