

NB 6. DISCUSS CONTRACTING WITH PRIVATE OWNERS OF GARAGES THAT ARE CURRENTLY OPERATIONAL OR THAT ARE UNDER CONSTRUCTION IN NORTH BEACH FOR EMERGENCY RESIDENT PARKING DURING A STATE OF EMERGENCY.

Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: March 26, 2025

TITLE: DISCUSS CONTRACTING WITH PRIVATE OWNERS OF GARAGES THAT ARE CURRENTLY OPERATIONAL OR THAT ARE UNDER CONSTRUCTION IN NORTH BEACH FOR EMERGENCY RESIDENT PARKING DURING A STATE OF EMERGENCY.

### **RECOMMENDATION**

The City Administration (“Administration”) recommends that the Finance and Economic Resiliency Committee (“FERC” or “Committee”) discuss this item and provide input.

### **BACKGROUND/HISTORY**

On October 30, 2024, at the request of Commissioner Tanya K. Bhatt, the Mayor and City Commission (“City Commission”) referred item C4 P to the FERC, to discuss the possibility of the City of Miami Beach (“City”) contracting with private owners of garages that are currently operational or that are under construction in North Beach for emergency resident parking during a State of Emergency.

At the February 21, 2025 FERC meeting, this item was not reached.

### **ANALYSIS**

Parking in the North Beach area has been, and continues to be, a significant challenge for residents, particularly during storm events and other situations requiring emergency response. With limited available parking options in the immediate vicinity, residents often must rely on municipal garages located in Middle and South Beach. Given the pressing need for safe and accessible parking during emergencies, the Administration proposes exploring potential partnerships with owners of existing private garages, as well as those private garages under construction, to allow North Beach residents to utilize any excess or surplus parking during a State of Emergency.

Currently, North Beach residents have few options for safe, enclosed parking during declared states of emergency. The municipal garages in Mid Beach and South Beach, while accessible, are often too far and inconvenient for immediate use and become overcrowded, creating further difficulties during emergency situations. The continued growth and development in the North Beach area signals an increasing demand for parking.

To help address these issues, the Administration has preliminarily identified the following three (3) privately-owned parking garage facilities in North Beach for potential use during a State of Emergency:

- Walgreens (located at 2000 Normandy Drive);
- 72 Park (located at 580 72 street); and
- Deauville Associates LLC Garage (located at 6625 Indian Creek Drive).

The Administration is prepared to reach out to the owners of the above parking facilities to explore a potential partnership to allow residents to access any surplus or available parking spaces during states of emergency. This arrangement could serve the following purposes:

**Enhance Parking Availability:** By leveraging private garages with available space, the Administration can provide residents with more immediate and accessible parking options during emergency situations.

**Enhance Resident Quality of Life:** This initiative could significantly improve the quality of life for North Beach residents and reduce property damage by providing residents with access to safe, protected, and proximate parking facilities during storm events and other emergencies.

Should the FERC recommend further exploring this initiative, and the City Commission accept the FERC's recommendation via a Commission Resolution, the Administration proposes to proceed as follows:

- **Outreach to Private Garage Owners:** Some of the preliminarily identified garages are corporate-owned, necessitating a meeting with the respective corporate entities to facilitate discussions;
- **Negotiation of Terms:** Develop a contract template that outlines the terms and conditions of the use agreements, including pricing, the duration of emergency use, and any logistical requirements for residents to access the garage(s) during an emergency; and
- **Potential Pilot Program:** Consider a pilot program with select privately-owned garages to assess effectiveness and make any necessary adjustments before expanding to additional garages in the area.

## **FISCAL IMPACT STATEMENT**

TBD

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

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 ongoing parking challenges in North Beach, exacerbated by the currently limited municipal parking inventory require creative solutions to enhance community resilience and ease the burden on municipal parking resources in Mid Beach and South Beach during emergency situations.

The Administration is prepared to engage private garage owners in North Beach to explore potential public/private arrangements with the goal of providing safe and proximate parking opportunities in North Beach during emergencies.

This proposal warrants further exploration by the Administration and discussion and evaluation by the FERC to determine feasibility and implementation approach.

**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 Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

DISCUSS CONTRACTING WITH PRIVATE OWNERS OF GARAGES IN NORTH BEACH FOR PARKING DURING A STATE OF EMERGENCY. (Bhatt) PK

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Tanya K. Bhatt  
DATE: October 30, 2024  
TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS CONTRACTING WITH PRIVATE OWNERS OF GARAGES THAT ARE CURRENTLY OPERATIONAL OR THAT ARE UNDER CONSTRUCTION IN NORTH BEACH FOR EMERGENCY RESIDENT PARKING DURING A STATE OF EMERGENCY.

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

Please place on the October 30, 2024 agenda a referral item to the Finance and Economic Resiliency Committee (Finance Committee) to discuss the potential for entering into contracts with owners of private garages that are currently operational or that are being constructed in the North Beach Area for residents, who reside in the North Beach area, to utilize any excess or surplus parking during a State of Emergency.

Historically, parking has been, and continues to be, a challenge in the North Beach area especially during a storm event. Many residents are left with no alternative parking options other than to utilize the municipal garages in South Beach, and there are no signs that the parking situation will be getting any better as development continues in the North Beach area and the demand for “safe” parking continues to grow.

### **ANALYSIS**

### **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**

**CONCLUSION**

**Applicable Area**

Citywide

**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**

Office of Commissioner Tanya K. Bhatt

**Sponsor(s)**

Commissioner Tanya K, Bhatt

**Co-sponsor(s)**

Commissioner Joseph Magazine

**Condensed Title**

Ref: FERC - Contract Garage Owners in NB for Emergency Resident Parking During State of Emergency. (Bhatt/Magazine)