

OB 4. DISCUSS THE POSSIBILITY OF THE CITY ENTERING INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARKING FACILITY OPERATORS IN NORTH BEACH IN ORDER TO INCREASE THE NUMBER OF AVAILABLE PARKING SPACES FOR NORTH BEACH RESIDENTS.

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: DISCUSS THE POSSIBILITY OF THE CITY ENTERING INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARKING FACILITY OPERATORS IN NORTH BEACH IN ORDER TO INCREASE THE NUMBER OF AVAILABLE PARKING SPACES FOR NORTH BEACH RESIDENTS.

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 December 13, 2023, at the request of Commissioners Tanya K. Bhatt and David Suarez, the Mayor and City Commission ("City Commission") referred Item C4 D to the FERC, to discuss the possibility of the City of Miami Beach ("City") entering into one or more agreements with private parking facility operators in North Beach in order to increase the number of available parking spaces for North Beach residents.

A related referral item regarding the potential acquisition of the privately owned parking garage at 6625 Indian Creek Drive for public parking or other purposes was scheduled to be heard at the May 24, 2024 FERC meeting, however, the item was withdrawn by the sponsor.

At the February 23, 2024 FERC meeting, the Administration provided a brief update on its efforts to engage private parking facility operators in North Beach. The Committee recommended to formally propose partnerships to private property/business owners and to further discuss the most effective approach to do so at a public meeting and/or with the City Attorney's Office.

This item was heard at the November 8, 2024 FERC meeting and was to return to the February 21, 2025 FERC meeting with an update; however, the item was deferred to the March 26, 2025 FERC meeting.

ANALYSIS

Due to the City's constrained geographic area, in conjunction with its density and popularity as a tourist/visitor destination, finding parking in the City can be challenging. While the Administration has taken affirmative steps over the years by establishing reasonable parking rates for residents at on-street meters, metered lots, and City garages, there is a need to increase the inventory of parking spaces in North Beach to provide area residents with additional overnight and daytime public parking options.

In 2019, the Parking Department engaged Walker Consultants to conduct a North Beach Parking Study in anticipation of the Ocean Terrace project and the 72 Street Community Complex project. The parking study identified areas in North Beach with high occupancy rates and parking shortages and found that ample parking existed in public lots along the Collins Avenue corridor

in North Beach.

The City re-engaged Walker Consultants in May 2023 to conduct a citywide parking master plan (the "Study"). The Study, completed in 2024, includes an updated summary of current and future parking conditions within the North Beach area. The Study divided the North Beach area into three (3) zones: North Shore, Town Center, and Normandy Shores/Normandy Isle. As part of the Study, the consultant collected parking utilization data and identified high occupancy levels in the North Shore zone, with an 80% utilization of public off-street/lot spaces during peak times (7 p.m. on a typical weekday), when residents are likely to be home. Furthermore, the Study found that there would be a substantial shortage of parking spaces in North Beach once planned private development projects come online. As such, the Study served as the basis for the ongoing North Beach Restricted Residential Parking Permit ("RRPP") Zone 26 Pilot Program approved by the City Commission during the July 24, 2024 City Commission meeting, and launched on November 1, 2024. The goal of the RRPP pilot program is to prioritize on-street parking for North Beach residents during the enforceable hours of 6 p.m. to 7 a.m., Monday through Friday, and 6 p.m. on Friday through 7 a.m. on Monday.

Notwithstanding the high utilization of public on-street and off-street parking in North Beach, there are multiple privately-owned parking lots in the area that close after business hours and appear to have substantial parking availability at nighttime. In early 2024, Parking Department staff reached out to the Planning Department to identify any underutilized private lots in the North Beach area. Tangentially, Parking Department staff reached out to the property owners/managers of two (2) existing large private parking facilities in North Beach - Park View Pointe Condominiums located at 7441 Wayne Avenue, and the parking lot located at 6850 Bay Drive - to explore the potential of entering into a public/private parking arrangement. However, the property owners/managers of both facilities advised that their parking lots are full at nighttime and neither expressed an interest in pursuing a partnership with the City.

On August 13, 2024, Parking Department staff met with Mr. Alan Waserstein who owns the private parking lot at 1101 71 Street adjacent to City municipal parking lot P88. In 2006, Mr. Waserstein approached the City with a proposal for a joint public/private venture consisting of joining the two (2) properties to build a mixed-use residential/commercial development with a garage to provide private and public parking. Based on City staff's recent preliminary discussion with Mr. Waserstein, he remains open to further dialogue for a potential joint development project. Attachment A depicts a rendering, site plan, and floor plans of the potential joint development project proposed by Mr. Waserstein in 2006.

The above discussions with private property owners have been preliminary and exploratory in nature. Additional meetings will be scheduled to ascertain information such as the number of potential parking spaces to be generated for public use and when those spaces would be available to the public. Parking Department staff will continue engaging owners of private parking lots in North Beach to explore the feasibility of potential public/private parking arrangements.

On August 14, 2024, Commissioner Tanya K. Bhatt and the Interim Parking Director met with Ira Sussman and Joel Sussman, owners of the Sherry Frontenac Hotel located at 6565 Collins Avenue, who had expressed an interest in providing parking in North Beach through the activation of the adjacent vacant lot on the north side of the hotel property. The vacant lot is currently unpaved/unimproved and not suitable or permitted for parking. City staff is open to further discussions regarding a potential partnership with the hotel owners to improve the vacant lot to be suitable for public parking on a temporary basis.

On August 29, 2024, the Mayor's Office informed the Parking Department that a local resident, Mr. Kevin Brill, had expressed an interest in purchasing the City's municipal parking lot P89, located at 917 Normandy Drive, to construct a mixed-use commercial/parking development project with public parking. City staff met with Mr. Brill to discuss his proposal in further detail and

obtain a better understanding of how it could potentially increase the inventory of public parking in North Beach.

UPDATE

Parking Department staff continues engaging owners of private parking lots in North Beach, as appropriate, to explore the feasibility of potential public/private parking arrangements. Below is a summary of recent discussions.

- **Park View Pointe (“PVP”) Condominiums located at 7441 Wayne Avenue:** A discussion was held with the PVP Condominium property managers who expressed that the property currently does not have sufficient parking spaces to accommodate residents with more than one (1) vehicle per unit. While PVP Condominiums will not be able to accommodate additional area residents, the property management may be open to entering into a partnership with the City to construct a parking structure on site, sharing the cost with the City, and allowing for additional parking spaces to accommodate permitted residents in the area as well as PVP Condominium owners/tenants.
- **6850 Bay Drive:** A discussion was held with associated parties who advised that the ownership would be open to discussing this matter further in the future.
- **Municipal Parking Lot P89:** We are currently scheduling a follow-up meeting with Mr. Kevin Brill. During a preliminary conversation, Mr. Brill had expressed interest in a joint venture at P89 and other municipal lots in North Beach.
- **North Beach RRPP Pilot Program:** Based on community feedback, the pilot program has received generally positive feedback with residents expressing that the area has experienced a noticeable increase in the availability of parking spaces. This initiative has significantly enhanced the parking inventory, providing residents with more convenient and accessible options for parking within 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 Administration will continue its efforts to engage private parking lot owners and other property owners in North Beach to explore potential public/private arrangements with the goal of increasing public parking availability in North Beach.

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)

Commissioner David Suarez

Condensed Title

DISCUSS THE POSSIBILITY OF THE CITY ENTERING INTO ONE OR MORE AGREEMENTS
WITH PRIVATE PARKING FACILITY OPERATORS IN NORTH BEACH. (Bhatt/Suarez) PK

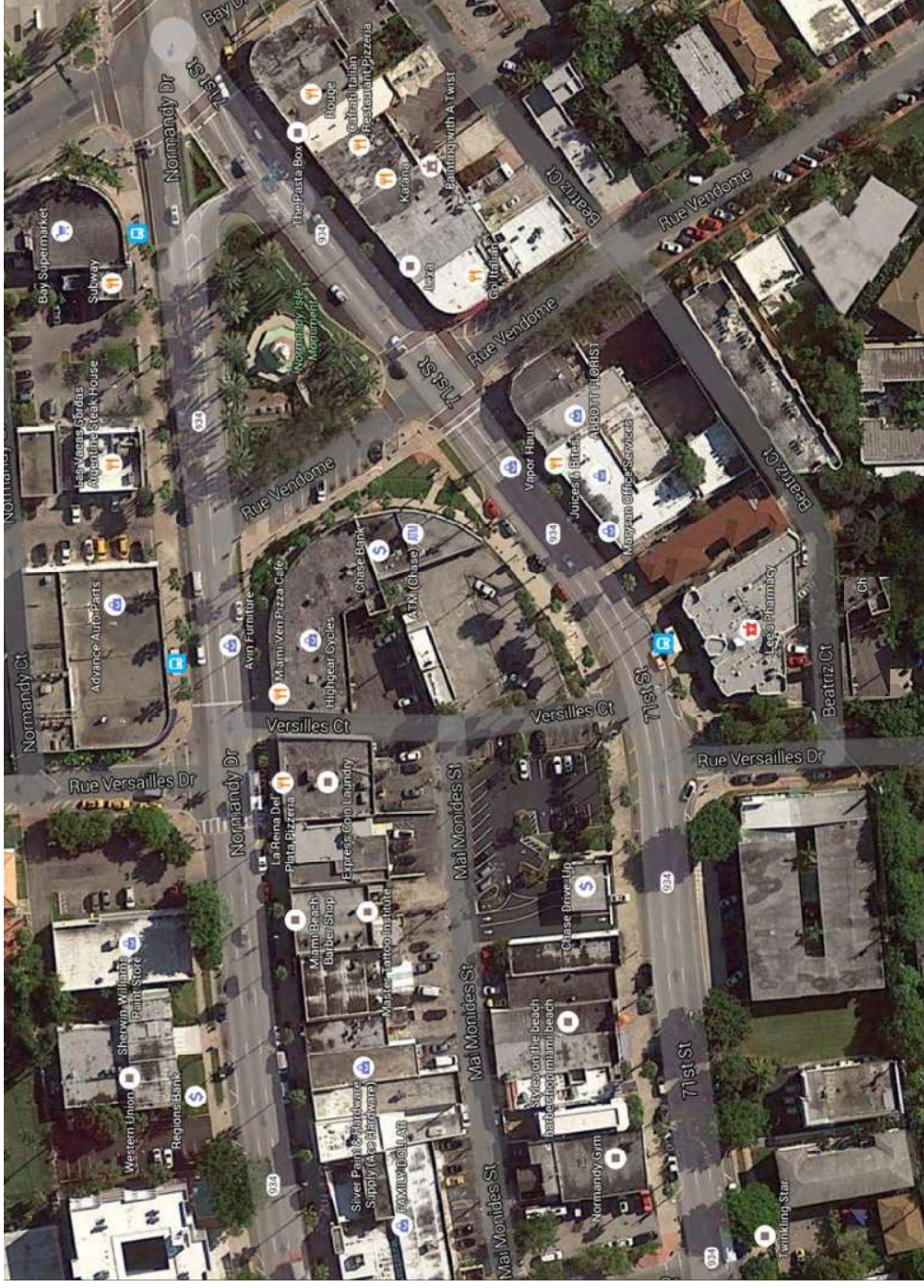
ATTACHMENT A



EVERGLADES CONCOURSE
053-1109 71st STREET, MIAMI BEACH, FLORIDA

SKLARArchitecture™
WWW.SKARCHITECT.COM

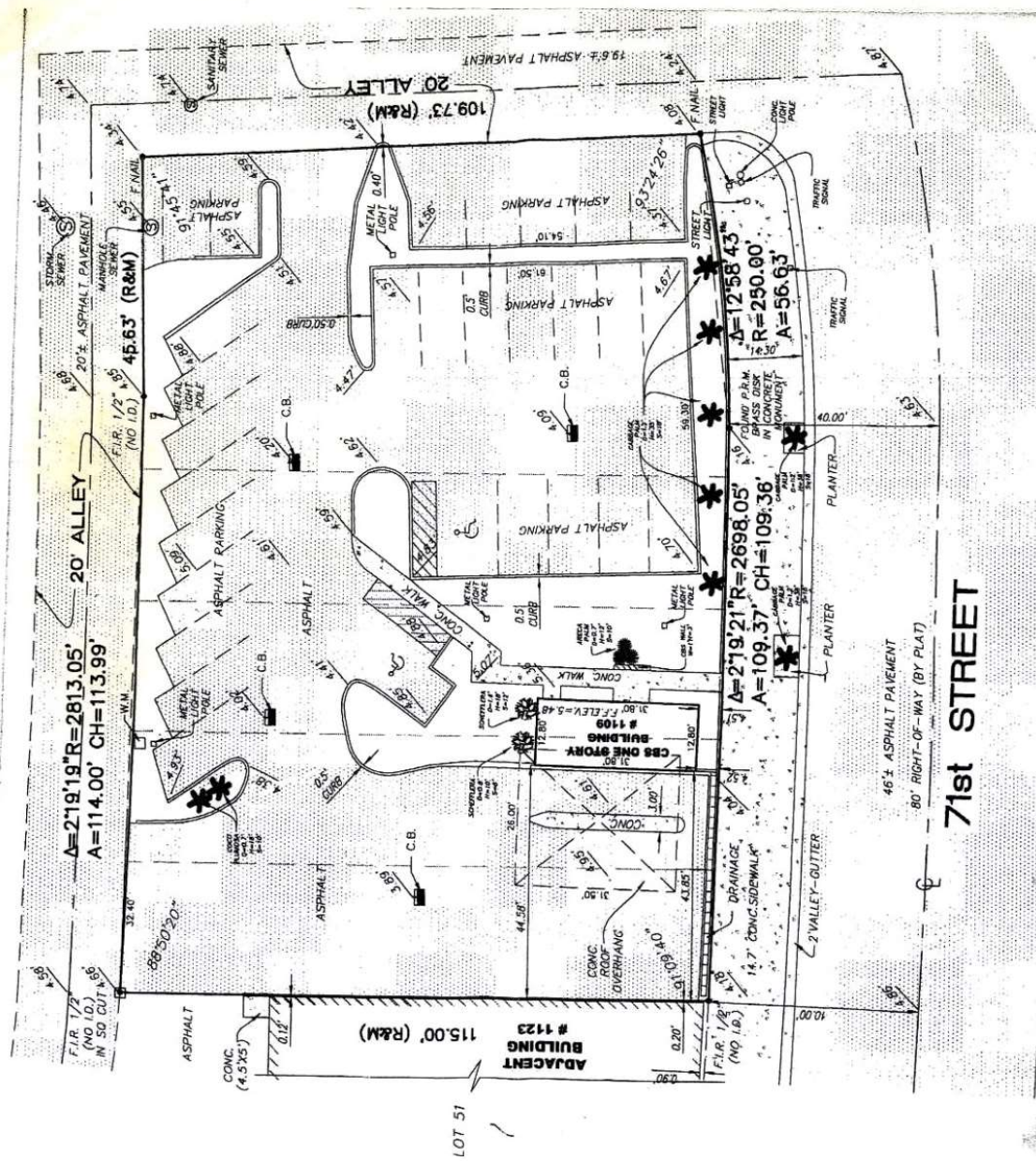
1101 71st miami beach



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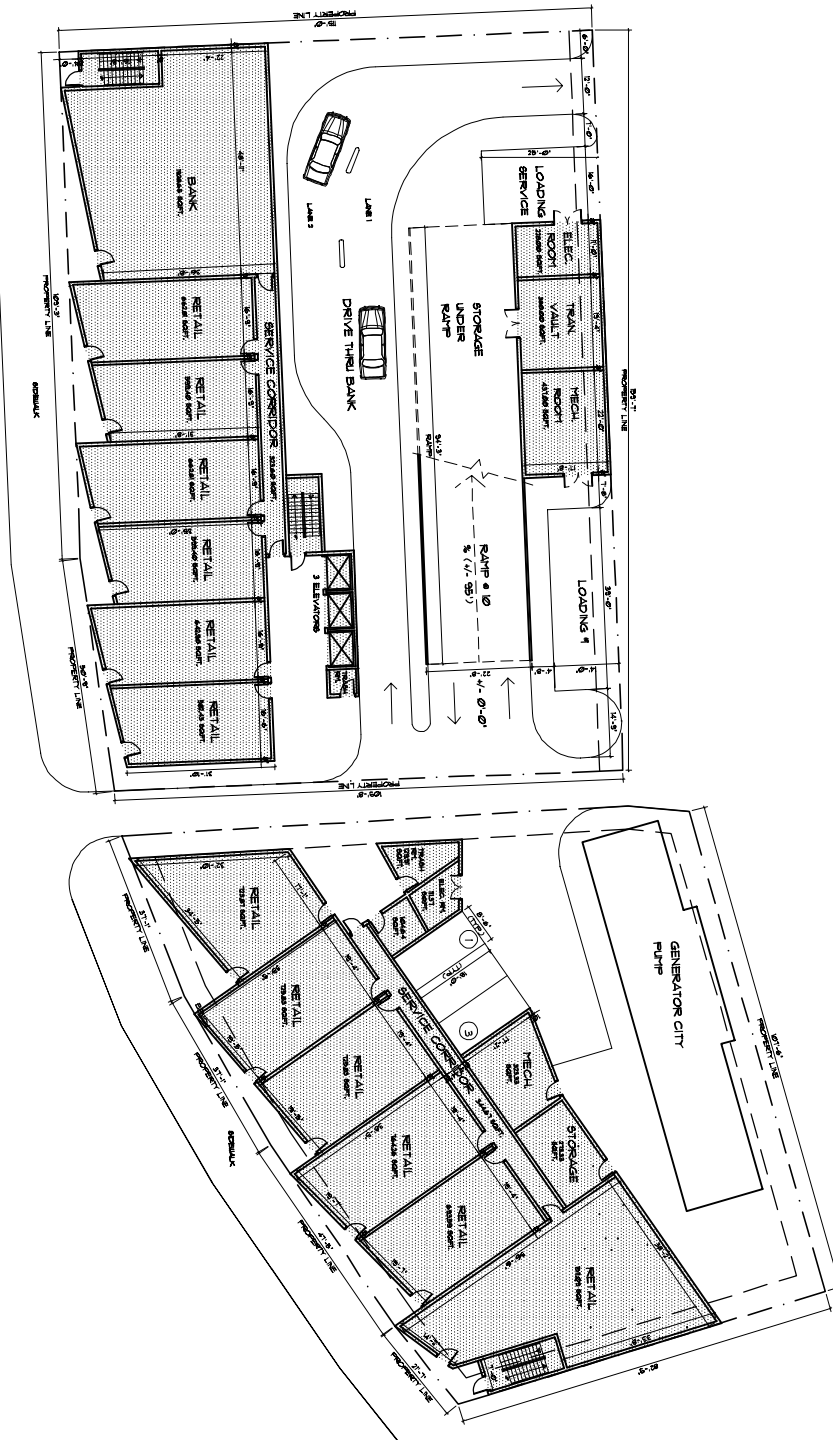
100 ft

Google Maps



PROPOSED IMPROVEMENTS TO EXISTING PARKING GARAGE AND APARTMENT BUILDING, SOUTH EVERGLADES CONCOURSE, MIAMI BEACH, FLORIDA. PREPARED BY SKIDMORE, OWINGS & MERRILL LLP.

GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR SUMMARY	
1st FLOOR	14,077 sq ft
2nd FLOOR	32,094 sq ft
3rd FLOOR	32,094 sq ft
4th FLOOR	32,094 sq ft
5th FLOOR	13,833 sq ft
TOTAL	124,292 sq ft

RETAIL - 1,000 SQFT.	
1st FLOOR	3
2nd FLOOR	56
3rd FLOOR	63
4th FLOOR	66
TOTAL	128

- ☐ RETAIL UNIT
- ☐ MECH. ROOM
- ☐ ELEC. ROOM
- ☐ STORAGE
- ☐ DRIVE THRU BANK
- ☐ CONSTRUCTION SET
- ☐ DRIVE THRU BANK

DATE: 02/16/06

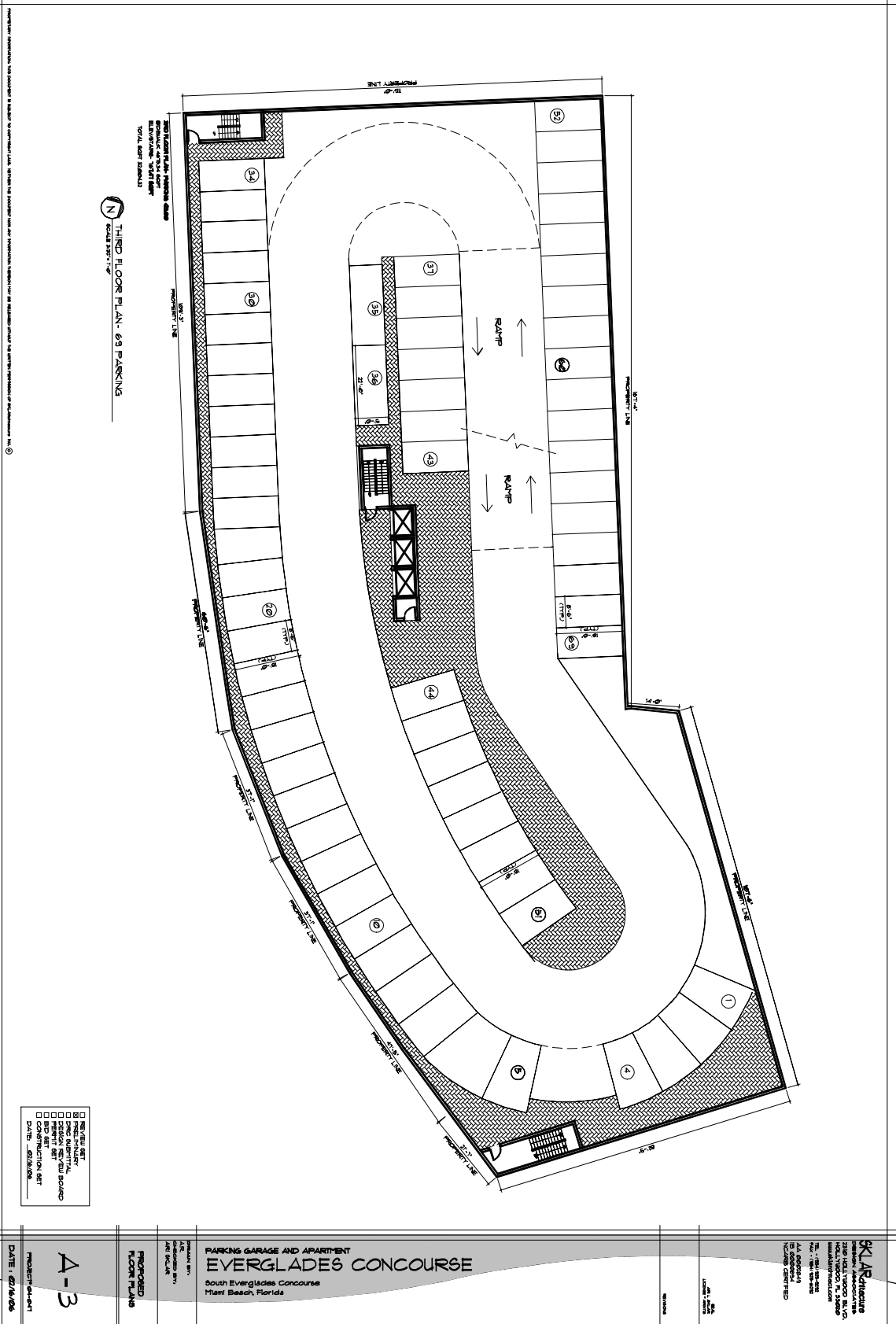
PROJECT: 04-047

REVISIONS

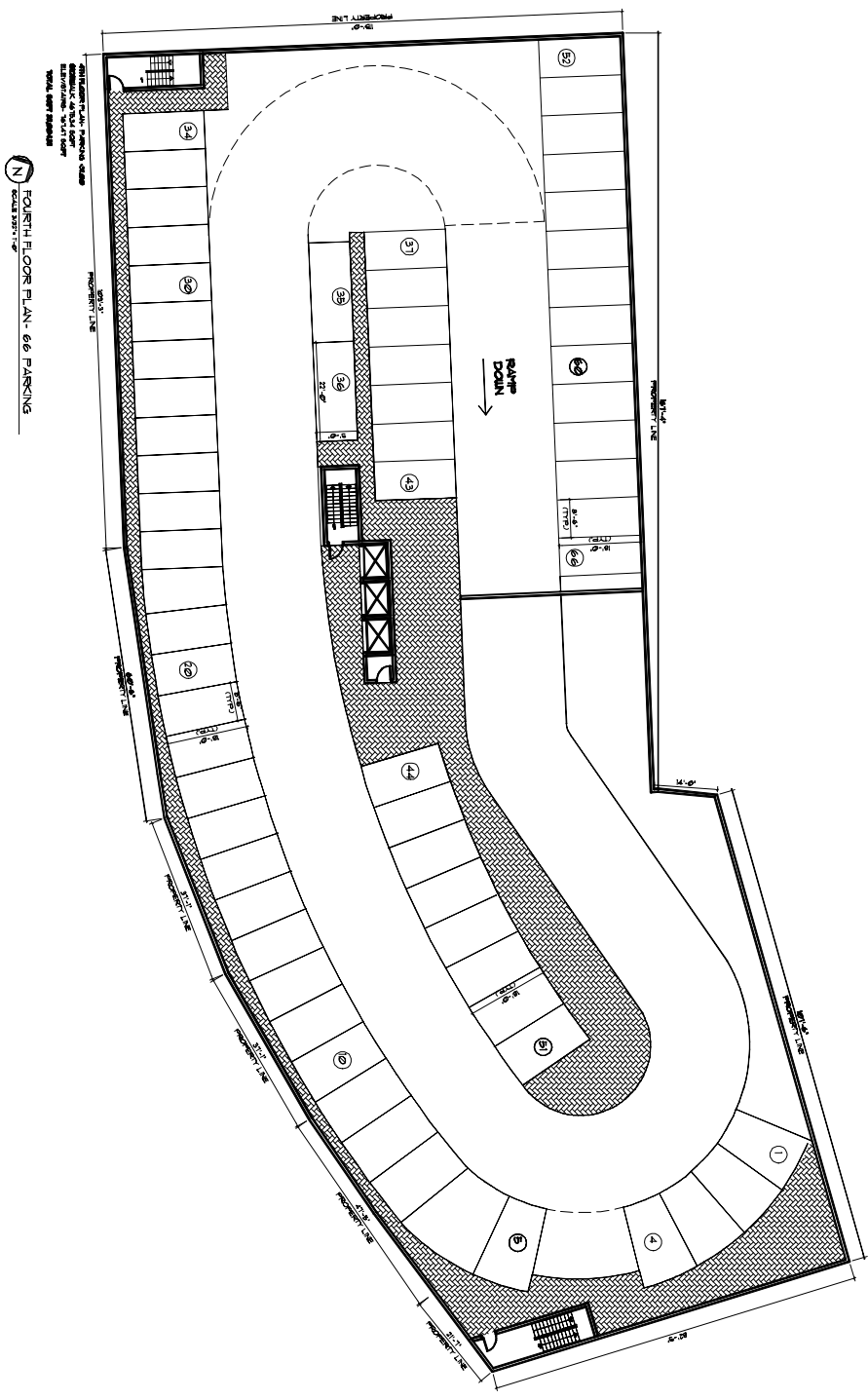
REVISIONS

PARKING GARAGE AND APARTMENT
EVERGLADES CONCOURSE
South Everglades Concourse
Miami Beach, Florida

SKIDMORE
OWINGS
&
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LLP
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DATE: 02/16/06
BY: ANAT ROIZEN
CHECKED: JEFFREY M. ROIZEN
NOTED: JEFFREY M. ROIZEN



PROPOSED IMPROVEMENTS TO EXISTING PARKING GARAGE AND APARTMENT BUILDING, SOUTH EVERGLADES CONCOURSE, MIAMI BEACH, FLORIDA. PREPARED BY K&L ASSOCIATES, INC. ©



- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ DESIGN REVIEW BOARD
- ☐ BID SET
- ☐ CONSTRUCTION SET

DATE: 02/16/06

A-4

FOURTH FLOOR PLAN

PARKING GARAGE AND APARTMENT EVERGLADES CONCOURSE

South Everglades Concourse
Miami Beach, Florida

K&L ASSOCIATES
ARCHITECTS
1101 N. MIAMI AVENUE, SUITE 100
MIAMI, FLORIDA 33132
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WWW.K&LASSOCIATES.COM



DATE : 02/16/06

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**PROPOSED
FLOOR PLANS**

**PARKING GARAGE AND APARTMENT
EVERGLADES CONCOURSE**
South Everglades Concourse
Miami Beach, Florida

SLAR *Orchestra*
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NCARB CERTIFIED

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Tanya K. Bhatt and Commissioner David Suarez
DATE: December 13, 2023

SUBJECT: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS THE POSSIBILITY OF THE CITY ENTERING INTO ONE OR MORE AGREEMENTS WITH PRIVATE PARKING FACILITY OPERATORS IN NORTH BEACH IN ORDER TO INCREASE THE NUMBER OF AVAILABLE PARKING SPACES FOR NORTH BEACH RESIDENTS.

ANALYSIS

On behalf of the sponsors of this item, Commissioners Tanya K. Bhatt and David Suarez, please place on the December 13, 2023 agenda a referral to the Finance and Economic Resiliency Committee to discuss the possibility of the City entering into agreements with private parking facility operators in North Beach in order to increase the amount of available public parking spaces, which the City could subsidize, for the use of North Beach residents.

Due to the City's relatively small geographic area, in conjunction with its density and popularity as a tourist/visitor destination, parking in the City can often prove to be both challenging and expensive. While the City has taken affirmative steps by establishing residential parking discounts at on-street meters, off-street meters and City garages, along with establishing residential parking permit zones (most of which are in South or Mid-beach), the residents of North Beach, in particular, are in need of additional overnight and daytime public parking options.

Accordingly, the sponsors would request that the Administration be prepared to identify any specific private parking lots and facilities which, if the City could contractually obtain the right to control and utilize some (or all) of those private parking spaces, would assist in alleviating the parking challenges presently experienced by North Beach residents. The sponsors also request that the Administration address the parking situation in North Beach generally, in addition to providing the Committee with information and statistics concerning the City's parking enforcement efforts in the North Beach area.

SUPPORTING SURVEY DATA

N/A

FINANCIAL INFORMATION

Administration is requested to be prepared to address the fiscal impact of this proposed measure, if any, at the Finance and Economic Resiliency Committee meeting.

Applicable Area

North Beach

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

Legislative Tracking

Commissioner Tanya K. Bhatt and Commissioner David Suarez