North Beach Regional Parking Relief Plan

July 13, 2020

Parking Department

MIAMIBEACH

Walker – Key Objectives

- Identify major demand generators in the study area.
- Inventory the on-street and off-street public parking facilities.
- Perform occupancy counts on all public areas.
- Perform an Alternatives Analysis to provide parking availability during construction phasing of each project, including overlap periods during construction.

Study Area

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Parking Generators & Planned Developments

- A new Civic Complex at 72 Street and Collins Avenue:
  - Garage - 500 parking spaces.
  - Rooftop competition pool, a warm-up pool and support facilities
  - Library/media center
  - Upscale fitness gym with an outdoor running track.

- North Shore Park and Youth Center:
  - Includes a twelve courts tennis center, two fully-lit ballfields and a 30,000-sf climate-controlled indoor facility.

- North Beach Band Shell/The Rhythm Foundation:
  - Outdoor seasonal performances with 500 to 1,000 attendees.

- Ocean Terrace Development:
  - Public benefit to fund and/or construct a new public park along Ocean Terrace.

Temporary Strategies for Parking Relief

- **Temporary** Use of Vacant Municipal Land
- Potential shared use agreements with private parking lots.
- Valet Parking Plan/Options
- Angle Parking (Efficiencies)

Potential Shared Use Agreement – Private Facilities

- Shared parking use agreement with private parking facilities in the area.
- Provides enhanced public (municipal) parking at otherwise underutilized privately operated parking facilities.
- Shared revenues and expenses.

Temporary Strategies for Parking Relief

Valet Parking Option

- Valet parking on weekends.
- Discounted pricing for city residents comparable to the differential pricing in favor of city residents at other city-owned parking lots.
- Until the later of:
  - Substantial completion of Phase 1 of the park/streetscape improvements, or
  - Four (4) years following the effective date of the agreement.

Angle Parking – Efficiencies

- Convert parallel parking to angle parking:
  - Additional 22 parking spaces at:
    - 82 Street/Collins Court and Collins Ave – 4 parking spaces.
    - 80 Street/Tatum Waterway Dr & Byron Ave – 4 parking spaces.
    - 75 Street/Harding Ave and Dickens Ave – 14 parking spaces.

Temporary Strategies for Parking Relief

Vacant Municipal Land – Parking

- City's vacant parcels on Collins Avenue/84 - 86 Streets.
- **"Temporary"** parking options for self-park & valet storage.
- Waiver of Land Development Regulations (LDR) for GU zoning.
- Ocean Terrace Holdings, LLC, to construct at its sole cost and expense.

Questions?

Please email KevinPulido@MiamiBeachfl.gov for more information.