

MIAMI BEACH

NBCRA MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: June 25, 2025

TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (NORTH BEACH CRA), ACCEPTING THE RECOMMENDATION OF THE NORTH BEACH CRA ADVISORY COMMITTEE AT ITS APRIL 8, 2025 MEETING, AND APPROVING THE ALLOCATION OF NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION TOWARDS THE NORTH SHORE PARK/MIAMI BEACH TENNIS CENTER CAPITAL IMPROVEMENT PROJECT, ENHANCING THE CURRENT SCOPE FOR THE FUTURE TENNIS CENTER CAFÉ FACILITY, AND DIRECTING THE CITY ADMINISTRATION TO ALLOCATE SUFFICIENT RESOURCES AND FUNDS IN THE NORTH BEACH CRA FY 2025 BUDGET, SUBJECT TO APPROVAL BY MIAMI-DADE COUNTY. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

The Administration recommends adoption of Resolution.

BACKGROUND/HISTORY

Public facilities, such as restrooms, water fountains, and gathering spaces, are crucial for the success and accessibility of municipal parks and centers. While the tennis courts themselves are the core of the facility, the presence of well-maintained and reachable public facilities significantly enhances the overall experience, promotes community engagement, and contributes to the long-term success of a municipal parks and centers.

The Miami Beach North Shore Park Restroom Facilities (Project) is one such space. The Project is a new building, currently under construction between the North Shore Park Tennis Center building and the existing storage/garage space to the north. The project includes a new public restroom facility and an air conditioned shell space for future programming and use. The Project will provide safe, accessible support spaces for residents to exercise and engage in recreational activities, promoting physical activity and overall well-being. This Project, when completed will be ADA compliant and include LED lighting, new landscape. The shell space has been designed to provide direct views to the adjacent tennis courts.

The Project is fully designed, under construction and is currently approximately 80% complete. The Project's design (Exhibit A) provides air-conditioned facilities that will serve as a community hub, fostering social interaction and community spirit while supporting organized sports and recreational activities.

ANALYSIS

In December 2024, the Parks and Recreation Department received a request from Miami Beach Tennis Center to add a terrace area on the east side of the future concession space and in January 2025, the City received a request from Miami Beach Tennis Center to expand the terrace to accommodate a seating area for the future concession space, which would accommodate café tables. City staff advised that the project was already under construction, and that changes at this stage would imply delays to the project and additional costs. Staff further advised that the project did not have available funding to accommodate this change.

At its April 8, 2025, meeting, the North Beach Community Redevelopment Agency (North Beach CRA) Advisory Committee unanimously adopted a motion:

- Recommending that the North Beach CRA fund up to \$350,000 toward the North Shore Park/Miami Beach Tennis Center Capital Improvement Project to expand the current scope for the Project. The North Beach CRA funds will support the enhancement of the facility through the design and construction of an outdoor seating deck and infrastructure for a future grease trap, adjacent to the proposed shell space.

Following the North Beach CRA Advisory Committee's motion, staff asked the contractor to pause the construction of the ramps and planters on the east side of the facility, in order to avoid demolition or re-work, should the Committee's motion for the new scope be adopted by the North Beach CRA. This area has remained unfinished as the remainder of the project progressed.

On April 28, 2025, the consultant provided a sketch of the new scope for the enhancement of the Project (Exhibit B).

Adopting this increase to the project scope will require an amendment to the design consultant's Agreement, a revision to the building permit and a change order to the contractor. It is anticipated that the restrooms will open, under a Temporary Certificate of Occupancy, in July 2025. The remainder of the scope will be delayed until design revisions and permitting are completed in September, with completion of construction for the new scope of work, before the end of the year, 2025.

Consistent with the North Beach CRA Advisory Committee's recommendation, the Administration proposes that the North Beach CRA allocate an amount not to exceed \$350,000.00 in its FY 2025 budget to fund the implementation of the new scope.

FISCAL IMPACT STATEMENT

Approval of this item would authorize the allocation of up to \$350,000 from the North Beach CRA's FY 2025 budget for design, permitting, and construction of the Project's expanded scope, including a new patio area and ADA ramps. This expenditure is consistent with the CRA's adopted Redevelopment Plan.

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

The North Shore Park/Miami Beach Tennis Center Capital Improvement Project presents an opportunity to augment the facility amenities which are essential to encourage physical activity and healthy lifestyles and provide a public center that is inviting and user-friendly.

Approval of this Resolution will empower the Administration to move forward with the Project and fund the expanded scope of the Project, through the North Beach CRA FY 2025 Budget, and will advance key redevelopment goals and invest in a long-term community asset that benefits the entire community.

Applicable Area

North Beach

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

No

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

Economic Development

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Joint, Approve NBCRA Funding for North Shore Park/MB Tennis Center Capital Project. (Bhatt)
ED

Previous Action (For City Clerk Use Only)