



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: November 13, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS THE STATUS OF PRIVATE PORTION OF THE OCEAN TERRACE REDEVELOPMENT PROJECT.

**RECOMMENDATION**

Please place on the November 20, 2024 City Commission Agenda a referral to the Land Use and Sustainability Committee ("LUSC") to discuss the status of the private portion of the Ocean Terrace redevelopment project (the "Private Project").

**BACKGROUND/HISTORY**

Since 2015, there has been a plan to redevelop Ocean Terrace in North Beach. While the initial proposal for redevelopment was rejected, the developers worked collaboratively with the community to revise the Private Project and arrive at a vision that was more widely accepted. The revised plan for the Private Project, approved in 2021, includes new hotel and condo properties, while preserving several historic facades along Ocean Terrace. As part of the overall project, the city also approved the vacation of a city street to allow the developers to create a public amenity (the "Public Project") designed by Raymond Jungles, which is nearing completion.

However, in the years since the approval of the latest version of the Private Project, there has been limited movement or communication regarding its progress. Rumors have been circulating about potential changes in the Private Project's configuration, and questions remain about what the final development will look like and what timeline we can expect for its completion.

**ANALYSIS**

I would like to refer this item to the **Land Use and Sustainability Committee (LUSC)** to request an update from City staff and, if possible, the developer. The update should include:

1. The current status of the Ocean Terrace redevelopment project, including both the Public Project and the Private Project.
2. Any proposed changes to the Private Project's design or configuration since the 2021 approval.
3. The anticipated timeline for substantial completion of the Public Project and for commencement of construction and completion of the Private Project.
4. Any other relevant information or developments that the developer or City staff may wish to share regarding the project.

The Administration should coordinate with the developer to ensure a comprehensive update can be provided. It would be idea for a representative of the developer to be present at the LUSC meeting at which this item is heard.

**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)**

**Condensed Title**

Ref: LUSC - Status of private portion of the Ocean Terrace redevelopment project. (Bhatt)