

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: January 16, 2025

TITLE: DISCUSS THE STATUS OF THE PRIVATE PORTION OF THE OCEAN TERRACE REDEVELOPMENT PROJECT

RECOMMENDATION

The Administration is presenting to the Land Use Sustainability Committee (LUSC) a project update for discussion.

BACKGROUND/HISTORY

On November 20, 2024, the Mayor and City Commission (City Commission) approved item C4 O, a referral to the LUSC to discuss the status of the private portion of the Ocean Terrace Redevelopment Project, sponsored by Commissioner Tanya Bhatt (Exhibit A).

ANALYSIS

On October 23, 2023, the contractor, Recreational, Design and Construction, Inc., commenced construction of the public project, Ocean Terrace Park and Streetscape Improvements. The project is approximately 75% complete, and the contractor is in the process of completing the landscaping and some of the hardscape components. Substantial completion is anticipated in early Spring 2025.

Regarding the private development project, the Developer has advised that the project design remains consistent with Historical Preservation Board (HPB) approvals, and they are currently in discussions with city staff regarding minor design modifications. The Developer anticipates launching the first phase of residential sales in the first quarter of 2025. The Developer is negotiating with a large international hotel company to oversee the hospitality portions of the private project. Start of construction and completion of the permit for the private project is dependent on the pre-sale process. Further updates will be provided as information is made available.

FISCAL IMPACT STATEMENT

N/A

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-notice/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The foregoing is presented to the members of the Land Use and Sustainability Committee for update and discussion.

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

Capital Improvement Projects

Sponsor(s)

Commissioner Tanya K. Bhatt

Co-sponsor(s)

Condensed Title

Discuss the status of the private portion of the Ocean Terrace Redevelopment project