



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Tanya K. Bhatt

DATE: November 20, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE TO DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN.

**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 North Beach Master Plan.

**BACKGROUND/HISTORY**

In 2016, the North Beach Master Plan ("Plan NoBe") was adopted by the City of Miami Beach. This master plan was the result of an extensive public engagement process and was designed to serve as a comprehensive blueprint for future development in North Beach. The plan's goal was to protect and enhance the area's unique cultural identity while guiding future growth in a way that reflects the community's values and priorities. As urban planners Dover Kohl stated, "Plan NoBe provides the basis for public policy in the North Beach area of the City of Miami Beach regarding physical development. Plan NoBe establishes priorities for public-sector action while simultaneously providing direction for complementary private-sector decisions."

The plan's development was shaped by the voices of over 1,000 residents, property owners, merchants, community leaders, and other stakeholders who participated in an intensive Charrette process, culminating in five key priorities:

1. Create a Town Center
2. Provide More Mobility Options
3. Protect & Enhance Neighborhoods
4. Better Utilize Public Lands
5. Build to Last

**ANALYSIS**

Since its adoption, there have been some important steps forward, but significant work remains to be done:

Historic Preservation:

Over 300 historic structures, including iconic examples of the "Miami Modern" style from 1930-1960, were preserved through the creation of three historic districts. This is a positive outcome that reflects the community's values and priorities.

Large-Scale Development:

13 large-scale development projects have been approved within a highly concentrated 8x6 block area in North Beach. This has resulted in the approval of a 20-story tower and zoning changes that allow for microunits and co-living spaces. While development is necessary, there are concerns about the scale and impact of these projects on the character of the community.

Byron Carlyle Project:

The Byron Carlyle Theater project has received support and is moving forward. It will bring arts

and culture venues, community programming, and workforce housing to the area—this is a highly positive development for the community.

However, since the plan's adoption, there has been limited progress on the other critical recommendations of the North Beach Master Plan. While the historic preservation efforts and the Byron Carlyle project are positive steps, there has not been enough attention given to the remaining priorities outlined in the plan, particularly the creation of a Town Center, improvements to mobility options, the better utilization of public lands, and ensuring development is aligned with the community's vision.

Given the importance of this plan to the future of North Beach, I believe it is time to revisit the master plan and ensure that we are following through on the commitments made to the community.

The Administration should be prepared to provide an update on any potential proposals related to the implementation of the North Beach Master Plan and whether any further action is planned or proposed to address the remaining priorities. To the extent there are no proposals on the horizon, I would like to engage in a meaningful discussion with my colleagues and staff on how to restart the planning process and re-engage with the community to ensure the commitments made in the original plan are honored.

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## **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 North Beach Master Plan. (Bhatt)