



COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: April 15, 2025
TITLE: DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN.

RECOMMENDATION

The Administration has attached the updated Quality of Life (QOL) Plan for the Land Use and Sustainability Committee (LUSC) to review and give feedback. This update reflects the evolving needs of the community and available funding opportunities to align with current City objectives.

Additionally, the Administration seeks LUSC guidance on maintaining and enhancing the QOL Plan to reflect completed projects, outstanding priorities, and current funding strategies ensuring the plan's continued relevance and impact.

BACKGROUND/HISTORY

On October 16, 2016, the Mayor and City Commission adopted the *Plan NoBe - North Beach Master Plan* (Plan NoBe or Master Plan) via Resolution No. 2016-29608, following extensive community engagement led by the City's consultant, Dover, Kohl & Partners.

The resident-driven Master Plan outlines a comprehensive strategy for revitalization while preserving the unique character of North Beach. It received national recognition in 2017, earning a Charter Award from the Congress for the New Urbanism (CNU), for its focus on pedestrian-friendly design, workforce housing, historic preservation, and environmental sustainability.

Previous Action and Implementation

To move the plan forward, the Mayor and City Commission undertook several key actions:

- September 25, 2017: Resolution No. 2017-30013 reaffirmed the City Commission's commitment to implementing the Master Plan and its recommendations.
- December 13, 2017: The Commission referred discussions on funding strategies for quality of life-related improvements (e.g., transportation, streetscape, park enhancements, and similar) to the Finance and Citywide Projects Committee (FCWPC) and Neighborhood/Community Affairs Committee (NCAC), sponsored by Commissioner Mark Samuelian.
- January 24, 2018: NCAC directed City staff to develop a Quality of Life (QOL) Plan consolidating Plan NoBe recommendations into a comprehensive tracking document.
- February 14, 2018: Resolution No. 2018-30171 was adopted, accepting the NCAC recommendation and authorizing development of the QOL Plan as a strategy to fund and track North Beach improvements.
- June 20, 2018: The QOL Plan was presented to the NCAC. Commissioner Samuelian described the Plan as a framework for balancing development and community preservation. NCAC directed ongoing updates to be coordinated with funding discussions

for the 2018 General Obligation (G.O.) Bond and North Beach Community Redevelopment Agency (CRA) planning.

- November 20, 2024: At Vice Mayor Tanya Bhatt's request, the City Commission referred the QOL Plan for discussion at LUSC.
- February 20, 2025: LUSC reviewed the QOL Plan and requested the Administration continue updating it to reflect projects and initiatives related to the Master Plan.

Purpose and Structure of the Master Plan

Plan NoBe was conceived as a visionary framework—not a technical design manual—representing a community consensus-driven approach to revitalization that balances economic development, preservation, and resiliency.

To support implementation, the City created the Quality of Life (QOL) Plan, which:

- consolidates Master Plan recommendations into a structured format;
- establishes benchmarks and funding needs for individual projects; and
- functions as a living document that evolves with City priorities.

Plan NoBe's Five Strategic Priorities

The Master Plan is structured around five (5) key areas to stimulate economic growth and enhance community well-being:

1. *Establish a Town Center* – foster mixed-use development and a vibrant urban core;
2. *Expand Mobility Options* – improve public transit, pedestrian pathways, and bicycle infrastructure;
3. *Protect & Enhance Neighborhoods* – promote zoning policies that preserve character and sustainability;
4. *Optimize Public Lands* – activate open spaces for cultural and recreational programming; and
5. *Build Resilient Infrastructure* – strengthen stormwater management and climate adaptation measures.

ANALYSIS

Project Status Update and Resource Needs Assessment

The table below summarizes the status of the 23 projects currently tracked under the Quality of Life (QOL) Plan, which respond to 27 separate recommendations from the North Beach Master Plan (Plan NoBe). These projects encompass capital improvements, policy initiatives, and community programs led by multiple City departments.

To date, eight (8) recommendations have been completed, 14 are in progress, and five (5) have been deferred or not viable. Nine (9) of the tracked initiatives involve projects funded in whole or in part by the City's General Obligation (G.O.) Bond Program. In some cases, a single G.O. Bond project addresses multiple Plan NoBe recommendations, for example, the 72nd Street Community Complex fulfills both the recommendation to expand parking in Town Center (Plan NoBe 3.7) and the recommendation to relocate the North Shore Branch Library into a mixed-use project (Plan NoBe 2.78).

QOL Plan Snapshot (as of April 2025)	
<i>Metric</i>	<i>Total</i>
Plan NoBe Recommendations Tracked	27
Projects Tracked	23
Recommendations Completed	8
Recommendations in Progress/ Ongoing	14
Recommendations Deferred/ Not Viable	5
Estimated Total Project Value	\$ 194.2 million +
Funds Expended to Date (Completed Projects)	\$ 11.5 million
Budgeted Funds for Active Projects	\$ 134 million
Estimated Funding Gap	\$ 48.7 million +
Projects with G.O. Bond Funding	9

Note: Figures are approximate and subject to refinement based on interdepartmental updates and evolving project scopes.

Estimating the total value of all projects is challenging, as many were deferred due to lack of a defined scope or budget. While approximately \$11.5 million has been spent on completed projects, an additional \$134 million is currently budgeted for ongoing projects. A funding gap of at least \$48.7 million is estimated to fulfill the remaining recommendations. However, these costs are estimates as future scopes and budgets are pending or subject to change.

Several completed recommendations, such as zoning and legislative amendments that incentivize affordable and workforce housing, were implemented without a defined project cost, highlighting that progress is not always financial in nature.

Among the implementing departments, the Office of Capital Improvement Projects (CIP) has overseen the highest number of completed projects. The Transportation and Mobility Department currently leads in both the number of active initiatives and the number of deferred items, often due to factors beyond City control, such as FDOT restrictions on modifying State-managed roadways. These distinctions, however, are not absolute: many projects require multi-departmental coordination, with different departments taking the lead at different stages. For example, CIP may oversee capital construction, while Parks and Recreation manages long-term programming and maintenance.

2025 Update on Implementation

As directed by the City Commission and most recently reviewed by LUSC on February 20, 2025, the Administration is continuing efforts to update the QOL Plan to:

- Incorporate completed and ongoing G.O. Bond projects;
- Align with the North Beach CRA Redevelopment Plan;
- Reflect progress on infrastructure, mobility, and public space enhancements.
- Provide current cost and budget details for all tracked projects.

Note: The QOL Plan is a living document and will be revised regularly. Updates will be shared at each subsequent LUSC discussion.

FISCAL IMPACT STATEMENT

The fiscal impact of the Master Plan varies by project and depends on scope, funding source, and prioritization. Funding may be drawn from:

- The FY 2024-2028 Capital Improvement Plan;
- G.O. Bond allocations;
- North Beach CRA funds; and/or
- State & Federal grant programs.

Long-term, strategic investments in North Beach infrastructure, public spaces, and economic development are expected to yield community-wide benefits such as:

- increased property values;
- enhanced tax base and commercial activity; and
- improved livability and public realm.

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

CONCLUSION

The North Beach Master Plan has guided a decade of community-focused growth, supporting town center development, infrastructure enhancements, and community-driven initiatives.

A comprehensive reassessment will help align the plan with evolving community needs, economic trends, and funding opportunities.

To ensure continued progress, the Administration respectfully requests that the LUSC review the April 2025 QOL Plan update and provide guidance to ensure that implementation continues to reflect community priorities and City objectives.

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

DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN.