

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: February 20, 2025

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

RECOMMENDATION

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

BACKGROUND/HISTORY

At the November 20, 2024, meeting of the City Commission meeting, the Mayor and City Commission (City Commission), as part of item C4 O sponsored by Commissioner Tanya K. Bhatt (Exhibit A), referred a discussion of the status of the private portion of the Ocean Terrace Redevelopment Project to the LUSC.

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

ANALYSIS

During the January 16, 2025, meeting of the LUSC, City staff provided an update on the public project, Ocean Terrace Park and Streetscape Improvements. The developer was invited to update the Committee regarding the private portion and attended the meeting virtually, but despite several attempts, was unable to communicate with the Committee due to technical difficulties. Subsequently, The Committee requested that the Developer return to the next meeting of the LUSC, in February, to provide the update and that they return quarterly thereafter.

Regarding the private development project, the Developer has advised that the project design remains consistent with HPB approvals, and they are currently in discussions with City Staff regarding some 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 site. Start of construction and completion of the permit for the private project is dependent on the pre-sale process. Further updates will be provided in 2025.

City staff reviewed the status of the remaining contributing structures that are part of the Ocean Terrace development project. There are currently five (5) contributing buildings located on Ocean Terrace and six (6) contributing buildings located along Collins Avenue. See attached list of contributing buildings with their current violation status (Exhibit B).

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-notices/>

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 OCEAN TERRACE REDEVELOPMENT PROJECT