

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: February 20, 2025

TITLE: DISCUSS THE STATUS OF THE NORTH BEACH MASTER PLAN

RECOMMENDATION

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

Additionally, the Administration seeks guidance on updating the QOL Plan, ensuring it reflects completed projects, outstanding priorities, and available funding sources to maximize the plan's impact.

BACKGROUND/HISTORY

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

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

Implementation and Previous Action

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*: Referred discussions on funding strategies for quality of life related measures (e.g., transportation, streetscape, park enhancements, and similar) to the Finance and Citywide Projects Committee (FCWPC) and the 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's recommendations into a comprehensive project tracking document.
- *February 14, 2018*: Adopted Resolution No. 2018-30171, accepting the NCAC recommendation and authorizing the Administration to develop a QOL Plan as a strategy to track and fund North Beach improvement projects.
- *June 20, 2018*: The Administration presented the QOL Plan to the NCAC, which Commissioner Samuelian described as a framework for balancing development and community preservation. The NCAC directed staff to continue tracking projects and updating the plan in coordination with ongoing discussions on funding mechanisms, such

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

- *November 20, 2024:* At the request of Vice Mayor Tanya Bhatt, the City Commission referred a status update and discussion to LUSC, to evaluate implementation progress and remaining priorities.

ANALYSIS

Purpose and Structure of the Master Plan

Plan NoBe serves as a visionary framework, rather than a technical design manual. The format represented a community consensus-driven approach to economic revitalization while balancing historic preservation, public space activation, and infrastructure development.

To effectively track and implement the Master Plan initiatives, the City created the Quality of Life (QOL) Plan, which:

- consolidates Master Plan recommendations into a structured tracking system;
- provides goal benchmarks and funding needs for various projects; and
- functions as a living document, evolving with City initiatives and priorities.

Plan NoBe 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.

2025 Update on Implementation

The Administration is currently reviewing the QOL Plan, last approved by the NCAC in 2018, to:

- Incorporate complete projects, including G.O. Bond-funded initiatives.
- Align with the North Beach CRA Plan.
- Reflect progress on pending infrastructure, mobility, and public space enhancements.

Note: The draft QOL Plan update is ongoing. A revised version, incorporating updates, will be presented at the next LUSC meeting.

FISCAL IMPACT STATEMENT

The Master Plan fiscal impact varies by project, scope, funding sources, and prioritization. The Master Plan envisioned that initiatives could be supported through:

- Capital Improvement Program (CIP);
- G.O. Bonds;
- North Beach CRA Funds; and/or
- State & Federal Grants.

As North Beach transforms, strategic investments in infrastructure, public spaces, and economic development initiatives will generate long-term returns, such as:

- increased property values;

- higher commercial activity and tax revenues; and
- enhanced community vibrancy and livability.

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

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CONCLUSION

The North Beach Master Plan has served as a blueprint for transformation, guiding progress in town center development, infrastructure enhancements, and community-driven initiatives.

A comprehensive review is essential to align the plan with current economic conditions, evolving development trends, and funding availability.

To ensure continued progress, the Administration requests the LUSC discuss and provide feedback on the evolving needs of the community and available funding to align with current City objectives.

By reaffirming its commitment to the North Beach Master Plan, the City can ensure North Beach remains a vibrant, resilient, and economically thriving community.

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?

Yes

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