

CRA-3. A RESOLUTION OF THE CHAIRPERSON AND BOARD MEMBERS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (NORTH BEACH CRA), ACCEPTING THE RECOMMENDATION OF THE NORTH BEACH CRA ADVISORY COMMITTEE AT ITS APRIL 8, 2025 MEETING, AND APPROVING, PURSUANT TO CITY COMMISSION RESOLUTION NO. 2024-33640, THE USE OF NORTH BEACH CRA FUNDS TO ENHANCE THE PERMANENT ELECTRICAL SERVICE TO ALTOS DEL MAR PARK.

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, Executive Director

DATE: May 21, 2025

TITLE: A RESOLUTION OF THE CHAIRPERSON AND BOARD MEMBERS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (NORTH BEACH CRA), ACCEPTING THE RECOMMENDATION OF THE NORTH BEACH CRA ADVISORY COMMITTEE AT ITS APRIL 8, 2025 MEETING, AND APPROVING, PURSUANT TO CITY COMMISSION RESOLUTION NO. 2024-33640, THE USE OF NORTH BEACH CRA FUNDS TO ENHANCE THE PERMANENT ELECTRICAL SERVICE TO ALTOS DEL MAR PARK.

### **RECOMMENDATION**

Adopt the Resolution approving the use of North Beach CRA funds, estimated at approximately \$82,000, to enhance permanent electrical service to Altos del Mar Park, as recommended by the North Beach CRA Advisory Committee (LTC Motion Attached) and consistent with the City Commission's direction in Resolution No. 2024-33640 (also Attached).

### **BACKGROUND/HISTORY**

Altos del Mar Park (the "Park") is a vital public amenity and cultural gathering space within the North Beach CRA Redevelopment Area. The Park has hosted numerous community events, including music and arts programming, festivals, environment and sustainability engagements, and educational initiatives.

At its April 8, 2025 meeting, the North Beach CRA Advisory Committee unanimously recommended the use of North Beach CRA funds to support permanent electrical improvements at the Park.

On April 23, 2025, City Commission Resolution No. 2024-33640, sponsored by Commissioner Tanya K. Bhatt, directed the City Administration to evaluate the costs and planning requirements necessary to provide enhanced permanent electrical service to Altos del Mar Park.

### **ANALYSIS**

Recent legislation initiatives by the City Commission and North Beach CRA have identified Altos del Mar Park as a key, underutilized location for expanding community-focused arts and cultural programming. However, the Park currently lacks permanent electrical infrastructure, limiting its capacity to support events without the use of portable generators, which are costly, noisy, and environmentally inefficient.

The proposed scope of work to be funded by the requested expenditure includes installing additional electrical receptacles and breakers throughout the Park to support a permanent stage setup, deliver power to multiple event-use areas, and eliminate the need for portable generators. These improvements will significantly enhance the Park's flexibility, safety, and usability for recurring and special events.

### **Consistency with North Beach CRA Redevelopment Plan**

The proposed expenditure aligns with the following goals and objectives of the North Beach CRA Redevelopment Plan (adopted via CRA Resolution No. 003-2021 and City Commission Resolution No. 2021-31709):

- **Redevelopment Goal 1.2.1:** Promote Altos del Mar Park as a signature open space in the CRA and enhance its visibility, safety, and accessibility.
- **Redevelopment Objective 3.1:** Promote arts, culture, and events to attract local and regional visitors.
- **Redevelopment Policy 4.2.4:** Support improvements to parks and public spaces to increase the frequency and quality of community events.

During the community design charrette conducted during preparation of the North Beach CRA Redevelopment Plan in 2021, participants identified the need to enhance existing parks and green spaces and to expand North Beach's civic uses through public art and cultural activations.

Enhancing the Park's permanent electrical service directly advances these redevelopment objectives and enables more frequent and diverse community programming in a flexible, year-round venue.

### **FISCAL IMPACT STATEMENT**

Based on a preliminary estimate prepared by the City's vendor, AGC Electric, Inc., dated April 21, 2025, the project is expected to cost between approximately \$74,000 - \$82,000. This expenditure will be funded from the FY 2025 North Beach CRA Operating Budget. There is no direct financial impact to the City.

As required by the Interlocal Agreement between the North Beach CRA, the City, and Miami-Dade County, all expenditures will remain subject to North Beach CRA financial oversight to ensure alignment with redevelopment objectives and budgetary compliance. Approval of this item will allow City staff to proceed with procurement and implementation without delaying other planned projects.

### **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-notice/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

The proposed improvements at Altos del Mar Park will provide a long-term public benefit, strengthen cultural programming in North Beach, and support implementation of the North Beach CRA Redevelopment Plan.

The resolution serves the public interest and furthers sustainable infrastructure investment in a key community asset.

### **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**

Accept Rec/Use NBCRA Funds, Enhance Permanent Electrical Service to Altos Del Mar Park.  
(TB) ED

**Previous Action (For City Clerk Use Only)**

# MIAMI BEACH

OFFICE OF THE CITY CLERK

NO. LTC #167-2025

## LETTER TO COMMISSION

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: *For* Rafael E. Granado, City Clerk  
**REGIS BARBOU** 

DATE: April 18, 2025

SUBJECT: **North Beach Community Redevelopment Agency Advisory Committee - April 8, 2025 Motions**

This Letter to the Commission (LTC) provides an update on motions passed at the April 8, 2025 meeting of the North Beach Community Redevelopment Agency (North Beach CRA) Advisory Committee (Committee).

### Members Present:

- Ronnie Issenberg, Chair
- Tom Richerson, Vice Chair
- Omar Jimenez
- Sam Latone
- Romina Orozco-Encio
- Manning Salazar
- David Sexton, ex officio (non-voting)

### Motion 1: North Shore Park / Miami Beach Tennis Center CIP Project

The Committee recommends that the North Beach CRA allocate up to \$350,000 toward the North Shore Park/Miami Beach Tennis Center (Tennis Center) Capital Improvement Project to enhance the current scope for the Tennis Center café facility. North Beach CRA funds would support the completion of facility enhancements, including, but not limited to, structural improvements, development of a patio area, installation of a grease trap, and other related infrastructure upgrades that will improve operational capacity.

Motion made by: Tom Richerson  
Seconded by: Sam Latone  
Vote: Passed unanimously (6 – 0)

### Motion 2: Biscayne Beach Elementary Schoolyard Project – Funding Commitment

The Committee recommends that the North Beach CRA fund the cost of design, development, and construction for the Biscayne Beach Elementary Schoolyard Project, as referred for Committee review by the City Commission on March 19, 2025. This recommendation includes allocating sufficient funding, in an amount not to exceed \$1.5 million, and identify funding in FY 2025, to initiate design and permitting activities. The Committee recommends the City pursue additional funding sources to offset costs and reduce the financial impact on the North Beach CRA.

Motion made by: Tom Richerson  
Seconded by: Omar Jimenez  
Vote: Passed unanimously (6 – 0)

NBCRA Advisory Committee  
April 8, 2025 Motions  
Page 2

**Motion 3: Biscayne Beach Elementary Schoolyard Project – Design Recommendation**

The Committee recommends, should the North Beach CRA Board approve project funding for the design for the Biscayne Beach Elementary Schoolyard Project, that the project include a regulation-size soccer field suitable for organized league play and a four-lane running track.

Motion made by: Tom Richerson  
Seconded by: Romina Orozco-Encio  
Vote: Passed unanimously (6 – 0)

**Motion 4: Altos del Mar Park – Electrical Infrastructure**

The Committee recommends that the City evaluate and identify the costs and planning requirements necessary to improve the permanent electrical service to Altos del Mar Park. The North Beach CRA funds would enhance the capacity for additional community programming, reduce reliance on portable generators, and is an eco-friendly solution. Once a project budget is developed, the Committee recommends that it be funded by the North Beach CRA.

Motion made by: Tom Richerson  
Seconded by: Manning Salazar  
Vote: Passed unanimously (6 – 0)

**Motion 5: Deauville Hotel Redevelopment Proposal**

The Committee has reviewed the current redevelopment proposal for the property located at 6701 Collins Avenue and recommends that the Deauville Hotel redevelopment project be approved as proposed.

Motion made by: Sam Latone  
Seconded by: Romina Orozco-Encio  
Vote: Passed unanimously (6 – 0)

Any questions about the foregoing may be directed to Committee Co-Liaisons: Heather Shaw, Economic Development Interim Director, [heathershaw@miamibeachfl.gov](mailto:heathershaw@miamibeachfl.gov), and David Gomez, Capital Improvement Projects Director, [davidgomez@miamibeachfl.gov](mailto:davidgomez@miamibeachfl.gov).

DS  
MH MF/DG/HS/JK

RESOLUTION NO.

2025-33640

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO EVALUATE THE COSTS AND PLANNING REQUIREMENTS NECESSARY TO ENHANCE THE PERMANENT ELECTRICAL SERVICE TO ALTOS DEL MAR PARK.**

**WHEREAS**, Altos del Mar Park, located at 241 77th Street, Miami Beach, serves as an important public space in North Beach, hosting various community events and recreational activities; and

**WHEREAS**, permanent electrical service at Altos del Mar Park will improve the Altos del Mar Park's functionality, support expanded community programming, and is an eco-friendly solution; and

**WHEREAS**, at its meeting on April 8, 2025, the North Beach Community Redevelopment Agency Advisory Committee adopted a motion recommending that City evaluate the costs and planning requirements necessary to enhance the permanent electrical service to Altos del Mar Park; and

**WHEREAS**, the North Beach Community Redevelopment Agency Advisory Committee further recommended that, a project budget be developed, and the North Beach Community Redevelopment Agency fund the enhancements; and

**WHEREAS**, it is in the public interest to pursue sustainable and community-enhancing infrastructure improvements in public parks; and


**WHEREAS**, the City Administration is hereby directed to identify and evaluate the costs and planning requirements necessary to bring permanent electrical service to Altos del Mar Park.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA** that the Mayor and the City Commission hereby direct the City Administration to evaluate the costs and planning requirements necessary to provide enhance permanent electrical service to Altos Del Mark Park.

**PASSED AND ADOPTED** this 23 day of April, 2025.

**ATTEST:**


  
APR 29 2025  
Rafael E. Granado, City Clerk

  
Steven Meiner, Mayor

(sponsored by Commissioner Tanya K. Bhatt)



APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney

4/16/2025  
Date



# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: City Attorney Ricardo J. Dopico

DATE: April 23, 2025

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, DIRECTING THE CITY ADMINISTRATION TO EVALUATE THE COSTS AND PLANNING REQUIREMENTS NECESSARY TO ENHANCE THE PERMANENT ELECTRICAL SERVICE TO ALTOS DEL MAR PARK.

### RECOMMENDATION

### BACKGROUND/HISTORY

### ANALYSIS

The attached Resolution was prepared at the request of the sponsor, Commissioner Tanya K. Bhatt.

### FISCAL IMPACT STATEMENT

The sponsor of this item requests that the Administration be prepared to address the fiscal impact of this proposed measure, if any, at the City Commission meeting.

### 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?**

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**

City Attorney

**Sponsor(s)**

Commissioner Tanya K. Bhatt

**Co-sponsor(s)**

**Condensed Title**

Enhancements to Electrical Service to Alto Del Mar Park. (Bhatt) CA

**Previous Action (For City Clerk Use Only)**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE BOARD OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (NORTH BEACH CRA), ACCEPTING THE RECOMMENDATION OF THE NORTH BEACH CRA ADVISORY COMMITTEE AT ITS APRIL 8, 2025 MEETING, AND APPROVING, PURSUANT TO CITY COMMISSION RESOLUTION NO. 2024-33640, THE USE OF NORTH BEACH CRA FUNDS TO ENHANCE THE PERMANENT ELECTRICAL SERVICE TO ALTOS DEL MAR PARK.**

**WHEREAS**, Altos del Mar Park is a City-owned public park located within the North Beach CRA Redevelopment Area, and is used for community programming and events; and

**WHEREAS**, there is limited availability of permanent electrical infrastructure in Altos del Mar Park, which hinders the capacity to support events without the use of temporary generators, which are inefficient and not sustainable for long-term use; and

**WHEREAS**, on April 8, 2025, the North Beach CRA Advisory Committee unanimously recommended that the North Beach CRA allocate funding to enhance permanent electrical service in Altos del Mar Park; and

**WHEREAS**, on April 23, 2025, the Mayor and City Commission of the City of Miami Beach adopted Resolution No. 2024-33640, directing City staff to evaluate the costs and planning requirements for implementing permanent electrical service enhancements at Altos del Mar Park; and

**WHEREAS**, City staff have worked with a City vendor to develop a proposed scope of work, with a preliminary estimated cost between approximately \$74,000 and \$82,000, to install additional electrical receptacles and breakers throughout Altos del Mar Park to support a permanent stage and various power access points; and

**WHEREAS**, the Interlocal Cooperation Agreement between Miami-Dade County, the City of Miami Beach, and the North Beach CRA, dated October 4, 2021, authorizes the North Beach CRA to fund public park improvements, provided they are not part of an existing capital improvement plan; and

**WHEREAS**, this proposed enhancement to Altos del Mar Park is consistent with the North Beach CRA Redevelopment Plan, specifically Goal 1.2.1 (promoting Altos del Mar Park as a signature open space), Objective 3.1 (promoting arts and cultural events), and Policy 4.2.4 (supporting improvements to parks and public spaces); and

**WHEREAS**, the Chairperson and Members of the North Beach CRA Board find that this expenditure supports the objectives of the North Beach CRA Redevelopment Plan and will result in a long-term public benefit through the enhancement of a key civic and cultural asset in the community.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND BOARD OF DIRECTORS OF THE NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY (NORTH BEACH CRA),** that the Chairperson and Board Members of the North Beach CRA hereby accept the recommendation of the North Beach CRA Advisory Committee at its April 8, 2025 meeting, and approve, pursuant to City Commission Resolution No. 2024-33640, the use of North Beach CRA funds to enhance the permanent electrical service at Altos del Mar Park.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, Secretary

\_\_\_\_\_  
Steven Meiner, Chairperson

(sponsored by Board Member Tanya K. Bhatt)

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
\_\_\_\_\_  
Redevelopment Agency  
General Counsel *AK*

*5/13/2025*  
Date