

CRA-1. 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 THE ALLOCATION OF NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION TOWARDS THE NORTH SHORE PARK/MIAMI BEACH TENNIS CENTER CAPITAL IMPROVEMENT PROJECT, ENHANCING THE CURRENT SCOPE FOR THE FUTURE TENNIS CENTER CAFÉ FACILITY, AND DIRECTING THE CITY ADMINISTRATION TO ALLOCATE SUFFICIENT RESOURCES AND FUNDS IN THE NORTH BEACH CRA FY 2025 BUDGET, SUBJECT TO APPROVAL BY MIAMI-DADE COUNTY. JOINT CITY COMMISSION AND NBCRA

Applicable Area:



NBCRA MEMORANDUM

TO: Honorable Chair and Members of the Board of Directors

FROM: Eric Carpenter, Executive Director

DATE: June 25, 2025

TITLE: 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 THE ALLOCATION OF NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION TOWARDS THE NORTH SHORE PARK/MIAMI BEACH TENNIS CENTER CAPITAL IMPROVEMENT PROJECT, ENHANCING THE CURRENT SCOPE FOR THE FUTURE TENNIS CENTER CAFÉ FACILITY, AND DIRECTING THE CITY ADMINISTRATION TO ALLOCATE SUFFICIENT RESOURCES AND FUNDS IN THE NORTH BEACH CRA FY 2025 BUDGET, SUBJECT TO APPROVAL BY MIAMI-DADE COUNTY. **JOINT CITY COMMISSION AND NBCRA**

RECOMMENDATION

The Administration recommends adoption of Resolution.

BACKGROUND/HISTORY

Public facilities, such as restrooms, water fountains, and gathering spaces, are crucial for the success and accessibility of municipal parks and centers. While the tennis courts themselves are the core of the facility, the presence of well-maintained and reachable public facilities significantly enhances the overall experience, promotes community engagement, and contributes to the long-term success of a municipal parks and centers.

The Miami Beach North Shore Park Restroom Facilities (Project) is one such space. The Project is a new building, currently under construction between the North Shore Park Tennis Center building and the existing storage/garage space to the north. The project includes a new public restroom facility and an air conditioned shell space for future programming and use. The Project will provide safe, accessible support spaces for residents to exercise and engage in recreational activities, promoting physical activity and overall well-being. This Project, when completed will be ADA compliant and include LED lighting, new landscape. The shell space has been designed to provide direct views to the adjacent tennis courts.

The Project is fully designed, under construction and is currently approximately 80% complete. The Project's design (Exhibit A) provides air-conditioned facilities that will serve as a community hub, fostering social interaction and community spirit while supporting organized sports and recreational activities.

ANALYSIS

In December 2024, the Parks and Recreation Department received a request from Miami Beach Tennis Center to add a terrace area on the east side of the future concession space and in January 2025, the City received a request from Miami Beach Tennis Center to expand the terrace to accommodate a seating area for the future concession space, which would accommodate café tables. City staff advised that the project was already under construction, and that changes at this stage would imply delays to the project and additional costs. Staff further advised that the project did not have available funding to accommodate this change.

At its April 8, 2025, meeting, the North Beach Community Redevelopment Agency (North Beach CRA) Advisory Committee unanimously adopted a motion:

- Recommending that the North Beach CRA fund up to \$350,000 toward the North Shore Park/Miami Beach Tennis Center Capital Improvement Project to expand the current scope for the Project. The North Beach CRA funds will support the enhancement of the facility through the design and construction of an outdoor seating deck and infrastructure for a future grease trap, adjacent to the proposed shell space.

Following the North Beach CRA Advisory Committee's motion, staff asked the contractor to pause the construction of the ramps and planters on the east side of the facility, in order to avoid demolition or re-work, should the Committee's motion for the new scope be adopted by the North Beach CRA. This area has remained unfinished as the remainder of the project progressed.

On April 28, 2025, the consultant provided a sketch of the new scope for the enhancement of the Project (Exhibit B).

Adopting this increase to the project scope will require an amendment to the design consultant's Agreement, a revision to the building permit and a change order to the contractor. It is anticipated that the restrooms will open, under a Temporary Certificate of Occupancy, in July 2025. The remainder of the scope will be delayed until design revisions and permitting are completed in September, with completion of construction for the new scope of work, before the end of the year, 2025.

Consistent with the North Beach CRA Advisory Committee's recommendation, the Administration proposes that the North Beach CRA allocate an amount not to exceed \$350,000.00 in its FY 2025 budget to fund the implementation of the new scope.

FISCAL IMPACT STATEMENT

Approval of this item would authorize the allocation of up to \$350,000 from the North Beach CRA's FY 2025 budget for design, permitting, and construction of the Project's expanded scope, including a new patio area and ADA ramps. This expenditure is consistent with the CRA's adopted Redevelopment Plan.

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

The North Shore Park/Miami Beach Tennis Center Capital Improvement Project presents an opportunity to augment the facility amenities which are essential to encourage physical activity and healthy lifestyles and provide a public center that is inviting and user-friendly.

Approval of this Resolution will empower the Administration to move forward with the Project and fund the expanded scope of the Project, through the North Beach CRA FY 2025 Budget, and will advance key redevelopment goals and invest in a long-term community asset that benefits the entire 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?

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

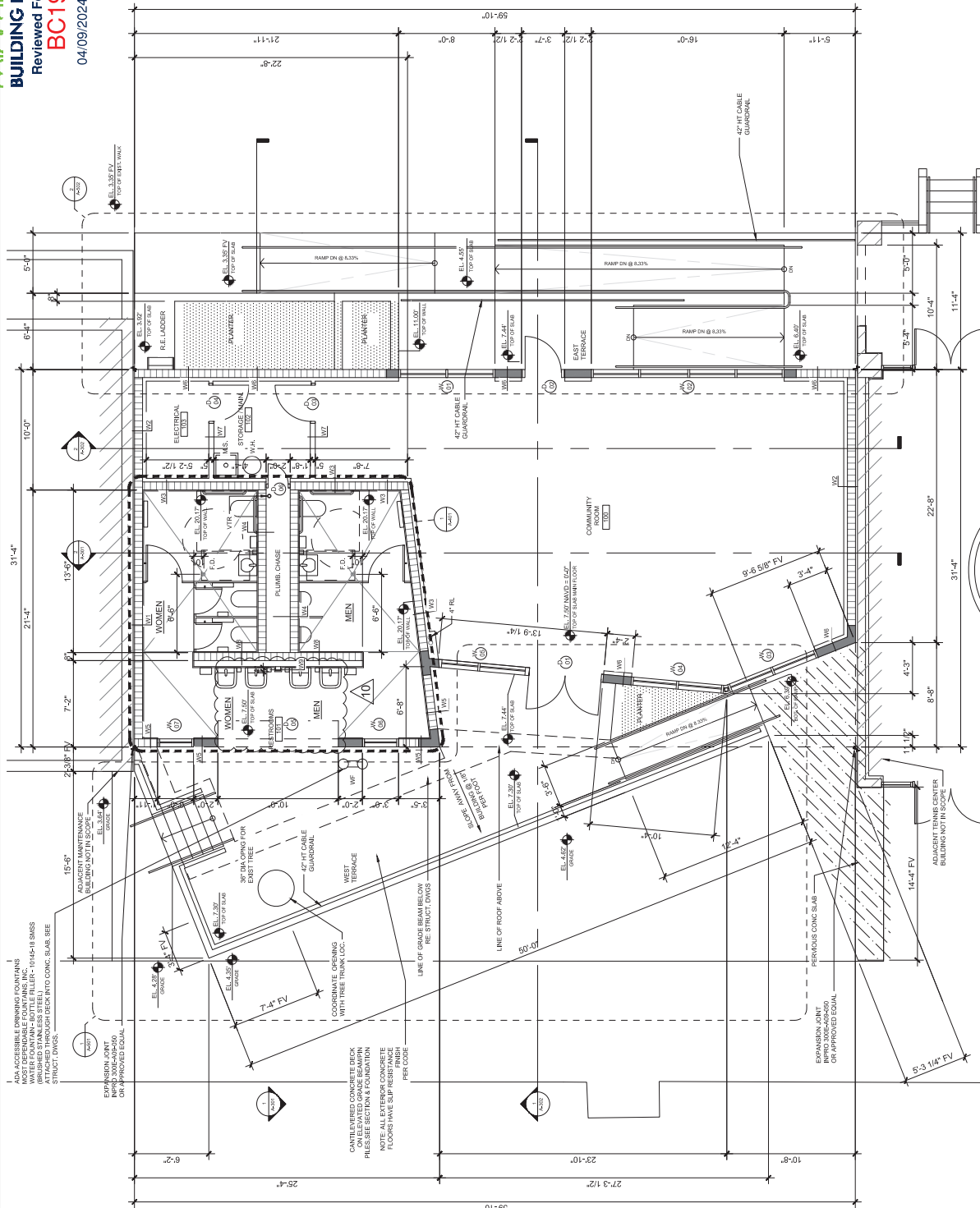
Co-sponsor(s)

Condensed Title

Joint, Approve NBCRA Funding for North Shore Park/MB Tennis Center Capital Project. (Bhatt)
ED

Previous Action (For City Clerk Use Only)

WALL LEGEND	
	REINFORCED CONCRETE WALL
	8' CMU WALL
	0.18' PARTITION



1 FLOOR PLAN

PROJECT: NORTH SHORE PARK RESTROOMS ADDITION
ADDRESS: 501 72ND STREET
MIAMI BEACH, FL 33141-3078

GLADVOY/C STUDIO
ARCHITECTS
1701 N. MIAMI AVENUE, MIAMI BEACH, FL 33139
P 305 358 1238 F 305 358 1239

ARCHITECT: GLADVOY/C STUDIO
DESIGN ARCHITECT: J. GLADVOY
DRAWN BY: J. GLADVOY
DATE: 08/21/2019
SCALE: 1/4" = 1'-0"

MEP ENGINEER: J. GLADVOY
MECHANICAL ENGINEER: J. GLADVOY
ELECTRICAL ENGINEER: J. GLADVOY
PLUMBING ENGINEER: J. GLADVOY
DATE: 08/21/2019
SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD: J. GLADVOY
DESIGN ARCHITECT: J. GLADVOY
DRAWN BY: J. GLADVOY
DATE: 08/21/2019
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	REVISION
1	08/21/2019	REVISION 1
2	08/21/2019	REVISION 2
3	08/21/2019	REVISION 3
4	08/21/2019	REVISION 4
5	08/21/2019	REVISION 5
6	08/21/2019	REVISION 6
7	08/21/2019	REVISION 7
8	08/21/2019	REVISION 8
9	08/21/2019	REVISION 9
10	08/21/2019	REVISION 10

Drawing No.: A-102
FLOOR PLAN
100% CONSTRUCTION DOCUMENTS
APP'D BY: [Signature]
DATE: 08/21/2019
SHEET: 02

WALL LEGEND	
	REINFORCED CONCRETE WALL
	6 CM WALL
	GWB PARTITION

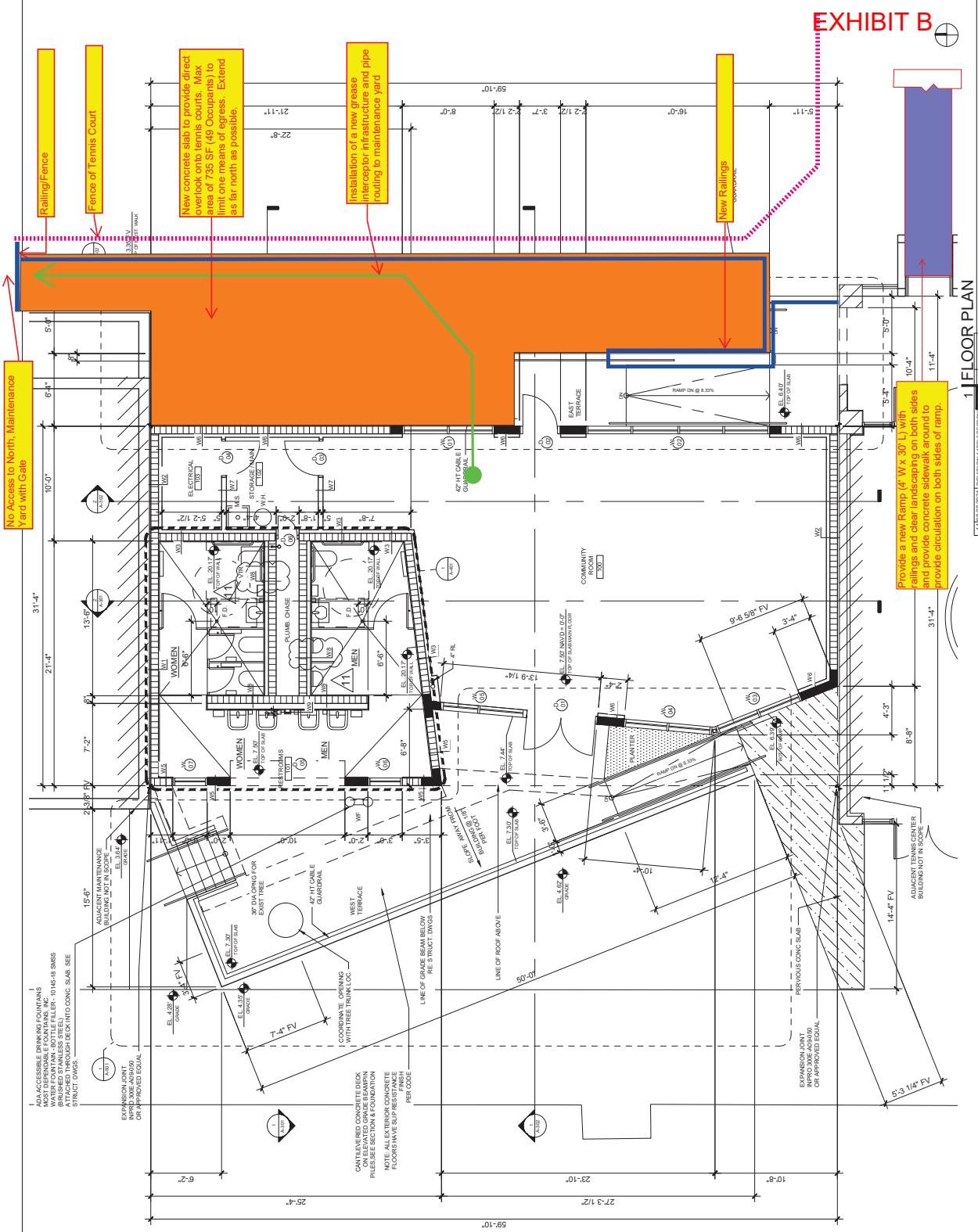


EXHIBIT B

1 FLOOR PLAN

<div><div>PROJECT:</div><div>NORTH SHORE PARK RESTROOMS ADDITION</div><div>ADDRESS:</div><div>501 72ND STREET MIAMI BEACH, FL 33141-3078</div></div> <div><div>MIAMI BEACH</div><div>OFFICE OF CAPITAL IMPROVEMENT PROJECTS</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div>	<div><div>ARCHITECT</div><div>GLAVOVIC STUDIO</div><div>1001 N.W. 34th Avenue, Suite 200 Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235 WWW.GLAVOVICSTUDIO.COM</div></div> <div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>JAMES J. GLAVOVIC</div><div>Professional Engineer No. 12507 Structural Engineering Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235</div></div>	<div><div>MECHANICAL ENGINEER</div><div>JAMES J. GLAVOVIC</div><div>Professional Engineer No. 12507 Mechanical Engineering Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235</div></div> <div><div>ARCHITECT OF RECORD</div><div>GLAVOVIC STUDIO</div><div>1001 N.W. 34th Avenue, Suite 200 Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235 WWW.GLAVOVICSTUDIO.COM</div></div> <div><div>DESIGN ARCHITECT</div><div>GLAVOVIC STUDIO</div><div>1001 N.W. 34th Avenue, Suite 200 Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235 WWW.GLAVOVICSTUDIO.COM</div></div>	<div><div>MEFF ENGINEER</div><div>LANDSCAPE ARCHITECT</div><div>1001 N.W. 34th Avenue, Suite 200 Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235 WWW.GLAVOVICSTUDIO.COM</div></div> <div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>JAMES J. GLAVOVIC</div><div>Professional Engineer No. 12507 Structural Engineering Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235</div></div> <div><div>REGISTERED PROFESSIONAL ARCHITECT</div><div>JAMES J. GLAVOVIC</div><div>Professional Architect No. 12507 Architect Fort Lauderdale, FL 33309 P 954.585.1234 F 954.585.1235</div></div>	<div><div>ARCHITECT OF RECORD: GS</div><div>DESIGN ARCHITECT: GS</div><div>DRAWN BY: J.T. AMX</div><div>CHECKER: RG</div><div>SCALE: 1/4" = 1'-0"</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div> <div><div>DATE</div><div>09/21/2024</div></div> <div><div>BY</div><div>JG</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div> <div><div>DATE</div><div>09/21/2024</div></div> <div><div>BY</div><div>JG</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div> <div><div>DATE</div><div>09/21/2024</div></div> <div><div>BY</div><div>JG</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div> <div><div>DATE</div><div>09/21/2024</div></div> <div><div>BY</div><div>JG</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, MIAMI BEACH, FL 33139</div></div> <div><div>DATE</div><div>09/21/2024</div></div> <div><div>BY</div><div>JG</div></div>	<div><div>CONTRACT NO.</div><div>1701 NE MIAMI AVENUE, 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Digitally signed by Rafael
Date: 2024.08.28
133121-04007

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
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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, and David Gomez, Capital Improvement Projects Director, davidgomez@miamibeachfl.gov.

DS
MH MF/DG/HS/JK

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 THE ALLOCATION OF NORTH BEACH COMMUNITY REDEVELOPMENT AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$350,000.00 FOR THE DESIGN, DEVELOPMENT, AND CONSTRUCTION TOWARDS THE NORTH SHORE PARK/MIAMI BEACH TENNIS CENTER CAPITAL IMPROVEMENT PROJECT, ENHANCING THE CURRENT SCOPE FOR THE FUTURE TENNIS CENTER CAFÉ FACILITY, AND DIRECTING THE CITY ADMINISTRATION TO ALLOCATE SUFFICIENT RESOURCES AND FUNDS IN THE NORTH BEACH CRA FY 2025 BUDGET, SUBJECT TO APPROVAL BY MIAMI-DADE COUNTY.

WHEREAS, the North Beach CRA Redevelopment Plan (the "Redevelopment Plan"), adopted pursuant to North Beach CRA Resolution No. 003-2021, City Commission Resolution No. 2021-31709, and Miami-Dade County Resolution No. R-696-21, identifies North Shore Park and Youth Center as a valuable civic asset and emphasizes the need for improvements to recreational and cultural spaces (Redevelopment Plan Beautification and Infrastructure Analysis: Parks, Gardens, and Green Spaces - Section 7.4); and

WHEREAS, the North Shore Park Restroom Facilities Project (the "Project"), currently under construction, includes a new public restroom facility and an air-conditioned shell concession space, envisioned as a future community hub that supports organized sports, social interaction, and recreational activities, including the Miami Beach Tennis Center, a world-class tennis facility; and

WHEREAS, in December 2024, the City's Parks and Recreation Department received a request from the operator of the Miami Beach Tennis Center to incorporate a terrace into the planned concession space; and

WHEREAS, in January 2025, the operator submitted an additional request to expand the terrace area to accommodate outdoor seating for a future café, though City staff expressed concerns regarding potential project delays and budgetary limitations; and

WHEREAS, at its April 8, 2025 meeting, the North Beach CRA Advisory Committee ("Advisory Committee") unanimously recommended the allocation of up to \$350,000.00 from the North Beach CRA to support this expanded scope, specifically for the design and construction of an outdoor seating deck and installation of a grease trap; and

WHEREAS, the Redevelopment Plan (Concept 8.3.2 - Neighborhood Projects and Impacts: Parks and Open Space) encourages the enhancement of neighborhood assets and supports the use of North Beach CRA funds to promote economic development, improve infrastructure and resiliency, and enrich quality of life; and

WHEREAS, the Interlocal Cooperation Agreement among 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 that are not already included in an existing capital improvement plan, including the construction of parks, playgrounds, and other amenities aligned with the Community Redevelopment Act; and

WHEREAS, consistent with the Advisory Committee's recommendation, the City Administration proposes to allocate up to \$350,000.00 in the North Beach CRA Fiscal Year 2025 budget for the design, permitting, and construction of the outdoor seating area and associated improvements; and

WHEREAS, the Chairperson and Members of the North Beach CRA Board find that enhanced, accessible public spaces contribute to a vibrant community, promote public engagement, and support the long-term success of municipal park and recreation facilities.

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 Members of the Board of the North Beach CRA hereby accept the recommendation of the North Beach CRA Advisory Committee, at its April 8, 2025, meeting, and approve the allocation of North Beach Community Redevelopment Agency funds in an amount not to exceed \$350,000.00 for the design, development, and construction towards the North Shore Park/Miami Beach Tennis Center Capital Improvement Project, enhancing the current scope for the future Tennis Center café facility, and direct the City Administration to allocate sufficient resources and funds in the North Beach CRA FY 2025 budget, subject to approval by Miami-Dade County.

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**

Nick Kalleas 6/25/25
for Redevelopment Agency Date
General Counsel