

Item 9.  
**COMMITTEE MEMORANDUM**

TO: Land Use and Sustainability Committee

FROM: Alina T. Hudak, City Manager

DATE: October 28, 2022

TITLE: **OCEAN TERRACE PROGRESS DISCUSSION**

**HISTORY:**

On June 22, 2022, at the request of Commissioner Kristen Rosen Gonzalez, the City Commission referred the subject discussion item to the Public Safety Neighborhoods and Quality of Life Committee and the Land Use and Sustainability Committee (C4 A). As noted in the attached referral memo, the item sponsor would like to discuss the adverse impacts to the Ocean Terrace neighborhood and surrounding area due to the lack of progress on the Ocean Terrace Redevelopment Project.

**ANALYSIS:**

The following is a status update regarding the development projects proposed for Ocean Terrace:

**Private Development: 7409-7449 Collins Avenue & 7400-7450 Ocean Terrace.**

- On January 9, 2018, the Historic Preservation Board (HPB) reviewed and approved a Certificate of Appropriateness for the substantial demolition and partial restoration of eight existing structures, the total demolition of two existing structures, and the partial demolition, renovation, and partial restoration of two existing structures. The project also included approval of a new 22-story ground level addition, including design waivers, as well as variances to reduce the required pedestal and tower front and street side setbacks and to exceed the maximum allowable projection into required yards.

- On September 13, 2021, the HPB approved modifications to the previously approved project including an addition of a new 7-story hotel tower.

As of October 7, 2022, no building permit application has been submitted for this development project.

**Ocean Terrace Park: Ocean Terrace between 73rd Street and 75th Street including portions of 73rd, 74th and 75th Streets.**

- On September 13, 2021, the Historic Preservation Board (HPB) approved a Certificate of Appropriateness for the design of a new park and streetscape improvements, including variances from the requirements of the Oceanfront and Dune Preservation Overlay districts.

- On September 13, 2022, the HPB approved the raised dining terrace pavilion and outdoor bar counter within the park.

Building Permit BC2219586 for this development project was applied for on July 18, 2022 and is currently in review status.

**CONCLUSION:**

The Administration recommends that the Land Use and Sustainability Committee discuss the item and provide any applicable recommendations to the City Commission.

**Applicable Area**

North Beach

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

**Does this item utilize G.O. Bond Funds?**

No

**Departments**

Planning

**ATTACHMENTS:**

**Description**

□ Referral Memo C4A

**Type**

Memo