

Ocean Terrace Park

Miami Beach

Overview

Miami Beach to Break Ground on Ocean Terrace Park and Streetscape Improvement

Date	Oct 26, 2023
Key Information	<p>Marks the start of construction on the planned Ocean Terrace Park and Streetscape Improvements, which will feature a new pedestrian promenade and beach drop-off area in the city's North Beach neighborhood.</p> <hr/> <p>The yearlong project, led by Ocean Terrace Holdings, is one of a number of future public and private enhancements intended to usher in an economic resurgence to North Beach over the next 30 years. Ocean Terrace is located along the beachfront and has been the scene of television and movie productions for its similarity to Ocean Drive in South Beach.</p>
New Developments	<p>The project also includes the construction of pedestrian pathways, improved storm drainage, new landscaping and irrigation equipment, turtle-friendly lighting, a bike lane, water features, an open-air pavilion, security camera infrastructure, a portion of the Beachwalk and beach access.</p> <p>A section of the nearby Beachwalk that passes through the site will be temporarily rerouted and will experience detours during construction between 73 and 75 streets, but will remain open for use until the new Beachwalk is completed.</p>
Next Steps	<p>The mixed-use Ocean Terrace redevelopment plans and streetscape master plan proposed by developer Ocean Terrace Holdings, led by Sandor Scher and Alex Blavatnik. Plans call for the construction of a 20-story residential tower with 75 units, an 11-story hotel with 127 rooms, and new retail and restaurant venues to be carefully unified with the renovated historic Broadmoor and Ocean Surf properties. Revuelta Architecture International is leading the design of the new construction with R.J. Heisenbottle Architects handling the preservation of the older structures.</p> <p>A total of 525,692 square feet of new real estate will be developed and combined with an additional 63,773 square feet of existing properties, for a grand total of 589,465 square feet. Residential units will come in two through five bedroom layouts, and both tenants will have lavish dedicated amenities such as a landscaped pool deck with ample open space and seating, a fitness center, event spaces and food/beverage areas. 18,000 square feet of retail will be added between the Collins Avenue and Ocean Terrace frontage. The parking garage will hold up to 252 vehicles.</p>
Claro Development's Vision	<ul style="list-style-type: none">• Redeveloped and preserved historic hotels on Ocean Terrace.• Lively streets, bringing life to facades of buildings that are currently dormant.• Taller and thinner buildings are more elegant and less impactful on the built environment than a shorter wide building. Sun Studies show almost zero impact to the beach from building shadows.• A decrease in density (number of units) and a decrease in traffic, this has been independently verified by the City Planning and Zoning Department, the Florida Department of Transportation, and the South Florida Regional Planning Council.• Increase in parking as new retail on Collins Avenue will have dedicated parking, this is something that no other retail on Collins Avenue currently provides.• High quality local retailers that are for the local community. An inspiration for the retail is the rebirth of Sunset Harbor, Miami Beach. Establishments like Ice Box, Panther Coffee, Starbucks, and Epicure are favorites of Miami Beach locals. The changes in the Zoning support bringing this caliber of retail into the local community.

Relevant Resources

- <http://clarocorp.com/projects/detail/37/>
- <https://floridayimby.com/2021/09/historic-preservation-board-approves-ocean-terrace-redevelopment-and-streetscape-plans-on-collins-avenue-in-miami-beach.html>
- <https://www.miamibeachfl.gov/miami-beach-to-break-ground-on-ocean-terrace-park-and-streetscape-improvement/>