



# North Beach Development Plan Overview with TIRZ Board Input and Direction

May 12, 2026

# Existing Adopted Plans (North Beach)

Multiple adopted plans guide North Beach:

- 2011 North Beach Area Development Plan
- 2018 Downtown Area Development Plan (includes North Beach)
- 2018 North Beach Revitalization Initiative Plan

Together, these documents provide a current policy and planning framework for the area.



# Current Conditions

- Harbor Bridge demolition is underway after major delays
- No major large-scale redevelopment has occurred since the adoption of the plans
- Physical land use patterns remain largely unchanged
- Infrastructure conditions are consistent with prior planning assumptions
- Opportunity exists to align implementation with available funding tools, including the TIRZ



# North Beach Plan Context & Relevance Today

- The **2011 plan** remains the foundational framework for North Beach development
- The **2018 plans updated and reinforced key priorities**, particularly post–Harbor Bridge demolition, which was delayed
- The removal of the old Harbor Bridge is the most significant physical change since adoption
- Overall, the core vision and land use structure remain consistent with adopted plans



# Key Concepts from Prior Planning Efforts

Across all adopted plans, recurring themes include:

- Mobility and circulation improvements (roadways, access, connectivity)
- Pedestrian and bicycle infrastructure enhancements
- Open space and waterfront activation
- Strategic redevelopment opportunities tied to infrastructure changes
- Long-term revitalization and tourism potential



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# NB Revitalization Initiative Potential CIP Project List

- (1) **Surfside Blvd. Overlay (complete)**
- (2) **Timon Blvd. Overlay (complete)**
- (3) North Beach access improvements
- (4) **Beach Ave. Improvements in progress**
- (5) Traffic Circle
- (6) Land Acquisition for Roads Under Harbor Bridge
- (7) Wetlands Identification
- (8) **Gulfspray Ave. Pedestrian/Bike Improvements in Progress**
- (9) Seagull Blvd. Extension
- (10) Timon Blvd. Realignment
- (11) Connect Walnut St. and Paul Pl.
- (12) Connect Elm St. to Surfside Blvd.
- (13) Connect Coastal Ave.
- (14) **Storm Water Management in progress**
- (15) Pedestrian and Bike Trail
- (16) Pedestrian Improvements
- (17) Close Portion of Reef Ave.
- (18) Close Portion of Seagull Blvd.
- (19) Close Portion of Timon Blvd. / Eco Park related
- (20) Close Portion of Gulfbreeze Blvd./ Eco Park related
- (21) Close Sandbar Ave./ Eco Park related
- (22) Bring Seagull Blvd. to collector standards
- (23) Bring streets up to adopted street standards
- (24) Remove W. Surfside Blvd.
- (25) Remove current Seagull Blvd.
- (26) **Eco-Destination in progress**
- (27) **Dolphin Park (complete)**
- (28) **Surfside Park (complete)**
- (29) Kiwanis Park
- (30) Potential Cruise Ship Tourism Infrastructure
- (31) Canal/ Cove/ Jetties -Private/ Public Opportunity
- (32) Breakwater Islands -Private/ Public Opportunity
- (33) TxDOT street projects



# TIRZ Board Direction & Next Steps

TIRZ Board input on project priorities, including:

- Which types of projects should be advanced for deeper evaluation?
- Are there specific concepts the Board wants prioritized?
- Are additional project ideas recommended for consideration?

**Next Steps:**

- Incorporate Board feedback
- Refine and prioritize project list
- Conduct feasibility and cost analysis
- Return with structured recommendations for TIRZ consideration





Thank you!