

COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: REVIEW AND DISCUSS DESIGN PROPOSED BY THE WASHINGTON AVENUE BUSINESS IMPROVEMENT DISTRICT AS PHASE 1 OF THE WASHINGTON AVENUE PROJECT OF THE 2018 G.O. BOND PROGRAM.

RECOMMENDATION

The Administration recommends advancing select “quick win” projects in collaboration with the Washington Avenue Business Improvement District (“the BID”), while simultaneously retaining a qualified urban design consultant to develop a cohesive plan for Washington Avenue with the remaining budget of the G.O. Bond Program.

BACKGROUND/HISTORY

On May 10, 2019, the City issued Request for Qualifications (“RFQ”) No. 2019-234-ND for a land use, mobility, and economic development study of the City's Mixed-Use Entertainment (“MXE”) district, also known as the Art Deco Cultural District (“ADCD”). The RFQ sought qualifications from multidisciplinary teams to perform a study covering properties and areas adjacent to commercial corridors including Washington Avenue, Collins Avenue, and Ocean Drive (the “ADCD Vision Plan” or “Project”). The RFQ indicated that any recommendations resulting from the Project, as adopted by the City Commission, would form the basis for more extensive projects, specifically the voter-approved Ocean Drive and Washington Avenue General Obligation Bond (“G.O. Bond”) projects.

On July 31, 2019, the City Commission authorized negotiations with Zyscovich, Inc. (“Zyscovich”), as the top-ranked bidder, and authorized execution of an agreement if negotiations were successful. On October 11, 2020, the City and Zyscovich entered into a professional services agreement.

On February 23, 2022, the Mayor and City Commission adopted Resolution 2022-32056 accepting Zyscovich’s ADCD Vision Plan, in concept, and requested that the Administration prepare a RFQ seeking qualified design professionals for the Ocean Drive G.O. Bond project and to include Lummus Park, if funding is available, with the RFQ to be submitted to the City Commission for consideration and approval prior to issuance. The Resolution did not provide direction related to the Washington Avenue Project.

On June 26, 2024, the Mayor and City Commission approved referral item C4C to the Finance and Economic Resiliency Committee (“FERC”) meeting, to discuss beautifying Washington Avenue by enhancing lighting and streetscaping.

At the September 20, 2024 FERC meeting, members issued a favorable recommendation to move the item to the October 30, 2024 City Commission meeting endorsing the installation of wrap-around lights on median trees along Washington Avenue from 5th Street to 17th Street, at an estimated cost of \$273,000. In addition, FERC requested that the Administration return to the

November 8, 2024 meeting with detailed cost estimates for sidewalk repairs/replacement and the replacement of lighting fixtures along the corridor.

On October 30, 2024, the Mayor and City Commission adopted Resolution 2024-33319 accepting FERC's recommendation to proceed with the installation of wrap lighting on the median trees along Washington Avenue, from 5th Street to 17th Street. The work has since been completed, using non-GOB funds.

At the November 8, 2024 meeting, FERC directed the Administration to return to the January 24, 2025 meeting with an updated plan and cost for upgraded sidewalk materials.

On January 24, 2025, FERC members were presented with an exposed shell specialty concrete option for consideration. Following discussion, the Committee directed the Administration to return to the March 26, 2025 meeting with an additional 3-4 recommendations for specialty sidewalks.

At the March 26, 2025 meeting, FERC members moved the item to the City Commission with a favorable recommendation directing the Administration to proceed with sidewalk improvements on Washington Avenue, from Lincoln Road to 15th Street, using brick pavers, in the estimated amount of \$1.05 million, funded through the 2018 G.O. Bond Program. The motion also instructed the Administration to incorporate input from the Washington Avenue Business Improvement District (the "BID"). A Resolution accepting FERC's recommendation was deferred on May 21, 2025 to the June 25 City Commission meeting.

On April 23, 2025, the Mayor and City Commission approved referral item C4 J to the Public Safety and Neighborhood Quality of life Committee ("PSNQLC"), to review and discuss the design proposed by the Washington Avenue BID as Phase 1 of the Washington Avenue Corridor Improvements 2018 G.O. Bond Project.

ANALYSIS

As part of the 2018 General Obligation (G.O.) Bond Program, \$10 million was allocated toward revitalization efforts along the Washington Avenue Corridor. The planned improvements include upgraded lighting, enhanced landscaping, and pedestrian infrastructure upgrades to promote a safer and more engaging urban environment.

As mentioned above, on May 21, 2025, a Resolution accepting FERC's recommendation directing the Administration to proceed with sidewalk improvements using brick pavers from Lincoln Road to 15th Street, in the amount of \$1.05 million, was deferred to the June 25 City Commission meeting.

The Washington Avenue BID is proposing a series of creative placemaking interventions to further activate the corridor and encourage both resident and visitor engagement throughout the day and evening. To that end, the BID proposes the integration of the following elements into the G.O. Bond Project:

- Artistic installations along the medians (\$1,200,000)*
- Signature "Welcome" signage at 5th Street and 17th Street (\$150,000)*
- Historic Markers (\$250,000)*
- Artistic monument letters in front of Fienberg Fisher School (\$250,000)*
- Smart LED crosswalks (\$3,000,000)*

*The estimated budget amounts provided above were submitted by the BID and have not been reviewed or verified by the City.

A detailed presentation of their proposals is attached as **Exhibit 1**.

While these ideas generally align with the broader scope of the G.O. Bond Project, the administration recommends retaining a qualified urban design consultant to develop a cohesive plan for Washington Avenue. The plan should promote pedestrian activity and support the principles of creative placemaking, with a focus on resident, business and tourist uses.

Concurrently, the administration supports advancing select “quick win” projects in collaboration with the BID - specifically, the Monument Letters and Historic Markers - with the goal of completing them ahead of the upcoming FIFA World Cup, in alignment with the BID’s desired schedule.

It is important to note that any proposed enhancements to Washington Avenue will be subject to review and approval by the Historic Preservation Board (HPB).

FISCAL IMPACT STATEMENT

N/A

Does this Ordinance require a Business Impact Estimate? (FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on .
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

To be funded under the Infrastructure Category of the 2018 G.O Bond Program.

CONCLUSION

The foregoing is presented to the members of the Public Safety and Neighborhood Quality of Life Committee for discussion.

Applicable Area

South 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?

Yes

Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying? Yes

If so, specify the name of lobbyist(s) and principal(s): Troy E. Wright, Executive Director of Washington Avenue BID

Department

G.O. Bond Program

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Review and Discuss Washington Avenue BID Design for G.O. Bond Project.