



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: April 23, 2025

TITLE: DISCUSSION AND DIRECTION ON THE OUTCOME OF COMMUNITY INPUT AND SURVEY RESULTS ASSOCIATED WITH THE IMPLEMENTATION OF LIGHTING AND SIDEWALK IMPROVEMENTS ALONG THE WEST SIDE OF OCEAN DRIVE.

**RECOMMENDATION**

The Administration, based on the outcome of community input and survey results, recommends deferring the lighting and sidewalk improvements along Ocean Drive until the implementation of the General Obligation Bond (GOB) Ocean Drive Corridor Improvements Project.

**BACKGROUND/HISTORY**

On February 23, 2022, the City Commission approved the Art Deco Cultural District (ADCD) Vision Plan, in concept and authorized the Administration to issue RFQ No. 2022-436-ND for Architectural and Design Services for the Ocean Drive Corridor Improvements and Lummus Park Enhancement Project (GOB Project). The ADCD Vision Plan is a study covering properties and roadways adjacent to commercial corridors, including Washington Avenue, Collins Avenue, Ocean Drive, and Lummus Park and includes proposed conceptual plans, recommendations for implementation, a rough order of magnitude cost estimate, and a phasing plan.

On October 26, 2022, the City Commission adopted Resolution 2022-32340 authorizing the City Manager to negotiate with the top ranked proposer, Calvin, Giordano & Associates, Inc. (CGA). On June 6, 2023, the City executed an Agreement, with CGA, for Architectural Design Services for the Ocean Drive Corridor Improvements and Lummus Park Enhancement Project, in the total amount of \$2,720,049.70.

The Agreement with CGA includes a feasibility study to evaluate the three (3) configuration options for Ocean Drive between 5th and 15th Street, proposed in the ADCD Vision Plan. Option one (1) two-way vehicular access to Ocean Drive, option two (2) one-way vehicular access to Ocean Drive and option three (3) full pedestrianization of Ocean Drive. The scope of work also includes the development of a Master Plan for Lummus Park, obtaining Historic Preservation Board (HPB) approvals for both Ocean Drive and Lummus Park, development of the 30% design document for Lummus Park and the 100% construction documents for Ocean Drive between 5th and 15th Street, intersecting roads, and the transitional area connecting Ocean Drive with Lummus Park. Additionally, CGA is to prepare and conduct a thorough process of public outreach.

CGA's Notice to Proceed was issued on June 9, 2023, and subsequently, CGA commenced meeting with the regulatory agencies. Prior to commencing the data collection, traffic analysis and modeling (Study), it was necessary to obtain concurrence from both regulatory agencies, Miami-Dade County Department of Transportation and Public Works (DTPW) and the Florida Department of Transportation (FDOT). Following numerous meetings, submittals by CGA and reviews by the regulatory agencies, the necessary approval of the Study methodology was obtained from the DTPW in April 2024 and the FDOT in May 2024.

The approved Study area and methodology required by the regulatory agencies necessitates the collection of traffic data at additional intersections, the evaluation of additional multiple scenarios and the preparation of additional traffic models. Further, the approved Study methodology requires the consultant to evaluate several projects impacting the area of study, such as the existing Ocean Drive conditions, closure of Espanola Way, and the proposed Miami-Dade County plans for Bus Rapid Transit (BRT). These areas were not contemplated in the original project scope of work and schedule.

## **ANALYSIS**

In July 2024, CGA commenced collecting the traffic data at different intersections and in October 2024 commenced preparing the Study for the three (3) ADCD Vision Plan configuration options. The Study is currently being finalized and CGA will provide an update on the preliminary findings at the next meeting of the City Commission with the formal recommendations to be presented in July 2025, once the Study has been presented and discussed with the regulatory agencies.

On October 30, 2024, the City Commission adopted Resolution 2024-3337 (Exhibit A), directing the Administration to take the necessary next steps to implement lighting and sidewalk improvements as part of the GOB Project, including community engagement and required approvals from the HPB, the GO Bond Oversight Committee and the City Commission, as well as the preparation of any necessary amendment to the scope of the Agreement.

In response to the Commission's directive, CGA prepared an analysis of potential improvements which could be designed, permitted and constructed, and which would later be incorporated into the GOB Project. CGA developed options based on a series of meetings held with city staff to evaluate maintenance, cost, and permissibility, among other considerations.

On March 6, 2025, at a Sunshine Community meeting held at the Art Deco Welcome Center, CGA presented options for the implementation of lighting and sidewalk improvements along the west side of Ocean Drive (Exhibit B). Responses and feedback from those in attendance varied and no consensus was reached.

On March 19, 2025, following the Sunshine Community meeting presentation, an opinion survey (Survey) was issued to residents Citywide via various digital media efforts. The Survey focused on gathering input on the preferred options for lighting and sidewalk improvements, an inquiry regarding the implementation of these improvements ahead of the GOB Project and included the options presented during the March 6 Sunshine Community meeting.

On March 25, 2025, at the request of the Ocean Drive Association (ODA) Board the same presentation was made by CGA (Exhibit B), showing the recommended lighting and sidewalk options for the west side Ocean Drive. The board members and attendees expressed general agreement with the lighting and sidewalk improvements and were encouraged to participate in the current Survey. Attendees did express concerns regarding the impacts of construction on the sidewalk café businesses along Ocean Drive.

On March 31, 2025, the results of the Survey were received (Exhibit C) with a total of 457 participants. Survey questions associated with the sidewalk material, color and selection of a concept design, reflect 65% are in favor of concrete unit pavers in lieu of cast-in-place concrete, 70% are in favor of Miami Beach Red color in lieu of a neutral color palette and the preferred concept is Option 3, a geometry typical of the Art Deco style. The Survey also included two questions regarding lighting improvements. The results of those questions reflect 80% agree with deferring the installation of the pole mounted lights until the construction of the GOB Project and 81% support the recommendation to add palm-mounted ring lights for this short-term project. Given the lack of consensus at the meeting, and multiple discussions regarding the timing of the

improvements in relation to the GOB Project, a final question was added to the Survey as to the implementation of the lighting and sidewalk improvements ahead of the GOB Project. The results reflect 57% of the respondents would defer these improvements until the construction of the GOB Project.

CGA has submitted a request for additional engineering and design services for the additional scope of work required to implement the lighting and sidewalk improvements. The amendment to CGA will be brought back to the City Commission, as part of a separate Commission item.

The proposed timeline for completing the lighting and sidewalk improvements, following an anticipated Notice to Proceed in April 2025, includes the preparation of the 30% plans, and presentation to HPB for approval in September 2025. It is anticipated that an Invitation to Bid could be issued in April 2026 and construction could commence in October 2026.

By comparison, the timeline for the future GOB Project, anticipates receipt of direction from the City Commission on the preferred configuration option for Ocean Drive in July 2025. The consultant will proceed with finalizing the Study with the regulatory agencies, commence the 30% plans and obtain HPB approval in spring 2026. It is anticipated that an Invitation to Bid could be issued at the end of 2026 with commencement of construction in spring 2027.

### **FISCAL IMPACT STATEMENT**

The Ocean Drive Corridor Improvements is funded by the 2018 GOB in the amount of \$20 million. The lighting and sidewalk improvements will be funded as part of this GOB project.

### **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 Administration, based on the outcome of community input and survey results, recommends deferring the lighting and sidewalk improvements along Ocean Drive until the implementation of the GOB Ocean Drive Corridor Improvements Project.

### **Applicable Area**

South Beach

### **Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

### **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?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Capital Improvement Projects

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Co-sponsor(s)**

**Condensed Title**

Discuss Community Input on Ocean Drive Improvements. (Rosen Gonzalez) CIP

**Previous Action (For City Clerk Use Only)**