

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: February 20, 2025

TITLE: EXPEDITE THE OPENING OF THE BAYWALK AND MOVE THE DEVELOPMENT OF THE BAYWALK UP ON THE G.O. BOND PRIORITIZATION LIST AND PRESENT THE BAYWALK PLAN TO THE LUSC COMMITTEE.

### **RECOMMENDATION**

The Administration is presenting to the Land Use and Sustainability Committee (LUSC) a project update for discussion.

### **BACKGROUND/HISTORY**

As part of a standing item on the LUSC's agenda, the Office of Capital Improvement Projects (CIP) has provided updates on the status of the Baywalk projects, including both GOB and non-GOB funded sections. See attached Baywalk Link Status Map (Exhibit A).

During the March 19, 2024, LUSC meeting, City staff provided an update on the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums Baywalk (Mondrian/Mirador Baywalk) projects. At this meeting, the Developer of both projects, Terra Group, provided the status of the DERM and ROW permits, and provided the LUSC the anticipated start and end dates of construction activities. Following the discussion, the LUSC asked that the item be brought back to the next meeting on May 1, 2024, and that the Developer return, on a monthly basis, with their updates on the progress.

At the May 1, 2024 LUSC meeting, the Developer presented a timeline for both the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects. The LUSC passed a motion that the Mayor and City Commission (City Commission) consider the timeline and benchmarks provided for these two projects when discussing any future public or public/private development or grant applications from this Developer.

Updates have been provided, and the Developer has attended, at each of the LUSC meetings on June 10, July 9, September 5, October 14, and November 25, 2024. The latest milestone timeline (Exhibit B) prepared by the Developer is dated August 16, 2024, and was provided to the LUSC during the September 5, 2024 meeting. The Developer has not provided an updated milestone timeline beyond that provided during the September 2024 LUSC meeting.

An item was included on the June 26, 2024 Commission Meeting agenda as item C7 BN, but was deferred, on the July 24, 2024 Commission Meeting agenda, as item R9 AM, but was not reached, on the September 11, 2024, Commission Meeting agenda as item R9 AG, but was deferred, and was included on the agendas for the meetings of October 30, 2024, November 20, 2024, as item R9 T, December 11, 2024, as item R9S and February 3, 2025, as item R9P but was not reached.

During the January 16, 2025, meeting of the LUSC, an update was provided on the progress of the Baywalk and Pedestrian Bridge projects.

## **ANALYSIS**

The following provides an update on the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk segments. The Developer has acknowledged and agreed to the Committee's request to return on a regular basis.

### **5th Street Pedestrian Bridge**

The 5th Street Pedestrian Bridge, designed and constructed as part of the Development Agreement with the 500 Alton project, is required to undergo several layers of review prior to the issuance of permits by both the Florida Department of Transportation (FDOT) and the City of Miami Beach Building Department. The Developer submitted final plans to FDOT on February 21, 2024, and FDOT approved all the structural comments and routed the final plans to other departments for formal approval.

The City of Miami Beach Building Department and Department of Public Works have reviewed the final submittal, issued comments, and the developer is addressing the comments. The City's construction permit will not be issued until the permit is approved by FDOT.

In an effort to expedite the commencement of construction activities, the Developer bifurcated the permitting into two (2) components, the underground utility relocation and the above ground bridge and foundations.

On January 13, 2025, the developer's contractor mobilized to the site and commenced with the underground utility relocation work with an expected duration of approximately six (6) months. Temporary fencing has been installed and traffic lane closures along 5th Street have been implemented. A Groundbreaking ceremony was held on February 13, 2025. The project is anticipated to be completed by summer/fall 2026.

The Developer is still addressing the last remaining bridge structure permit comments for FDOT and the City of Miami Beach Building Department. City staff continues to assist the developer in addressing the remaining comments.

### **Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue; DRB File 20181)**

Per the terms of a Development Agreement with the Developer of the 500 Alton project, the City is responsible for obtaining regulatory permitting approvals (federal, state and county), and the Developer is responsible for the design, building permit and construction. The City delivered the regulatory permits in the Spring of 2023. The City of Miami Beach Building permit was approved and issued on March 6, 2024.

During the June 10, 2024, meeting of the LUSC, City staff informed the LUSC that the test piles had been installed during the last week of May and pile installation was expected to commence in the middle of June, 2024.

During the October 14, 2024, LUSC meeting, City staff provided an update that the project is on-going, on schedule and is expected to be completed by the end of the year.

At the November 25, 2024, LUSC meeting, City staff provided an update that the project is on-going, and due to foul weather conditions, the project completion is now expected in January 2025.

Construction of this segment of the Baywalk is substantially complete, pending clean-up, removal of temporary fences and final inspection. Currently coordinating with the developer on the opening date for this segment. The Developer's representative has informed City staff that they are

preparing an as-built permit revision modifying the final design and layout of the Baywalk.

### **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**

N/A

### **CONCLUSION**

The foregoing is presented to the members of the Land Use and Sustainability Committee for update and discussion.

### **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 Laura Dominguez

### **Co-sponsor(s)**

### **Condensed Title**

Expedite the opening of the Baywalk