

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 14, 2025

TITLE: MONTHLY UPDATE ON THE STATUS OF THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUM BAYWALK PROJECTS.

RECOMMENDATION

The Administration is presenting to the Public Safety & Neighborhood and Quality of Life Committee (PSNQLC) a project update for discussion.

BACKGROUND/HISTORY

On March 19, 2025, the Mayor and City Commission referred item C4 N (Exhibit A), sponsored by Commissioner Laura Dominguez, to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC), to obtain monthly updates from the Administration regarding the status of the construction of the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominium Baywalk projects, with the developer to be invited to attend meetings from time to time as necessary and appropriate.

As part of a standing item on the Land Use and Sustainability Committee (LUSC) agenda, the Office of Capital Improvement Projects (CIP) provided monthly updates on the status of the Baywalk projects, including both GOB and non-GOB funded sections. See attached Baywalk Link Status Map (Exhibit B). On March 11, 2025, this item was closed at LUSC.

ANALYSIS

The following provides an update on the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects.

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.

The Developer and the City of Miami Beach have been working with FDOT to finalize the required

Use & Occupancy Agreement (Agreement). FDOT is now requiring a Rehabilitation/Removal Bond to ensure the City's obligation to correct critical structural deficiencies or to remove the Pedestrian Bridge or any part thereof. FDOT also requires a Maintenance Deposit for all routine maintenance and repair obligations.

The FDOT bridge structure permit will be issued upon execution of the Agreement. The Developer and the City have been meeting weekly to address permit comments and only a couple of comments are pending.

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. By doing so, the Developer was able to complete and obtain the permits required to commence with the utility relocations, while the permitting process is completed for the bridge structure.

On January 13, 2025, the Developer's contractor mobilized to the site and commenced with tree relocations and the underground utility relocation work which is currently on-going and has an expected duration of approximately six (6) months. Temporary fencing has been installed and maintenance of traffic plans, including pedestrian detours and lane closures have been implemented.

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 applied for by the developer and was approved and issued on March 6, 2024.

Construction of this segment of the Baywalk has been reported as substantially complete. A design revision is necessary to finalize the connection between the Baywalk and the seawall on 10th Street. Completion of the project is pending the connection on 10th Street, final inspections and permit closure.

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-notice/>

FINANCIAL INFORMATION

N/A

CONCLUSION

The foregoing is presented to the members of the PSNQLC 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

Status Update 5th Street Pedestrian Bridge and Mondrian/Mirador Baywalk