

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 8, 2025

TITLE: DISCUSS STATUS OF OCEAN DRIVE CORRIDOR IMPROVEMENT AND LUMMUS PARK ENHANCEMENT PROJECT

### **RECOMMENDATION**

The Administration provides this update to the Land Use and Sustainability Committee (LUSC) for review and discussion.

### **BACKGROUND/HISTORY**

On February 3, 2025, the Mayor and City Commission (City Commission) referred item C4 U (Exhibit A), sponsored by Commissioner Tanya K. Bhatt, to the Land Use and Sustainability Committee (LUSC), to discuss the status of the Ocean Drive Corridor Improvements and Lummus Park Enhancement project (Project).

On May 15, 2024, the City Commission referred item C4 AN (Exhibit B), sponsored by Commissioner Alex Fernandez, to the LUSC, to receive an update and status on the Project, the progress of the Consultant's work and future direction.

On February 23, 2022, the City Commission adopted Resolution No. 2022-32056, approving the Art Deco Cultural District Vision Plan (Vision Plan) developed by Zyscovich, Inc. The Vision Plan included three (3) options for the redevelopment of Ocean Drive and Lummus Park. Option 1 maintains two-way traffic on Ocean Drive with intermittent curbside drop off areas and a shared bike lane. Option 2 converts Ocean Drive to one-way traffic with intermittent curbside drop off and a ten-foot bike lane. Option 3 proposes complete pedestrianization of Ocean Drive from 5th Street to 15th Street.

On October 26, 2022, the City Commission adopted Resolution No. 2022-32340, authorizing negotiations with Calvin Giordano & Associates, Inc. (CGA), pursuant to Request for Qualifications No. 2022-436-ND, for Architectural Design Services for the Project. The Project design, in compliance with the approved Vision Plan shall prioritize pedestrian traffic by creating mobility alternatives and spaces for outdoor dining and congregation. The proposed mobility alternatives aspire to accommodate comfortable travel on foot, bike, bus, or car.

### **ANALYSIS**

Project Overview:

The Project will reconfigure Ocean Drive, by addressing multi-modal traffic through the implementation of a new streetscape that would develop walkable areas, increases north-south connectivity, and addresses the functional aspects of the businesses along the corridor, while protecting the historic character of the area. The improvements would also include new landscape and irrigation design, lighting, furniture, fixtures and equipment selections that integrate existing elements.

The Lummus park improvements will bring nature into the city by integrating the beach and dune into the park as a resilient landscape space. Under the premise of connectivity, the park will increase its transparency and will allow users to see and be seen as part of the historic character of Ocean Drive. Access to the park will be facilitated and more program opportunities will activate areas otherwise unused. The planned improvements include landscape and irrigation, hardscape, wayfinding signage, site furnishings, infrastructure improvements and new “sea turtle friendly” lighting that is consistent with the City of Miami Beach, Miami-Dade County and State of Florida codes and ordinances, while increasing the resiliency of the park.

The Project will require obtaining the approval of the regulatory agencies including the City’s Historic Preservation Board.

#### Current Progress:

Since 2023, CGA and City staff have held numerous meetings with Miami-Dade County Department of Transportation and Public Works (DTPW) and the Florida Department of Transportation (FDOT) to review and discuss the methodology for the required traffic study necessary for the implementation of the options for the redevelopment of Ocean Drive Corridor. During the process, both agencies provided input and comments for the traffic study methodology. DTPW and FDOT did not concur with the data collection and modeling process including the impact analysis of future peripheral projects such as the Ocean Drive Promenade, Washington Avenue Corridor and 200-300 blocks of Lincoln Road. CGA addressed the comments received, resubmitted the methodology and follow-up meetings were held with the agencies. Approval of the traffic study methodology was obtained from DTPW in April 2024 and from FDOT in May 2024.

The collection of traffic data has been completed, and traffic studies and models (Study) are being finalized. CGA will complete the analysis of the three (3) options and present preliminary findings at the next City Commission meeting, discuss and review findings with the regulatory agencies, and present a recommendation for consideration by the City Commission, July 2025.

On October 30, 2024, the City Commission adopted Resolution 2024-33337, directing the Administration to take the necessary next steps to implement lighting and sidewalk improvements as part of the Project, including community engagement, approvals from the Historic Preservation Board, the GO Bond Oversight Committee and the City Commission, as well as the preparation of any necessary amendment to the scope of the Professional Services Agreement between the City and CGA.

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

For Lummus Park, CGA has completed topographic and boundary surveys and programming

studies and is currently in the process of developing the Master Plan conceptual design for presentation and review by City stakeholders.

#### Community Engagement:

In August 2024, CGA held public engagement meetings to provide Project updates and commence the process of obtaining input from the stakeholders prior to making a recommendation to the City Commission for its approval.

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. Responses and feedback from those in attendance varied, including if the improvements should be deferred to take place with the Project, and no consensus was reached.

On March 19, 2025, following the Sunshine Community meeting presentation, an opinion 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 the short-term scope of work ahead of the Project and includes the options presented during the March 6 Sunshine Community meeting.

On March 25, 2025, at the request of the Ocean Drive Association (ODA), the same presentation was made by CGA, for the implementation of lighting and sidewalk improvements for the west side Ocean Drive. The board members and attendees expressed general agreement with the recommendations for the lighting and sidewalk improvements and were encouraged to participate in the current survey. Attendees did express concerns on the impacts of the sidewalk café business along Ocean Drive during construction.

Results of the survey, as well as preliminary findings of the Study, will be presented at the next meeting of the City Commission.

#### Future Steps:

- Continue to provide updates to the stakeholders to ensure they remain informed.
- Present and submit the findings of the traffic study and modeling to DTPW and FDOT.
- Present recommendations and obtain approval of the selected configuration for the Ocean Drive corridor from Commission in July 2025.
  - Complete geotechnical engineering borings, location of existing underground utilities/infrastructure, and evaluation of existing trees and palms.
  - 30% Project design documents, including both the Ocean Drive corridor and Lummus Park master plan, scheduled to be complete in February of 2026.
- Presentation of the 30% Design Documents for both Ocean Drive and Lummus Park to the Historic Preservation Board for review and approval, scheduled in May 2026.

#### **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**

**CONCLUSION**

The foregoing is presented to the members of the LUSC 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 Tanya K. Bhatt  
Commissioner Alex Fernandez  
Commissioner Joseph Magazine

**Co-sponsor(s)**

**Condensed Title**

Ocean Drive Update