1

Capital Improvement Program

- Official statement of public policy regarding long-range physical development in Miami Beach
- Proposed funding plan for next 5 years
- First year of the plan is appropriated in FY 2026 budget

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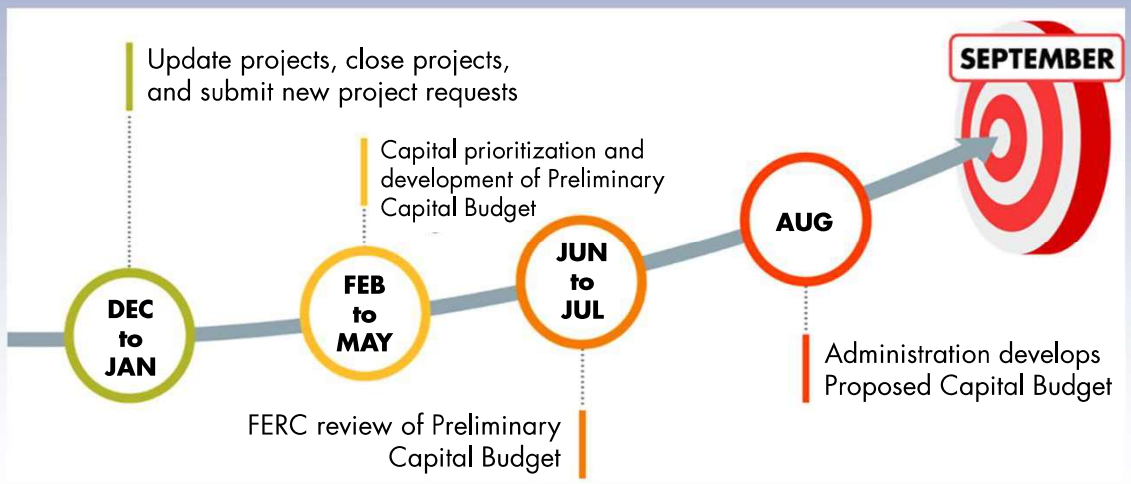
2

Capital Budget Development Timeline



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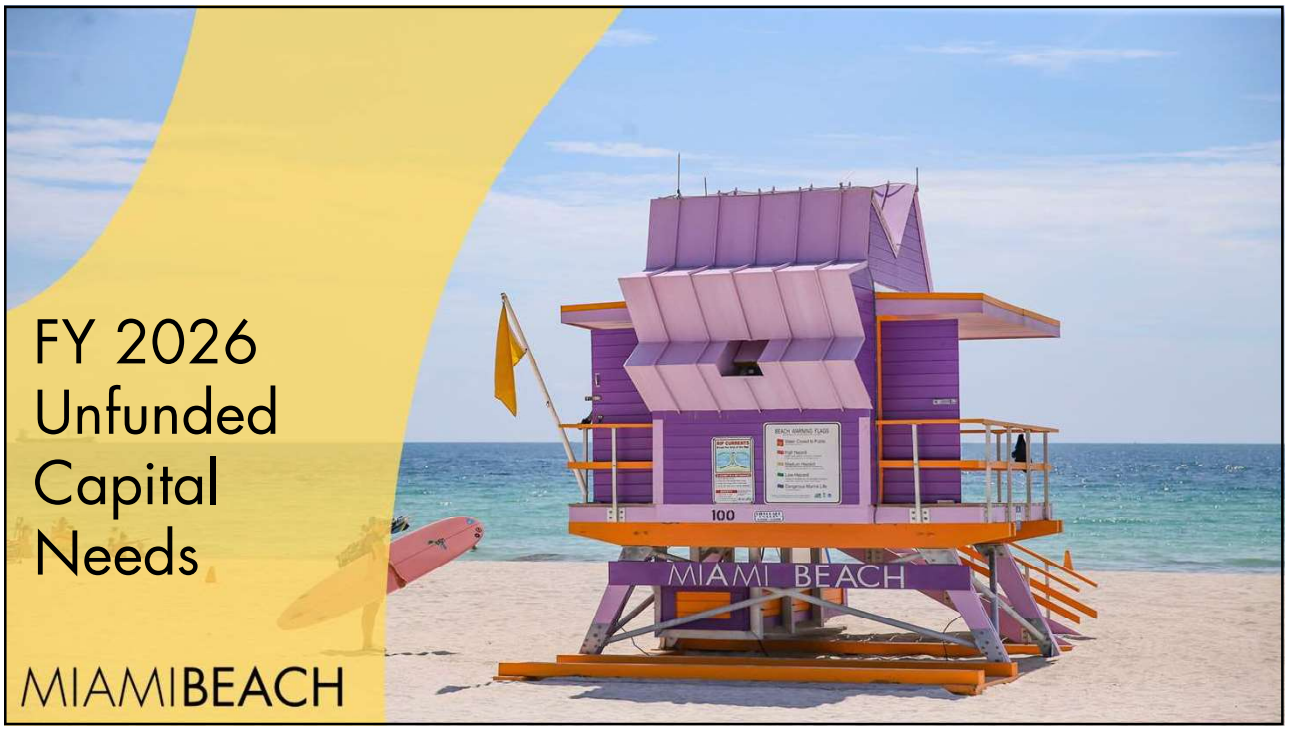

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FY 2026 Unfunded Capital Needs

Fund	Requested	Recommended	Unfunded
Utilities (Water/Sewer/Stormwater)	$122,538,559	$29,244,040	$93,294,519
Capital Pay As You Go (PAYGO)	79,907,741	23,251,851	56,655,890
Parking	42,754,256	34,398,256	8,356,000
Capital Renewal & Replacement (CRR)	25,204,606	4,572,384	20,632,222
Resort Tax Quality of Life (QOL)	18,695,449	8,993,715	9,701,734
Convention Center	14,440,976	14,440,976	-
Transportation	2,389,032	297,773	2,091,259
Other	21,987,191	18,276,191	3,711,000
Total	**$327,917,810**	**$133,475,186**	**$194,442,624**

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Allocation Strategy

- ✓ Fund high priority projects in CRR and PAYGO
- ✓ Fund key existing projects with budget gaps
- ✓ Allocate matching funds for projects eligible for grants
- ✓ Utilize older available bond dollars first
- ✓ Allocate other funds (as available) such as Parking, Transportation, Water & Sewer, and Stormwater

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Capital Funding Strategy

- ➢ Based on the FY 2025 and FY 2026 operating budgets, the following is recommended:

Source	Amount
#1 – Transfer projected FY 2025 General Fund Golf Course Surplus (as of Q2) to Capital PAYGO for Miami Beach Golf Course Project	$2,576,000
#2 – Allocate 30% of Projected FY 2026 General Fund Interest Income for one-time capital projects (approved as FY 2025 enhancement)	2,400,000
Total	**$4,976,000**

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Commission Capital Project Requests

Item	$ Requested		Resolution #/Meeting
72nd Street Community Complex (Additional Funding for GOB project)	$25,935,065	√	Commission Meeting – 12/11/24
Fire Station #1 – New Facility (Grant Funded/Additional Funding for GOB project)	13,801,948	√	Resolution #2024-33402
Collins Ave. 63rd - 87th Terr. Lighting & Sidewalk Improvements	13,104,250		Resolution #2025-33573
Marine Science Education Center & Museum (7605 Collins Purchase)	6,530,000		Resolution #2025-33691
Collins Ave. 5th - 15th Street Lighting & Sidewalk Improvements	5,241,700		Resolution #2024-33435
Lummus Park Critical Infrastructure	5,100,000		Resolution #2025-33495
41st Street Corridor (Additional Funding for GOB project)	4,560,130	√	Resolution #2024-33446
Sunset Island II Park Improvements	1,736,534		Resolution #2025-33658
Subtotal	**$76,009,627**		

Note: Items with check (√) marks are fully or partially recommended for funding in FY 2026

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Commission Capital Project Requests

Item	$ Requested	Resolution #/Meeting
Subtotal (from Previous Slide)	**$76,009,627**	
Fleet Management Solar Panels	800,000	Resolution #2025-33469
Citywide Raised Crosswalks & Intersections	792,360	Resolution #2024-33117
Alton Court Alley	400,000	Resolution #2025-33462
Convention Center Drive/Prairie Ave Traffic Diversion	335,000	Resolution #2024-33374
Marine Park (Design/Permitting/Planning)	250,000	Resolution #2025-33626
Meridian Avenue Traffic Calming (42nd – 47th Street)	90,000	Resolution #2025-33505
Total	**$78,676,987**	

Note: Items with check (√) marks are fully or partially recommended for funding in FY 2026

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FY 2026-2030 CIP by Funding Source

ATTACHMENT A

1. Organized by funding source
   - Capital Renewal & Replacement Fund (CRR)
   - Pay-As-You-Go Fund (PAYGO)
   - Resort Tax Quality of Life Funds (QOL)
   - Other Funds
2. Includes Administration's recommended FY 2026 funding (column highlighted in green in Attachment A)

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Capital Renewal & Replacement (CRR) Fund

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Capital Renewal & Replacement Fund

CRR

- Established in FY 2005
- Used exclusively to provide dedicated funding for renewal and replacement of City facilities and infrastructure for General Fund assets
- Funded by dedicated millage rate
  - Preliminary property values increased by 6.9%
  - Millage of 0.0866 mills (same as FY 2025)
  - To be updated once certified property values received July 1, 2025

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CRR Projects

CRR

1. Projects are listed on **pages 1-4** of Attachment A
   - Requests prioritized by the requesting departments with consideration given for:
     - Life safety
     - Criticality to continued operations
     - Budget gaps
     - Beyond useful life
     - Public-facing assets
2. Projects recommended for funding **total $4.6M**
   - FY 2026 CRR millage rate of 0.0866 generates $4.4M*
   - Unfunded project requests total $20.6M

**Estimated revenue will be updated on July 1, 2025*

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Recommended Projects

CRR

Item	Project Name	$
1	Historic City Hall 90-Year Recertification	750,000
2	Miami Beach Police Athletic League (PAL) Building 40-Year Certification	100,000
3	210 2nd Street Building (former Police Criminal Investigations Division Annex) 40-Year Certification) (split-funded)	201,224
4	Citywide Building Recertification	300,000
5	Scott Rakow Youth Center (SRYC) Fire Alarm Replacement (split-funded)	286,989
9	Fire Station #4 - Roof Replacement (partial funding)	106,989
14	1755 Building Chiller Repairs	250,000
19	Fire Station #1 - Replace Exhaust System	285,000
20	Fire Station #2 - Replace Exhaust System	200,000
21	Fire Station #3 - Replace Exhaust System	228,000
	Subtotal	**$2,708,202**

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Recommended Projects

CRR

Item	Project Name	$
	Subtotal (from Previous Slide)	**$2,708,202**
22	Fire Station #4 - Replace Exhaust System (split-funded)	177,054
35	Miami Beach Police Department (MBPD) Exterior Waterproofing & Paint	500,000
79	Historic City Hall Exterior Windows - Sealing	250,000
80	Historic City Hall Energy Efficient Windows (split-funded/partial funding)	937,128
	Total (Unallocated = $0)	**$4,572,384**

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Capital PayGo Fund

PAYGO

- In FY 2019, dedicated millage rate adopted to allow for the growth of this fund over time
- Can be used for any general government purpose and is the most flexible funding source for capital projects
- Funded by dedicated millage rate
  - Preliminary property values increased by 6.9%
  - Millage of 0.1020 mills (same as FY 2025)
  - To be updated once certified property values received July 1, 2025

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PayGo Projects

PAYGO

1. Projects are listed on **pages 4-6** of Attachment A
2. Projects recommended for funding **total $23.2M**
   - FY 2026 PayGo millage rate generates $5.2M*
   - Other FY 2026 PayGo revenues include:
     - ✓ Recommended $2.6 million transfer from General Fund based on projected FY 2025 Golf Courses surplus
     - ✓ Recommended transfer of $2.4 million (30%) of projected FY 2026 General Fund Interest Income
   - Unfunded project requests total $56.7M

**Estimated revenue will be updated on July 1, 2025*

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Recommended Projects

PAYGO

Item	Project Name	$
157	MBPD Garage Flood Mitigation Improvements (grant-funded)	1,500,000
163	Normandy Shores Clubhouse Molding Façade Replacement	255,000
164	NSPYC Roof Parapet Painting/Repairs (split-funded)	52,657
165	Citywide Bonded Aggregate	350,000
166	Citywide Bridges	600,000
169	West Avenue Ph III (grant applied for/split-funded/partial funding)	531,503
170	FDOT Alton Road Utilities Relocation (split-funded)	43,242
172	Baywalk Phase II (grant-funded/additional funding – GOB/split-funded/partial funding)	2,478,501
179	Miami Beach Golf Course Renovation (partial funding)	2,996,000
	Subtotal	**$8,806,903**

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Recommended Projects

PAYGO

Item	Project Name	$
	Subtotal (from Previous Slide)	**$8,806,903**
182	Miami Beach Golf Clubhouse Carpet Replacement	93,000
183	Normandy Shores Golf Club Range Tee Shade	150,000
200	Fire Station #1 - New Facility (grant-funded/additional funding - GOB)	13,801,948
204	MBPD Training Unit Tenant Improvements (South Shore Community Center)	400,000
	Total (Unallocated = $0)	**$23,251,851**

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Resort Tax Quality of Life Funds (QOL)

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Resort Tax – Quality of Life (QOL)

QUALITY OF LIFE

1. Projects are listed on **pages 6-7** of Attachment A
2. Generated from **1% Resort Tax** on room rents, which was approved by referendum on November 3, 1992
3. Eligible uses: **tourist-related capital projects**
4. Revenue amounts based on preliminary Resort Tax projections
   - 60% - Transportation (Trolley System)
   - 10% - Each zone within the City (North, Mid & South)
   - 10% - Arts

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Recommended Projects

South Beach QOL

Item	Project Name	$
257	Ocean Rescue Headquarters 40-Year Certification	153,000
258	Botanical Gardens 60-Year Certification	200,000
259	Beachwalk Bollards Citywide (split-funded/partial funding)	493,272
260	Lifeguard Towers Cross Braces Replacement (Citywide) (split-funded)	250,000
261	Beach Showers Improvements (Citywide)	250,000
262	Mermaid Sculpture Restoration	133,000
263	South Pointe Park Community Center	100,000
265	South Pointe Park Splash Pad	500,000
267	South Pointe Park Paver Pathways	200,000
	Subtotal	**$2,279,272**

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Recommended Projects

South Beach QOL

Item	Project Name	$
	Subtotal (from Previous Slide)	**$2,279,272**
268	Citywide Park Landscaping Improvements (partial funding)	56,064
270	Citywide Street Lighting Improvements (split-funded/funding swap)	1,000
274	Smart Lighting Master Plan (split-funded/funding swap)	(1,000)
	South Beach QOL Total (Unallocated = $0)	**$2,335,336**

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Recommended Projects

Mid Beach QOL

Item	Project Name	$
281	Citywide Street Lighting Improvements (split-funded/funding swap)	601,000
284	41st Street Corridor (additional funding-GOB/partial funding)	3,170,115
287	Smart Lighting Master Plan (split-funded/funding swap)	(601,000)
	Mid Beach QOL Total (Unallocated = $0)	**$3,170,115**

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Recommended Projects

North Beach QOL

Item	Project Name	$
290	Shane Rowing Center 40-Year Certification	150,000
291	Beachwalk Bollards Citywide (split-funded/partial funding)	1,011,219
292	Lifeguard Towers Cross Braces Replacement (Citywide) (split-funded)	250,000
293	72nd Street Community Complex (additional funding-GOB/split-funded)	1,955,045
297	Citywide Street Lighting Improvements (split-funded/funding swap)	601,000
300	Smart Lighting Master Plan (split-funded/funding swap)	(601,000)
301	Miami Beach Bandshell Stage Deck Replacement	87,000
302	Miami Beach Bandshell Restroom Renovation	35,000
	North Beach QOL Total (Unallocated = $0)	**$3,488,264**

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Recommended Projects

Convention Center

Item	Project Name	Fund	$
305	Convention Center South Wall Repairs (split-funded)	2015 Resort Tax Bonds	2,040,000
306	Convention Center Roof Replacement (split-funded)	2015 Resort Tax Bonds	573,583
307	Convention Center Renovation Punch List Items (funding swap)	2015 RDA Bonds	500,000
308	Convention Center Roof Replacement (split-funded)	2015 RDA Bonds	504,788
309	17th Street North Improvements (project to be defunded)	2015 RDA Bonds	(1,939,134)
311	Convention Center Attic Stock of Carpet for Venue	CC Operating Fund	200,000
312	Convention Center Permanent/Portable Cafe 2nd Floor	CC Operating Fund	100,000
313	Convention Center Permanent/Portable Cafés Lobby	CC Operating Fund	200,000
314	Convention Center Replace Exhibit Hall Light Fixtures	CC Operating Fund	2,500,000
315	Convention Center Replace/Upgrade East Kitchen Equipment	CC Operating Fund	450,000
		Subtotal	**$5,129,237**

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Recommended Projects

Convention Center

Item	Project Name	Fund	$
		Subtotal (from Previous Slide)	**$5,129,237**
316	Convention Center Additional Classroom Tables	CC Operating Fund	44,000
317	Convention Center Additional 6' Tables	CC Operating Fund	45,000
318	Convention Center Digital Signage/Workstations	CC Operating Fund	688,110
319	Convention Center Roof Replacement (split-funded)	CC Operating Fund	7,081,629
332	Convention Center Outside Dampers HVAC Replacement	CC R&R	1,000,000
334	Convention Center Restroom Partitions	CC R&R	153,000
347	Convention Center Point of Sale Terminals Replacement	CC R&R	300,000
		Convention Center Total	**$14,440,976**

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Recommended Projects

Parking

Item	Project Name	Fund	$
360	16th Street Garage Waterproofing Traffic Coat Sealer	RDA Anchor Garage	500,000
362	Penn Garage-Fire Sprinkler Renewal	RDA Penn Garage	900,000
365	Collins Park Garage Deck Waterproof Coating	RDA Collins Park	500,000
366	7th Street Garage Façade Beautification	7th Street Garage	1,020,000
369	72nd Street Community Complex (additional funding-GOB/split-funded)	Fees in Lieu of Parking (NB)	2,022,197
370	Parking Garages Stairwell Railing Replacement (split-funded)	1998 Parking Debt	122,430
371	1755 Meridian Garage Fire Sprinkler (split-funded)	2010 Parking Bonds	366,000
372	17th Street Garage Bathroom Drain Repair	2010 Parking Bonds	50,000
373	Parking Garages Stairwell Railing Replacement (split-funded)	2010 Parking Bonds	129,935
374	Convention Ctr. Parking Deck Expansion Joints (split-funded)	2015 Parking Bonds	113,256
		Subtotal	**$5,723,818**

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Recommended Projects

Parking

Item	Project Name	Fund	$
		Subtotal (from Previous Slide)	**$5,723,818**
375	1755 Meridian Garage Fire Sprinkler (split-funded)	Parking Capital	534,000
377	Convention Center Parking Deck Expansion Joints (split-funded)	Parking Capital	3,888,480
379	1755 Meridian Garage Elevator	Parking Capital	640,500
381	17th Street Garage Restroom Expansion/Upgrade	Parking Capital	50,000
383	Parking Garages Stairwell Railing Replacement (split-funded)	Parking Capital	2,635
393	1755 Garage Exterior Metal Frame Restoration	Parking Capital	500,000
404	Citywide Parking Lots Improvements Phase 2	Parking Capital	750,000
405	72nd Street Community Complex (additional funding-GOB/split-funded)	Parking Capital	21,957,823
406	5th & Alton Garage CCTV Upgrades	Parking Capital	34,000
		Subtotal	**$34,081,256**

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Recommended Projects

Parking

Item	Project Name	Fund	$
		Subtotal (from Previous Slide)	**$34,081,256**
407	5th & Alton Garage Elevator/Escalator Replacement	Parking Capital	207,000
408	Underground Infrastructure (Trees) (funding swap/split-funded)	Parking Capital	110,000
		Parking Total	**$34,398,256**

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Recommended Projects

Transportation

Item	Project Name	Fund	$
442	West Ave Bicycle Lanes Phase II	Concurrency Management & Mobility Fee	140,000
443	Bicycle Lanes/Shared Use Path Improvements (grant-funded/split-funded/partial funding swap)	Concurrency Management & Mobility Fee	1,118,773
453	South Pointe Drive Protected Bike Lane (Scope to be incorporated in the South of Fifth Traffic Calming Project)	Concurrency Mitigation	(161,000)
454	Bicycle Lanes/Shared Use Path Improvements (grant-funded/split-funded/funding swap)	LOGT	(800,000)
		Transportation Total	**$297,773**

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Budget Gap Summary – Water & Sewer

FY 2026	
Project Requests	$104.9 M
Available Water & Sewer Funds	5.3 M
Unfunded Projects	**($99.6 M)**
Recommended Release of Renewal & Replacement Reserves	14.9 M
Unfunded Projects	**($84.7 M)**

**Total Water & Sewer Fund Renewal & Replacement Reserve is $15.7 M*

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Recommended Projects – Water & Sewer

Utilities

Item	Project Name	Fund	$
457	FDOT Alton Road Utilities Relocation (split-funded)	W&S Capital	4,275,659
458	Wastewater Stations Rehabilitation (grant-funded/split-funded)	W&S Capital	4,320,000
459	Water Pump Stations Improvements (grant-funded/split-funded)	W&S Capital	5,784,929
460	Wastewater Manhole Rehabilitation (split-funded)	W&S Capital	1,500,000
461	DERM & EPA Consent Decree (split-funded)	W&S Capital	1,000,000
462	17th Street Improvements Phase I (project to be defunded)	W&S Capital	(800,000)
463	FDOT Alton Road Utilities Relocation (split-funded)	2017 W&S Bonds	3,717,721
464	FDOT Alton Road Utilities Relocation (split-funded)	2010 W&S Bonds	835
465	FDOT Alton Road Utilities Relocation (split-funded)	W&S Impact Fees	353,777
466	FDOT Alton Road Utilities Relocation (split-funded)	2006 Gulf Breeze	5,227
467	FDOT Alton Road Utilities Relocation (split-funded)	2000 W&S Bonds	21,610
		W&S Total	**$20,179,758**

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Recommended Projects – Stormwater

Utilities

Item	Project Name	Fund	$
484	West Avenue Phase III (grant applied for/split-funded)	Resiliency	1,578,030
486	Citywide Seawall Rehab (grant-funded/split-funded)	Resiliency	5,900,000
492	West Ave Phase II (grant-funded)	SW – MDC ILA	88,952
493	North Shore Neighborhood Improvements (funding swap)	SW – MDC ILA	(450,000)
494	North Shore D - Town Center (grant-funded/split-funded/funding swap)	SW – MDC ILA	450,000
495	Nuisance Flooding Mitigation (split-funded)	SW – MDC ILA	200,000
496	Collins Park Ancillary Improvements (split-funded)	SW Capital	1,097,300
500	17th Street Improvements Phase I (project to be defunded)	SW Capital	(1,200,000)
503	Shane Rowing Watersport Seawall	SW Capital	1,400,000
		Stormwater Total	**$9,064,282**

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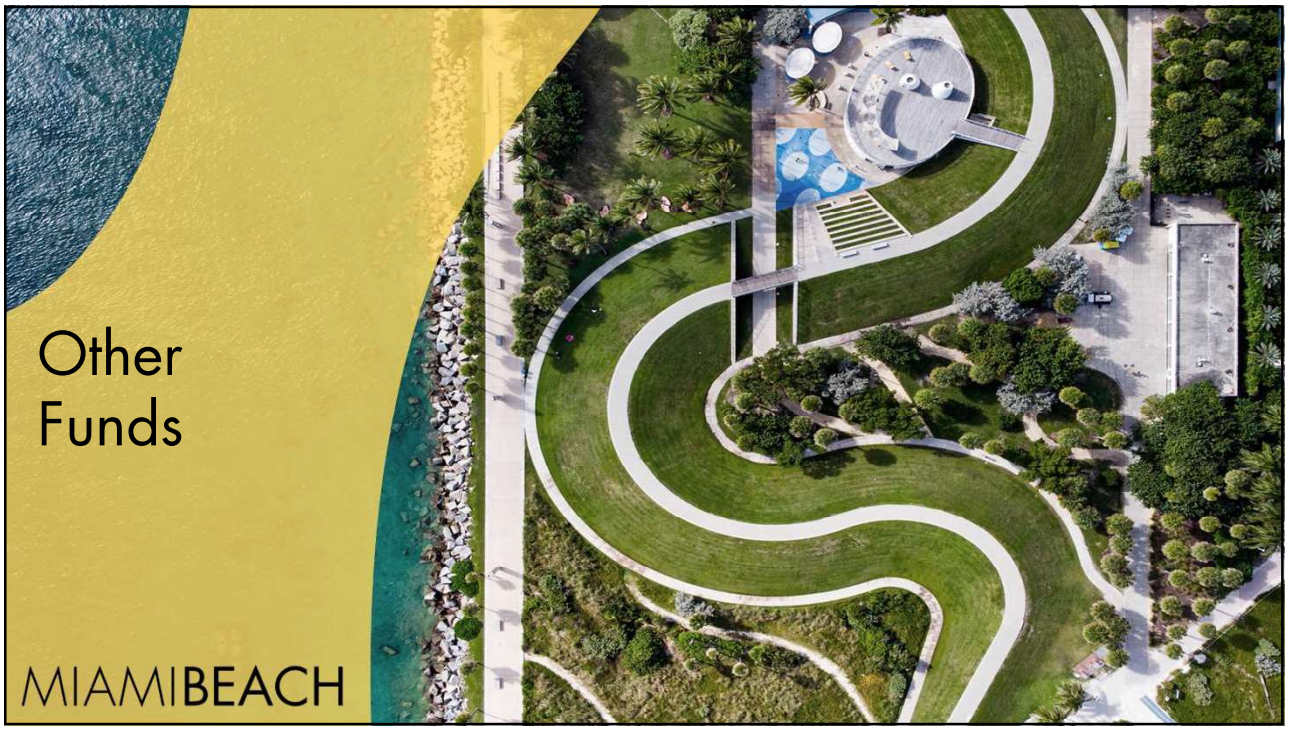

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Recommended Projects

Other Funds

Item	Project Name	Fund	$
256	Marine Patrol Facility Replacement (additional funding - GOB)	Capital Reserve	4,270,928
356	City Hall Restroom Renovations (split-funded/partial funding)	RDA City Ctr R&R	360,627
359	Collins Canal Enhancement Project	RDA City Ctr Capital	1,022,374
508	Underground Infrastructure (Trees) (funding swap/split-funded)	Tree Preservation Trust	110,000
509	NSPYC Roof Parapet Painting/Repairs (split-funded)	NB Public Benefits	147,343
510	AiPP Annual Restoration	Art In Public Places	75,000
511	Historic City Hall Energy Efficient Windows (split-funded/partial funding)	Capital Project	62,872
512	FDOT Alton Road Utilities Relocation (split-funded)	1999 GO Bonds	465
513	Fire Station #4 – Replacement of Exhaust System (split-funded)	2003 GO Bonds	22,946
514	SRYC Fire Alarm Replacement (split-funded)	2003 GO Bonds	13,011
		Subtotal	**$6,085,566**

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Recommended Projects

Other Funds

Item	Project Name	Fund	$
		Subtotal (from Previous Slide)	**$6,085,566**
515	FDOT Alton Road Utilities Relocation (split-funded)	2003 GO Bonds	16,885
516	Baywalk Phase 2 (grant-funded/additional funding GOB/split-funded)	2003 GO Bonds	21,627
517	210 2nd Street Building (former Police Criminal Investigations Division Annex) 40-Year Certification) (split-funded)	South Pointe Capital	2,776
518	GO#40: 41st St. Corridor – Additional Scope (split-funded)	2019 GO Bonds	76,748
520	ACGO#11: North Beach Oceanfront Center UNIDAD Shoring & Structural Repairs (split-funded)	2023A GO Bonds	1,845,789
521	ACGO#1: Bass Museum of Art Bass Museum Rotunda Roof Replacement - $200,000 Bass Museum 40 Year Recertification - $400,000 (split-funded)	2023B GO Bonds	600,000
543	FY 2026 Vehicle/Equipment Replacement	Fleet Management	9,587,800
550	Fire Admin Building UPS System Renewal (funding swap)	IT	39,000
		Other Funds Total	**$18,276,191**

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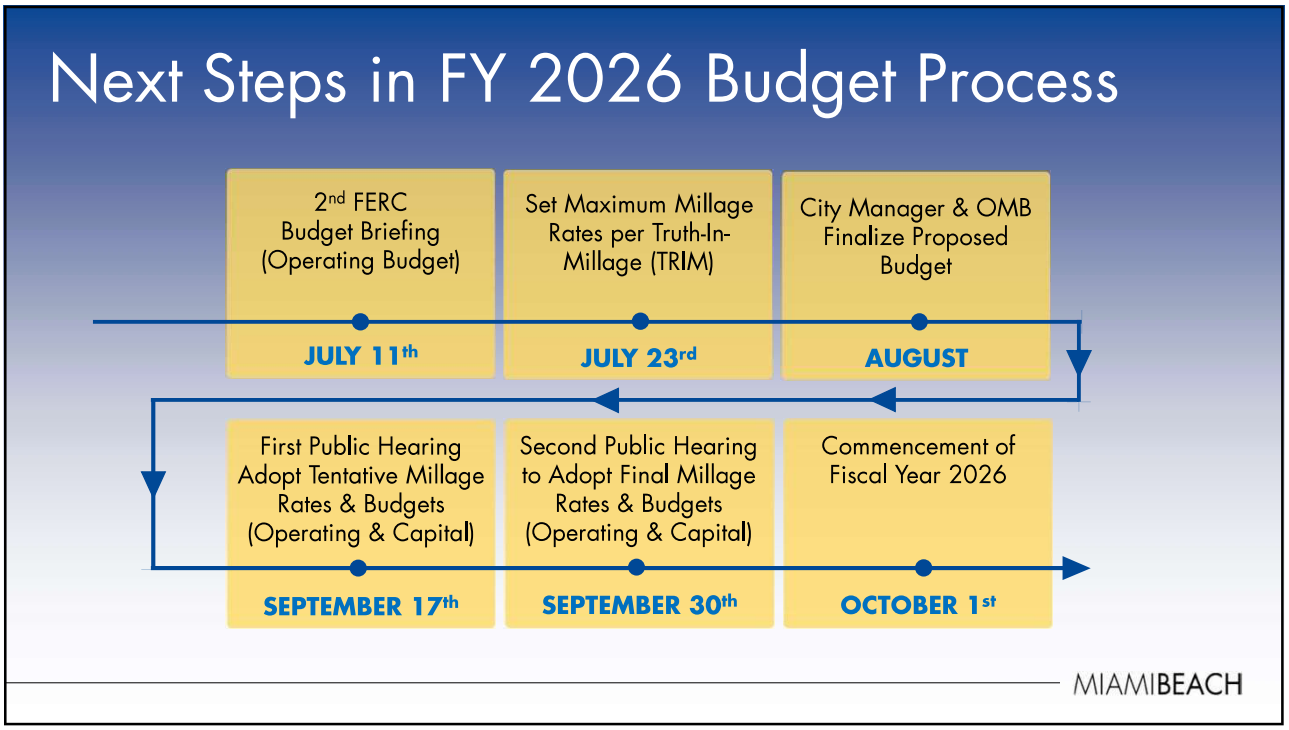
Next Steps in FY 2026 Budget Process
2nd FERC Budget Briefing (Operating Budget)
JULY 11th
Set Maximum Millage Rates per Truth-In-Millage (TRIM)
JULY 23rd
City Manager & OMB Finalize Proposed Budget
AUGUST
First Public Hearing Adopt Tentative Millage Rates & Budgets (Operating & Capital)
SEPTEMBER 17th
Second Public Hearing to Adopt Final Millage Rates & Budgets (Operating & Capital)
SEPTEMBER 30th
Commencement of Fiscal Year 2026
OCTOBER 1st
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Thank You!
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