



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: October 30, 2024

TITLE: DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

**RECOMMENDATION**

The Administration recommends the Mayor and City Commission consider the recommendation of the Land Use and Sustainability Committee (LUSC) and discuss the resolution.

**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, 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 (Exhibit B). The LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer.

This item was included on the September 11, 2024 Commission Meeting agenda as item R9 AG, but was deferred.

**ANALYSIS**

The timeline presented by the Developer includes:

**5th Street Pedestrian Bridge**

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid-June. The

Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4 to 5 months of utility relocations. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge structure to occur in October 2024. The completion of construction is expected to be by the end of 2025.

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

During the May 1, 2024, LUSC meeting, the Developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

#### Current Update

On June 3, 2024, the Developer delivered to the City an updated timeline (Exhibit C) which indicates that the Developer continues to expect that all permits for the 5th Street Pedestrian Bridge will be completed and issued by mid-June, with mobilization now anticipated at the end of June 2024. However, completion of the 5th Street Pedestrian Bridge remains scheduled for the end of 2025.

The updated timeline for the Mondrian/Mirador Baywalk includes DERM approval of the final permit on May 14, 2024. The contractor mobilized and installed test piles on May 29, 2024, and once testing is complete, production piles will be ordered. Installation of concrete pilings will commence in late June and continue through July 2024. Construction is expected to be completed in December of 2024.

This item was included on the June 26, 2024 Commission Meeting agenda as item C7 BN, but was deferred. The item was also included on the July 24, 2024 Commission Meeting agenda as item R9 AM, but the item was not reached.

### **FISCAL IMPACT STATEMENT**

#### **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**

#### **CONCLUSION**

The Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects when discussing any future grants or development agreements with this Developer.

#### **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)**