

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: December 11, 2024

TITLE: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING THE DESIGN FOR THE 41ST STREET CORRIDOR REVITALIZATION PROJECT, INCLUDING CERTAIN ADDITIONAL SCOPE ITEMS AS RECOMMENDED BY THE COMMUNITY, DESIGN REVIEW BOARD, AND THE MAYOR'S 41ST STREET BLUE RIBBON COMMITTEE, SUBJECT TO FUNDING BEING APPROPRIATED IN FISCAL YEAR 2026 CAPITAL BUDGET PROCESS.

### **RECOMMENDATION**

The Administration recommends adopting the Resolution.

### **BACKGROUND/HISTORY**

In 2018, the City engaged Alta Planning and Design, Inc. (Alta) to prepare a vision plan for the 41st Street Corridor Revitalization Project (Project). The resulting vision plan (Alta Vision Plan) prioritized pedestrians along the corridor by supporting consistent, safe, and comfortable bus and bike networks, creating more reasons to spend time on the street, support transit riders and foster social resiliency. The Vision Plan was a culmination of 4 weeks of stakeholder engagement, several committee discussions, meetings with business owners and residents, questionnaires, pop-up workshops, a public survey, and a public charrette.

The 2018 General Obligation Bond (GOB) Program allocated \$15 million for the Project as described in the Alta Vision Plan, which was approved by the Mayor's 41st Street Blue Ribbon Committee in August 2018.

On December 12, 2018, the City Commission accepted the recommendation of the Land Use and Sustainability Committee (LUSC), approving the Alta Vision Plan, and referring the Project to the City's Finance and Citywide Projects Committee (FCWPC) to develop a plan to prioritize the budgeted funds from the GOB Program.

In March, 2020, the City engaged the design firm AECOM to prepare a feasibility study for the implementation of the Alta Vision Plan and the development of conceptual design, which encompasses portions of 41st Street, and intersecting roads north to 42nd Street and south to 40th Street, between Alton Road and Pine Tree Drive. The conceptual design completed by AECOM included pedestrian improvements with widened, branded sidewalks, shortened crosswalks, alteration of on-street parking spaces, increased public art along the street, bike lanes, human scale lighting, landscaping to increase tree canopy, irrigation, outdoor seating, alteration of bus shelters and gateway features intended to reinvigorate the 41st Street corridor at Alton Road and Pine Tree Drive.

On January 13, 2021, the City Commission adopted Resolution No. 2021-31551 approving the AECOM 41st Street Conceptual Streetscape Design (Conceptual Design), authorizing the

Administration to develop and issue a Request for Qualifications for the selection of a firm for the design development, bid assistance, and construction administration services for the Project. The approval of the Conceptual Design included the removal of a maximum of 18 on-street parking spaces on 41st Street, 9 on-street parking spaces on side streets, and the condition that the eventual design limit the removal of Florida Royal Palms to no more than 15% of the existing Royal Palms along the corridor. Additionally, the Resolution stipulates that any Royal Palm that is removed from the corridor must be replaced with a Royal Palm on side streets within two blocks of the corridor (north and south), and that benches proposed must be designed to prevent loitering and vagrancy.

On September 2, 2021, the Mayor and City Commission adopted Resolution No. 2021-31838 approving and authorizing negotiations with Brooks + Scarpa (B+S) relating to Request for Qualifications No. 2021-196-ND for Architectural and Engineering Design Services for the Project, and the agreement was executed in March, 2022.

On March 29, 2022, the City issued Notice to Proceed to B+S to start the design of the Project. B+S has worked to prepare updated concept drawings, and 30% design documents, compliant with the scope identified in the Conceptual Design, and the conditions identified by the City Commission. B+S along with City staff have conducted public engagement meetings and have presented the project to the Mayor's 41st Street Blue Ribbon Committee.

The 41st Street Corridor is a state-owned road and therefore, B+S initially submitted schematic plans to FDOT on November 15, 2022, and received favorable support for the Project. The 30% design documents were presented to the Design Review Board (DRB) for advisory review and received a favorable recommendation during the July 5, 2023 DRB meeting.

Subsequent meetings with FDOT, at the 30% and 60% design phases, yielded several comments warranting significant design changes. B+S prepared updated 60% design documents incorporating comments received from the community, neighborhood committees, City staff and FDOT. The design has materially changed since the DRB approval in July 2023. Many of the design elements previously proposed within the street portion of the right-of-way, were rejected by FDOT during subsequent reviews and therefore removed from the scope of work, and replaced with additional design elements along the corridor, as allowed, and at the intersection of Pine Tree Drive and 41st Street, at Lieberman Square.

In May 2024, the updated 60% design documents including the material changes, were submitted for another round of review by City staff, FDOT and the DRB.

On May 15, 2024, the Mayor and City Commission (City Commission) referred item C4 AK, sponsored by Commissioner Alex Fernandez and co-sponsored by Commissioner Joseph Magazine, to the LUSC, to provide a presentation, status and direction of the Project.

On July 2, 2024, the 60% Design Documents, reflecting the FDOT requested design modifications were presented to DRB on an advisory basis, where they provided favorable comments with recommendations. LTC #304-2044 recapping the meeting was transmitted to the City Commission by the Planning Department on July 18, 2024. The DRB included the following:

- Explore utilizing other bright colors (besides Miami Beach pink) for the canopy structures.
- Miami Beach pink is acceptable for the sidewalk pavement and furniture that emerges from the sidewalk.
- Miami Beach pink sidewalks should have the same branding features as the gray sidewalks.
- Utilize the proposed canopy structures to provide shade.

- Utilize the proposed canopy structures to call attention to and embrace the palm trees or shade trees.
- Option 2 regarding lighting (up and down light for every other Royal Palm tree) is recommended.
- Recommend increasing the number of shade trees and widening sidewalks, including a reduction in the number of on-street parking.
- Recommend signage be provided for navigation to adjacent parking garages and surface lots.
- Although not in the existing scope, recommend replacing the existing acorn lamp posts with a more contemporary type of lighting.
- Explore relocating either the utility pole or Starchild art piece at Liebman Square, as they conflict with each other.

The project was scheduled to be presented during the LUSC meeting on July 9, 2024, then deferred to the September 2024 meeting. The item was anticipated to be included in the October 18, 2024 meeting, but was recently deferred to a future meeting.

The updated project design was presented to the G.O. Bond Oversight Committee (GOBOC) at their September 19, 2024 meeting. The project received favorable comments, but the Committee did not have an opinion on the additional scope since it may not be funded with GOB dollars.

## **ANALYSIS**

### **Project Overview**

The Project currently includes design elements to enhance the pedestrian experience with new, widened concrete sidewalks, the relocation of trees and hardscape or lighting that obstruct the pathway, new fixed outdoor seating walls at four (4) mid-block locations, strategically placed bike racks, alteration of limited on-street parking spaces to create more sidewalk area, planting of native canopy trees with the required irrigation, incorporation of public art in the form of canopy structures and gateway features, and the creation of a public space at the intersection of 41st Street and Pine Tree Drive, at Henry Liebman Square. The impacts to the Florida Royal Palms and on-street parking in the current design, are within the limits stipulated by the City Commission in its approval of the AECOM concepts.

Renovation of the existing light fixtures was implemented in a separate project by the Public Works Department (PWD), using GOB funds for this Project, and therefore was not included in the scope of work for B+S. The DRB has recommended that the existing city-owned acorn lights be updated with a more contemporary type of lighting to match the proposed updated design on 41st Street. B+S has recommended the use of a Louis Poulsen light fixture and pole from the City's Approved Product List as a possible replacement.

During the design process, the PWD identified that the string lighting installed on the Florida Royal Palm trees does not meet the code requirements for permanent installation of lighting in the public right-of-way. The string lights were installed temporarily for the holidays in 2020 and have been left in place since then. A light fixture that lights the tree canopy and trunk, as suggested by the DRB, and its required infrastructure, is proposed in the 60% design documents. The integration of new tree lighting and the required infrastructure was not included in the AECOM Conceptual Design, the GOB Project scope or the Project budget.

There are currently no cameras or security facilities within the 41st Street corridor. The Police Department has requested that new infrastructure with new service points and several poles be provided as infrastructure for future License Plate Reader (LPR) installations. Each pole will

include conduit and wires for data and electric service. Police will later install data wire and LPRs only, subject to the installation of all other infrastructure by the Project. B+S suggested that LPRs share electrical service from the street lighting and be mounted to city-owned light poles to minimize cost. FDOT has indicated, through the coordination of the scope of work, that separate poles are required for mounting LPRs within their right of way.

A PWD project, utilizing separate funding, for the replacement of existing water transmission and distribution lines along 41st Street is currently in the permitting phase. In order to minimize disruptions to the community, CIP will manage the construction of the utility replacement project, concurrently with this Project.

## **Current Progress**

The project remains in the 60% design phase while the consultant prepares to submit formally for a permit with FDOT. Previous comments provided by FDOT focused on technical compliance, the requirements for approval of design variations, easements and harmonization agreements required with adjacent property owners, execution of a Community Aesthetic Feature (CAF) agreement (with accompanying bond requirement) and a Maintenance Memorandum of Agreement (MMOA). The formal permit application to FDOT is scheduled to be submitted in December 2024. The project team will also initiate permitting with Miami-Dade County Department of Environmental Resources Management (DERM) and Miami-Dade County Department of Transportation and Public Works (MDTPW).

The estimate of construction cost based on the 60% design is approximately 6% over the construction cost allocated in the project budget. B+S has identified opportunities for value engineering that will bring the project construction cost within the budget.

## **Community Engagement:**

During the conceptual, 30% and 60% design phases, B+S conducted meetings to present the design, garner input and provide updates on the Project. These include:

- Several presentations to the Mayor's 41st Street Blue Ribbon Committee (Blue Ribbon Committee), in 2022, 2023 and 2024, to present the design and provide updates on the Project. A Letter to Commission, LTC #157-2024, presented a motion from the Blue Ribbon Committee urging the City Commission "to prioritize funding for lighting [string lighting and street lighting] and locations of curb outs, signage and bus stops".
- Three (3) stakeholder meetings were held in January 2023 to present the conceptual design to property and business owners.
- A hybrid meeting was held at City Hall to present the conceptual design to the public/community in February 2023.
- Two (2) presentations have been made to the Nautilus Area Homeowner Association (NAHA) during their annual meetings in February 2023 and 2024.
- On April 23, 2023, CIP shared a booth with the Economic Development Department at the 2023 Annual Miami Beach Police Department Block Party, to present the Project where residents asked questions and received information on the Project.
- On March 29, 2024, B+S provided a presentation of the initial 60% design documents reflecting FDOT comments to the 41st Street Business Improvement District (BID).

The Project has received favorable comments on the proposed design from the community and stakeholders. The community, BID and Blue Ribbon Committee have urged that the City expedite the Project, minimize disruption to traffic during construction, and that the Project correct the improperly installed, faulty or failing string lighting wrapped around the existing Florida Royal Palms.

In consideration of DRB advisory review and recommendations, and input from the community, BID and Blue Ribbon Committee, staff is presenting the 60% design documents to the City Commission, highlighting changes since the approval of the AECOM conceptual design and additional scope that was not factored into the initial project scope or budget. See attached project presentation (Exhibit A). Staff requires direction from the City Commission to determine if these items shall be included in the project as it moves towards the 90% design. The additional scope of work requested by the community, BID and Blue Ribbon Committee, includes:

- Replacement of the string lights, installed by the Facilities and Fleet department for the 2020 holidays and left in place at the request of the community, was requested during community meetings. Replacing these lights with permanent up and down lights, at every other palm tree, as requested by the community and as recommended by the DRB, and providing the appropriate electrical infrastructure can be included at an estimated additional cost of \$1.7 million. The Administration recommends including this additional scope. The existing string lights will remain if the additional scope is not approved or implemented.
- Providing infrastructure, including underground conduit for power and data, new service racks in alley with associated panels and electrical service for nine (9) license plate readers (LPR), as required by the Miami Beach Police Department can be included at an estimated cost of \$807,000. The Administration recommends including this additional scope.
- Replacing 44 existing city owned, pedestrian level, acorn light fixtures and poles, with more contemporary type of lighting as recommended by the DRB, can be included in the project scope at an estimated cost of \$1.2 million. The Administration does not recommend including this additional scope at this time, since 1) these fixtures were renovated by the Public Works Department in 2020; and 2) replacement of these fixtures could be considered wasteful of GOB funding.

Based on the recommendations of the Administration, the total additional project cost is approximately \$2.5 million. If the additional scope, as recommended by the Administration, is accepted, it will be subject to funding being appropriated in Fiscal Year 2026 Capital Budget process.

Next steps include returning to the City Commission with an amendment to the agreement with B+S, and completing the 90% design by spring 2025. The Project, as required by FDOT, will need City Commission approvals of the design, a Community Aesthetic Feature Agreement and a Maintenance Memorandum of Agreement (MMOA). Selection of a contractor for the construction phase is scheduled for fall 2025. Commencement of construction, including the PWD utility replacement scope of work, is anticipated in spring 2026 and completion, approximately 24 months later, in spring 2028.

### **FISCAL IMPACT STATEMENT**

The total additional project cost is approximately \$2.5 million.

### **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

**If applicable, the Business Impact Estimate (BIE) was published on:**

**See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>**

## **FINANCIAL INFORMATION**

2018 GOB Funding: \$15 million

## **CONCLUSION**

The Administration recommends approval of the design, including the replacement of the temporary string lights with permanent up and down lights at every other palm tree, and providing the electrical infrastructure for LPR cameras. The Administration does not recommend the replacement of the existing Acorn light fixtures and poles, for the reasons noted above. Funding for the additional scope will be requested through the Fiscal Year 2026 Capital Budget process.

## **Applicable Area**

Middle 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)**

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

## **Condensed Title**

Provide Direction for 41st Street Corridor Revitalization Project. CIP