

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager 

DATE: November 20, 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.

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.

During the June 10, 2024, LUSC meeting, the Developer provided a revised timeline reflecting the commencement of the fence installation and clearing/grubbing at the end of June, followed by 3-4 months of utility relocation. Project timeline updates were provided by the Developer at the August and September LUSC meetings advising that construction activities had not started, but that the project completion is scheduled for the end of 2025.

During the October 14, 2024, LUSC meeting, the Developer provided a project update and stated that some as-built conditions are conflicting with reports which would need to be verified by performing underground exploration to locate the existing utilities. The Developer also stated that the Guaranteed Maximum Price (GMP) is being finalized in the next couple weeks with the Contractor and expects that the utility relocation work will take four (4) to five (5) months to complete.

The Developer is expected to commence with the utility relocation work this month and has obtained the temporary fencing permit, tree permit and the FDOT Utility permit. The only utility work permits that are still pending are the FDOT Lane Closure permit, AT&T relocation permit and the City of Miami Beach Right-of-Way permit. The Developer has commenced with the underground exploration to confirm the as-built conditions of the existing utilities. Once all the remaining permits have been issued and the Developer has provided the required copies of contractor agreements, bonds and insurances, the City will issue a partial Notice to Proceed (NTP) for the utility relocation work.

The Developer is still addressing the last remaining bridge structure permit comments for FDOT and the City of Miami Beach Building Department. City staff continues to assist the Developer in completing the bridge structure permit comments by establishing weekly update meetings that includes multiple City of Miami Beach departments.

The Developer has not provided an updated timeline beyond that provided during the October 2024 LUSC meeting.

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.

On May 14, 2024, the project received DERM approval of the final permit. The contractor mobilized and installed test piles on May 29, 2024. Installation of concrete pilings commenced in late June and continued through July 2024. Construction is expected to be completed in December of 2024.

During the October 14, 2024, LUSC meeting, City staff provided an update that the project is on-going, on schedule and is expected to be completed by the end of the year.

At this time the pile installation is complete, the installation of the piling caps is approximately sixty percent (60%) complete, and the installation of the beams is approximately forty percent (40%) complete. The project is approximately sixty percent (60%) complete overall, but weather impacts have delayed the project completion from December to January 2025.

This item was included on the June 26, 2024, Commission Meeting agenda as item C7 BN but was deferred. It was also included on the July, September, and October 2024 Commission Meeting agendas but was not reached.

FISCAL IMPACT STATEMENT

Does this Ordinance require a Business Impact Estimate? Click or tap here to enter text.
(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 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)