

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: September 5, 2024

TITLE: EXPEDITE THE OPENING OF THE BAYWALK AND MOVE THE DEVELOPMENT OF THE BAYWALK UP ON THE G.O. BOND PRIORITIZATION LIST; AND PRESENT THE BAYWALK PLAN TO THE LUSC COMMITTEE.

RECOMMENDATION

The Administration is presenting to the Land Use Sustainability Committee (LUSC) a project update for discussion.

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 Baywalk segment at the Mondrian Hotel/Mirador Condominiums (Mondrian/Mirador Baywalk) located at 1000 – 1200 West Avenue and the 5th Street Pedestrian Bridge. 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 of the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk segment.

At the May 1, 2024 LUSC meeting, the Developer presented a timeline for both the Pedestrian Bridge and the Mondrian/Mirador Baywalk segments (Exhibit B). The LUSC passed a motion that the Mayor and City Commission (City Commission) consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements.

During the June 10, 2024 LUSC meeting, the Developer presented a revised timeline for both the Pedestrian Bridge and the Mondrian/Mirador Baywalk segments (Exhibit C).

An item was placed on the agenda for the regularly scheduled June 26, 2024 meeting of the City Commission, accepting the LUSC recommendation to consider the timeline and benchmarks provided for the 5th Street Pedestrian Bridge and Mondrian/Mirador Baywalk segments. The item was deferred. The item was added to the July 24, 2024 City Commission meeting but was not reached.

ANALYSIS

The following provides an update on the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk segments. The Developer has acknowledged and agreed to the Committee's request to return on a regular basis.

5th Street Pedestrian Bridge

The 5th Street Pedestrian Bridge, designed and constructed as part of the Development Agreement with the 500 Alton project, is required to undergo several layers of review prior to the issuance of permits by both the Florida Department of Transportation (FDOT) and the City of Miami Beach Building Department. The Developer submitted final plans to FDOT on February 21, 2024, and follow-up coordination meetings with FDOT occurred on April 3 and 4 to discuss 100% submittal comments, final steps for permit issuance, and maintenance of traffic (MOT) comments. On May 30, 2024, the Developer addressed FDOT's 100% submittal comments.

During the month of June 2024, additional comments were issued by FDOT and were addressed by the developer. During the month of August 2024, FDOT approved all the structural comments and routed the final plans to other departments for formal approval.

The Building Department and Public Works Department have reviewed the final submittal, issued comments, and the developer is addressing the comments. The City's construction permit will not be issued until the permit is approved by FDOT.

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. The revised timeline also reflected that the start of construction for the bridge structure is now anticipated to occur in November 2024. The completion of construction is expected to be by the end of 2025.

Since FDOT's review process has taken longer than anticipated, the developer has requested to commence the relocation of the underground utility work prior to issuance of permits. There have been discussions with Public Works and other city departments to assist the Developer with this request. Public Works has provided the Developer certain requirements that must be complied with before commencing with the relocation of the underground utility work.

The underground utility work has not commenced, as the Developer continues to address all of the set requirements. Public Works and other city departments will continue to assist the Developer in expediting the resolution of all requirements.

On August 16, 2024, the Developer provided an updated project schedule (Exhibit D). which reflects commencement of construction on August 29, 2024, and the anticipated completion date remains December 2025.

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

Per the terms of a Development Agreement with the Developer of the 500 Alton project, the City is responsible for obtaining regulatory permitting approvals (federal, state and county), and the Developer is responsible for the design, building permit and construction. The City delivered the regulatory permits in the Spring of 2023. The City of Miami Beach Building permit was applied for by the developer and was approved and issued on March 6, 2024.

During the June 10, 2024, meeting of the LUSC, City staff provided an update that the test piles were installed the last week of May and pile installation was expected to commence in the middle of June.

Construction began in July, the pile installation is seventy-five percent (75%) complete, and the installation of the piling caps has commenced. Project is approximately twenty percent (20%) complete. The Developer provided a revised timeline which continues to reflect an anticipated completion date of December 2024 (Exhibit D).

FISCAL IMPACT STATEMENT

TBD

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

N/A

CONCLUSION

The foregoing is presented to the members of the Land Use and Sustainability Committee 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 Laura Dominguez

Co-sponsor(s)

Condensed Title

Expedite the Opening of the Baywalk