

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: June 10, 2025
TITLE: DISCUSS RECLAIMING THE CITY'S VISION FOR THE EASTERN GATEWAY OF LINCOLN ROAD (100, 200, 300 BLOCKS).

RECOMMENDATION

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

BACKGROUND/HISTORY

On May 21, 2025, the Mayor and City Commission (City Commission) referred item R9 AE (Exhibit A), sponsored by Commissioner Alex Fernandez, to the LUSC, to reclaim the City's vision for the eastern gateway of Lincoln Road — specifically the 100, 200, and 300 blocks.

On September 14, 2022, at the request of Commissioner Alex Fernandez, the City Commission referred discussion item C4 AB to the Land Use and Sustainability Committee (LUSC), the Public Safety Neighborhood and Quality of Life Committee (PSNQLC), and the Finance and Economic Resiliency Committee (FERC) regarding the possibility of improvements to the 100-300 blocks of Lincoln Road to enhance the pedestrian and vehicular experience with a vision to revitalize the area.

Di Lido Beach Resort LLC, the owner of 1 Lincoln Road (Ritz-Carlton Hotel, South Beach) and EBJ Sagamore LLC, owner of 1671 Collins Avenue (Sagamore Hotel South Beach) (Developer), seeing an opportunity to partner with the City toward this vision, proposed a renovation and expansion to their existing properties (Private Project). As part of their redevelopment plan, the owners proposed to design and engineer, subject to direction from, and approval by, the City, certain pedestrian, vehicular and other improvements within the Lincoln Road right-of-way from Washington Avenue east to the beachwalk.

These improvements are intended to beautify and transform Lincoln Road into a robust pedestrian plaza, 200-300 Blocks, and to allow for a more convenient and safe connection for the public across the 100 Block of Lincoln Road, to the beachwalk, with additional enhancements associated with pedestrian and vehicular entry, access, and loading for the Ritz-Carlton (Public/ Private Project).

At the November 14, 2022, FERC meeting, following a presentation by the Developer, the Committee discussed this item and passed a motion favorably recommending the item to the December 14, 2022, City Commission meeting. More specifically, the Committee recommended 1) that the Administration enter into negotiations with the Developer with regard to a development agreement to be approved by the City Commission at a later date; 2) a Commission resolution supporting the closure of the 200 and 300 Blocks of Lincoln Road to vehicular traffic and the partial closure of the 100 Block of Lincoln Road, subject to certain conditions and approval of a traffic study; and 3) that the Administration work with the Developer on a maintenance agreement for the maintenance of the 100 Block and the beachwalk.

At the November 18, 2022, LUSC meeting, the LUSC discussed this item and passed a motion favorably recommending the item to the City Commission. The LUSC recommended that the Administration 1) work with the Developer to finalize the traffic study and conduct the associated peer review; 2) verify the estimated construction costs; and 3) enter into negotiations with the Developer on the terms of a development agreement.

At the November 30, 2022, PSNQLC meeting, the PSNQLC discussed this item and passed a motion favorably recommending the item to the December 14, 2022, City Commission meeting. The PSNQLC recommended that the Administration enter into negotiations with the Developer with regard to a development agreement and a maintenance agreement, and to finalize the traffic study.

On December 14, 2022, the City Commission unanimously adopted Resolution No. 2022-32444, authorizing the Administration to engage in negotiations, with the Developer, for a development agreement which would, among other terms, memorialize the framework for such Lincoln Road Improvements. The Resolution further directed the Administration to analyze all aspects of the potential pedestrianization of the 200 and 300 Blocks of Lincoln Road, between Washington and Collins Avenues, and the reduction of vehicular traffic east of Collins Avenue.

Subsequently, on June 28, 2023, the City Commission adopted Resolution No. 2023-32629 (Exhibit B), directing the Administration to negotiate an Improvement and Maintenance Agreement for the 100-300 blocks of the Lincoln Road right-of-way, consistent with the term sheet negotiated pursuant to Resolution No. 2022-32444, with the final agreement subject to the prior approval of the City Commission. The Resolution further, authorized the City Manager to execute the necessary Land Use Board applications related to the proposed improvements in accordance with the concept plans attached to the term sheet.

The Private Project was approved by the Historic Preservation Board (HPB) in October 2023, and the Public/Private Project was approved in December 2023.

ANALYSIS

The Public/Private Project which includes the improvements for the 100 Block of Lincoln Road between Collins Avenue and the Beachwalk was estimated not to exceed \$12 million. The City and the Developer agreed to cooperate in seeking funding from other agencies including, but not limited to, the State of Florida, to cover some of the costs for this project. The City applied for grant funding and was awarded a grant by the State of Florida in the amount of \$4,850,000.

In August 2024, FDOT advised City staff of the approved funding in the amount of \$4,850,000 which includes \$4,000,000 in funding towards the Public/Private Project, and \$850,000 for security bollards at locations along the Beachwalk.

The Administration and the City Attorney's Office have been negotiating with the terms of the Improvement and Maintenance Agreement (Agreement) for the Public/Private project with the Developer. It is anticipated that the Agreement will be presented to the City Commission in July 2025. The design of the Public/Private Project is anticipated to be completed in Spring 2026 followed by permitting. Anticipated start of construction is Spring 2027 and substantial completion by Spring 2028.

Improvements to the 200-300 Blocks of Lincoln Road are subject to the finalization of the Agreement, but no less than the following terms: assuming that the City and the Developer secure dedicated funding sources to cover all of the hard costs previously estimated at approximately \$14.6 million, within the ten (10) year period following the execution of the Agreement, the developer will be responsible for the preparation and processing of the necessary HPB application

and for funding the cost of the work of all design professionals.

FISCAL IMPACT STATEMENT

The total estimated cost for the Public/Private project is \$12 million. The City's contribution in the amount of \$4 million has been appropriated in the Capital Budget. The City has received the grant agreement from FDOT in the amount of \$4 million for the Public/Private Project. The Developer will contribute \$4 million as part of the Agreement.

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?

No

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 Alex Fernandez

Co-sponsor(s)

Condensed Title

Discuss reclaiming the City's vision for the eastern gateway of Lincoln Road (100, 200, 300 blocks).