

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: March 11, 2025

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 and 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 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums Baywalk (Mondrian/Mirador Baywalk) projects. At this meeting, the Developer of both projects, 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. 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 public or public/private development or grant applications from this Developer.

Updates have been provided, and the Developer has attended, at each of the LUSC meetings on June 10, July 9, September 5, October 14, November 25, 2024, January 16 and February 20, 2025. The latest milestone timeline (Exhibit B) prepared by the Developer is dated August 16, 2024, and was provided to the LUSC during the September 5, 2024 meeting. The Developer has not provided an updated milestone timeline beyond that provided during the September 2024 LUSC meeting.

An item was included on the June 26, 2024 Commission Meeting agenda as item C7 BN, but was deferred, on the July 24, 2024 Commission Meeting agenda, as item R9 AM, but was not reached, on the September 11, 2024, Commission Meeting agenda as item R9 AG, but was deferred, and was included on the agendas for the meetings of October 30, 2024, November 20, 2024, as item R9 T, December 11, 2024, as item R9S, and February 3, 2025, as item R9P, but was not reached.

ANALYSIS

The following provides an update on the 5th Street Pedestrian Bridge, the Mondrian/Mirador, South Bay Club, Bay Garden Manor Condominium and Bayview Terrace Condominium segments.

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 FDOT approved all the structural comments and routed the final plans to other departments for formal approval.

The City of Miami Beach Building Department and Department of Public Works 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.

In an effort to expedite the commencement of construction activities, the Developer bifurcated the permitting into two (2) components, the underground utility relocation and the above ground bridge and foundations.

On January 13, 2025, the developer's contractor mobilized to the site and commenced with the underground utility relocation work with an expected duration of approximately six (6) months. Temporary fencing has been installed and traffic lane closures along 5th Street have been implemented. A Groundbreaking ceremony was held on Feb 13, 2025. The project is anticipated to be completed by summer/fall 2026.

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 addressing the remaining comments.

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 informed the LUSC that the test piles had been installed during the last week of May and pile installation was expected to commence in the middle of June, 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 the November 25, 2024, LUSC meeting, City staff provided an update that the project is on-going, and due to foul weather conditions, the project completion was delayed to January 2025. Construction of this segment of the Baywalk has been reported as substantially complete, pending final inspections, clean-up and removal of temporary fences. The Developer's representative has informed City staff that they are preparing an as-built permit revision modifying the final design and layout of the Baywalk. City staff have requested an on-site meeting to review construction and verify completion. At this time, the Baywalk remains closed as City staff has not accepted completion, and final inspections by the Building Department have not been completed.

South Bay Club (800 West Ave)

Preliminary Baywalk concepts were reviewed with the South Bay Club board on June 24, 2024. Discussions to address concerns were resolved and an updated sketch was presented on September 17, 2024. Discussions on the easement agreement are ongoing. In response to comments made by the properties legal counsel, the City Attorney's Office has developed responses and on February 21, 2025, provided a draft for Department review, prior to transmitting the updated agreement to the South Bay Club's legal representation. CIP has reviewed the response to ensure all comments were addressed and returned the revised agreement to South Bay Club on Friday, February 28th. Once the easements and agreements are finalized with the South Bay Club, they will be presented to the City Commission for approval.

The City will commence the Request for Qualifications process to select a consultant for the design, construction documents and permitting for this segment this spring. It is anticipated that the construction documents and permitting should be completed by summer of 2027.

Bay Garden Manor Condominium (1250 West Avenue) and Bayview Terrace Condominium (1228 West Avenue)

Preliminary concepts were reviewed individually with both the Bayview Terrace board and the Bay Garden Manor board on April 26, 2024 and May 1st, 2024 respectively. Discussions were held and revisions were made to appease the residents. These two properties are also closely intertwined as the proposed Baywalk segments are interdependent and will need to be constructed within reasonable timelines. Feedback has been requested from both properties and easement agreements were provided for review and discussion.

Little progress has been made with these two properties, due to the fact that Bay Garden Manor is currently planning a redevelopment and Bayview Terrace has been discussing the baywalk and other improvements with the majority owner of Bay Garden Manor, as part of that redevelopment plan.

FISCAL IMPACT STATEMENT

N/A

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