

26. DISCUSS IMPROVEMENTS INCLUDING CLEANLINESS AND ABANDONED
CONDITIONS OF EVERGLADES COURT IN NORTH BEACH.

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 14, 2025

TITLE: DISCUSS IMPROVEMENTS INCLUDING CLEANLINESS AND ABANDONED CONDITIONS OF EVERGLADES COURT IN NORTH BEACH.

RECOMMENDATION

The Public Works Department has performed a preliminary cleanup of Everglades Court in order to remediate some of the perceived blight. Going forward, the Administration will engage the public to gauge their support for the idea of moving trash and recycling collection services to the front of their properties, and the conversion of Everglades Court into a passive green area. Should the Everglades Court residents agree to convert the alleyway into a passive green area, the Administration would recommend placing a budget request for Fiscal Year 2026 to cover the costs, estimated at \$80,380, which includes an initial \$62,380 for an irrigation system, re-grading of the soil, new sod, and approximately \$18,000 to cover landscape maintenance services for a year once the site is added to the routine landscape maintenance contract.

The Administration recommends that while the PSNQLC members evaluate the conversion of Everglades Court into a passive area in the estimated \$80,380, it also carefully considers several critical factors that will significantly impact the General Fund budget, beginning in FY 2026:

1. The City's increasing unfunded capital improvement program.
2. Long-term General Fund financial projections indicating a potential shortfall in upcoming fiscal years.
3. The passage of Amendment 5 in November 2024, which increases the homestead exemption and further constrains the growth of taxable property values.

These considerations are essential to ensure that decisions regarding the conversion of Everglades Court aligns with the City's broader long-term financial stability and strategic priorities. If the Committee recommends funding this conversion, the Administration recommends it be considered as part of the FY 2026 budget process.

BACKGROUND/HISTORY

On February 3, 2025, at the request of Commissioner Alex Fernandez, co-sponsored by Commissioner Tanya Bhatt, the Mayor and City Commission (City Commission) approved item C4H (Attachment A), a referral to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC) to discuss improvements, including cleanliness and abandoned conditions of Everglades Court in North Beach.

Commissioner Fernandez and Commissioner Bhatt have drawn attention to Everglades Court as a public space that has fallen into disrepair, currently abandoned and surrounded with trash and overgrown grass. It is believed the area is in need of maintenance and revitalization. Sponsoring Commissioners would like to discuss potential solutions for restoring and maintaining Everglades Court.

ANALYSIS

City staff conducted an initial assessment of the Everglades Court alleyway in North Beach. There is currently a 20-foot-wide alleyway according to Plat Book 25-60 of the Miami Dade County Property Appraiser. The alleyway is considered City property.

The record search also showed that in 2015, Public Works was approved for a funding request in the amount of \$300,000, to be utilized towards the paving of the existing alleyway (Project 28050, Everglades Court Alleyway Paving). In 2021, the project, which made it to the end of the design phase, was closed out and the remaining funding was transferred to the 59th Street Bioswale Project.

The Administration conducted an evaluation of the Everglades Court to determine what improvements, if any, were needed. City staff reported the following findings at the March 12, 2025 PSNQLC:

- Need to resod existing damaged or unhealthy vegetation
- Address potential City Code issues concerning overgrown vegetation encroaching into the right-of-way from the rear of the adjacent properties to aesthetically improve the conditions of the alleyway
- Keep the alleyway on the waste hauler's radar and have them include abandoned bulk trash items within their daily pickup, and the possibility of placing signs to discourage illegal dumping

The Everglades Court discussion concluded with a motion to come back the following month with an update.

CURRENT STATUS:

- On March 14, 2025, the Administration conducted a walkthrough of the Everglades Court alleyway
- On March 20, 2025, the City's landscape contractor performed a preliminary cleanup of the alleyway, which involved mowing, weed-eating, and the removal of organic and inorganic litter
- A quote was solicited from the City's landscape contractor to remove the existing vegetation, alleviate all soil compaction, grade the site appropriately, install an irrigation system, and resod the area. The estimated cost to install a new irrigation system at Everglades Court, between Rue Notre Dame and Rue Bordeaux is \$13,000, and the cost to install 22,000 square feet of St. Augustine 'Palmetto' sod is \$49,380, for a total initial cost of \$62,380. There is also an estimated recurring cost of \$18,000 annually to cover routine landscape maintenance
- The Administration will engage the public to gauge their support for the idea of moving trash and recycling collection services to the front of their properties, and the conversion of Everglades Court into a passive green area

FISCAL IMPACT STATEMENT

YEAR-1: The estimated initial fiscal impact is \$80,380, which includes \$62,380 in construction costs, and approximately \$18,000 for a year of contracted landscape maintenance services. Currently unfunded.

YEAR-2: An estimated recurring cost of \$18,000 annually to cover contracted landscape maintenance services. Currently unfunded.

CONCLUSION

The Public Works Department has performed a preliminary cleanup of Everglades Court in order to remediate some of the perceived blight. Going forward, the Administration will engage the public to gauge their support for the idea of moving trash and recycling collection services to the

front of their properties, and the conversion of Everglades Court into a passive green area. Should the Everglades Court residents agree to convert the alleyway into a passive green area, the Administration would recommend placing a budget request for Fiscal Year 2026 to cover the costs, estimated at \$80,380, which includes an initial \$62,380 for an irrigation system, re-grading of the soil, new sod, and approximately \$18,000 to cover landscape maintenance services for a year once the site is added to the routine landscape maintenance contract.

Applicable Area

North 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

Department

Public Works

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Commissioner Tanya K. Bhatt

Condensed Title

DISCUSS IMPROVEMENTS INCLUDING CLEANLINESS AND ABANDONED CONDITIONS OF EVERGLADES COURT IN NORTH BEACH.



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Commissioner Alex Fernandez
DATE: February 3, 2025
TITLE: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO DISCUSS IMPROVEMENTS INCLUDING CLEANLINESS AND ABANDONED CONDITIONS OF EVERGLADES COURT IN NORTH BEACH.

RECOMMENDATION

Please place on the February 3, 2025, City Commission agenda a referral to the Public Safety and Neighborhood Quality of Life Committee to discuss the current conditions of Everglades Court in North Beach.

Everglades Court is a public space that has fallen into disrepair and is currently abandoned with trash and overgrown grass. The lack of upkeep is concerning and the area needs maintenance and revitalization.

As part of this referral, the Administration should be prepared to discuss potential solutions for restoring and maintaining Everglades Court and collaborating with the item sponsor on a scheduling a neighborhood meeting to discuss with residents.

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

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-notices/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

North 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

Office of Commissioner Alex Fernandez

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Commissioner Tanya K. Bhatt

Condensed Title

Ref: PSNQLC - Everglades Court in North Beach Improvements. (Fernandez/Bhatt)

Previous Action (For City Clerk Use Only)