

1. MONTHLY UPDATE ON THE STATUS OF THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUM BAYWALK PROJECTS.  
Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: MONTHLY UPDATE ON THE STATUS OF THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUM BAYWALK PROJECTS.

### **RECOMMENDATION**

The Administration is presenting to the Public Safety & Neighborhood and Quality of Life Committee (PSNQLC) a project update for discussion.

### **BACKGROUND/HISTORY**

On March 19, 2025, the Mayor and City Commission (City Commission) referred item C4 N (Exhibit A), sponsored by Commissioner Laura Dominguez, to the Public Safety and Neighborhood Quality of Life Committee (PSNQLC), to obtain monthly updates from the Administration regarding the status of the construction of the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominium Baywalk projects, with the developer to be invited to attend meetings from time to time as necessary and appropriate.

As part of a standing item on the Land Use and Sustainability Committee (LUSC) agenda, the Office of Capital Improvement Projects (CIP) provided monthly updates on the status of the Baywalk projects, including both GOB and non-GOB funded sections. See attached Baywalk Link Status Map (Exhibit B). On March 11, 2025, this item was closed at the LUSC.

### **ANALYSIS**

The following provides an update on the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects.

#### **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.

The Developer and the City of Miami Beach have been working with FDOT to finalize the Use & Occupancy Agreement. FDOT is now requiring a Maintenance Deposit for all routine maintenance

and repair obligations as well as a Community Aesthetic Feature (CAF) Agreement. The FDOT bridge structure permit will be issued upon execution of the agreements.

In an effort to expedite the commencement of construction activities, the Developer bifurcated the permitting into two (2) components; the underground utility relocation work and the construction of the bridge foundations and above ground structures. By doing so, the Developer was able to complete and obtain the permits required to commence with the utility relocations, while the permitting process is completed for the bridge structure.

On January 13, 2025, the Developer's contractor mobilized to the site and commenced with tree relocations and the underground utility relocation work which is currently on-going and had an expected duration of approximately six (6) months. The Developer has advised the City that as-built conditions have resulted in unexpected delays currently projected to extend this activity by two (2) months. The maintenance of traffic plans will continue to be adjusted, including pedestrian detours and lane closures, as the work progresses.

On May 21, 2025 the Mayor and City Commission adopted a Resolution under Item C7AF which amended Resolution No. 2023-32819, authorizing the City Manager to negotiate and execute the necessary agreements with FDOT, including the additional requirements for maintenance deposits and CAF agreements

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

In accordance with the terms of the 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 of this segment of the Baywalk. 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 subsequently approved and issued on March 6, 2024.

Construction of this segment of the Baywalk has been reported as substantially complete, pending final connection to the 10th Street seawall, final inspections and permit closure.

On May 14, 2025, during the regularly scheduled meeting of the PSNQLC, City staff reported that the developer had submitted a copy of the permit revision drawings, detailing the necessary work to complete the ADA compliant connection to the seawall. Additionally, staff reported that the developer has informed adjacent properties that connections to the Baywalk would not be provided at individual properties unless the upland properties compensated the developer for the cost of construction. Mirador South has notified the developer and the City that they do not wish to have a connection to the Baywalk constructed. The developer has not submitted the permit revision in order to keep the DERM and FDEP permits open while the stairs at the north end, connecting the Baywalk to the Mirador North, are resolved.

During the May 14, 2025, meeting, the PSNQLC asked staff to return to the next meeting and provide an update on the pending items at this segment, including the cost to construct the connection/stairs to the Mirador North and the railings throughout the Baywalk segment.

The Developer has provided an estimated cost of \$24,000 for the connection/stairs and approximately \$650,000 for the railings. However, the contractor working for the Developer has indicated that those cost estimates were provided prior to current tariff uncertainty, and that it is now necessary to verify those proposals.

#### **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-notices/>

**FINANCIAL INFORMATION**

N/A

**CONCLUSION**

The foregoing is presented to the members of the PSNQLC 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**

Status Update 5th Street Pedestrian Bridge and Mondrian/Mirador Baywalk



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Laura Dominguez  
DATE: March 19, 2025  
TITLE: REFERRAL TO THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE - MONTHLY UPDATE ON THE STATUS OF THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUM BAYWALK PROJECTS.

**RECOMMENDATION**

**BACKGROUND/HISTORY**

**ANALYSIS**

Please place on the March 19, 2025 agenda a referral to the Public Safety and Neighborhood Quality of Life Committee (the "Committee") to include a recurring item on the Committee's agenda to obtain updates from the Administration at each Committee meeting regarding the status of the construction of the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominium Baywalk Projects, with the Developer to be invited to attend meetings from time to time as necessary and appropriate.

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**FISCAL IMPACT STATEMENT**

N/A

**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-notice/>

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

South Beach

**Is this a “Residents Right to Know” item,  
pursuant to City Code Section 2-17?**

No

**Is this item related to a G.O. Bond  
Project?**

No

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includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner Laura Dominguez

**Sponsor(s)**

Commissioner Laura Dominguez

**Co-sponsor(s)**

**Condensed Title**

Ref: PSNQLC - Monthly Update on 5th St. Pedestrian Bridge & Mondrian Hotel/Mirador Condo.  
(LD)

**Previous Action (For City Clerk Use Only)**

# Baywalk Links Status

January 26, 2024

