

R9 T DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 20, 2024

TITLE: DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

**RECOMMENDATION**

The Administration recommends the Mayor and City Commission consider the recommendation of the Land Use and Sustainability Committee (LUSC) and discuss the resolution.

**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, 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 (Exhibit B). The LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer.

This item was included on the September 11, 2024 Commission Meeting agenda as item R9 AG, but was deferred.

**ANALYSIS**

The timeline presented by the Developer includes:

**5th Street Pedestrian Bridge**

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid-June. The

Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4 to 5 months of utility relocations. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge structure to occur in October 2024. The completion of construction is expected to be by the end of 2025.

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

During the May 1, 2024, LUSC meeting, the Developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

#### Current Update

On June 3, 2024, the Developer delivered to the City an updated timeline (Exhibit C) which indicates that the Developer continues to expect that all permits for the 5th Street Pedestrian Bridge will be completed and issued by mid-June, with mobilization now anticipated at the end of June 2024. However, completion of the 5th Street Pedestrian Bridge remains scheduled for the end of 2025.

The updated timeline for the Mondrian/Mirador Baywalk includes DERM approval of the final permit on May 14, 2024. The contractor mobilized and installed test piles on May 29, 2024, and once testing is complete, production piles will be ordered. Installation of concrete pilings will commence in late June and continue through July 2024. Construction is expected to be completed in December of 2024.

This item was included on the June 26, 2024 Commission Meeting agenda as item C7 BN, but was deferred. The item was also included on the July 24, 2024 Commission Meeting agenda as item R9 AM, but the item was not reached.

### **FISCAL IMPACT STATEMENT**

#### **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**

#### **CONCLUSION**

The Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects when discussing any future grants or development agreements with this Developer.

#### **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)**

# Baywalk Links Status

January 26, 2024



**PEDESTRIAN BRIDGE****HISTORY – DESIGN**

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

FDOT 90% Comments received – 9/27/23

FDOT 90% Review Meeting – 11/14/23

100% FDOT Set Submittal – **2/21/24**

100% FDOT Comments Due – 3/21/2024

100% FDOT Responses Target Date – 3/29/2024

100% FDOT Review Meeting Target Date – 4/4/2024

FDOT PERMIT ISSUANCE TARGET – 6/15/2024

CoMB / DERM Permitting Target – 6/15/2024

- **100% review Comments uploaded to FDOT for final review and approval.**

**CONTRACTOR AGREEMENT**

- **Mastec – Executed Agreement – Complete**
- **CEI – Pinnacle Consulting Enterprises – finalizing agreement for Inspection services.**

**MOVING FORWARD - Milestone Schedule****1- MOBILIZATION – . (Based on FDOT / CoMB / DERM permits issued by - 6-15-2024)**

a. End of May 2024 to begin fencing, clearing / grubbing, and relocating small utilities.

**b. MOT Coordination ongoing with Fire & Police**

i. **Sequence Drawing with Crane radius & placement drawings being prepared.**

**2- WORK**

a. Expected OVERALL Duration – **6-15-2024 through 12-30-2025**

**b. UTILITIES –**

i. Water main

1. South - Start in July 2024 – **Added Scope**

2. North - Start in September 2024 – **Added Scope**

ii. The AT&T communications relocation - Start in September 2024.

iii. Injection Wells - Start October 2024 – **Added Scope**

**c. FOUNDATIONS & VERTICALS - BASE WORK**

i. Drilled shafts, Foundations & Verticals

1. start in November 2024 through March 2025

**d. SUPER STRUCTURE**

i. Super structure (Concrete, Steel & Stairs)

1. Start April 2025 and complete in September 2025

ii. Glazing installation

1. Start September 2025 and complete October 2025.

**e. FINISHES**

i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping

1. start August 2025 and go into October 2025

**f. FINAL INSPECTIONS**

i. September through the end of the 2025 year.

**BAYWALK 1100 Mondrian**

**HISTORY – DESIGN**

- Initial Permit Submission - 5/23/2023
  - o Initial Permit Comments – 6/12/2023
- Permit Revision #1 Submitted – 10/24/2023
  - o Permit Revision #1 Comments – 11/27/2023
- Permit Revision #2 Submittal – 2/5/2024
  - o Permit Revision # 2 Completion - 3/6/2024
- Permit Issued – 03/07/2024 (**APPROVED**)
  - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
    - DERM Reviewer – Lindsay Elam
    - DERM Stamp receipt target Date – 4-8 weeks (5-13-2024)
      - DERM is currently reviewing Submerged Land Lease documentation for final release of permit.

**CONTRACTOR AGREEMENT**

- Dock & Marine – Executed Agreement - Complete

**MOVING FORWARD - Milestone Schedule****1- MOBILIZATION – week of 5-13-2024**

- a. 1 week after DERM stamp issue resolution to drive test pile from Barge
  - i. Needed to confirm length requirement.
  - ii. 4 weeks to get Piles on site by Barge to start driving them.

**2- WORK**

- a. Expected OVERALL Duration - 5-13-2024 through 11-1-2024
- b. Materials start being delivered to the site.
  - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
  - i. Pending Permit completion with DERM Approval
    - 1. 5-1-24 to 6-18-24
- d. Beams and Caps
  - i. 6-18-24 to 7-23-24
- e. Walkways – Decks -
  - i. 7-23-24 to 9-1-24
- f. Inspections & Approvals
  - i. Specialty Inspector, Environmental & Building
    - 1. 9-1-2024 to 11-1-2024

## PEDESTRIAN BRIDGE

### HISTORY – DESIGN

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

- FDOT 90% Comments received – 9/27/23
- FDOT 90% Review Meeting – 11/14/23

100% FDOT Set Submittal – **2/21/24**

100% FDOT Comments Due – 3/21/2024

100% FDOT Responses Target Date – 3/29/2024

100% FDOT Review Meeting Target Date – 4/4/2024

FDOT PERMIT ISSUANCE TARGET – 6/15/2024 – **100% Drawings submitted**

- **FDOT in review for permit release**

**CoMB Target – 6/15/2024**

**Department of Health Permit – Expected permit in hand by 6-15-2024**

### AGREEMENTS

- CEI – Pinnacle Consulting Enterprises

### MOVING FORWARD - Milestone Schedule

#### 1- MOBILIZATION – *(Based on FDOT permit issued by 6/15/2024)*

- a. **End of June 2024 to begin fencing, clearing / grubbing, and relocating small utilities.**
- b. **MOT Coordination ongoing with Fire & Police – for MOT Permit**

#### 2- WORK

- a. Expected OVERALL Duration – **6-15-2024 through 12-30-2025**
- b. **UTILITIES –**
  - i. Water main
    - 1. South - Start in July 2024 – **Added Scope**
    - 2. North - Start in September 2024 – **Added Scope**
  - ii. The AT&T communications relocation - Start in September 2024.
  - iii. Injection Wells - Start October 2024 – **Added Scope**
- c. **FOUNDATIONS & VERTICALS - BASE WORK**
  - i. Drilled shafts, Foundations & Verticals
    - 1. start in November 2024 through March 2025
- d. **SUPER STRUCTURE**
  - i. Super structure (Concrete, Steel & Stairs)
    - 1. Start April 2025 and complete in September 2025
  - ii. Glazing installation
    - 1. Start September 2025 and complete October 2025.
- e. **FINISHES**
  - i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping
    - 1. start August 2025 and go into October 2025
- f. **FINAL INSPECTIONS**
  - i. September through the end of the 2025 year.



**BAYWALK 1100 Mondrian**

**HISTORY – DESIGN**

- Initial Permit Submission - 5/23/2023
  - o Initial Permit Comments – 6/12/2023
- Permit Revision #1 Submitted – 10/24/2023
  - o Permit Revision #1 Comments – 11/27/2023
- Permit Revision #2 Submittal – 2/5/2024
  - o Permit Revision # 2 Completion - 3/6/2024
- Permit Issued – 03/07/2024 (**APPROVED**)
  - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
    - **DERM Permit Received**

**AGREEMENTS**

- Dock & Marine – Executed Agreement - **Complete**

**MOVING FORWARD - Milestone Schedule**

**1- MOBILIZATION –**

- a. Test Pile installed on 5-29-2024**
- b. Pile delivery being scheduled – expected by 6-19-2024**

**2- WORK**

- a. Expected OVERALL Duration - **5-29-2024 through 11-1-2024**
- b. Materials start being delivered to the site.
  - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
  - 1. DERM Approval received**
- d. Beams and Caps
  - i. 6-24-24 to 7-23-24
- e. Walkways – Decks -
  - i. 7-23-24 to 9-1-24
- f. Inspections & Approvals
  - i. Specialty Inspector, Environmental & Building
    - 1. 9-1-2024 to 11-1-2024

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024, MEETING TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.**

**WHEREAS**, as part of a standing item on the Committee'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; and

**WHEREAS**, during the March 19, 2024, Land Use and Sustainability Committee (LUSC) meeting, City staff provided an update on the 5th Street Pedestrian Bridge and the Baywalk segment at the Mondrian Hotel/Mirador Condominiums (Mondrian/Mirador Baywalk) located at 1000 – 1200 West Avenue, and 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; and

**WHEREAS**, 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; and

**WHEREAS**, at the May 1, 2024, LUSC meeting, the Developer presented a timeline for both the Pedestrian Bridge and the Mondrian/Mirador Baywalk segments; and

**WHEREAS**, the LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer; and

**WHEREAS**, the timeline presented by the Developer includes:

5th Street Pedestrian Bridge

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid June. The Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4-5 months of utility relocation. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge structure to occur in October 2024, with a duration of 16 months. The completion of construction is expected to be by the end of 2025.

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

During the May 1, 2024 meeting of the LUSC, the developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

On June 3, 2024, the Developer delivered to the City an updated timeline (Exhibit C) which indicates that the Developer continues to expect that all permits for the 5th Street Pedestrian Bridge will be completed and issued by mid-June, with mobilization now anticipated at the end of June 2024. However, completion of the 5th Street Pedestrian Bridge remains scheduled for the end of 2025.

The updated timeline for the Mondrian Hotel/Mirador Condominiums includes DERM approval of the final permit on May 14, 2024. The contractor mobilized and installed test piles on May 29, 2024, and once testing is complete, production piles will be ordered. Installation of concrete pilings will commence in late June and continue through July. Construction is expected to be complete in December of 2024; and

**WHEREAS**, the Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue) Baywalk projects when discussing any future grants or development agreements with this Developer.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby accept the recommendation of the Land Use and Sustainability Committee during its May 1, 2024 meeting to consider the timeline and benchmarks provided by the Developer for the 5th Street Pedestrian Bridge and the Mondrian Hotel/Mirador Condominiums (1000-1200 West Avenue) Baywalk projects when discussing any future grants or development agreements.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Steven Meiner, Mayor

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

\_\_\_\_\_  
City Attorney *ST* Date 6/24/2024

## **PEDESTRIAN BRIDGE**

### **PERMITTING & DESIGN**

FDOT 75% Submittal – **9/2019, Resolution Meeting held on 11/13/2019.**

FDOT 90% Submittal – **9/5/23**

- FDOT 90% Comments received – 9/27/23
- FDOT 90% Review Meeting – 11/14/23
- 100% FDOT Set Submittal – **2/21/24 - BCC**
- 100% FDOT Comments Due – 3/21/2024 - BCC
- 100% FDOT Responses Target Date – 3/29/2024 - BCC
- 100% FDOT Review Meeting Target Date – 4/4/2024 – BCC
- 100% FDOT Set Resubmitted Date – 5/28/2024 - BCC
- 100% FDOT Comments received – 6/17/2024 – BCC
- 100% FDOT Set Resubmitted to FDOT 6/26/2024
- 100% FDOT Comments Anticipated 7-12-24
- **FDOT in review for permit release**

FDOT Utility Permit

- OSP - Permit # 2024-H-691-00206 - (email sent 6/28), then review by FDOT - Permit # Temp: 0260769
  - PENDING CoMB PERMIT APPROVAL
- RWP0124-11709 - Baywalk Ped Bridge – ROW Permit
  - PENDING CoMB PERMIT APPROVAL
- TS1900879 - Baywalk Ped Bridge – CLOSED? – PENDING CoMB CONFIRMATION
- Ped Bridge – ELC 2414636 5th street Bridge – MASTER PERMIT
  - 2<sup>nd</sup> round of comments received 6/25,
  - additional comments received 6/28.
  - Revised comment sheets prepared and issued for Approval.
- **Miami Dade DERM – WATER – 6/20/2024 - WE # 2024-WAT-EXT-00251**
  - **Watermain permitting - APPROVED**
- **Miami Dade DERM – WATER**
  - **Drainage Wells Permitting – APPROVED**
- **Department of Health Permit**
  - **APPROVED - 6/26/2024**
- **Dewatering Permitting – Florida Civil**
  - **SUBMITTING week of 7-10-24**
  - **Coordination with CoMB for dewatering discharge occurred 7-8-2024**
- **Use & Occupancy Agreement – FDOT / CoMB – Pending City Attorney approval**

### **CONSTRUCTION -Summary Schedule**

#### **1- MOBILIZATION – (Based on FDOT permit issued by 7/12/2024)**

- a. 7/22 Pre-con survey. 7/29 begin mobilization: to begin fencing, utility locate/soft digs, clearing / grubbing, and relocating small utilities. Permits that need to be approved by this time: Tree/urban forestry, ROW?
- b. MOT Coordination ongoing with Fire & Police – for MOT Permit

#### **2- WORK**

##### **a. Expected OVERALL Duration – 7-22-2024 through 12-30-2025**

##### **b. UTILITIES –**

- i. SHEET PILING ADDED TO DESIGN FOR CoMB MOT COMMENTS.
  1. Engineering is ongoing for this.
- ii. Water main
  1. South - Start in August 2024 – Added Scope
  2. North - Start in September 2024 – Added Scope
- iii. The AT&T communications relocation - Start in September 2024 (coordinating with Coast Guard / AT&T for shut down / Transfer with Coast Guard Station)

- iv. **ADDITIONAL UTILITIES BEING RELOCATED –**
    - 1. **NORTH WORK ZONE**
      - a. Overhead Electric - Permit
      - b. Decorative Light Pole - Permit
      - c. Atlantic Broadband
        - i. Does not need to be relocated. Atlantic Broadband confirmed they have enough slack to move it out of the way while construction ongoing.
      - d. Deep Wells - Contract and permit
      - e. Water Main - Need detail to install water main through approach slab.
        - i. Need critical sheet pile detail
      - f. Misc. Utilities                      There are utilities/conduits that cross the proposed water main location. Not all the elevations confirmed for these conduits.
    - 2. **SOUTH WORK ZONE**
      - a. FPL - Buried Electric
      - b. Street light
      - c. Service Point
      - d. AT&T - Coordinating with Coast Guard for shut down timing
      - e. FDOT buried fiber optic
      - f. Unknown Utilities - BCC to confirm if relocation needed
  - v. Injection Wells - Start October 2024 – Added Scope
- c. **FOUNDATIONS & VERTICALS - BASE WORK**
  - i. Drilled shafts, Foundations & Verticals
    - 1. start in December 2024 through June 2025
  - ii.
- d. **SUPER STRUCTURE**
  - i. Super structure (Concrete, Steel & Stairs)
    - 1. Start June 2025 and complete in January 2026
  - ii. Glazing installation
    - 1. Start September 2025 and complete December 2025.
- e. **FINISHES**
  - i. Finishes - Stucco, Paint, Railings, Sidewalk, Landscaping
    - 1. Start October 2025 and go into December 2025
- f. **FINAL INSPECTIONS**
  - i. September through the end of the 2025 year.

## **BAYWALK 1100 Mondrian**

### **HISTORY – DESIGN**

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  - o CURRENT STATUS - DERM CLASS A Re-submittal – 3/18/2024 (original DERM application expired)
    - **DERM Permit Received**

## **AGREEMENTS**

- Dock & Marine – Executed Agreement - **Complete**

## **MOVING FORWARD - Milestone Schedule**

### **1- MOBILIZATION –**

- a. Test Pile installed on 5-29-2024
- b. Pile delivery being scheduled – expected by 6-19-2024
  - i. Delivered 6-25-2024.
    1. Loading to barge and delivery to site week of 7-8-2024

### **2- WORK**


- a. Expected OVERALL Duration - **5-29-2024 through 11-1-2024**
- b. Materials start being delivered to the site.
  - i. 4 weeks after test pile layout.
- c. Pile Driving Duration
  - i. DERM Approval received
  - ii. Test Pile Installed and approved by specialty inspector.
- d. Beams and Caps
  - i. July - August
- e. Walkways – Decks -
  - i. August - September
- f. Inspections & Approvals
  - i. Specialty Inspector, Environmental & Building
    1. September - November



# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager 

DATE: November 20, 2024

TITLE: DISCUSS RESOLUTION ACCEPTING THE RECOMMENDATION OF THE LAND USE AND SUSTAINABILITY COMMITTEE DURING ITS MAY 1, 2024 MEETING, TO CONSIDER THE TIMELINE AND BENCHMARKS PROVIDED BY THE DEVELOPER FOR THE 5TH STREET PEDESTRIAN BRIDGE AND THE MONDRIAN HOTEL/MIRADOR CONDOMINIUMS (1000-1200 WEST AVENUE) BAYWALK PROJECTS WHEN DISCUSSING ANY FUTURE GRANTS OR DEVELOPMENT AGREEMENTS.

### **RECOMMENDATION**

The Administration recommends the Mayor and City Commission consider the recommendation of the Land Use and Sustainability Committee (LUSC) and discuss the resolution.

### **BACKGROUND/HISTORY**

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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, 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 (Exhibit B). The LUSC passed a motion that the Mayor and City Commission consider the timeline and benchmarks provided for these two projects when discussing any future grants or development agreements with this Developer.

### **ANALYSIS**

The timeline presented by the Developer includes:

#### **5th Street Pedestrian Bridge**

During the May 1, 2024, LUSC meeting, the Developer presented and stated that they anticipate having the FDOT and Miami Beach Building Department permits issued by mid-June. The Developer also reported that they expect to mobilize to the site, commence fence installation and clearing of the site at the end of May, followed by 4 to 5 months of utility relocations. Following the completion of utility relocations, the Developer anticipates start of construction for the bridge

structure to occur in October 2024. The completion of construction is expected to be by the end of 2025.

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. Project timeline updates were provided by the Developer at the August and September LUSC meetings advising that construction activities had not started, but that the project completion is scheduled for the end of 2025.

During the October 14, 2024, LUSC meeting, the Developer provided a project update and stated that some as-built conditions are conflicting with reports which would need to be verified by performing underground exploration to locate the existing utilities. The Developer also stated that the Guaranteed Maximum Price (GMP) is being finalized in the next couple weeks with the Contractor and expects that the utility relocation work will take four (4) to five (5) months to complete.

The Developer is expected to commence with the utility relocation work this month and has obtained the temporary fencing permit, tree permit and the FDOT Utility permit. The only utility work permits that are still pending are the FDOT Lane Closure permit, AT&T relocation permit and the City of Miami Beach Right-of-Way permit. The Developer has commenced with the underground exploration to confirm the as-built conditions of the existing utilities. Once all the remaining permits have been issued and the Developer has provided the required copies of contractor agreements, bonds and insurances, the City will issue a partial Notice to Proceed (NTP) for the utility relocation work.

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 completing the bridge structure permit comments by establishing weekly update meetings that includes multiple City of Miami Beach departments.

The Developer has not provided an updated timeline beyond that provided during the October 2024 LUSC meeting.

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

During the May 1, 2024, LUSC meeting, the Developer stated that they plan to start construction activities with the delivery and installation of test piles on May 13, 2024.

On May 14, 2024, the project received DERM approval of the final permit. The contractor mobilized and installed test piles on May 29, 2024. Installation of concrete pilings commenced in late June and continued through July 2024. Construction is expected to be completed in December of 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 this time the pile installation is complete, the installation of the piling caps is approximately sixty percent (60%) complete, and the installation of the beams is approximately forty percent (40%) complete. The project is approximately sixty percent (60%) complete overall, but weather impacts have delayed the project completion from December to January 2025.

This item was included on the June 26, 2024, Commission Meeting agenda as item C7 BN but was deferred. It was also included on the July, September, and October 2024 Commission Meeting agendas but was not reached.



## **FISCAL IMPACT STATEMENT**

**Does this Ordinance require a Business Impact Estimate?** Click or tap here to enter text.  
(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**

### **CONCLUSION**

The Land Use and Sustainability Committee recommends that the Mayor and City Commission adopt a resolution to consider the timeline and benchmarks for the 5th Street Pedestrian Bridge and the Mondrian/Mirador Baywalk projects when discussing any future grants or development agreements with this Developer.

### **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)**