

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee

FROM: Alina T. Hudak, City Manager

DATE: January 25, 2023

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.

HISTORY:

On March 17, 2021 the City Commission adopted Resolution No. 2021-31630 to expedite the Baywalk and move it up on the G.O. Bond prioritization list with the direction for Administration to present the Baywalk plan at a Land Use and Sustainability Committee (LUSC) meeting. LUSC has requested that staff provide periodic updates at upcoming committee meetings.

During the LUSC meetings held on May 26, 2021, September 14, 2021, and February 11, 2022, the Administration provided an update on the status of the Baywalk projects, including both GOB and non-GOB funded sections. An annotated aerial photograph provides the current status of the City's Baywalk system (Exhibit A).

ANALYSIS:

Since the publication of the memorandum and the previous update to the LUSC, certain projects have proceeded with their development. Updates are as follows:

- South Bay Club Condominium (800 West Avenue; DRB File 22960), Bay Garden Manor Condominium (1250 West Avenue) and Bayview Terrace Condominium (1228 West Avenue; PB File 1879) (GOB Funded)

The Consultant provided conceptual development exhibits in September 2022, and preliminary opinions of cost for each of the three baywalk segments. City Staff conducted virtual meetings in October 2022 with the Bay Garden Manor and South Bay Club Condominium boards, and an in-person meeting in December 2022 with the Bayview Terrace Condominium Board, to review the Baywalk development concepts of each property. All boards provided supportive feedback that is being evaluated by the Consultant to update the conceptual exhibits to each respective Board. The City's consultant will prepare a response and update exhibits for further discussion, prior to commencing the schematic design phase.

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

This section, per the terms of a Development Agreement with the developer of the 500 Alton tower project, is being permitted by the City and constructed by the developer. It has obtained preliminary approval from the Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers (USACE) and National Marine Fisheries Service (NMFS) acting as a commenting agency to USACE, and Miami-Dade County's Regulatory and Economic Resources (RER). Further, coordination with the Florida Fish and Wildlife Commission (FWC) has also been completed. Permit applications have also been submitted to the City of Miami Beach Building Department by the developer, and comments have been received. City Staff and the project's consultant are working to assist the Developer in addressing these comments. Once the permitting is completed, the developer anticipates commencing construction.

- Lincoln Bay Towers Condominium (1450 Lincoln Road; DRB File 23218)

At this time, the Board of Directors for Lincoln Bay Towers Condominium has executed the DERM permit application for the baywalk, and the construction documents exceed 30% completion. This section of the baywalk is included in the West Avenue Phase II Improvement project. On October 26, 2022, the City Commission resolved to approve a Contract Amendment, Change Order and Settlement Agreement, resolving concerns and a lawsuit filed by the Design-Builder to terminate the contract. The Design-Builder has begun the project restart process and will now resume the design and permitting of this section.

- 5th Street Pedestrian Bridge (GOB Funded)

This segment of the baywalk is being designed and constructed as part of a Development Agreement with the developer for the 500 Alton tower project. Completion of the bridge drawings and permitting by the developer has been extended in order to allow the tower design team to advance the structural design of the 500 Alton tower, and coordinate the bridge connection. The developer's design team has completed the modifications to the bridge structural drawings and has delivered 90% complete structural drawings to the City in order to commence the independent peer review required by FDOT for permitting. The independent peer review is proceeding. Once the 90% peer review is completed, the permitting process with FDOT and the City's Building department will commence. The anticipated start date for the bridge construction is June 2023, pending permit approvals from FDOT and the City of Miami Beach Building Department, and is expected to have a 12-month duration.

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 2-14?**

Yes

**Does this item utilize G.O.
Bond Funds?**

Yes

Departments

Office of Capital Improvement Projects

Strategic Connection

Mobility - Improve the walking and biking experience.

ATTACHMENTS:

Description

☐ Exhibit A - Map of Baywalk Properties

Type

Other