

Attn: City of Miami Beach
Planning Department

Re: HPB23-0595
Letter of Intent
Detailed designs for renovation of Drexel and Meridian Avenues,
Components of the Lincoln Road District Improvement Plan
501 Lincoln Road, ROW
Miami Beach, FL 33139-2913
Parcel: 9413653059ROW

11.06.2023

To whom it may concern:

Project Background

The Lincoln Road Master Plan, approved by the City of Miami Beach Historic Preservation Board in 2015 included recommendations for renovations and upgrades to Lincoln Road, as well as the district's gateway streets including Meridian and Drexel Avenues.

Following the approval of the 2015 Master Plan, between 2016 and 2020, designs were advanced and bid documents were developed for areas of Lincoln Road, from Washington to Lenox Avenues, for Meridian Avenue from Lincoln Road to 17th Street and for Drexel Avenue from 16th Street to Lincoln Lane North. The proposed designs for these areas were fully approved by the Historic Preservation Board and Planning Departments in 2017 and by regulatory agencies including the City of Miami Beach police and fire departments, public works, traffic and parking departments and Miami-Dade County's traffic department between 2019 and 2020. Following all approvals, the project's bid set was completed and delivered to the City in February 2020.

Shortly after, in March of 2020, the City of Miami Beach declared a state of emergency response to the COVID-19 pandemic. In response to the recommendation of the CMAR contractor regarding uncertain market conditions with the construction industry, the City agreed to postpone the bid process, in the best interest of the project.

In January 2022 the renovation scope of work was revised, based on a list of improvements outlined by City staff and approved by the City of Miami Beach Commission. The revised list of improvements is intended to minimize impacts to Lincoln Road businesses, more specifically, eliminating paving replacement along Lincoln Road.

Revised proposed improvements, in general, include the following:

- Lincoln Road block by block improvements including selective repairs, upgrades and additions to seven Lincoln Road blocks from Washington to Lenox Avenues (see following page for detailed list).

- Introduction of anti-ram bollards and a “welcoming artistic element” at the 400 Block and Washington Avenue intersection.
- Introduction of anti-ram bollards and a “welcoming artistic element” at the 1100 Block and Alton Road intersection, submitted to DRB under application number DRB23-0970.
- Streetscape improvements to the district’s “Gateway Streets” including sidewalk enlargements at Meridian Avenue and the pedestrianization of Drexel Avenue (Phase 2), submitted and approved in May 2023 under application number HPB 23-0569.
- Potential playground to be added at a later date pending confirmation of funding.

Application Scope of Work

This application includes a series of selective repairs, upgrades and additions to Lincoln Road between Washington and Lenox Avenues. The renovation scope is based on a list of improvements outlined by City staff and approved by the City of Miami Beach Commission. Improvements are ranked as a list of priorities, established by City staff, with the top of the list being critical items for implementation while items at the bottom of the list are of less priority should construction costs exceed available budget.

1. Lincoln Road anti-ram system and gateway sign at Washington Avenue (including new gateway plaza at 400 block).
2. Piano Keys resurfacing with durable traffic coating.
3. Architectural restoration of existing water features at 1000, 900, 800, 700 and 600 blocks and mechanical equipment upgrades
4. Restoration of the Lapidus follies including new lighting
5. Replacement of existing tree pit bonded aggregate
6. Implementation proposed Euclid Oval renovation.
7. Introduction of new seating areas along the Lincoln Road corridor
8. Additional urban furniture (trash cans, bike racks, dog bag dispensers)
9. Lincoln Road directional and informational signage package
10. New 500 Block water feature (pending funding)

Historic Context

The National Register of Historic Places included the Lincoln Road Mall in its registry in 2011. This process involves the cataloguing of historic elements to recognize and document their significance and guide future treatment. Historical elements on Lincoln Road are categorized according to two general criteria: those “contributing” and others “non-contributing” to historical significance. Most of the architectural and landscape elements introduced by the Lapidus plan in the 1960s, including planters, follies and water features, are all considered as historically fundamental to the place and are earmarked as “contributing” in the historic registry.

Current conditions of the 400 block, located between Washington and Drexel Avenues are non-contributing to historical significance as original Lapidus design was replaced in the 1990's with renovations led by Ben Wood and Carlos Zapata.

Similarly, the 500 block water feature is considered non-contributing, as it was installed as part of the 1990's renovations, which replaced the original Lapidus designed water feature.

Resiliency

Proposed renovations for Lincoln Road are very limited and only include selective paving replacement at discrete areas. For the most part, the existing paving and drainage system are to remain. As such, there is no opportunity as part of renovations to change sidewalk and roadway elevations, to increase drainage capacity or hardscape / softscape proportions.

Submitted by:

A handwritten signature in black ink, appearing to read 'Isabel Castilla', written over a horizontal line.

Isabel Castilla, ASLA
Associate Partner
James Corner Field Operations