

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 11, 2025

TITLE: DISCUSS CONSIDERING BEAUTIFICATION OF THE ALLEYWAYS BEHIND ROASTERS 'N TOASTERS AND CAFÉ AVANTI ON THE 41ST STREET CORRIDOR

RECOMMENDATION

The Administration recommends prioritizing the milling and resurfacing of the alleyways behind Roasters 'N Toasters and Café Avanti using the Public Works Department annual appropriation, in the estimated cost of \$40,000. The Administration does not recommend using brick pavers in the 20-foot-wide alleyway by Roasters 'N Toasters in the estimated cost of \$260,000, currently unfunded.

Should the Finance and Economic Resiliency Committee (FERC) evaluate funding the brick pavers as proposed by its members, it should also carefully consider 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 funding of brick pavers behind the alleyway by Roasters 'N Toasters align with the City's broader long-term financial stability and strategic priorities. If the Committee recommends funding the brick pavers, the Administration recommends it be considered as part of the FY 2026 budget process.

BACKGROUND/HISTORY

At its February 26, 2025 meeting, the Mayor and City Commission ("City Commission") at the request of Commissioner Kristen Rosen Gonzalez, approved a dual referral to the Finance and Economic Resiliency Committee ("FERC") and Public Safety and Quality of Life Committee ("PSNQLC"), item C4Z ("Attachment A"), to discuss the beautification of the 41st Street alleyways, behind Roasters 'N Toasters (533 Arthur Godfrey Road) and Café Avanti (732 West 41st Street).

Sponsoring Commissioner Rosen Gonzalez expressed a belief that the alleyways behind these establishments could benefit from an improved aesthetic and an enhancement of the overall neighborhood environment. Commissioner Rosen Gonzalez requested that Committee members consider options for funding, design, and implementation of a pavement project, in which local stakeholders and property owners could collaborate in.

ANALYSIS

Public Works conducted a search of the parcels and confirmed that both alleyways fall within the City's jurisdiction and are currently maintained by the Public Works Sanitation Division once a week. The alley is a service alley providing back door service for dumpsters, grease tanks, and service vehicles of all types from delivery, to cleaning operation, to emptying grease traps. In its present condition, both alleyways could be improved with milling and resurfacing of the asphalt pavement. The estimated cost per alley is between \$30,000 - \$40,000 or about \$80,000 for both, currently funded within the Public Works Department annual appropriation.

The alleyways also provide pedestrian access to the abutting businesses for patrons utilizing the two (2) parking lots. The parking lot across from Roasters 'N Toasters belongs to the City, while the parking lot across from Café Avanti is private and belongs to CVS Pharmacy.

With regards to beautification, since the parking lot across from Roasters 'N Toasters belongs to the City, Public Works Greenspace Management installed sod in the medians in the month of May. However, the private parking lot by Café Avanti would need to be enhanced by the property owner.

Public Works presented these findings at the May 7, 2025 FERC meeting. FERC members discussed the possibility of addressing the alleyways on 41st Street as a whole, however, suggested to start small, perhaps with one (1) or two (2) alleyways, using brick pavers. The backdoor service in the alleyway involves large trucks and heavy equipment that will reduce the lifespan and increase the maintenance costs of alternate options to asphalt pavement.

Following the FERC meeting, Public Works estimated the cost of the alleyway behind Roasters 'N Toasters using brick pavers. The new cost is estimated at \$260,000, currently unfunded. This cost is much higher than milling and resurfacing since brick pavers are considered an upgraded material. In order to fulfill this new request, Public Works will need to submit a funding request for FY 2026 for consideration and approval.

FISCAL IMPACT STATEMENT

The estimated cost to for milling and resurfacing of both alleys is \$80K, funded within the Public Works Department annual appropriation. The estimated cost for brick pavers behind the alleyway of Roasters 'N Toasters is \$260,000 currently unfunded.

CONCLUSION

The Administration recommends prioritizing the milling and resurfacing of the alleyways behind Roasters 'N Toasters and Café Avanti using the Public Works Department annual appropriation, in the estimated cost of \$40,000. The Administration does not recommend using brick pavers in the 20-foot-wide alleyway by Roasters 'N Toasters in the estimated cost of \$260,000, currently unfunded.

Applicable Area

Middle 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

Public Works

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Condensed Title

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TOASTERS AND CAFÉ AVANTI ON THE 41ST STREET CORRIDOR