



OFFICE OF THE CITY CLERK

LTC No. 304-2024

## LETTER TO COMMISSION

TO: Honorable Mayor Steven Meiner and Members of the City Commission

FROM: Rafael E. Granado, City Clerk

A handwritten signature in black ink, appearing to read "R. Granado", is written over the printed name of the City Clerk.

DATE: July 18, 2024

SUBJECT: **DRB24-1023 (FKA DRB23-0918)**  
**41<sup>st</sup> Street Right-of-Way Improvements**

On July 5, 2023, the Design Review Board (DRB) reviewed an application on an advisory basis, for streetscape improvements along 41st Street that include gateway entry features, landscaping, lighting, site furniture, and hardscaping.

**Project Description**

The Office of Capital Improvements Projects (CIP) submitted an application pertaining to the 41st Street Corridor Revitalization Project, for advisory review by the Design Review Board (DRB). The project is intended to revitalize the streetscape corridor on 41st Street with a focus on pedestrian mobility, safety, and community aesthetics. 41st Street is one of the primary entry corridors into the city, extending from the Julia Tuttle Causeway eastward to Indian Creek Drive. This is a General Obligation Bond (GOB) project and Brooks + Scarpa is the prime consultant.

The project area encompasses the portion of 41st Street between Alton Road and Pine Tree Drive, including all intersections from 40th Street to 42nd Street. The project design proposes a place-making program that includes hardscape, landscape, lighting, street/pedestrian furniture and gateway/public art features. The design limits are within the public right-of-way on 41st Street, with some harmonization of existing storefronts. The proposed improvements will tie into the existing roadway facilities at each end of the project limits. The project does not include any subsurface utility or drainage improvements, nor any traffic patterns or signalization modifications along the corridor.

The project will increase tree canopy and landscaping along the corridor by preserving and relocating existing trees, as well as the introduction of native and drought-tolerant shade trees. The hardscape enhancements include upgrading the surfaces of the existing sidewalks and on-street parking with branded pavement and other aesthetic improvements. The project also includes extended hardscaped areas, or "oasis", where paving materials cross the streets from building edge to building edge. These 'plaza-like' moments promote pedestrian safety and traffic calming, as well as provide visual interest.

Additionally, the project includes improved street lighting along the corridor and specialty lighting within the "oasis" that will be treated as public art. Finally, the project includes site furniture such as benches, seat walls, bike racks, trash receptacles and shade structures.

**DRB Review – July 5, 2023**

On July 5, 2023, the DRB provided the following comments and recommendations:

1. Scooter parking should be added if possible, without reducing vehicular parking, in 'left over' areas that cannot accommodate a full parking space.
2. The concrete furniture should have a more natural or neutral finish, and not the proposed pink color as shown.
3. The preferred option of the artistic lighting is option #3, with the circular downlights on poles. Option 1, with vertical beacon lights on the top of poles, was not recommended.
4. Wrapping of the palm trees with holiday lights was discouraged in favor of up lighting of the palm tree fronds.
5. Up lighting of the canopy trees was also supported, except for placing light fixtures within the canopy of the trees, as this can later result in health issues for the trees due to the required conduits and attachments.
6. The pink pavement of the 'oasis' area of Jefferson and 41<sup>st</sup> Street should be extended further along Jefferson Avenue.
7. Some concerns were expressed regarding the lack of any proposed infrastructure improvements along the corridor, and the need for the city to provide the additional funding as part of the proposed above ground improvements. CIP did clarify that there would be coordination with Public Works for the replacement of the water main under 41<sup>st</sup> Street, which is a separate project, to minimize future disruptions.
8. Concerns were expressed regarding impacts to traffic along the corridor with any traffic calming measures. Included in this concern was a recommendation to study the removal of the two (2) mid-block crosswalks, which are located within short blocks.

The Office of Capital Improvements Projects (CIP) has indicated that all the aforementioned recommendations from the DRB should be able to be incorporated into the project, with the exception of including infrastructure improvements, and any changes to the traffic lights at this time, due to budget constraints.

**DRB Review – July 2, 2024**

The 41st Street corridor is owned by the Florida Department of Transportation (FDOT). In response to comments from FDOT certain changes had to be made to the proposal. As a result of these changes, a revised proposal was presented to the DRB on July 2, 2024.

Major changes to the project from the July 5, 2023 DRB submission relate to the removal of large pedestrian crosswalks and lighting within the earlier oases features. On July 2, 2024, the DRB provided the following comments and recommendations:

1. Explore utilizing other bright colors (besides Miami Beach pink) for the canopy structures.
2. Miami Beach pink is acceptable for the sidewalk pavement and furniture that emerges from the sidewalk.
3. Miami Beach pink sidewalks should have the same branding features as the grey sidewalks.
4. Utilize the proposed canopy structures to provide shade
5. Utilize the proposed canopy structures to call attention to and embrace the palm trees or shade trees.
6. Option 2 regarding lighting (up and down light for every other Royal Palm tree) is recommended.

7. Recommend increasing the number of shade trees and widening sidewalks, including a reduction in the number of on-street parking.
8. Recommend signage be provided for navigation to adjacent parking garages and surface lots.
9. Although not in the existing scope, recommend replacing the existing acorn lamp posts with a more contemporary type of lighting.
10. Explore relocating either the utility pole or Starchild art piece at Liebman Square, as they conflict with each other.

RG/DM/TRM/MAB/RAM

C: Rickelle Williams, Interim City Manager  
Ricardo Dopico, City Attorney  
Joseph Centorino, Inspector General