

NB 23. DISCUSS CONSIDERING BEAUTIFICATION OF THE ALLEYWAYS BEHIND
ROASTERS 'N TOASTERS AND CAFÉ AVANTI ON THE 41ST STREET
CORRIDOR

Applicable Area:

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Finance and Economic Resiliency Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 7, 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 alleys behind Roasters 'N Toasters and Café Avanti within the annual appropriation and refreshing the landscaped medians.

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 referral item C4Z (Attachment A) to the Finance and Economic Resiliency Committee (FERC), 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 alleyways provide access for both pedestrian and vehicular traffic (from deliveries, trash collection, to regular service of utility poles, manholes, grates, and other public utilities serviced from the alley). The alleyways also connect to two (2) parking lots. The parking lot across from Roasters 'N Toasters belongs to the City, and the parking lot across from Café Avanti belongs to CVS Pharmacy.

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.

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

FISCAL IMPACT STATEMENT

The estimated cost for milling and resurfacing of both alleys is \$80,000, funded within the department's annual appropriation.

CONCLUSION

The Administration recommends prioritizing the milling and resurfacing of the alleys behind Roasters 'N Toasters and Café Avanti within the annual appropriation and refreshing the landscaped medians.

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

Department

Public Works

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Condensed Title

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



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Kristen Rosen Gonzalez

DATE: February 26, 2025

TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE AND THE PUBLIC SAFETY AND NEIGHBORHOOD QUALITY OF LIFE COMMITTEE TO CONSIDER BEAUTIFICATION OF THE ALLEYWAYS BEHIND ROASTERS & TOASTERS AND CAFÉ AVANTI ON THE 41ST STREET CORRIDOR.

RECOMMENDATION

BACKGROUND/HISTORY

Please place on the February 26, 2025 agenda a dual referral to the Finance and Economic Resiliency Committee and the Public Safety and Neighborhood Quality of Life Committee to discuss the consideration of a project to beautify the alleyways behind two popular establishments on the 41st Street corridor: Roasters & Toasters and Café Avanti. These businesses are popular places of business along the 41st Street corridor and have two main points of entry, one of which includes the alleyway at the rear of the buildings.

The alleyways behind these establishments currently lack the aesthetic appeal that matches the vibrancy of the businesses and could benefit from improvements to enhance the overall neighborhood environment. A decorative pavement project could be considered for these alleys to improve the aesthetic experience for patrons and passersby, while also contributing to the overall beautification of the 41st Street area.

I am requesting the Committees to consider options for funding, design, and implementation of this project, including potential collaboration with local stakeholders, and property owners in the area.

ANALYSIS

FISCAL IMPACT STATEMENT

NA

Does this Ordinance require a Business Impact Estimate?

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

Applicable Area

Citywide

**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

Office of Commissioner Kristen Rosen Gonzalez

Sponsor(s)

Commissioner Kristen Rosen Gonzalez

Co-sponsor(s)

Condensed Title

Ref: FERC/PSNQLC - Beautification of Alleyways Behind Roasters & Toasters and Café Avanti
on 41st St. (KRG)

Previous Action (For City Clerk Use Only)