

14. CONSIDER BEAUTIFICATION OF THE ALLEYWAYS BEHIND ROASTERS & TOASTERS AND CAFÉ AVANTI ON THE 41ST STREET CORRIDOR.

Applicable Area:

# MIAMI BEACH

## COMMITTEE MEMORANDUM

TO: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 14, 2025

TITLE: CONSIDER BEAUTIFICATION OF THE ALLEYWAYS BEHIND ROASTERS & 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 dual referral item C4Z (Attachment A), to the Neighborhoods and Quality of Life Committee (PSNQLC) and 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 believes that the alleyways behind these establishments could benefit from an improved aesthetic appeal and enhancement of the overall neighborhood environment. Commissioner Rosen Gonzalez would like for Committee members to consider options for funding, design, and implementation of a pavement project, in which local stakeholders and property owners could collaborate in. The discussion was scheduled to be heard at the April 9, 2025, PSNQLC meeting, however, the item was not reached. It is scheduled for May 14, 2025.

### **ANALYSIS**

Public Works conducted a search of the parcels and confirmed that both alleyways fall within the City's jurisdiction and are 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 to 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

<b><u>Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?</u></b>	<b><u>Is this item related to a G.O. Bond Project?</u></b>
Yes	No

**Department**

Public Works

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Condensed Title**

CONSIDER BEAUTIFICATION OF THE ALLEYWAYS BEHIND ROASTERS & 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)**