

14. 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: Public Safety and Neighborhood Quality of Life Committee Members

FROM: Eric Carpenter, City Manager

DATE: June 3, 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 Public Safety and Quality of Life Committee ("PSNQLC") 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 services 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 con 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**

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-notice/>

## **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)**