

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: July 2, 2024

FROM: Thomas R. Mooney, AICP
Planning Director



SUBJECT: DRB24-1023

41st Street Right-of-Way Improvements

An application has been filed requesting Design Review Approval on an advisory basis, for streetscape improvements along 41st Street, to include gateway entry features, landscaping, lighting, site furniture, and hardscaping. The area is generally bound by Alton Road to the west, Pine Tree Drive to the east, and one block north and one block south of 41st Street.

Background

On July 5, 2023, the Design Review Board (DRB) reviewed and made recommendations on an application on an advisory basis, for streetscape improvements along 41st Street, to include gateway entry features, landscaping, lighting, and new hardscaping (File No. DRB23-0918). Subsequent comments received from the Florida Department of Transportation (FDOT) necessitate a new review of the proposal.

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. The *41st Street Corridor Revitalization Project* is intended to revitalize the streetscape corridor on 41st Street with a focus on pedestrian mobility, safety, and community aesthetics. 41st Street is a primary entry corridor into the city, extending from the Julia Tuttle Causeway eastward to Indian Creek Drive. This is a General Obligation Bond (GOB) project. Brooks + Scarpa is the Prime Consultant for the project.

The project area encompasses the portion of 41st Street between Alton Road and Pinetree Drive, including all intersections from 40th Street north to 42nd Street. The project design proposes a place-building 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.

The 41st Street corridor is owned by FDOT. Due to comments from FDOT, certain changes had to be made to the proposal. Major changes to the project from the last DRB submission

relate to removal of large pedestrian crosswalks and lighting within the earlier oases features.

Staff believes that the proposed design improvements for the 41st Corridor will create a safer and livelier pedestrian realm. It is also expected that the project will significantly enhance the business environment along corridor.

Conclusion

Staff recommends that the DRB discuss the proposal and provide any recommendations to the City Commission. The recommendations of the Board will be transmitted via LTC to the City Commission.