

MIAMI BEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: July 5, 2023

FROM: Thomas R. Mooney, AICP
Planning Director

DS
MB

For TRM

SUBJECT: DRB23-0918

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, and new 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.

Project Description:

The Office of Capital Improvements Projects (CIP) has 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.

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.

Additionally, the project includes improved street lighting along the corridor and specialty lighting design within the “oasis” that will be treated as public art. The last piece of the project includes site furniture such as benches, seat walls, bike racks, trash receptacles and shade structures.

Staff believes that the proposed design improvements for the 41st Corridor will create a safer and livelier pedestrian realm. The recommendations of the Board will be transmitted via LTC to the City Commission.