



SOUTH MIAMI

PLACEMAKING, BRANDING & URBAN DESIGN

Commission Workshop Presentation
April 29, 2025

**OUR GOAL IS TO
CREATE A
DOWNTOWN THAT
BECOMES A
DESTINATION FOR ALL**
— A COLLECTION OF
MEMORABLE PLACES
WHERE PEOPLE ARE
DRAWN TO SPEND
THEIR TIME, INVEST
THEIR ENERGY, AND
BUILD LASTING
CONNECTIONS.

TEAM PLUSURBIA



AGENDA

- **Presentation**
 - **Sunset Dr Design Process**
 - **Project Timeline**
 - **Sunset Dr. Design**
 - *East of Sunset Dr.*
 - *West of Sunset Dr.*
 - **Discussion: Design Direction Key Points**
- **Next Steps / Wrap-up**

Project Team:

plusurbia.

Urbë
STUDIO
Community | Places | Mobility

 **CURTIS+**
ROGERS
DESIGN STUDIO INC.

THE
CORRADINO
GROUP

BUSINESS
FLARE®

Shulman +
Associates

 **res**

DESIGN PROCESS



Needs & Opportunity Workshop

➤ In September 2024, the team facilitated table exercises to brainstorm ideas and discuss opportunities and vision for Sunset Dr as well as for key redevelopment opportunity sites within the District.

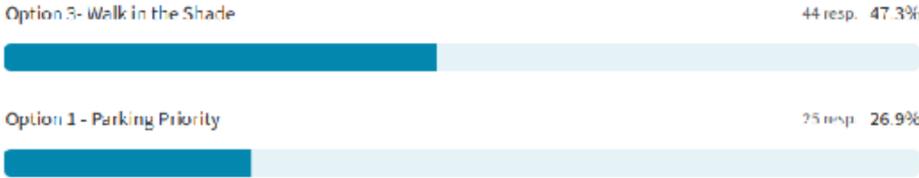


Sunset Dr. Alternatives Open House

➤ On January 28, 2025, the team hosted a Design Alternatives Workshop / Open House to gather feedback on the design options developed for Sunset Dr. The team gave a presentation and had discussions with participants.

Which design option for **East of Sunset Drive** do you prefer?

93 out of 93 answered



Which design option for **West of Sunset Drive** do you prefer?

93 out of 93 answered



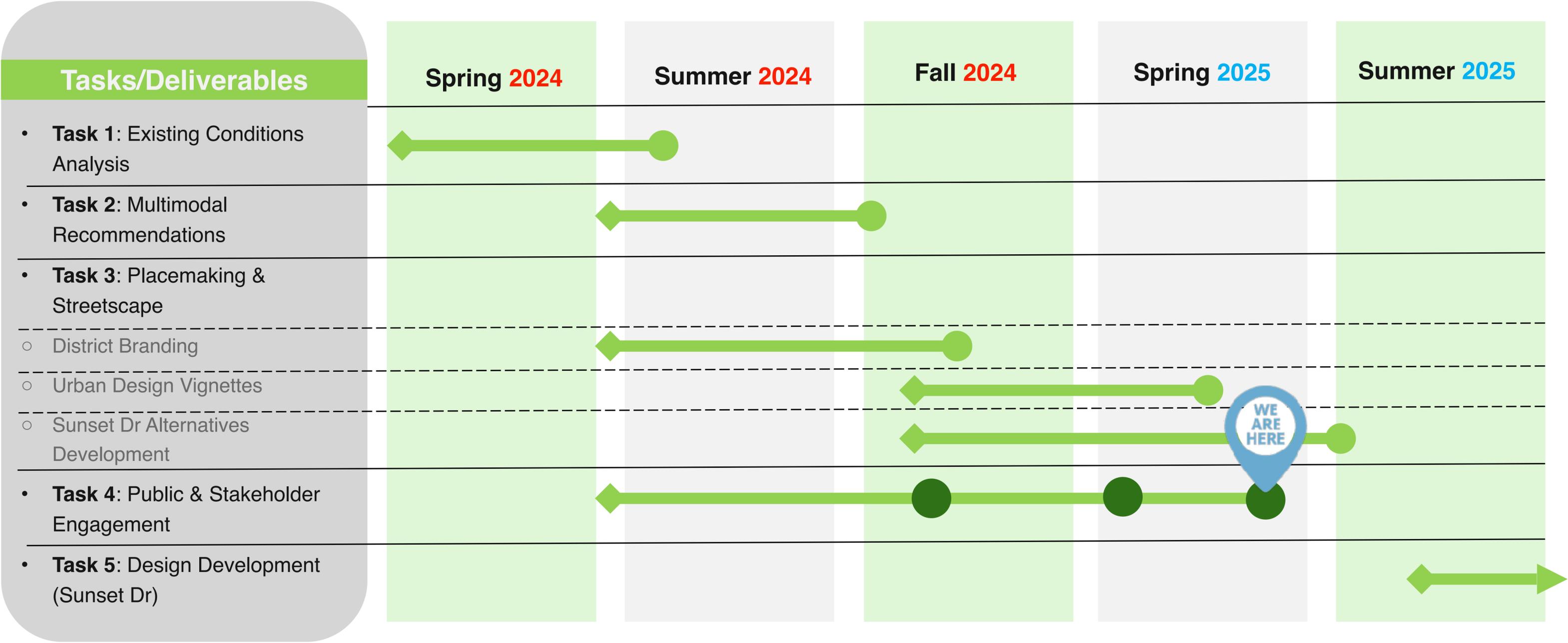
100+

Online Survey Poll

- These Alternatives Scored Highest:
- **Walk in the Shade – 47.3% (EAST)**
- **Bike and Walk – 39.8% (WEST)**

PROJECT TIMELINE

● Engagement Milestone – Public Workshop



An aerial photograph of a city street intersection. The street is lined with palm trees and has several cars and a white truck. On the left, a building has a sign that says "THE CROSSROADS". On the right, there are buildings with signs for "Barnes & Noble Booksellers", "AMC 24 THEATRES", and "Barnes". The text "SUNSET DRIVE DESIGN" is overlaid in the center in a bright yellow-green color.

SUNSET DRIVE DESIGN

DESIGN REFINEMENTS

- Based on the feedback received through the online survey, additional input from the Town Center Advisory Board and one-on-one discussions with Commissioners, the team refined the designs that scored the highest # of votes to achieve a balanced approach.



East Side

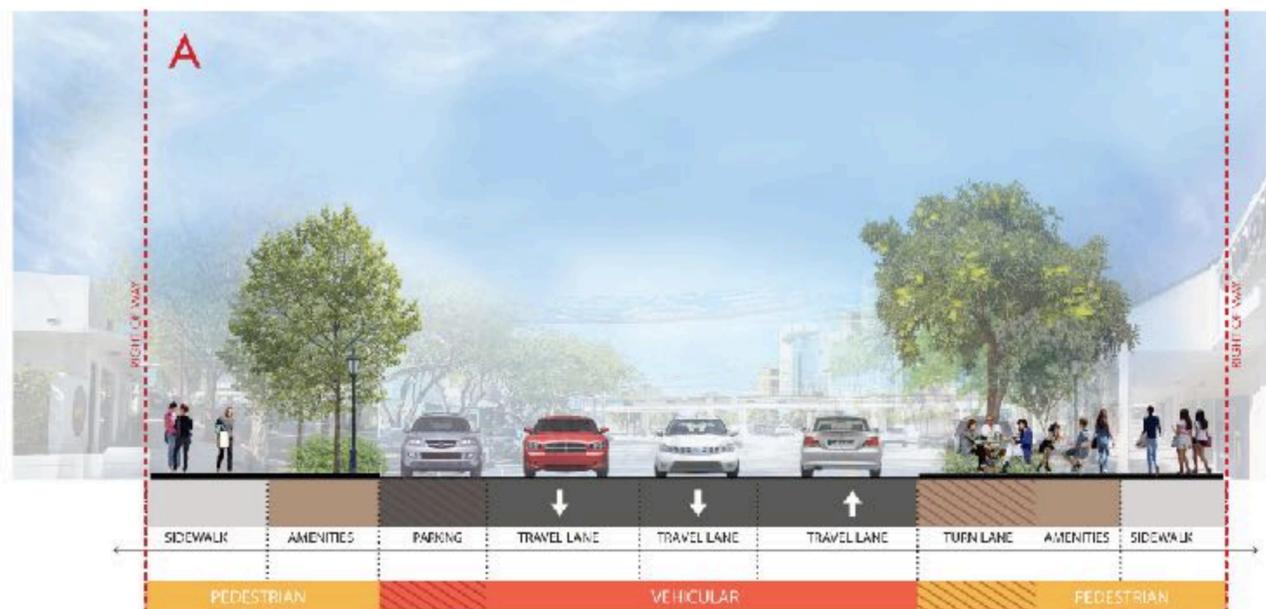
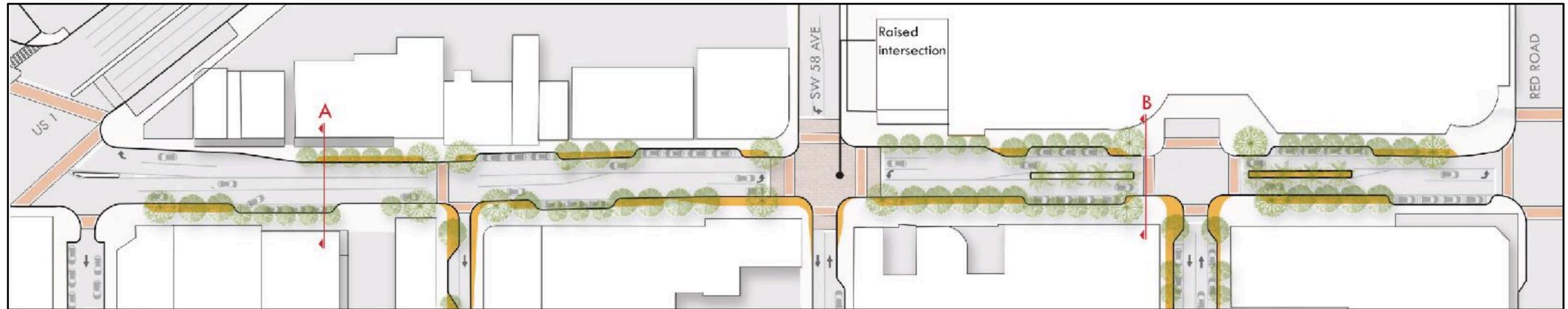
- *Given the mixed opinions on the complete removal of on-street parking, the team explored refinements to the design that would balance curbside uses by maintaining some on-street parking alongside designated flex zones to better accommodate local needs.*

Key Comments Included

- *Don't remove all parking – keep perception that on-street parking is available*
- *Valet drop-offs: better as Flex Zones*
- *57th and 58th Ct require further study (possible one-way conversion of 58th Ct.)*

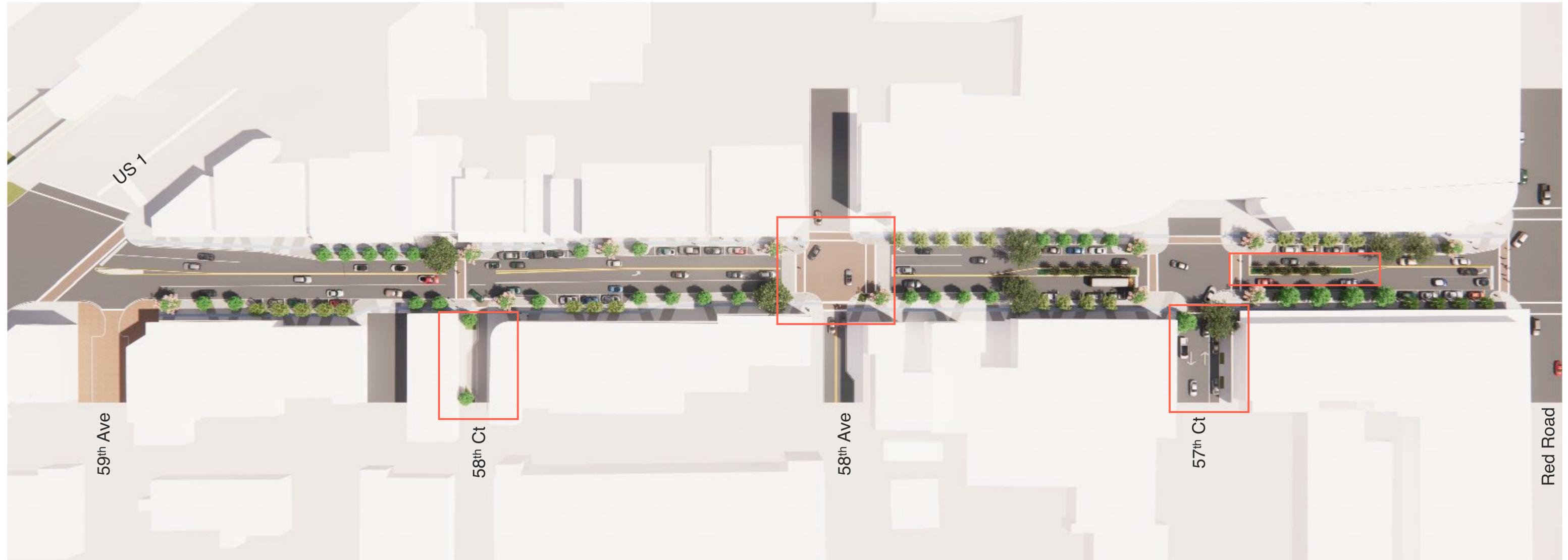
WALK IN THE SHADE

- Limited on-street parking (currently 58 spaces and reducing to 29 spaces + flex zones). Expand sidewalks width to accommodate larger shade trees and other amenities for pedestrians and local businesses. Raised intersection at SW 58th Avenue. New Median. Convert SW 58th Ct. to One-Way South to widen sidewalk. Narrow travel lanes on SW 57th Ct. to widen sidewalks.



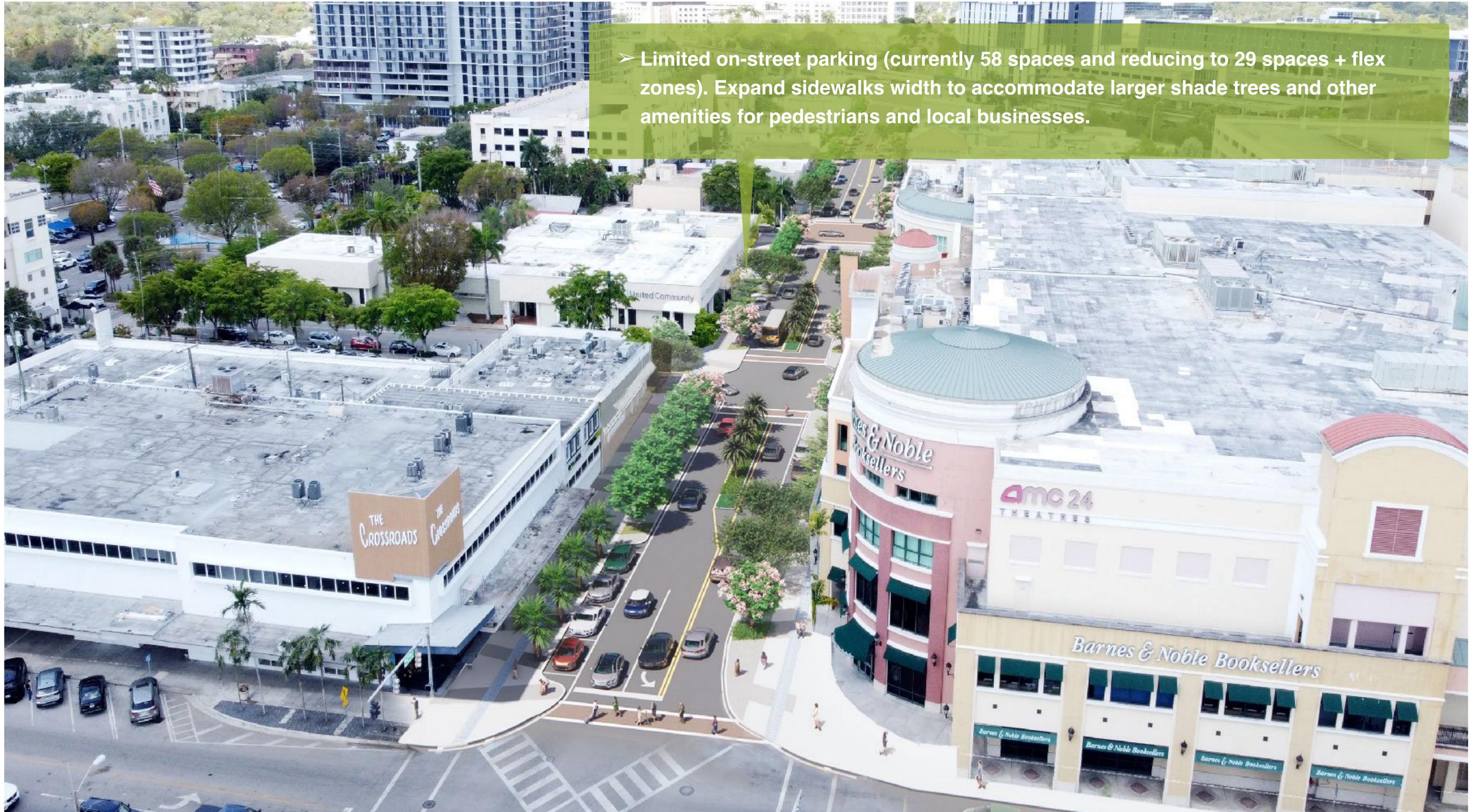
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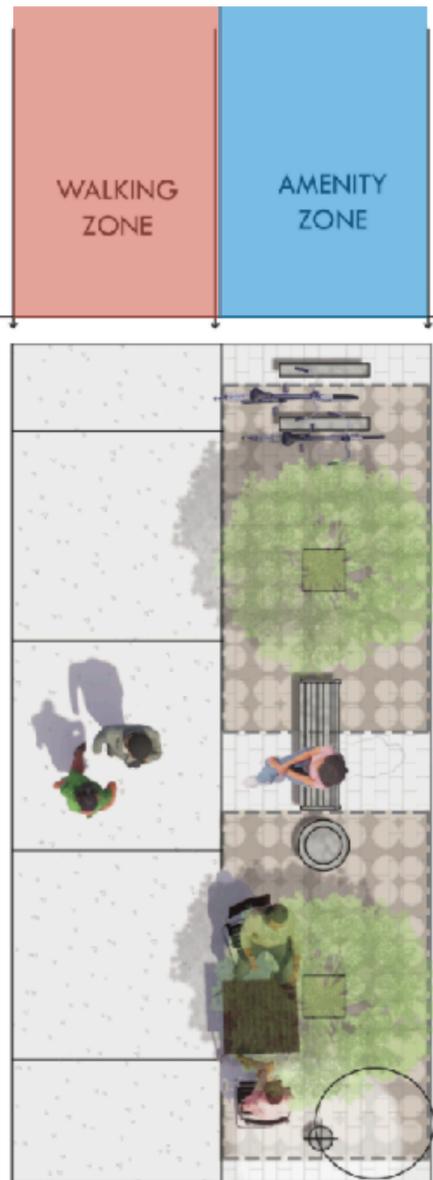
WALK IN THE SHADE



WALK IN THE SHADE



SIDEWALK DESIGN



SIDEWALK ORGANIZATION

SIDEWALKS WILL BE DESIGNED TO KEEP A CLEAR PATH FOR PEDESTRIAN WALKING (WALKING ZONE) AND AN AMENITY ZONE WHICH SHALL CONTAIN ALL OTHER ITEMS SUCH AS: TREES, LIGHT POLES, BENCHES, TRASH CANS, & BIKE RACKS

TREE GROWTH

TREES SHALL BE PROVIDED THE PROPER INFRASTRUCTURE TO SUPPORT THEIR GROWTH WITHOUT DAMAGING THE SURROUNDING PAVEMENT. THIS WILL BE AN UNDERGROUND SYSTEM TO



SIDEWALK DESIGN

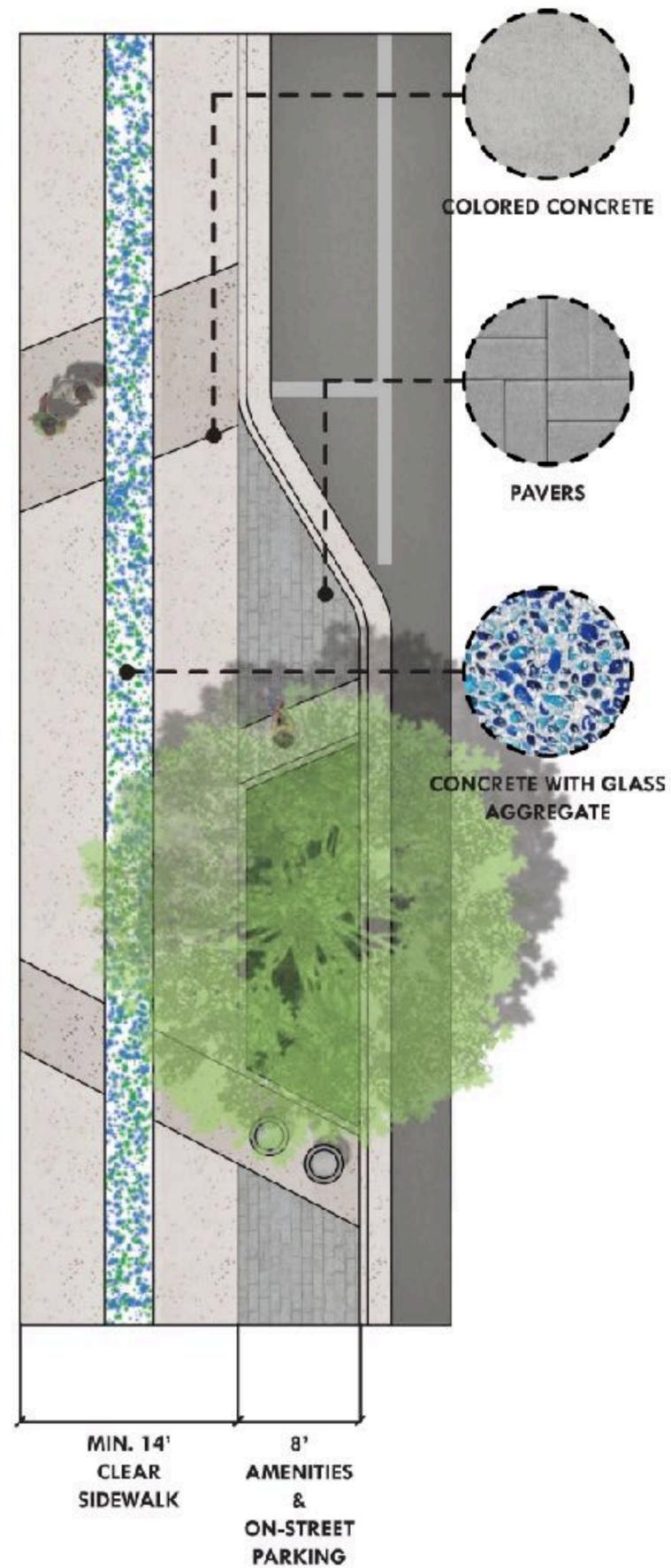


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FURNISHINGS



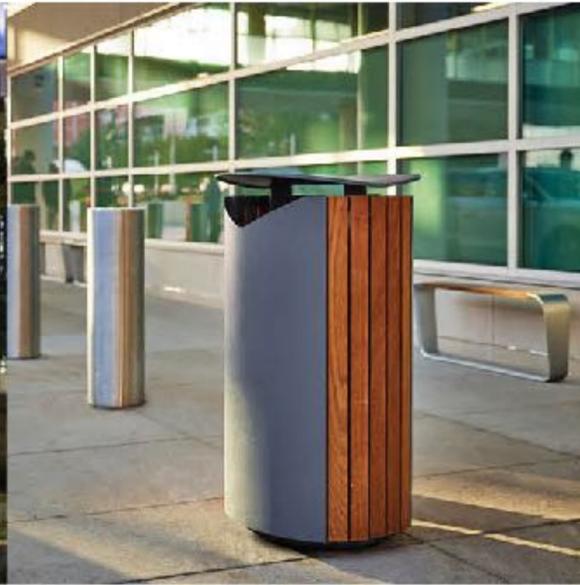
BENCH



CHAIR



LIGHTING



WASTE RECEPTACLE



BOLLARD

PLANTINGS

TREES



Green Buttonwood
Conocarpus erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



White Tabebuia
Tabebuia Bahamensis



Bridalveil Tree
Caesalpinia granadillo



Simpson's Stopper
Myrcianthes fragrans



Spanish Stopper
Eugenia foetida



Pink Cassia
Cassia Javanica



Gumbo Limbo
Bursera simaruba



Live Oak
Quercus Virginiana



Wild Tamarind
Lysiloma latisiliquum

GROUNDCOVERS



Golden Creeper
Ernodea littoralis



Sunshine Mimosa
Mimosa strigillosa



Lilyturf
Liriope muscari



Purple Queen
Tradescantia pallida



Downy Jasmine
Jasminum multiflorum



Boston Fern
Nephrolepis exaltata

PALMS



Thatch Palm
Thrinax radiata



Key Thatch Palm
Thrinax morrisii



Sabal Palm
Sabal palmetto

SHRUBS



Cocoplum
Chrysobalanus icaco



Wild Coffee
Psychotria nervosa



Firebush
Hamelia patens

DESIGN REFINEMENTS

- Based on the feedback received through the online survey, additional input from the Town Center Advisory Board and one-on-one discussions with Commissioners, the team refined the designs that scored the highest # of votes to achieve a balanced approach.



West Side

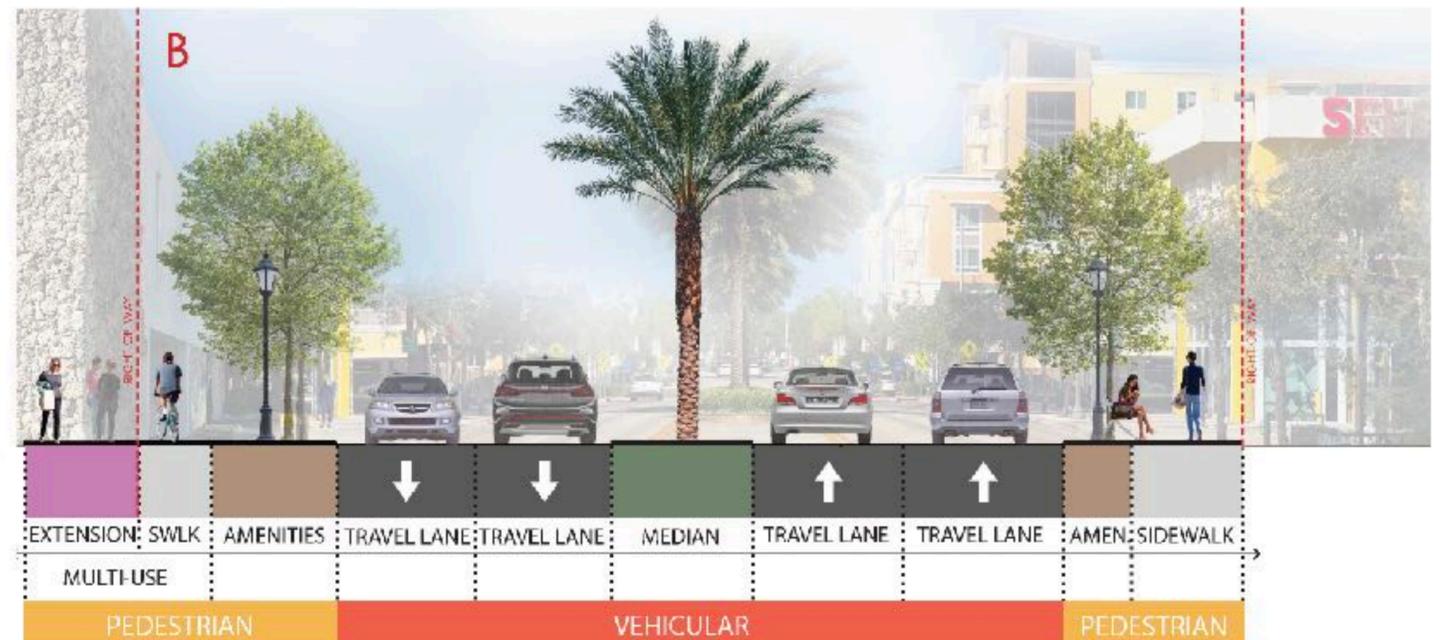
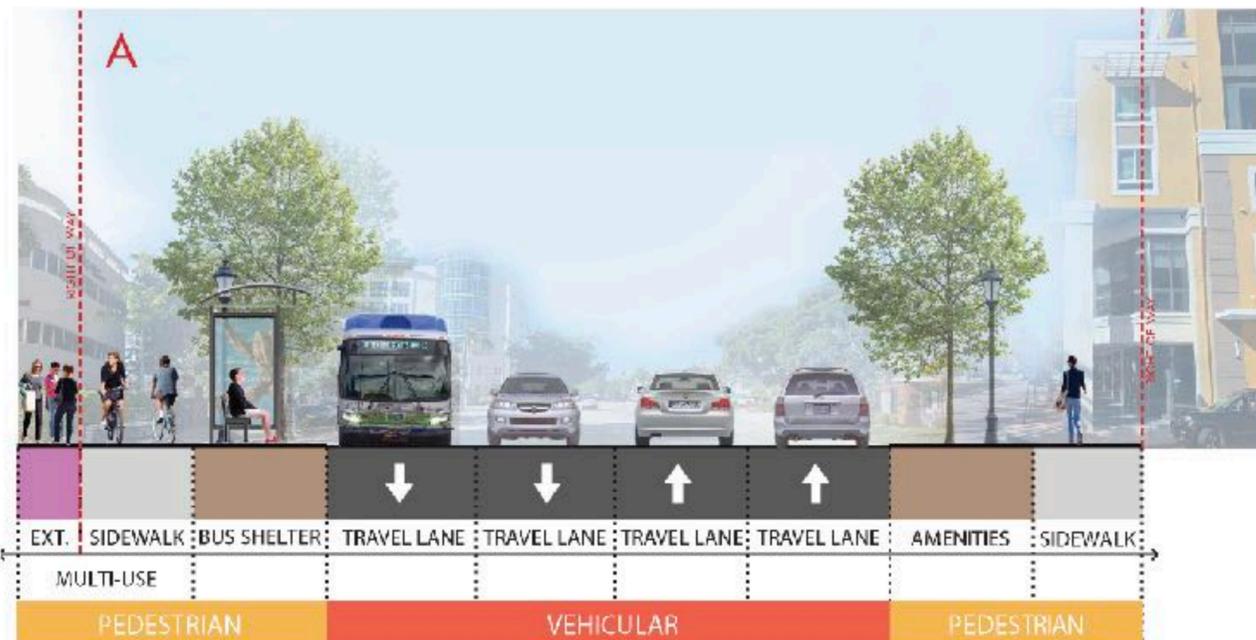
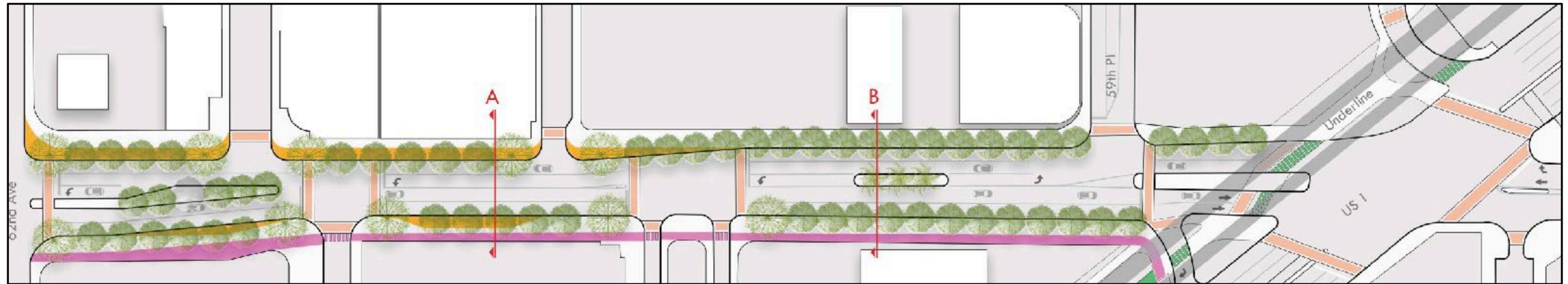
- *Given concerns about eliminating travel lanes –despite strong support for the proposed two-way cycle track connecting to the Underline—the team came up with an updated design that balances access while minimizing traffic impacts.*

Key Comments Included

- *Don't remove travel lanes*
- *Swap the cycle track for a shared use path*
- *Relocate palm trees in the median*

BIKE & WALK

- Extend the sidewalk zone on the south side by acquiring 5' easement from private property (Civic Center Site) to provide a multi-use path that connects to The Underline. Removes median between 61st Ave and 61st Ct to extend sidewalk to the north for that segment.



BIKE & WALK

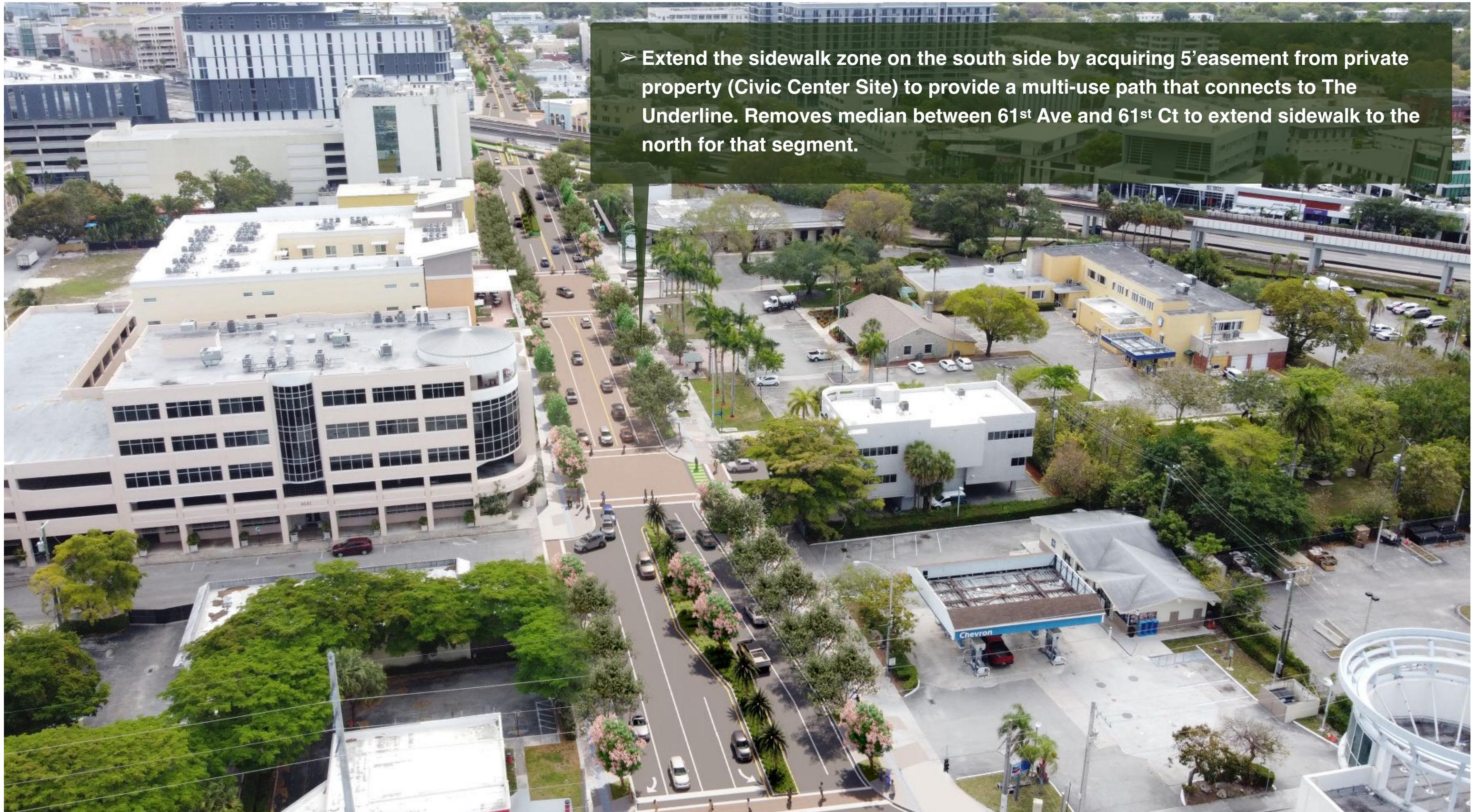
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WEST

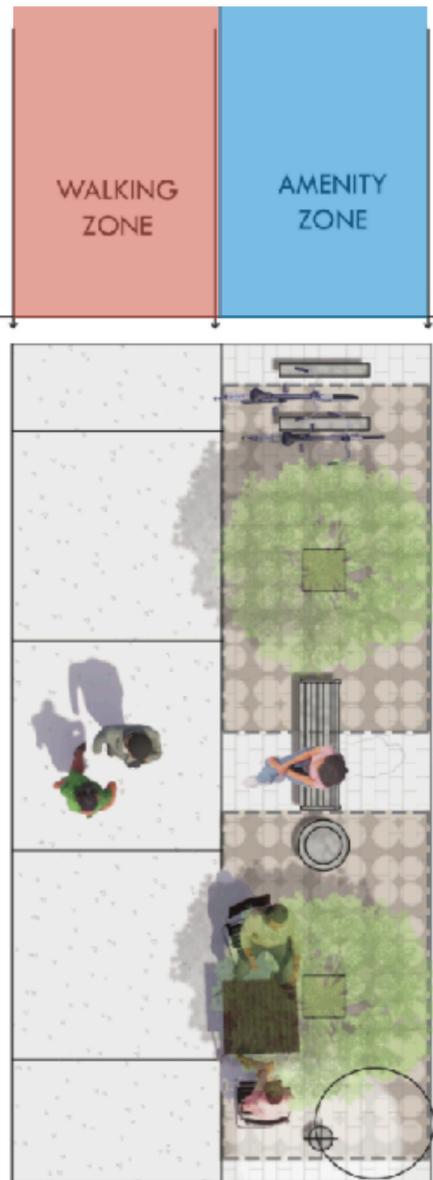
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BIKE & WALK



SIDEWALK DESIGN



SIDEWALK ORGANIZATION

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TREE GROWTH

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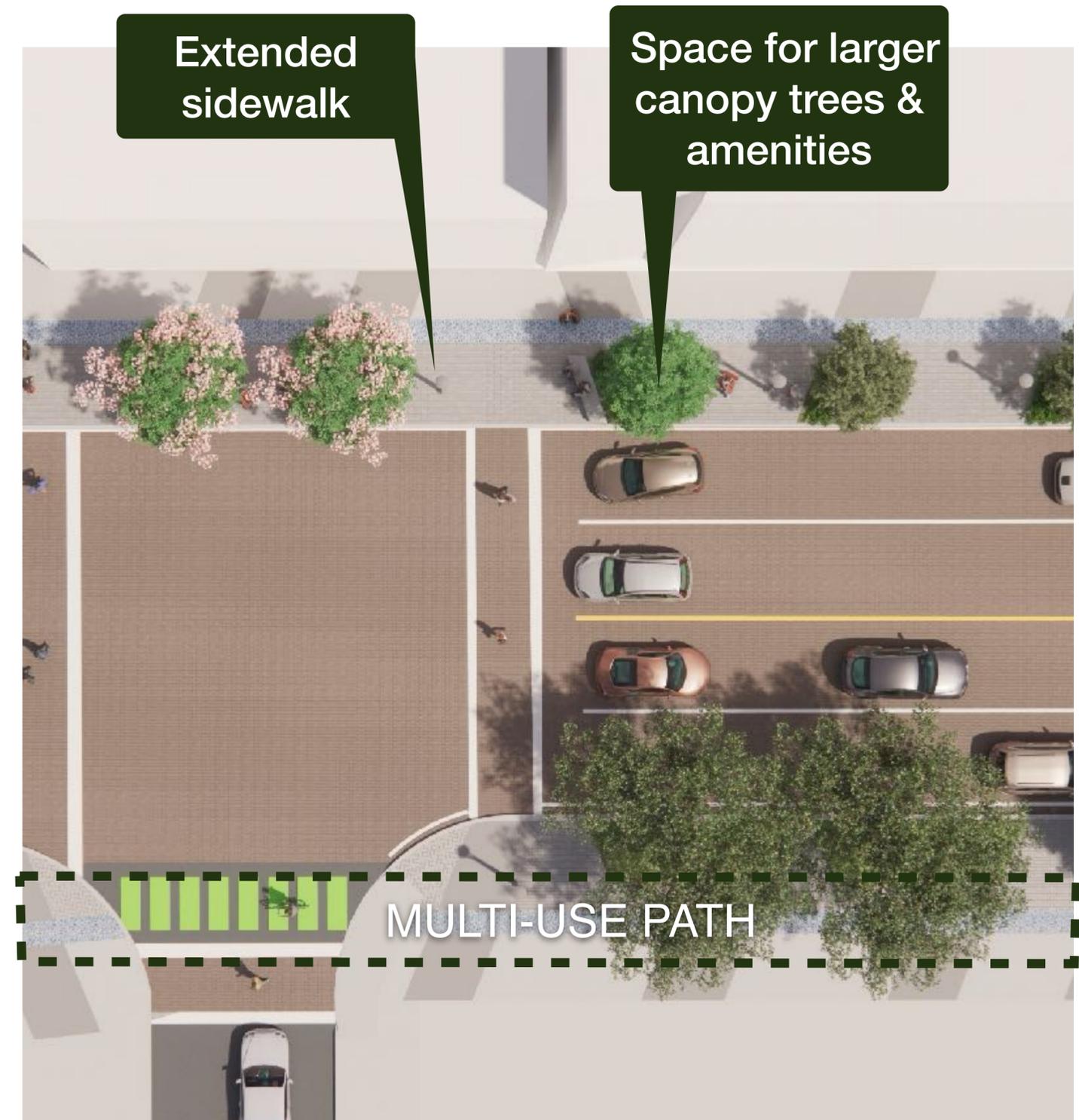


BIKE & WALK



Multi-use path

- **Extend the sidewalk zone on the south side by acquiring 5' easement from private property (Civic Center Site) to provide a multi-use path that connects to The Underline and future Ludlam Trail.**

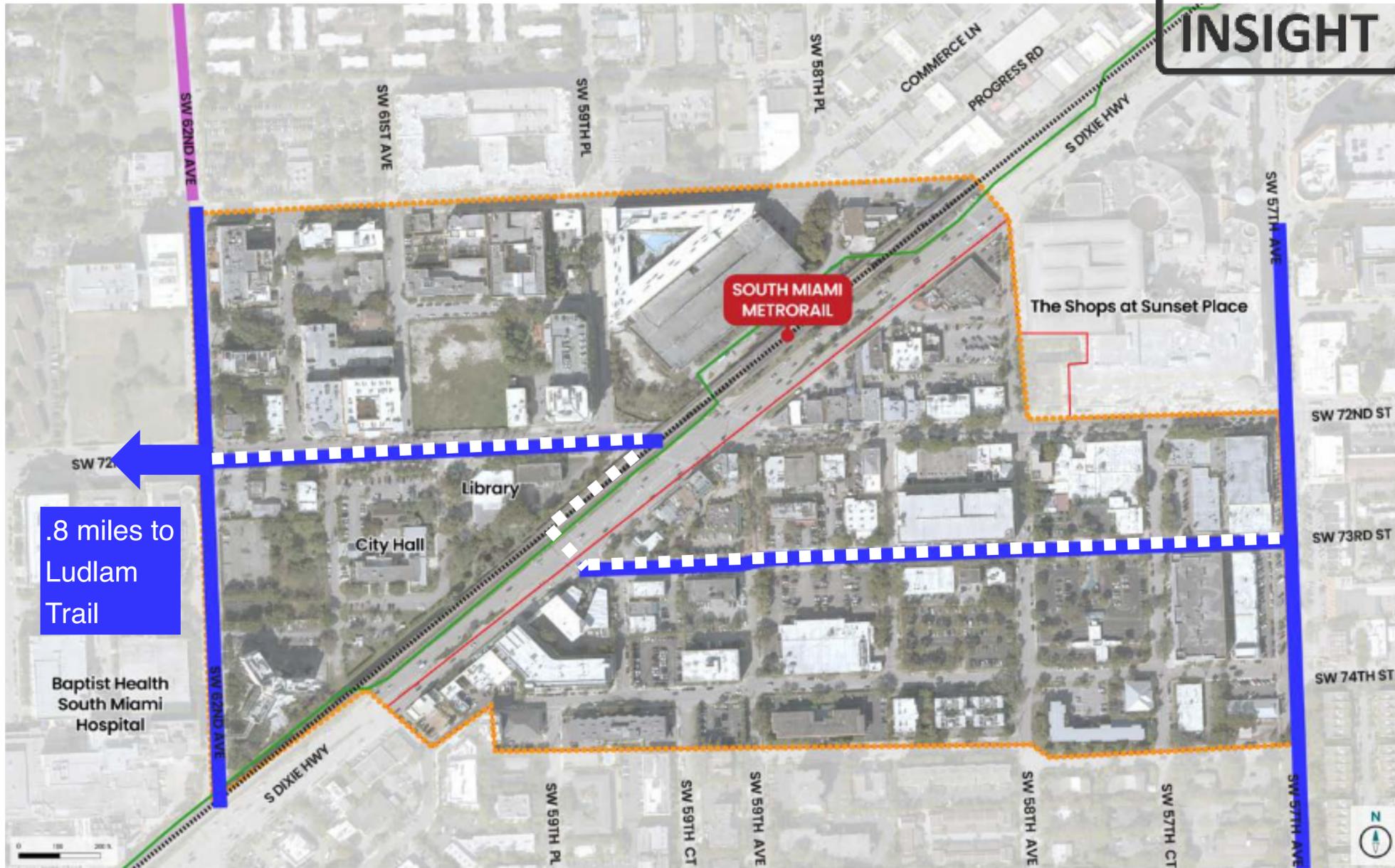


Extended sidewalk

Space for larger canopy trees & amenities

MULTI-USE PATH

POTENTIAL BIKE ROUTES





DISCUSSION
DESIGN DIRECTION

DESIGN DIRECTION

- To finalize this phase of work the project team needs final resolution and design direction on key items.

Resolution / Design Direction

- East Sunset Dr Concept
- West Sunset Dr Concept
- Design Patterns/Design Elements
- 5' Easement along Civic Center Site (West Side)
- 57th and 58th Ct Traffic Configuration / Directionality
- FDOT LAP Project

DESIGN DIRECTION

- ❑ East Sunset Dr Concept
- Is there general agreement to move forward as discussed?

Resolution / Design Direction



DESIGN DIRECTION

- ❑ West Sunset Dr
Concept
- Is there general
agreement to move
forward as discussed?

Resolution / Design Direction



DESIGN DIRECTION

□ Design Patterns/Design Elements

➤ Is there preference for these options for sidewalks?

Resolution / Design Direction



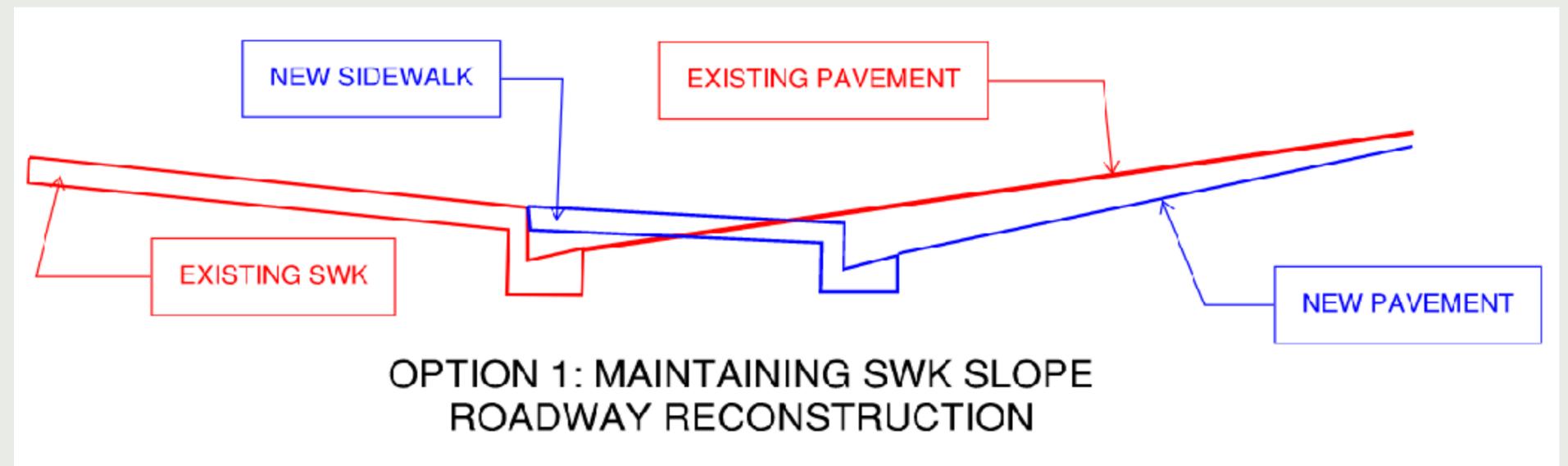
DESIGN DIRECTION

Sidewalk Extension Recommendation

- The new sidewalk will provide a smooth transition with the existing sidewalk.
- Create a single-level walking surface.
- There are no extra maintenance requirements.

Resolution / Design Direction

This option extends the sidewalk while maintaining the existing sidewalk slope.



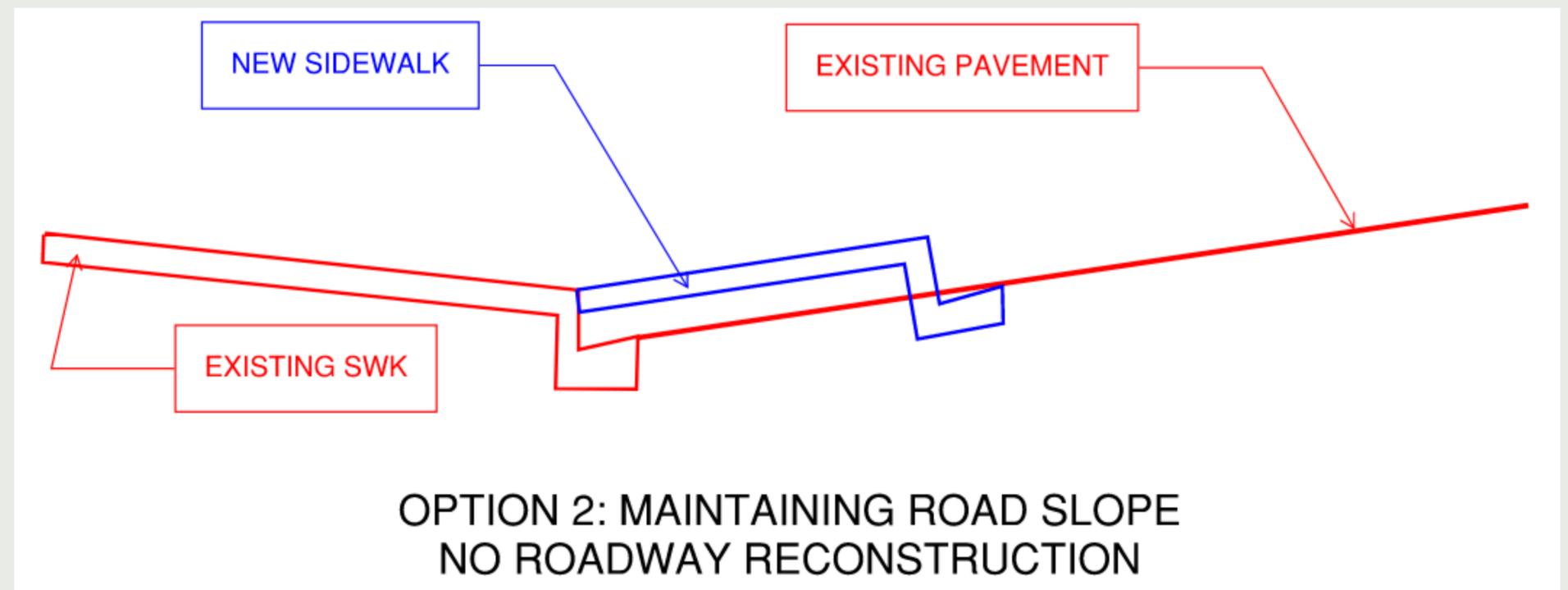
DESIGN DIRECTION

OPTION 2 | Cons:

- New sidewalk will create a slope transition to connect with the existing sidewalk.
- This difference in slope may pose a tripping hazard for pedestrians.
- The change in slope will require more maintenance to keep the sidewalk clean.

Resolution / Design Direction

This option extends the sidewalk following the slope of the adjacent road.



DESIGN DIRECTION

- ❑ Design Patterns/Design Elements
- Is there preference for these design options for sidewalks and crosswalks?

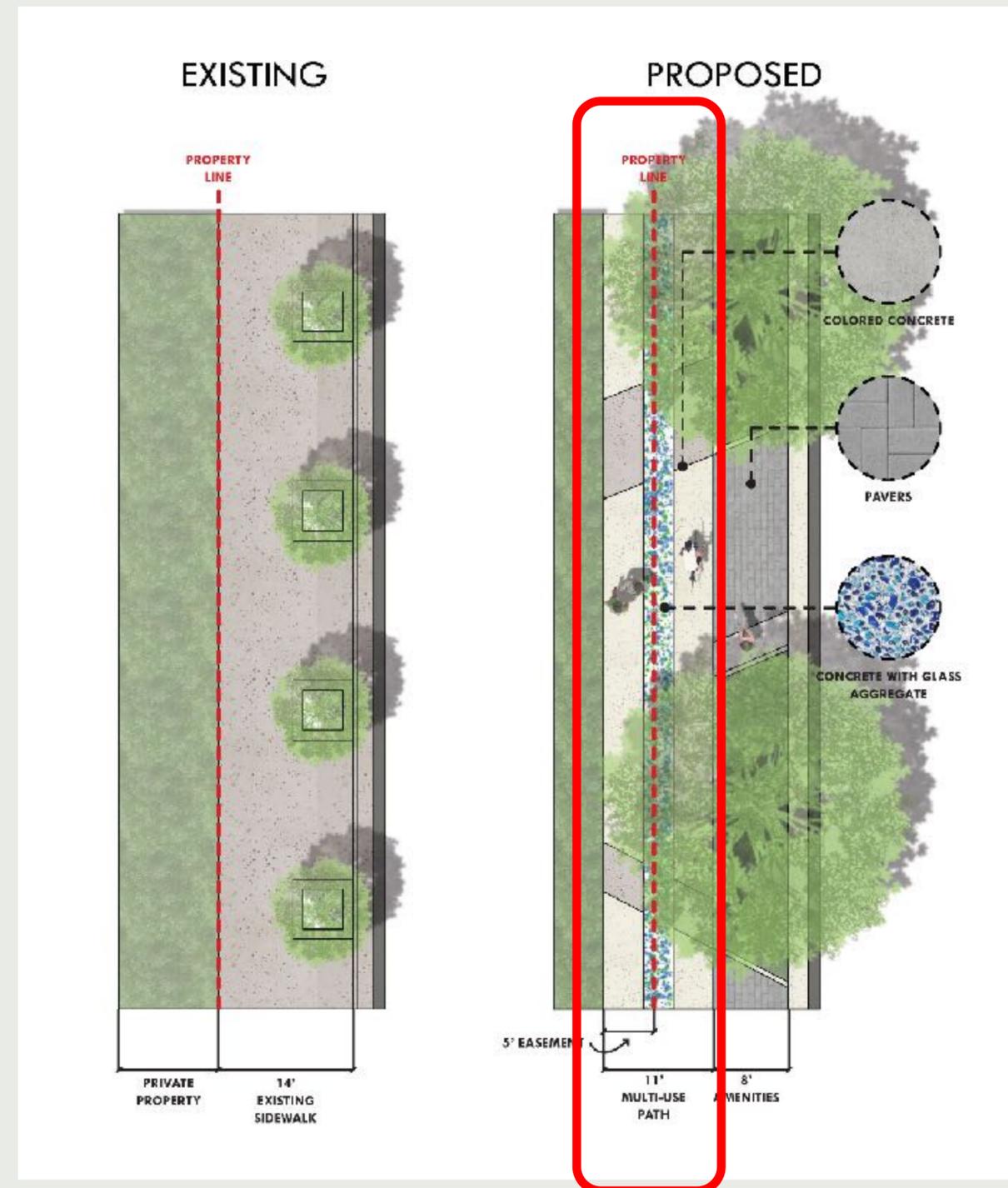
Resolution / Design Direction



DESIGN DIRECTION

- ❑ 5' Easement along Civic Center Site (West Side)
- Is there general agreement to move forward as discussed?
- *Next steps include City attorney's office drafting a public access easement agreement. Legal agreement shall be notarized and recorded in the public records.*

Resolution / Design Direction



DESIGN DIRECTION

❑ 57th and 58th Ct Traffic Configuration / Directionality

Team to make final decisions about changing configurations of traffic on 57th and 58th Ct based on further traffic study

➤ Is there general agreement to move forward as discussed?

Resolution / Design Direction



58th Court

Possibly change to One-Way South with Loading Zone



57th Court

Possibly narrow travel lanes and widen sidewalks

DESIGN DIRECTION

□ FDOT LAP Project

➤ Is there general agreement to move forward one way or another? The design development phase (CDs) will be directly impacted by this.

Resolution / Design Direction



- Local Agency Program (LAP) projects give access to federal dollars for transportation improvements.
- Several challenges for consideration:
- Likely force Sunset Dr project to be unbundled into two separate projects (East and West).
- Administrative burden: City is required comply with federal requirements related to procurement, contracting, reporting and project documentation – adding a lot of staff time and resources to manage the project.
- Compliance with FHWA (Federal Hwy Administration) requirements, Title VI, etc. – e.g. CEI services

DESIGN DIRECTION

□ FDOT LAP Project

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Resolution / Design Direction



- Time-intensive: Local Agency Program (LAP) projects typically take longer to implement because they require FDOT review and approvals at multiple phases, resulting in an extended timeline compared to standard projects.
- Limited flexibility: Must follow standards which can limit design flexibility when applying non-standard treatments.
- Any potential changes to project scope or budget must be formally approved, which will potentially add delays.
- LAP certification requirement: agency and staff

NEXT STEPS / WRAP-UP

- **Finalize Task 4 Deliverables**
- **Initiate Design Development (Task 5)**
 - *Survey*
 - *Traffic Study*
 - *CDs*





SoMi
DISTRICT

THANK YOU!

Commission Workshop Presentation
April 29, 2025

Chevron