

MIAMI BEACH PROMENADE

VIRTUAL COMMUNITY MEETING

JULY 2026

Introduction

The **Miami Beach Promenade** project focuses on creating a safer, more accessible, and resilient public space while enhancing connectivity, landscape, character, and the overall user experience. The **Master Plan** develops a long-term vision between 24th Street and 29th Street and builds upon findings from the Assessment & Feasibility Study and community input.

Goals:

- Improve Safety & Visibility
- Enhance Walkability & Accessibility
- Strengthen Landscape & Resilience
- Create a Cohesive Promenade Identity
- Improve Overall Quality of Life



Location:	City of Miami Beach
Neighborhood:	Mid Beach
Acres:	2.5
Linear Footage:	1300 Linear Feet
Project Limits:	Miami Beach Promenade 24th Street to 29th

LEGEND

- Promenade Project Limits
- Mid-Beach Limits
- Collins Waterfront Architectural District





CURTIS+ ROGERS DESIGN STUDIO INC.

MIAMIBEACH

Introduction



INTRODUCTIONS

- **OPENING REMARKS**

- **MIAMI BEACH PROMENADE TEAM**
  City of Miami Beach

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- **DESIGN TEAM**
  Curtis + Rogers Design Studio
  Landscape Architecture

Nova Consulting
Civil & Environmental Engineering
Green Dade, Inc
Electrical & Lighting Engineering
Yazi
Signage & Wayfinding

Atwell
Topographic Survey
NV5
Geotchnical Report

RESEARCH AND DUE DILIGENCE

Coordination

Coordination was conducted with the following City of Miami Beach departments/stakeholders to identify requirements, regulatory considerations, and implementation needs for the proposed project:

City of Miami Beach

- Public Works Department – Lighting Division
- Public Works Department – Stormwater Division
- Public Works Department – Water and Sewer Division
- Police Department
- Fire Department
- Department of Information Technology
- Greenspace Management Division
- Environmental and Sustainability Division
- Office of Urban Forestry
- Planning Department
- Office of Historic Preservation

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Reference Documents

The planning and regulatory documents referenced in this report played a critical role in shaping its recommendations, ensuring that proposed improvements align with the City of Miami Beach's broader goals for planning, design, sustainability, accessibility, resilience, and historic preservation. These documents provided the foundation for understanding policy frameworks, infrastructure requirements, and design standards relevant to the Promenade. Equally important was the coordination with key City departments and stakeholders, whose input helped ground the project in practical realities and community priorities. Their expertise and ongoing collaboration ensure that the project not only meets technical requirements but also reflects the needs, values, and long-term vision of Mid-Beach residents, visitors, and city leadership.

The following planning documents and regulatory frameworks informed the development of this report and guided the alignment of proposed improvements with City of Miami Beach policies and standards:



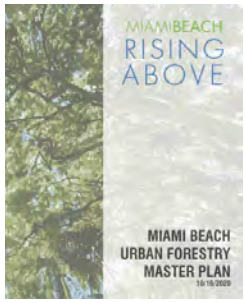
Transportation Master Plan



Blueways Master Plan



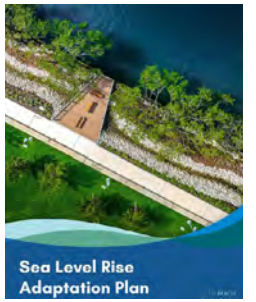
Street Design Guidelines



Urban Forestry Master Plan



2040 Comprehensive Plan



Sea Level Rise Adaptation Plan

MIDBEACH NEIGHBORHOOD ASSOCIATION (MBNA)

COMMUNITY EFFORT

The MidBeach Neighborhood Association (MBNA) is a community-led organization that represents residents, businesses, and stakeholders in the Mid-Beach area of Miami Beach. Dedicated to improving quality of life, promoting public access, and fostering a cohesive neighborhood identity, MBNA plays a key leadership role in the visioning and transformation of the Miami Beach Promenade.

MBNA has been instrumental in advocating for the rebranding of Miami Beach Drive to the Miami Beach Promenade, aligning with broader City efforts to enhance pedestrian connectivity, safety, and beauty along the beachfront. Through close collaboration with the City of Miami Beach Capital Improvement Projects (CIP) team and design consultants, MBNA ensures that the community's voice is heard throughout the planning process. Through continued partnership and community efforts, MBNA remains committed to ensuring the Miami Beach Promenade becomes a resilient, inclusive, and vibrant public space for all.

Link to MBNA website with Miami Beach Promenade project:
https://www.midbeach.net/miami-beach-promenade.html

PRIORITIES

Flooding & Infrastructure: Residents identified flooding, poor drainage, aging infrastructure, and inappropriate placement of showers as major issues. Long-term, resilient solutions are a top priority.

Paving & Walkability: The community emphasized the need for smooth, trip-free paving surfaces that are ADA-compliant, drain well, and durable. They support a creative, curving path that slows movement.

Landscape & Shade: There is a clear preference for more shade—through both tree canopy and structures—alongside careful planting that respects views and avoids problematic species.

Lighting & Safety: Lighting must balance turtle-friendliness and public safety. Consistency, energy efficiency, and durability are key to ensuring both environmental sensitivity and nighttime visibility.

Access & Mobility: Requests include better-integrated bike infrastructure, relocated CitiBike stations, traffic-rated bollards, and safer access for pedestrians including path visibility and improved transitions.

Public Amenities: The community supports more seating areas, children's play zones, dog-friendly spaces, public art, interactive installations, and areas for performance, and overall creative expression.

Clear Communication: A strong need for transparency around maintenance and responsibilities between public and private property owners.

Maintenance & Short-Term Fixes: The community emphasized the need for immediate improvements such as paver repairs, lighting upgrades, and enhanced signage while the master plan is in development. They expressed a need for clear communication between public and private properties.

Design Vision: MBNA strongly supports a cohesive, high-quality design that reflects the identity of Mid-Beach while aligning with the broader Miami Beach public realm. Referenced examples include Ocean Terrace Park and the curving, pet-friendly walkways near the Frost Museum.

MBNA envisions the Miami Beach Promenade as a pedestrian-first, flood-resilient walkway with continuous shade, accessible seating, public art, and safe, smooth, well-lit pathways designed to unify Mid-Beach with the larger beachfront network by addressing infrastructure, maintenance, and usability for residents and visitors.





MBNA providing feedback during site walkthroughs.

ASSESSMENT & FEASIBILITY STUDY REPORT

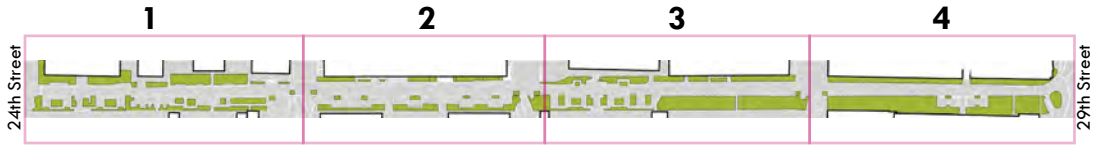
- Historical Context
- Natural Character
- Urban Character
- Community Profile
- Environmental Conditions
- Utilities & Infrastructure
- Lighting
- Site Analysis
- Signage & Wayfinding



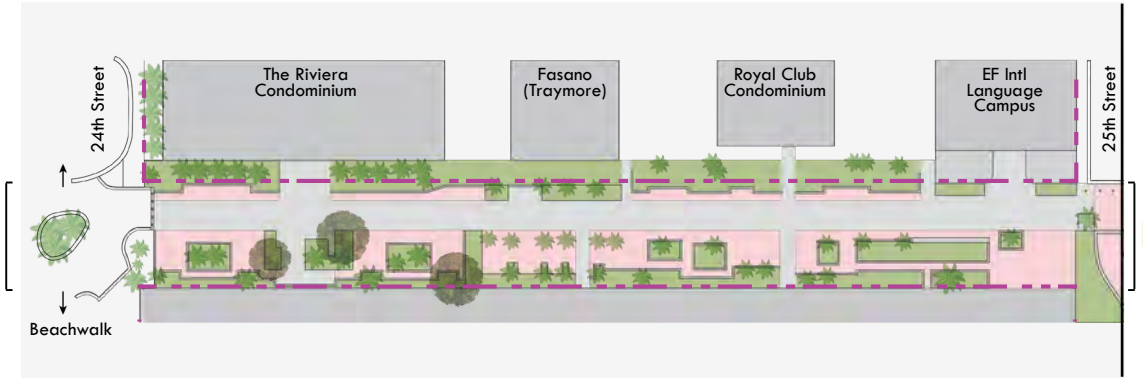
AREA OF STUDY

Right of Way (R.O.W.)

The project scope covers the Miami Beach Promenade 50 foot wide right-of-way from 24th to 29th Street, divided into four blocks for study and design. Each block presents unique conditions, opportunities, and challenges that shape the site analysis and guide future improvements.



1 24th Street to 25th Street

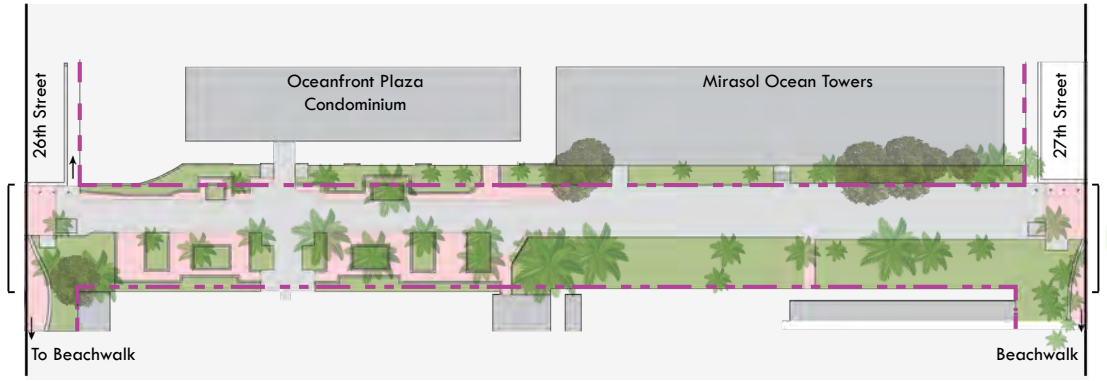


2 25th Street to 26th Street



50 FT R.O.W.

3 26th Street to 27th Street



4 27th Street to 29th Street



50 FT R.O.W.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

- **INCREASE TREE CANOPY AND SHADE**

Plant additional shade trees, prioritizing native and salt-tolerant species, to improve pedestrian comfort, reduce heat, and create a continuous shaded corridor.

- **EXPAND VEGETATED AREAS**

Replace unnecessary hardscape with landscaped zones that absorb water, support biodiversity, and soften the overall character of the promenade.

- **ADOPT SUSPENDED PERVIOUS PAVEMENT SYSTEM**

Apply a paving systems that allows water infiltration while providing an even and traffic-slowing pedestrian surface.

- **IMPROVE PAVING AESTHETICS & CONTINUITY**

Replace damaged or inconsistent materials with unified, durable, and slip-resistant pavers that reflects Mid-Beach's character and harmonizes with local identity and architecture.

- **ADD TURTLE-COMPLIANT LIGHTING**

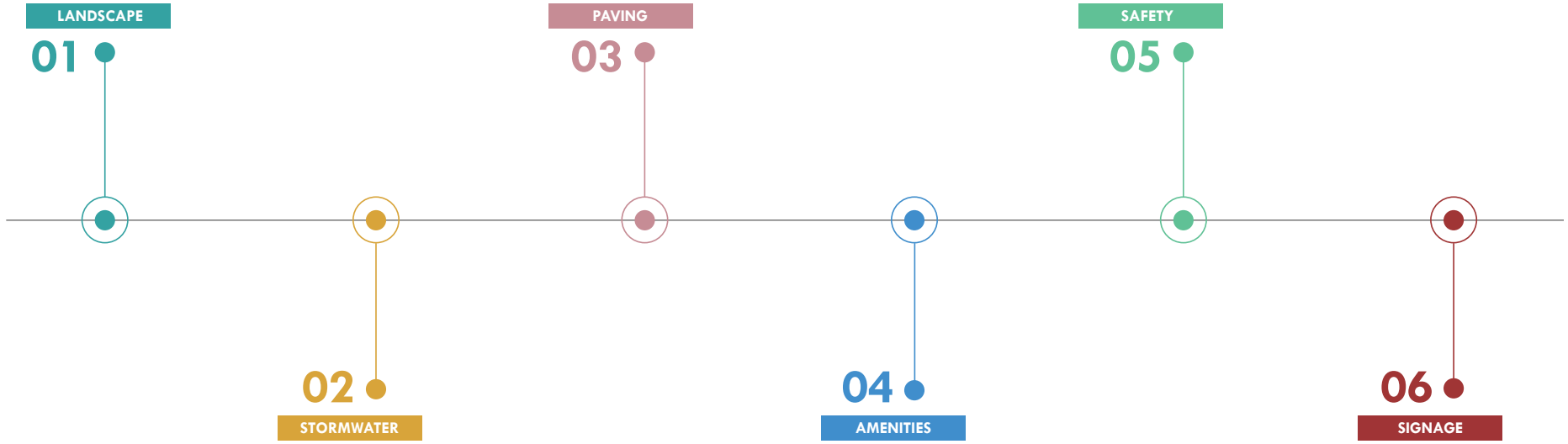
Install pedestrian-scale lighting designed to improve visibility and safety while meeting coastal wildlife protection standards.

- **INSTALL CCTV CAMERAS**

Strategically place cameras to improve safety and deter crime while maintaining a welcoming environment.

- **ADD TRAFFIC-RATED BOLLARDS & PROTECTIVE PLANTING**

Introduce protective barriers that prevent unauthorized vehicle access while allowing pedestrian movement.



- **INTRODUCE STORMWATER RETENTION**

Introduce bioswales, rain gardens, or other green infrastructure to collect and filter stormwater

- **ADDRESS BUILDING DOWNSPOUTS**

Coordinate with adjacent property owners to redirect or treat downspout discharge, reducing localized flooding and potential contamination.

- **INTRODUCE SITE FURNISHINGS**

Install weather-resistant, durable furnishings that support comfort, gathering, and responsible use of the public space such as seating and trash receptacles.

- **INTEGRATE PUBLIC ART**

Commission site-specific artwork that reflects local culture, enhances visual interest, and creates memorable experiences along the promenade.

- **MITIGATE SCALE**

To humanize the scale, add interventions such as landscape buffers, active ground-floor frontages, shade structures, seating, and more.

- **DEVELOP UNIQUE SIGNAGE/GRAPHICS**

Design cohesive signs with a distinct Mid-Beach identity, serving both orientation and directional functions.

- **STANDARDIZE WAYFINDING ELEMENTS**

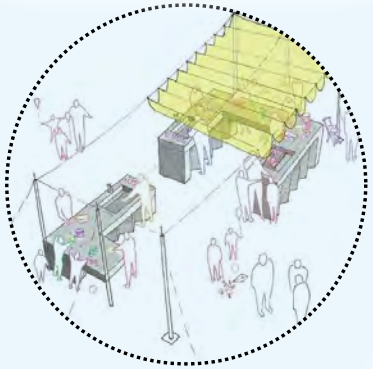
Apply consistent materials, colors, and placement across the promenade to ensure clarity and reinforce a recognizable visual system.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

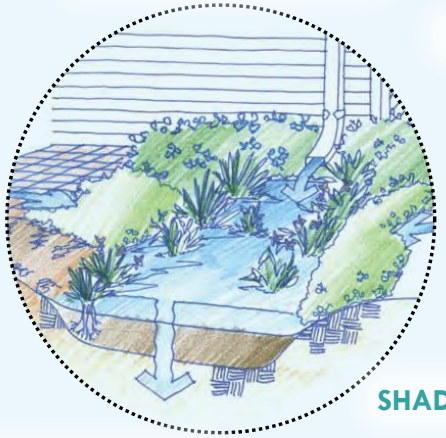
SAFE INTERSECTIONS



INTRODUCE FURNISHINGS



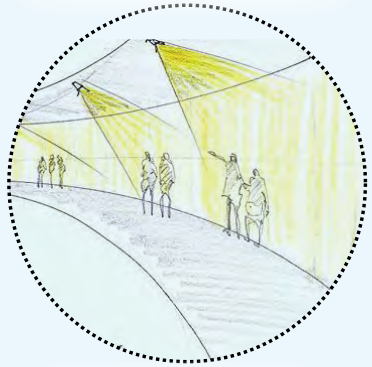
BIORETENTION AREAS



CREATE UNIQUE IDENTITY



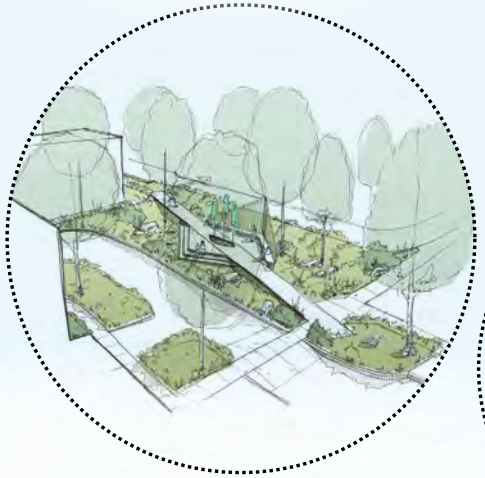
COHESIVE AND COMPLIANT LIGHTING



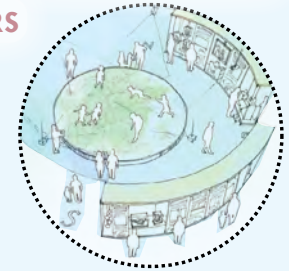
NATIVE VEGETATION



SHADE EXPANSION



ADD LOCAL ART



UNIFIED & PERMEABLE PAVERS



HUMANIZE SCALE



CONSISTENT WAYFINDING



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Public Meeting
(Virtual)

Next Step: 100% Master plan.
No construction documents produced.

- ✓ Increased tree canopy, shade, and lush landscape
- ✓ Relaxing and local character for comfortable pedestrian use
- ✓ Improved security
- ✓ Short-term, accessible seating for all ages, thoughtfully designed to discourage long-term use
- ✓ Maintenance access
- ✓ Clear access to amenity decks and beach from buildings
- ✓ Wide, open promenade with upgraded pavement

- Furniture and lounging ✗
- Conflicts between pedestrians and bikes ✗
- Poor and uneven lighting ✗
- Loitering and trash accumulation ✗
- Playgrounds or attractions ✗
- Mismatched pavement with poor drainage ✗
- Areas for crowds or events ✗









Community Preferences & Visual Examples



Limited seating in high-visibility locations for brief use



Family and dog-friendly open lawn areas with defined edges and visibility



Reflects local character and everyday neighborhood use



Strategically placed trees to increase shade canopy and increase comfort



Upgraded bollards for maintenance access and clear intersections



Lighting and CCTV enhancements to support visibility and safety

Design Concepts

Concept I : Organic Paths



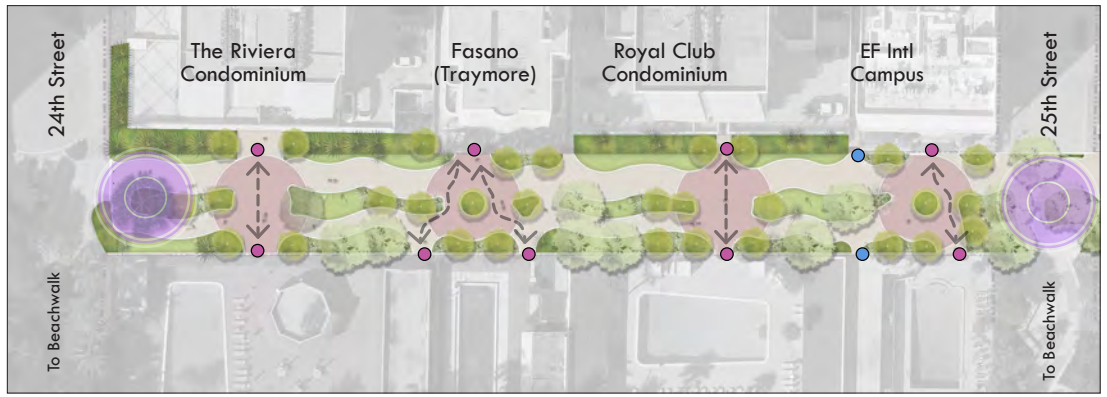
Concept II : Linear Paths



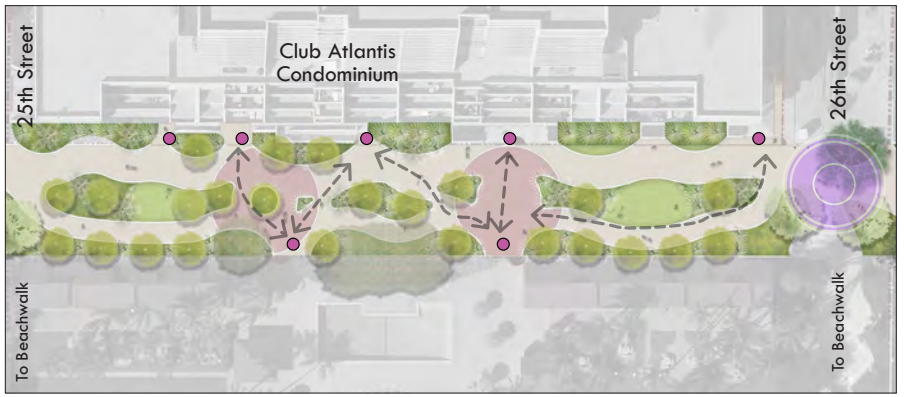
Concept I : Organic Paths



1 24th Street to 25th Street



2 25th Street to 26th Street



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4 27th Street to 29th Street



LEGEND: Circulation Route · Exit and/or Entrance Access · Maintenance Access Door · Public Art & Wayfinding Zones

Concept I : Organic Paths



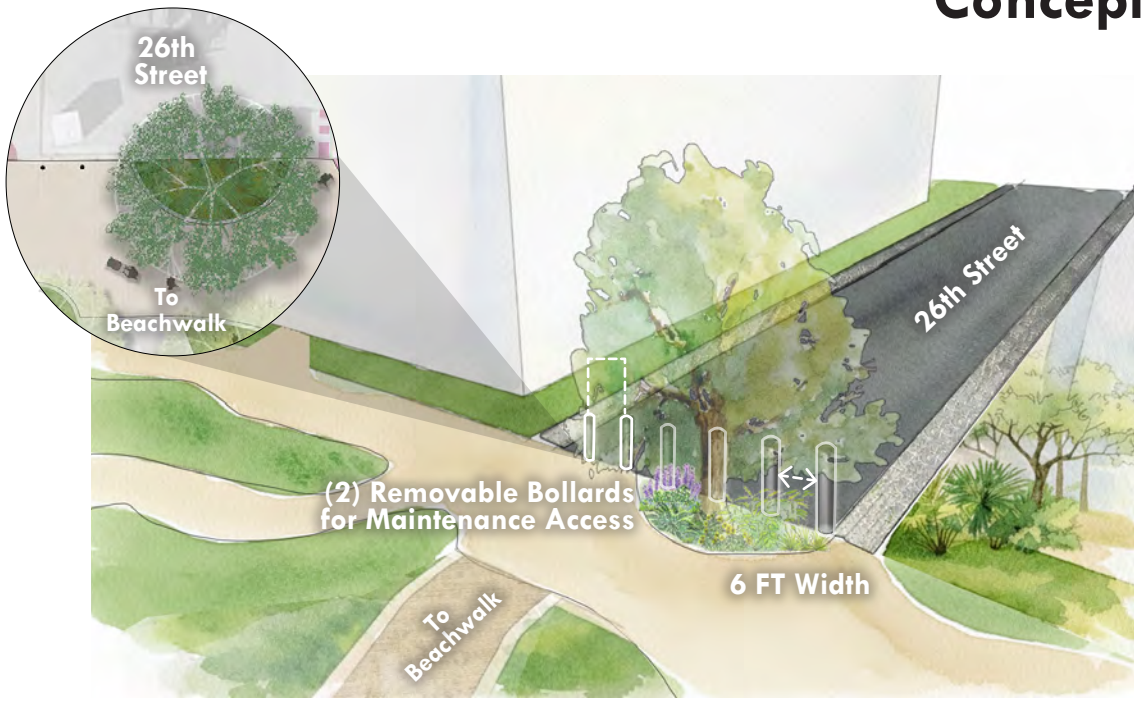
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Plant selections to emphasize Florida-Friendly, salt-tolerant species complementary to adjacent landscapes.

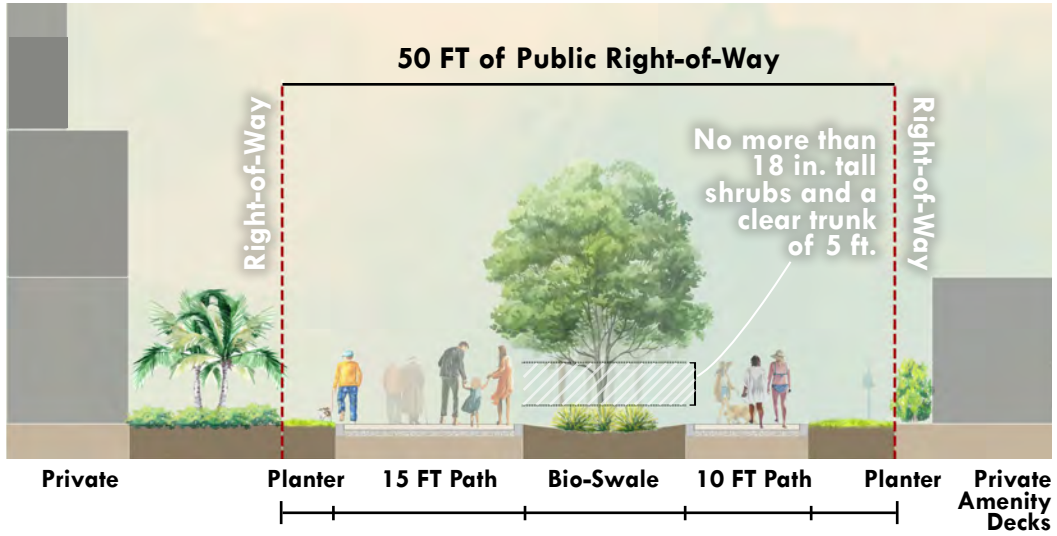
2.
Trees and palms shall be maintained in accordance with accepted urban forestry practices that maintain long-term health, structure, and natural character.

3.
Stormwater retention species tolerant of occasional to frequent flooding conditions through bio-retention areas, which are designed to capture and slowly infiltrate stormwater.

4.
Layered hedge or smaller trees to assist with sea turtle-friendly light screening.

Concept I : Organic Paths

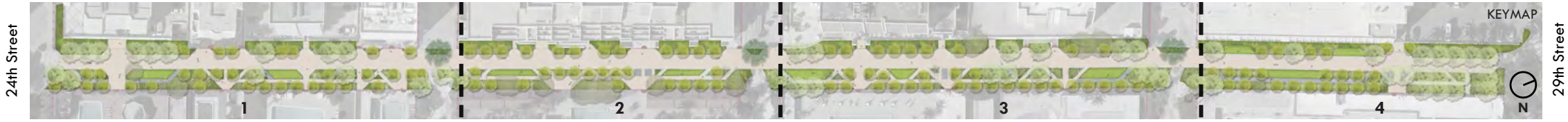




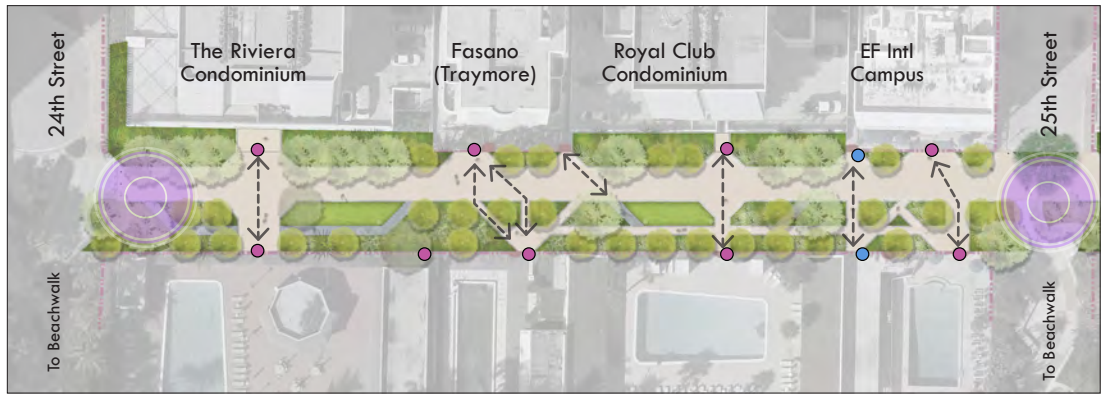


Axonometric View from Buildings

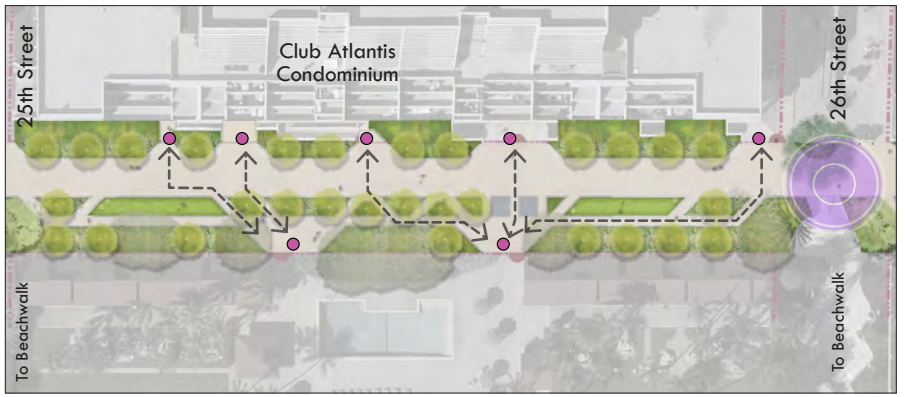
Concept II : Linear Paths



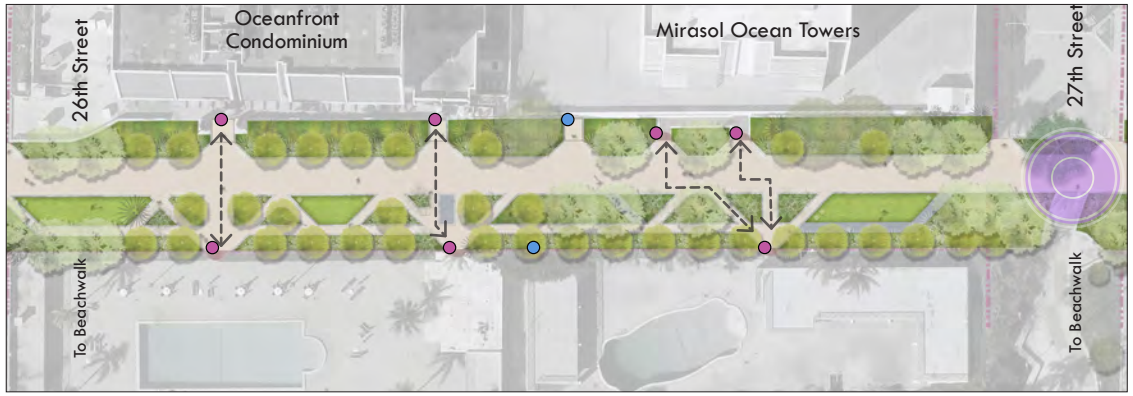
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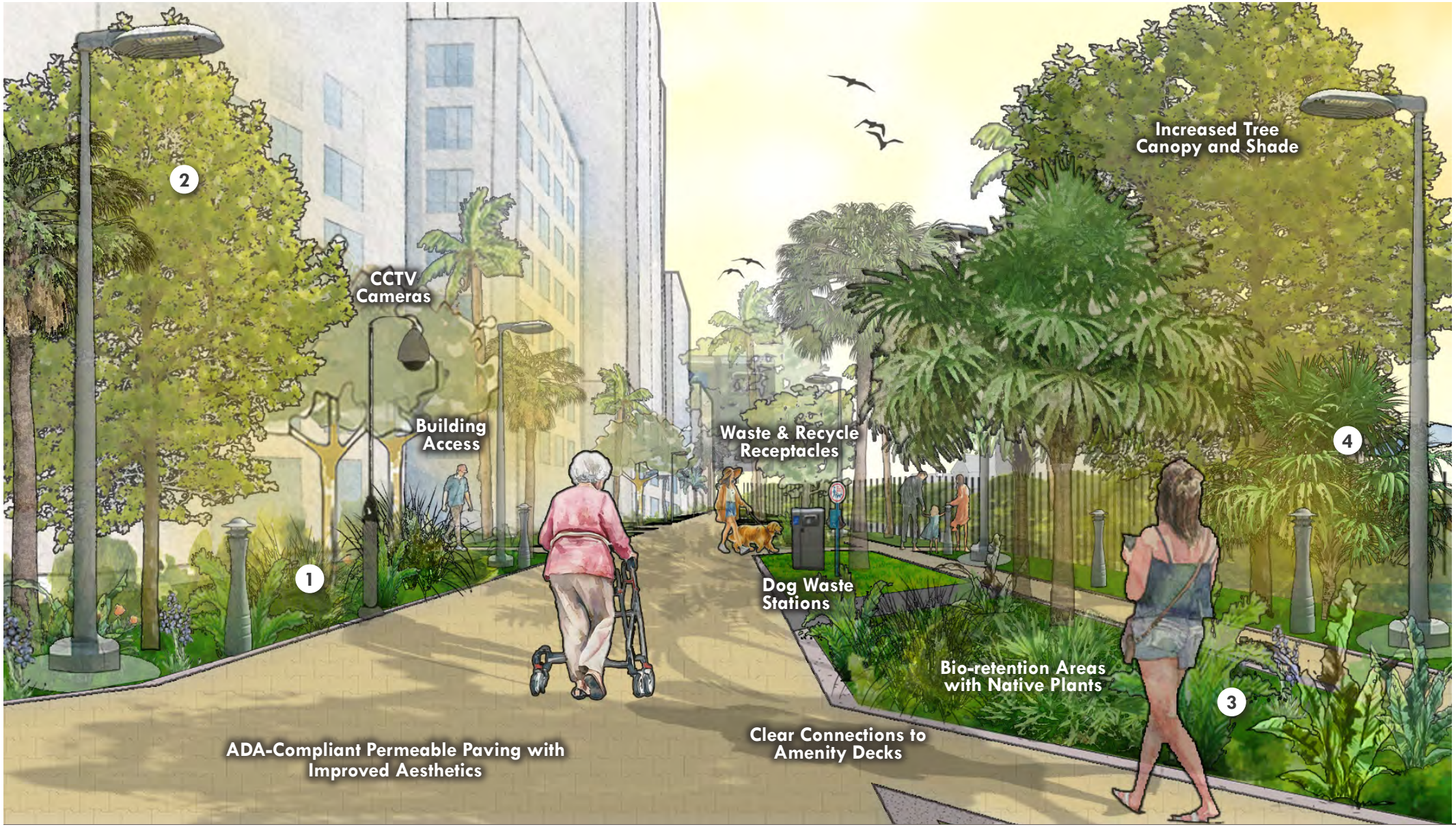


4 27th Street to 29th Street



LEGEND: ↔ Circulation Route ● Exit and/or Entrance Access ● Maintenance Access Door ◎ Public Art Zones & Wayfinding Zones

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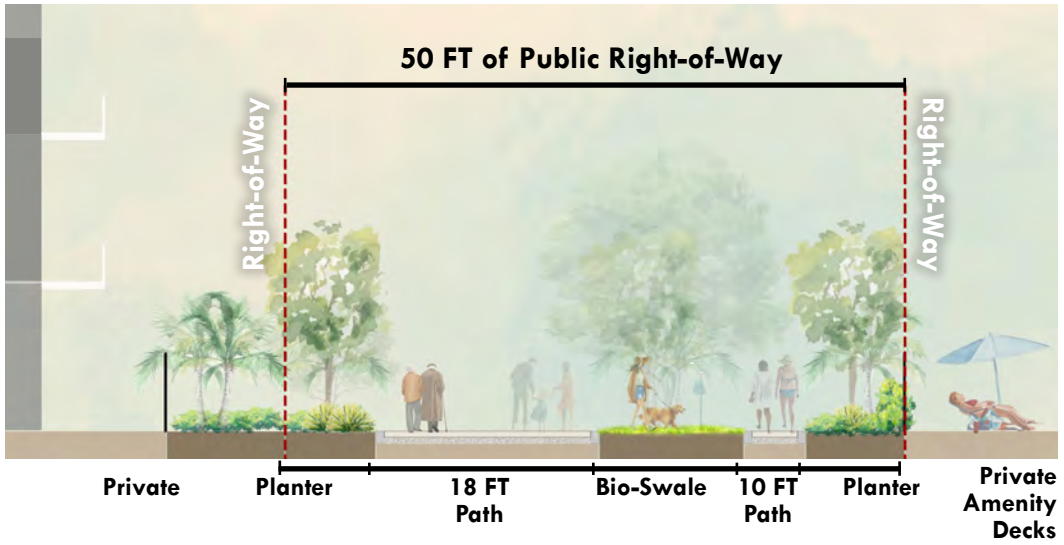
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Promenade Improvements



Pedestrian Lighting



Bollard Lighting



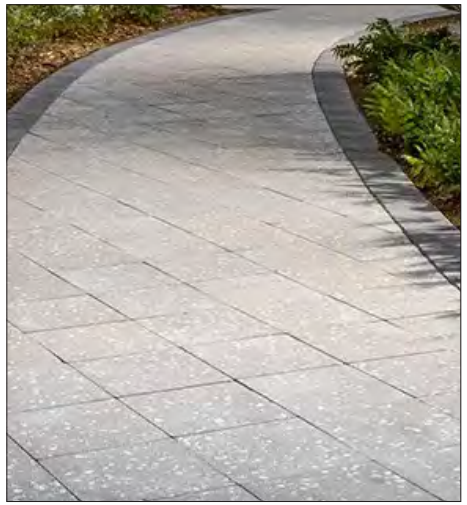
Vehicular Bollards



CCTVs



Art



Hardscape



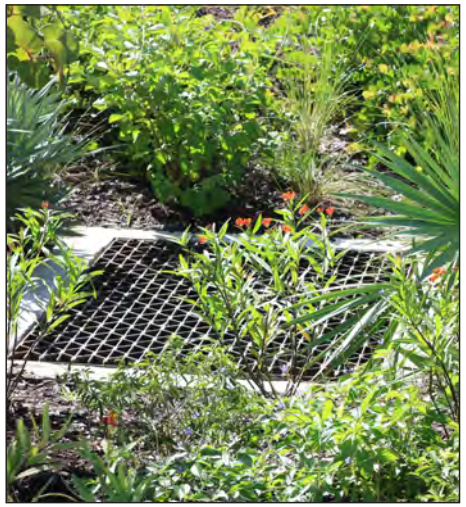
Signage



Landscape



Amenities



Stormwater Management

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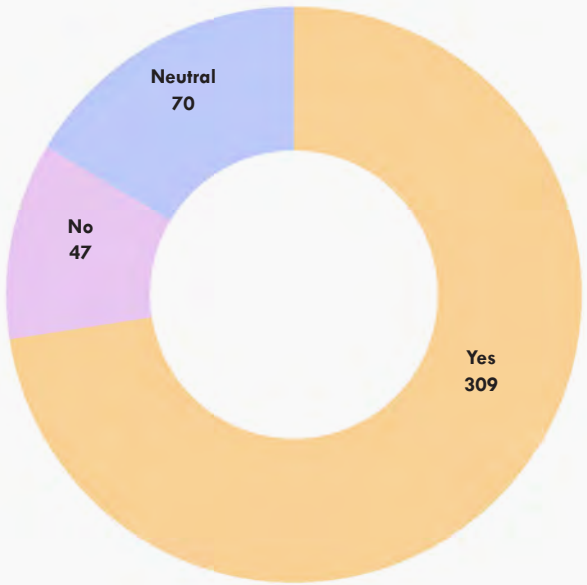




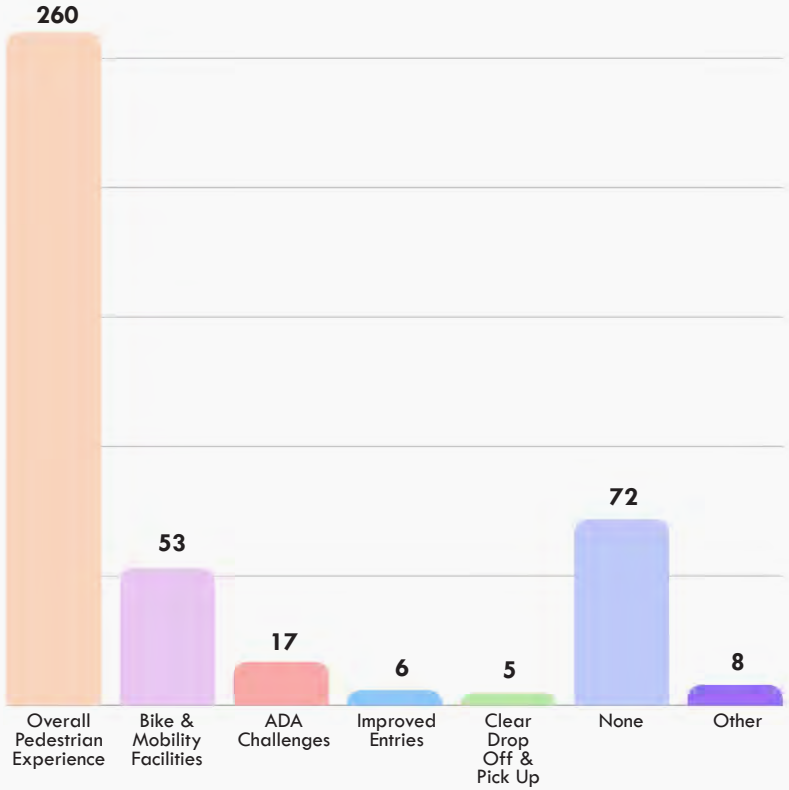


SURVEY RESULTS

Is sun shade essential while using the promenade?



Which mobility improvement is priority for the promenade?



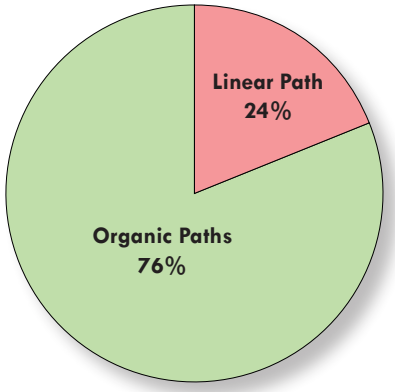
Professional Recommendation: Concept I (Organic Paths)



Based on the design intent, technical evaluations, and community input documented, we professionally recommend advancing the **Organic Paths (Concept I).**

- **Circulation & Connectivity:** Central nodes, cross paths, and open lawn areas improve access, wayfinding, and flexible community use.
- **Landscape:** Provides shade, cooling, and a walkable inviting environment.
- **Drainage:** More balanced permeable and bioretention systems support a simpler and more efficient drainage strategy that reduce flooding, stormwater runoff, recharge groundwater, and use vegetation to provide cooling, habitat, and water-quality benefits.
- **Lighting:** Supports a more open lighting approach, improving visibility and the overall pedestrian experience.
- **CCTV:** Better accommodates security camera coverage within a landscaped environment while Linear Path Concept may require supplemental poles.
- **Signage & Wayfinding:** Creates a distinctive promenade character and strengthens sense of place.

Community Poll (02/10/2026)



ESTIMATED OVERALL PROJECT BUDGET (DESIGN & CONSTRUCTION):
$22,498,068.78



PROJECT TIMELINE & NEXT STEPS

JUNE - AUGUST 2025

Geotechnical Report, Survey Report, Arborist Report - completed ✓

SEPTEMBER 2025

Assessment & Feasibility Study Report - published ✓

NOVEMBER 18th & DECEMBER 14th, 2025

Community Charrette & Workshop #1 and #2 ✓

- (In Person) Design Preferences

JANUARY 13th, 21st, 27th, 2026

HOA/Property Meetings #1, #2, #3 ✓

- (Virtual)

FEBRUARY 10th, 2026

Public Meeting

- (Virtual) Concept Vote ✓

MARCH 2026

Master Plan (2 Concepts) - 50% Submittal ✓

MAY 2026

50% Master Plan (2 Concepts) - Stakeholders Review & Comments ✓

JULY 2026

July 08th: 50% Master Plan – Virtual Community Meeting / Presentation

Presentation to Public Safety Committee and Project recommendation to Finance & Economic Resiliency Committee

SEPTEMBER 2026

Master Plan (Final Concept) – 100% Final Submittal

100% Master Plan - Stakeholders Review & Comments

100% Master Plan - Stakeholders Presentation

WHAT'S NEXT AFTER COMPLETION OF MASTER PLAN?

Public Meeting/Presentation

Decision on Project's Direction (Resolution with Budget Allocation)

Design Consultant Determination and Contracting

Design, Construction Documents, Permitting, Bid/Contracting ⟶ Construction

MIAMI BEACH PROMENADE

STAY IN TOUCH

VISIT OUR PROJECT PAGE TO...

Download a copy of the presentation and view other project materials.

Sign up to receive project updates via email.

CONTACT

Gabriella Gonzalez, Neighborhood Affairs Coordinator
GabriellaGonzalez@miamibeachfl.gov

Scan the QR code to view the project page.

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