

An aerial night photograph of a modern residential development in Miami Beach. The scene is illuminated by warm yellow and white lights from the buildings and streetlights. Several high-rise apartment buildings with balconies are visible, some with lights on. In the foreground, there are two swimming pools with blue water, surrounded by palm trees and landscaping. A canal or waterway runs through the middle of the development. The background shows more city lights and a beach area on the right side.

MIAMI BEACH PROMENADE

VIRTUAL PUBLIC MEETING

What We Heard from the Community

- Five public meetings have occurred to obtain community feedback and input to help guide the Master Plan

- 1st) November 18th, 2025
Miami Beach Golf Club
(In-Person Charrette/Workshop)
- 2nd) December 14th, 2025
At the Promenade
(In-Person Charrette/Workshop)
- 3rd) January 13th, 2026
HOA/Property Focused
(Virtual Meeting 1)
- 4th) January 21st, 2026
HOA/Property Focused
(Virtual Meeting 2)
- 5th) January 27th, 2026
HOA/Property Focused
(Virtual Meeting 3)

- Next Step: Submit 50% 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

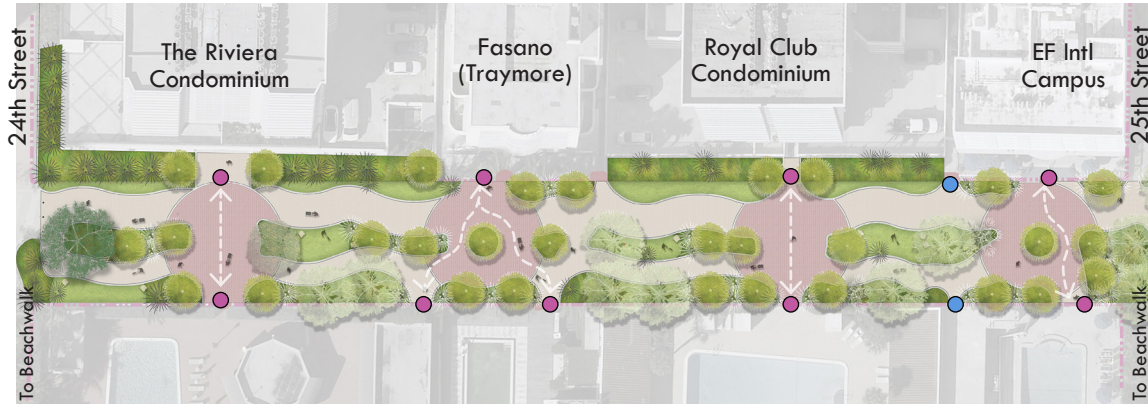


Lighting and CCTV enhancements to support visibility and safety

Concept: Organic Paths - Block by Block



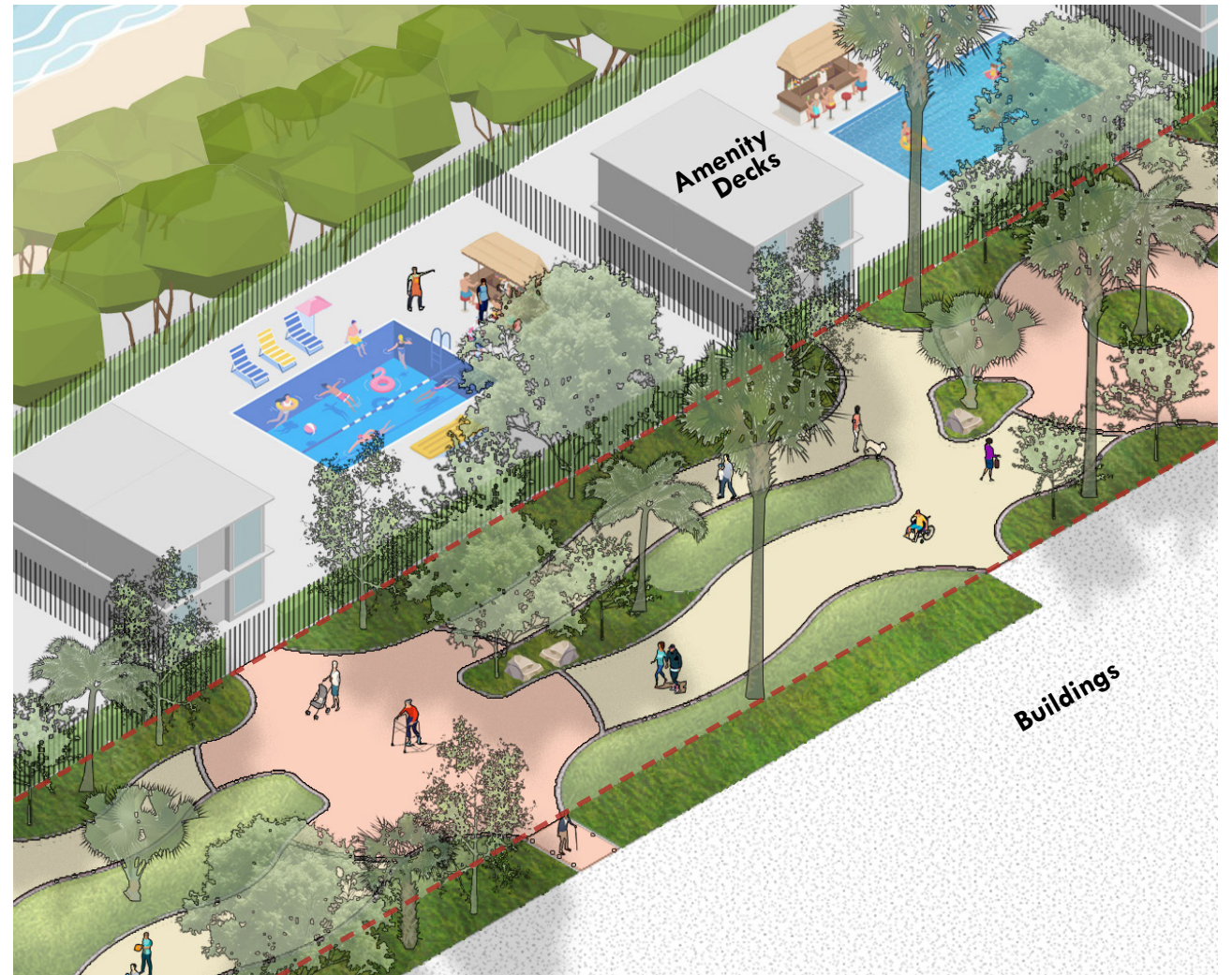
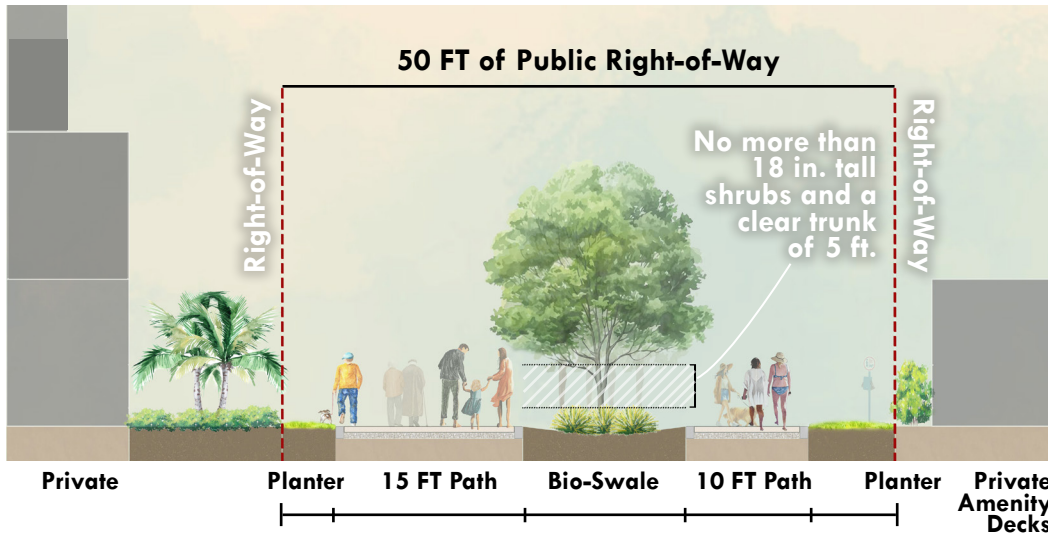
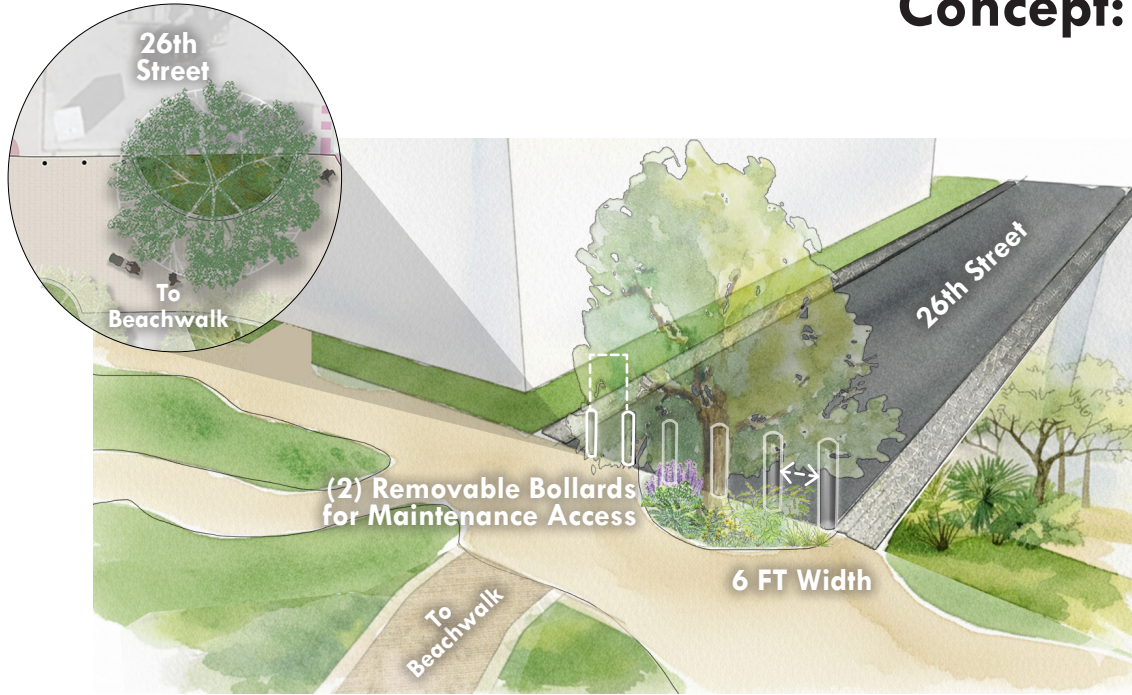
● Exit and/or Entrance Access ● Maintenance Access Door



Concept: Organic Paths



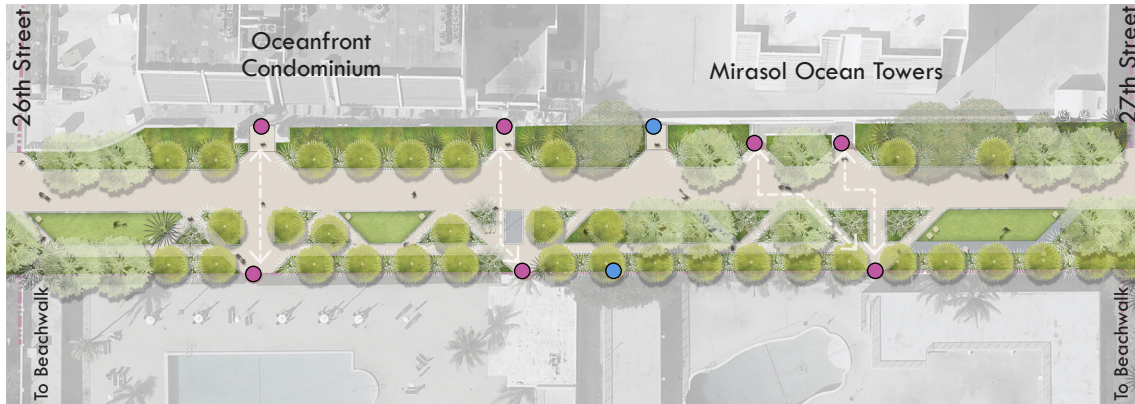
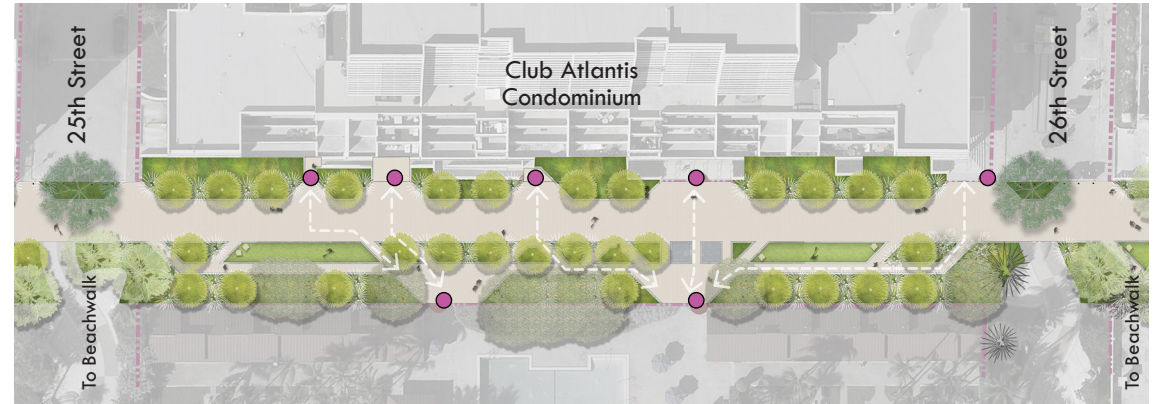
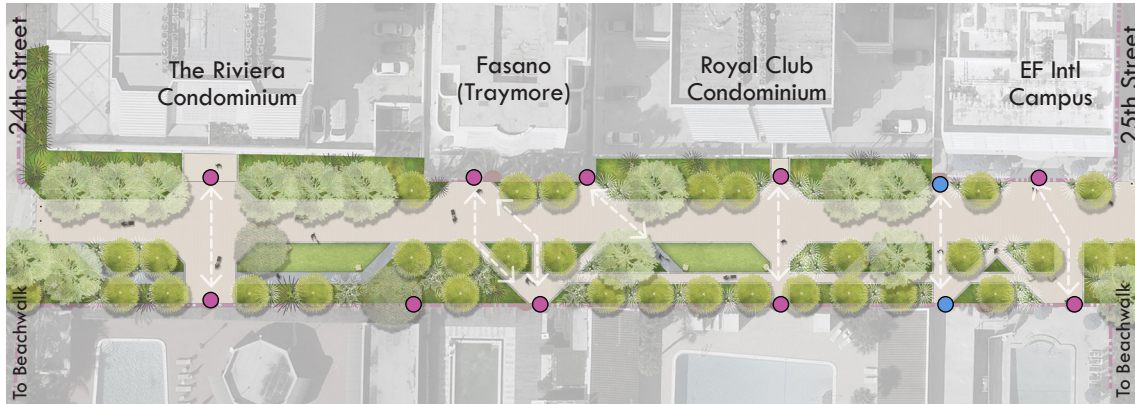
Concept: Organic Paths



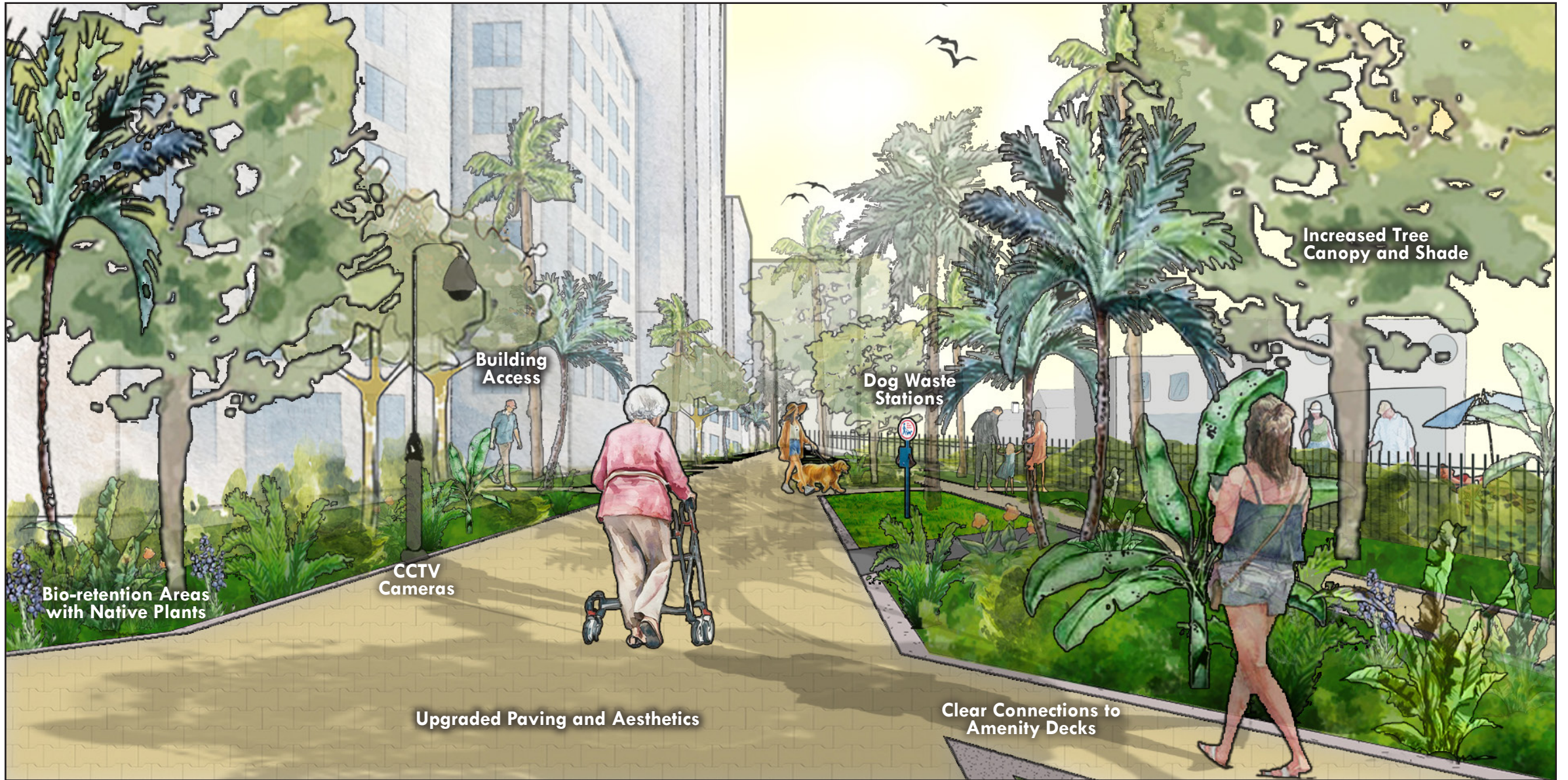
Concept: Linear Paths - Block by Block



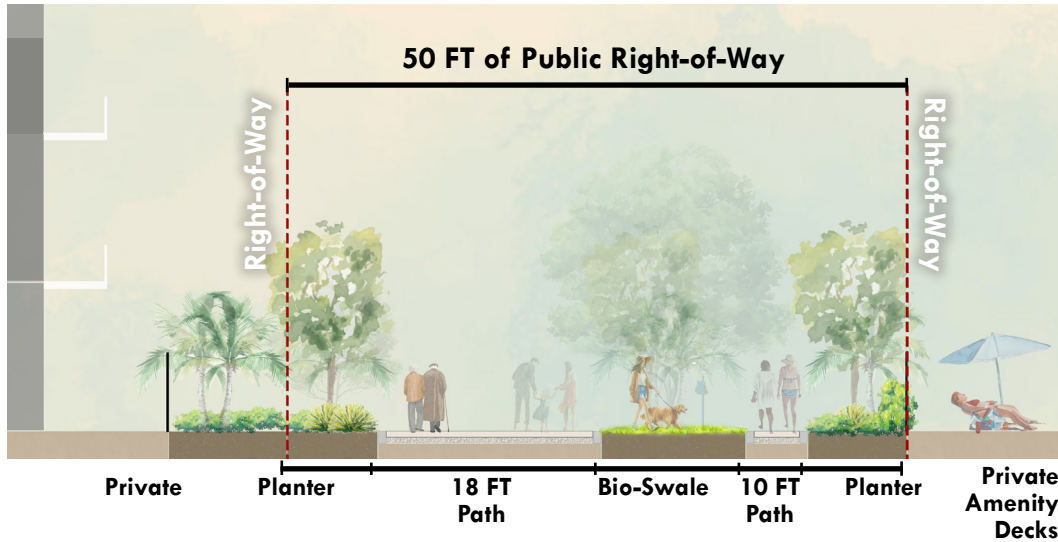
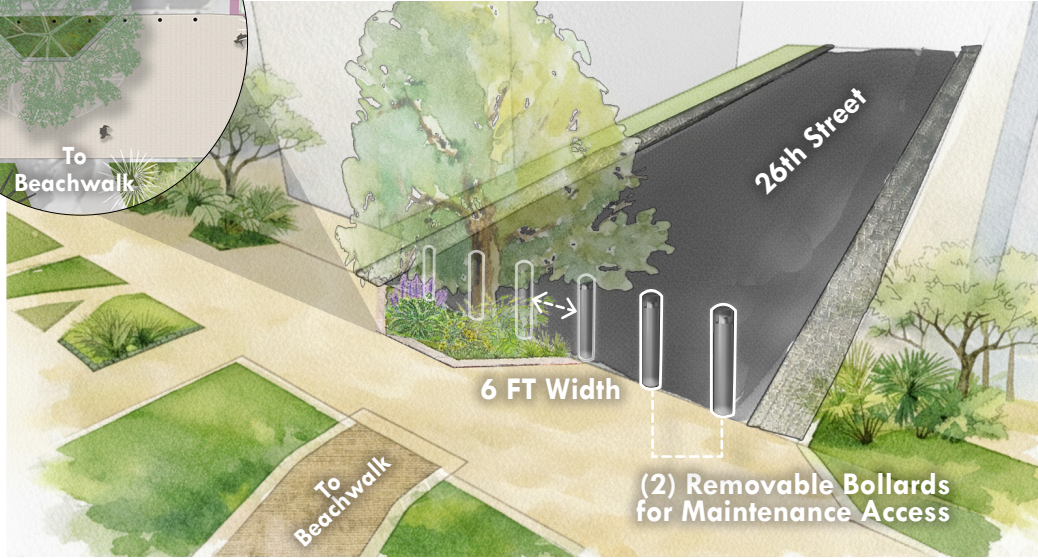
● Exit and/or Entrance Access ● Maintenance Access Door



Concept: Linear Paths



Concept: Linear Paths





VOTE FOR YOUR PREFERRED CONCEPT

Organic Paths



Linear Paths



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 Selection



MARCH 2026

Master Plan (2 Concepts) - 50% Submittal

Stakeholders Review & Comments



MAY 2026

Master Plan (Final Concept) – 100% Final Submittal

Master Plan – Stakeholders Presentation



WHAT'S NEXT AFTER COMPLETION OF MASTER PLAN?

Presentation to City Commission (CIP)

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

Design Consultant Determination and Contracting



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

MIAMI BEACH PROMENADE

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