

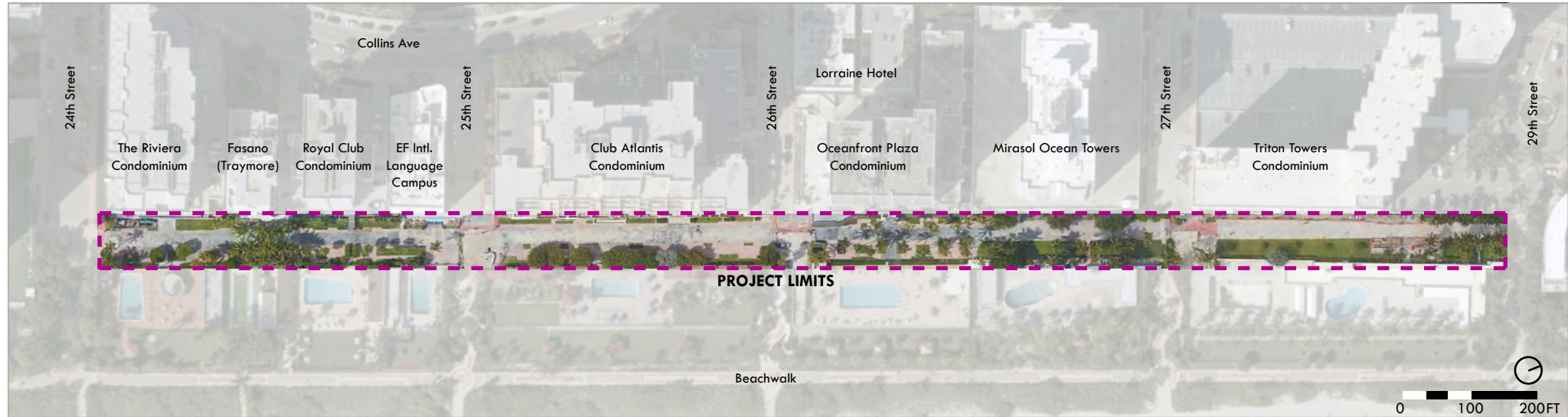


WELCOME

TO THE

MIAMI BEACH PROMENADE  
COMMUNITY CHARRETTE & WORKSHOP

# MIAMI BEACH PROMENADE (24th STREET TO 29th STREET)



Location: City of Miami Beach

District/Neighborhood: Mid-Beach

Acres: 2.5

Linear Footage: 1300 LF

Project Limits: Miami Beach Promenade from 24th Street to 29th Street

## Assessment and Feasibility Study Report

This Assessment and Feasibility Study Report examines existing conditions along the Miami Beach Promenade from 24th Street to 29th Street to inform future design recommendations and a comprehensive master plan.

The study evaluates infrastructure, hardscape, landscape, stormwater management, environmental conditions, circulation, and public amenities within a historically designated corridor, laying the groundwork for a resilient, accessible, and context-sensitive Master Plan.

The promenade bisects private property while serving as a right-of-way allowing for a shared pedestrian walkway between beachfront hotels and residential buildings to the west, and their amenity decks and service areas to the east. This spatial condition presents both challenges and opportunities for design, access management, and stakeholder coordination.

Formerly known as Miami Beach Drive, the corridor was renamed the Miami Beach Promenade through a City of Miami Beach Resolution as a result of advocacy by the Miami Beach Neighborhood Association and broader City initiatives aimed at restoring the promenade to its original function as a pedestrian space. This rebranding reflects a shift in focus toward creating safer, more inviting pedestrian environments that support low-stress walkability, amenity spaces, public access to the beach, and a more connected Mid-Beach community.



# INTRODUCTIONS

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

MIAMIBEACH

- **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**  
*Geotechnical Report*

# RESEARCH AND DUE DILIGENCE

## Coordination

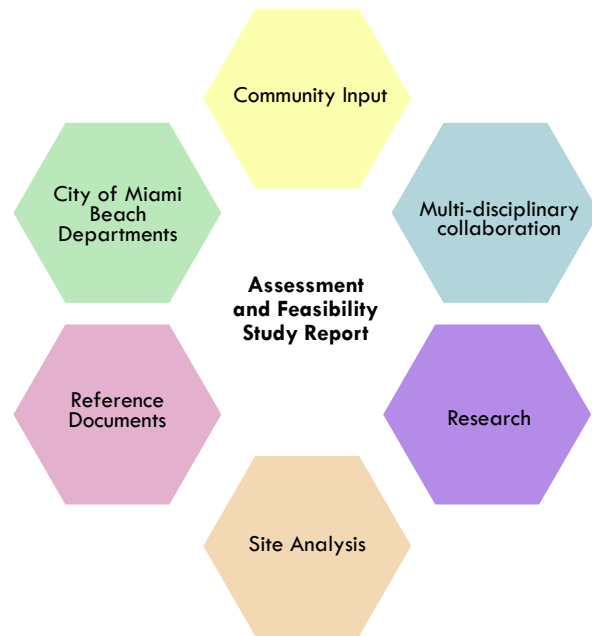
Coordination was conducted with the following City of Miami Beach departments/stakeholders to identify requirements, regulatory considerations, and implementation needs for the proposed project:

### 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



# MIAMIBEACH



## 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



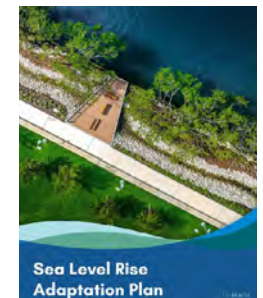
Street Design Guidelines



Urban Forestry Master Plan

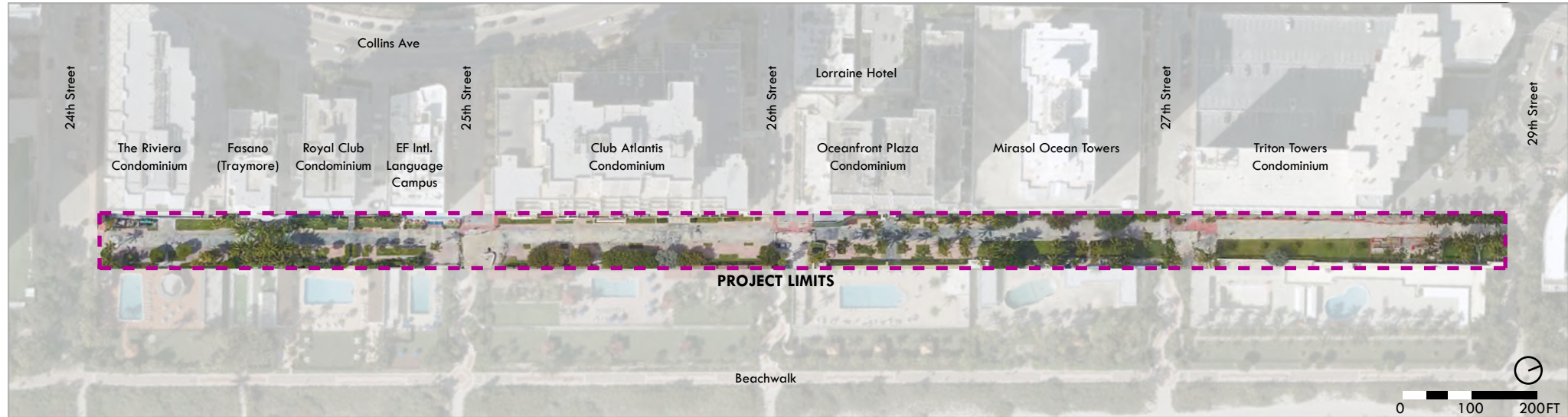


2040 Comprehensive Plan



Sea Level Rise Adaptation Plan

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# 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.

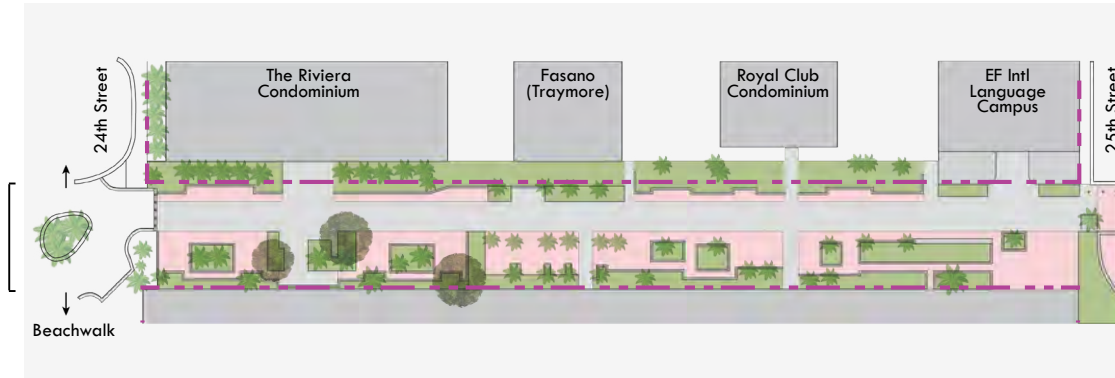
# AREA OF STUDY



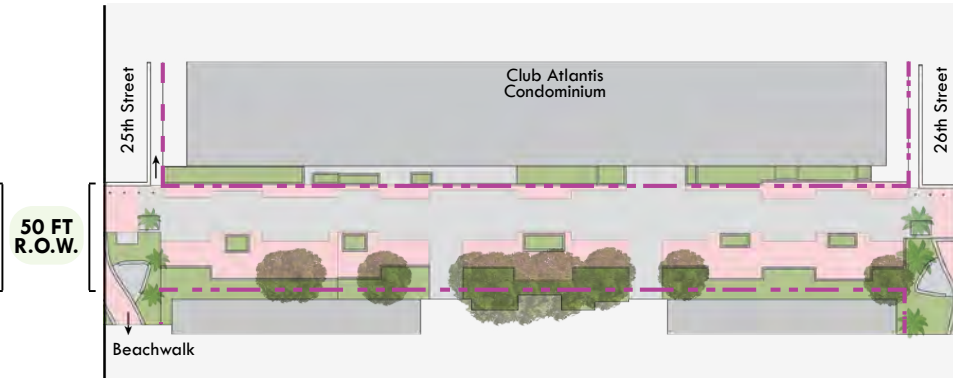
The project scope covers the Miami Beach Promenade 50 foot wide right-of-way from 24th to 29th Street, divided into four blocks for study and design. Each block presents unique conditions, opportunities, and challenges that shape the site analysis and guide future improvements.



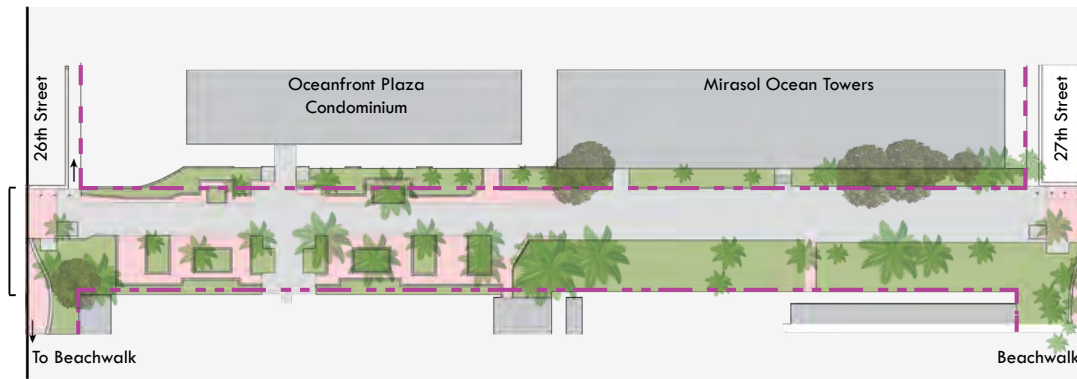
## 1 24th Street to 25th Street



## 2 25th Street to 26th Street



## 3 26th Street to 27th Street



## 4 27th Street to 29th Street



# ASSESSMENT & FEASIBILITY STUDY REPORT

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



# ASSESSMENT & FEASIBILITY STUDY REPORT

- **Foundation for the Master Plan**
- **Balance community needs, resiliency, history, access, and infrastructure**
- **Alignment with regulations and city requirements**
- **Today's Focus: Community Input & Design Guidance**

**A resilient, community-driven, and accessible promenade that strengthens its character and low-stress walkability while meeting city requirements.**

# SUMMARY OF FINDINGS AND RECOMMENDATIONS

- The Project corridor falls seaward of the Coastal Construction Control Line (CCCL). Coordination with the Florida Department of Environmental Protection (FDEP) will be required to identify the potential need for a CCCL Permit for construction activities seaward of the CCCL.

- **Fifteen** (15) endangered or threatened species were identified by the U.S. Fish and Wildlife Service (USFWS) as potentially inhabiting or migrating through the project corridor, including nesting sea turtles, although native habitat within the corridor is currently limited. Lighting proposed for the project will need to be in compliance with the Sea Turtle Lighting Ordinance.

- The proposed project improvements will involve work in areas of the **100-year floodplain**. Additional fill below the 100-year flood elevation would require mitigation so that there are no significant impacts to the floodplain.

- The project corridor is located within the Collins Waterfront Architectural District, which is currently listed in the National Register of Historic Places (NRHP). The City of Miami Beach Historic Preservation officer indicated that there are no restrictions or requirements associated with construction in the right of way adjacent to these historic buildings

- The Miami Beach Edition at the north end of the project corridor was identified as having a Declaration of Restrictive Covenant (DRC) in place with restriction on groundwater use due to a groundwater contaminant plume resulting from discharge of diesel fuel from a former underground storage tank. The DRC prohibits stormwater swales, stormwater detention or retention facilities, and ditches on the restricted property. **Any stormwater drainage proposed in the vicinity of this contaminant plume may require groundwater analysis to ensure stormwater discharges would not occur within an area of contaminated groundwater.** In addition, during construction **dewatering should be avoided within 500-feet of the existing contaminant plume.**

## ENVIRONMENTAL



CIVIL

- The current street conditions are characterized by limited permeable surfaces and no drainage infrastructure, which contributes to localized flooding. **Improving permeability and implementing drainage systems connected to exfiltration trenches would substantially enhance the area's drainage performance.**

- Promenade Street currently has only one fire hydrant along its 0.35-mile length. Although the buildings within the project area meet the existing fire hydrant location requirements (along Collins Ave), **it is strongly recommended to install additional hydrants along Promenade** Street spaced no more than 300 feet apart if the street is intended to provide access for Fire Department vehicles.

- Some of the existing buildings feature balconies that drain directly to the ground, which poses a potential contamination risk. Additionally, the building's downspouts currently discharge into small grass areas without any erosion control measures in place. **A potential mitigation strategy could involve consolidating the balcony drains into a single downspout system** (or installing a separate system) and incorporating a **rain garden** solution.

# 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.

## LANDSCAPE

01



## PAVING

03



## SAFETY

05



02

## STORMWATER

- **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.

04

## AMENITIES

- **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.

06

## SIGNAGE

- **DEVELOP UNIQUE SIGNAGE/GRAPHICS**

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

- **STANDARDIZE WAYFINDING ELEMENTS**

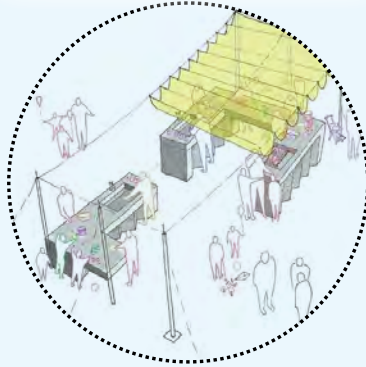
Apply consistent materials, colors, and placement across the promenade to ensure clarity and reinforce a recognizable visual system.

# SUMMARY OF FINDINGS AND RECOMMENDATIONS

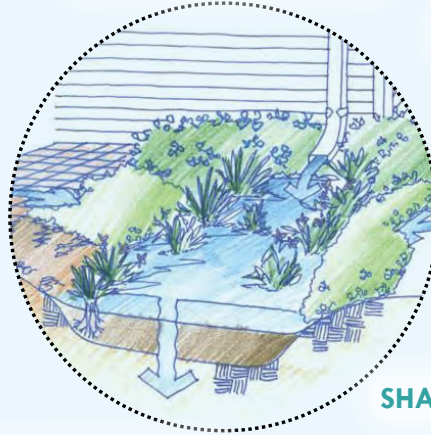
SAFE INTERSECTIONS



INTRODUCE FURNISHINGS



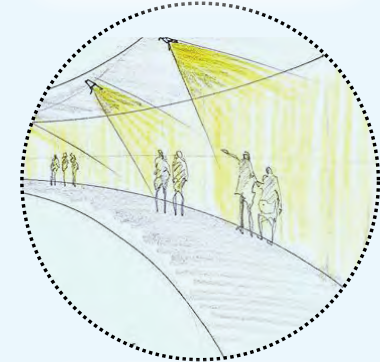
BIORETENTION AREAS



CREATE UNIQUE IDENTITY



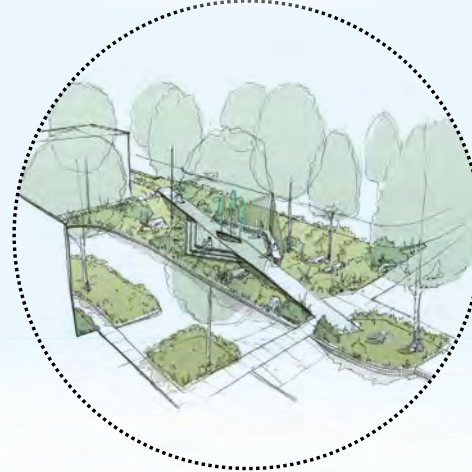
COHESIVE AND COMPLIANT LIGHTING



NATIVE VEGETATION



SHADE EXPANSION



UNIFIED & PERMEABLE PAVERS



ADD LOCAL ART



HUMANIZE SCALE



CONSISTENT WAYFINDING



# PROJECT TIMELINE



## **JUNE - AUGUST 2025**

Geotechnical Report - published

Survey Report - published

Arborist Report - completed

## **SEPTEMBER 2025**

Assessment & Feasibility Study Report - published

## **NOVEMBER 2025**

Community Charrette & Workshop #1

- Design Preferences

## **TBD**

Community Meeting #2

- Master Plan Presentation

## **APRIL 2026**

Comprehensive Master Plan - completed

## **WHAT'S NEXT AFTER COMPLETION OF MASTERPLAN?**

Construction Documents/Permitting

Bid/Contracting

Construction

# **WORKSHOP**

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- **PROMENADE PLAN**
- **CONCEPT ALTERNATIVES**
- **VISUAL PREFERENCES**
- **PROMENADE CHARACTER**
- **PROGRAMMATIC ELEMENTS**
- **GOALS AND PRIORITIES**
- **PUBLISHED REPORTS**
- **TOPOGRAPHIC SURVEY**

# COMMENTS, QUESTIONS, NEXT STEPS



In addition to providing feedback today, you can:

- Complete the online data collection survey  
Use QR code below or take handout
- Attend the following community workshop to further provide design feedback for the master plan
- Get in touch with Miami Beach Neighborhood Association
- Sign up to receive city wide updates via email
- Ask questions to the project team or reach out to Gabriella Gonzalez, Neighborhood Affairs Coordinator  
[GabriellaGonzalez@miamibeachfl.gov](mailto:GabriellaGonzalez@miamibeachfl.gov)

**THANK YOU!**