

MIAMI BEACH

COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members

FROM: Eric Carpenter, City Manager

DATE: May 8, 2025

TITLE: DISCUSS REVIEW DESIGN OPTIONS AND MAINTENANCE STRATEGIES FOR MIAMI BEACH RED SIDEWALKS.

RECOMMENDATION

The Administration recommends that instead of having entire blocks of sidewalks replaced from grey concrete to "Miami Beach Red" over time as new neighborhood projects are implemented, as approved by the City Commission in 2019, that the "Miami Beach Red" color only be utilized as highlight or in major corridors and entertainment districts (non-residential areas).

BACKGROUND/HISTORY

On February 26, 2025, at the request of Commissioner Tanya Bhatt, the Mayor and City Commission (City Commission), approved item C4L, a referral to the Land Use and Sustainability Committee (LUSC) to review design options and maintenance strategies for "Miami Beach Red" sidewalks.

Many sidewalks in the City incorporate a "Miami Beach Red" color standard (a distinctive reddish/pink color), while others are a natural grey concrete color. There have been discussions over the years about the historical use of "Miami Beach Red" sidewalks.

In 2019, the City Commission approved the gradual replacement of grey concrete sidewalks with the "Miami Beach Red" color standard, unless otherwise specified by an applicable City Land Use Board. The Commission also delegated authority to the Public Works Director to determine where the use of Miami Beach Red sidewalks is appropriate.

Commissioner Bhatt would like for the LUSC to review design options and maintenance strategies to ensure these sidewalks remain distinctive, safe for pedestrians, aesthetically consistent, and historically appropriate.

ANALYSIS

These "Miami Beach Red" sidewalks have raised various maintenance issues. The red oxide powder pigment gets partially or totally worn off from foot traffic and weather over time, exposing the sidewalks to patches of grey concrete adjacent to highly concentrated patches of red oxide powder, resulting in aesthetically unattractive irregularities.

The City has exercised diligent efforts to correct and manage this process and maintenance issues including:

- Thoroughly integrating the red pigment into the concrete mix for the full depth of the sidewalks in all new construction projects
- Utilizing a controlled color mixing formula to the cement batching plants.

Despite these efforts, sidewalk color can still vary significantly from concrete batch mix to batch mix when new sidewalks are poured by utility companies while conducting ongoing repairs and upgrades to their systems. Frequent pressure washing of sidewalks can also remove the top layer of the colored cement exposing the aggregate which cannot be colored.

Public Works will continue to repair and maintain these sidewalks, however, the Administration recommends, as a long-term solution, to implement the use of “Miami Beach Red” color as a highlight or implement them in major corridors and entertainment district (non-residential areas) and keep the grey concrete elsewhere.

FISCAL IMPACT STATEMENT

No fiscal impact.

CONCLUSION

The Administration recommends that instead of having entire blocks of sidewalks replaced from grey concrete to “Miami Beach Red” over time as new neighborhood projects are implemented, as approved by the City Commission in 2019, that the “Miami Beach Red” color only be utilized as highlight or in major corridors and entertainment districts (non-residential areas).

Applicable Area

Citywide

Is this a “Residents Right to Know” item, pursuant to City Code Section 2-17?

Yes

Is this item related to a G.O. Bond Project?

No

Department

Public Works

Sponsor(s)

Commissioner Tanya K. Bhatt

Condensed Title

DISCUSS REVIEW DESIGN OPTIONS AND MAINTENANCE STRATEGIES FOR MIAMI BEACH RED SIDEWALKS.