



COMMITTEE MEMORANDUM

TO: Land Use and Sustainability Committee Members
FROM: Eric Carpenter, City Manager
DATE: May 8, 2025
TITLE: DISCUSS AND CONSIDER RECOMMENDATIONS RELATING TO THE CITY OF
MIAMI BEACH SIDEWALK MATERIAL/ COLOR POLICY

RECOMMENDATION

The Administration recommends that instead of having entire blocks of sidewalks replaced from gray 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 district (non-residential areas).

BACKGROUND/HISTORY

On November 20, 2025, at the request of Commissioner Alex Fernandez, the Mayor and City Commission (City Commission) approved item C4T (Attachment A), a referral to the Land Use and Sustainability Committee (LUSC) to discuss and consider recommendations for the installation of "Miami Beach Red" sidewalks and the broader use of sidewalk materials in the City.

Commissioner Fernandez is requesting that Resolution 2019-30800 (Attachment B), accepting the recommendation made at the January 29, 2019, City Commission Goals Conference, approving the replacement of gray concrete sidewalks throughout the City with the "Miami Beach Red" color standard (unless otherwise specified by any applicable City Land Use Board), and such replacement to be completed gradually over time, be revisited. Commissioner Fernandez would like for the LUSC to assess on whether the current approach remains the most effective and sustainable option for Miami Beach. This authority is currently delegated to the Public Works Director.

ANALYSIS

Many sidewalks in the City of Miami Beach incorporate a "Miami Beach Red" color standard (a distinctive reddish/ pink color), while others incorporate a natural gray concrete color.

These sidewalks have raised various maintenance issues over time, as the red oxide powder pigment is partially or totally worn off from foot traffic and weather, exposing the sidewalks to patches of gray 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 the patchwork and maintenance issues by 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.

Notwithstanding the City's color integrity 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. Additionally, frequent pressure washing of sidewalks removes the top layer of the colored cement exposing the aggregate which cannot be colored.

Given the various issues with cleaning and maintaining the “Miami Beach Red” color in sidewalks as described in this memorandum, the Administration recommends that instead of having entire blocks of sidewalks replaced from gray 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 district (non-residential areas). Not only will this be more cost efficient (the cost of materials utilized on the “Miami Beach Red” is 20% more expensive than the materials used in basic concrete gray), but it will also be easier to clean and to maintain a more unified look over time.

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 district (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 Alex Fernandez

Co-sponsor(s)

Condensed Title

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