



Representing the interests of
Condominiums and Hotels in MidBeach
www.midbeach.net

Beachfront Management Plan

MBNA Member Update · March 2026

Public Meeting: Tuesday, March 10 · 2:00 – 5:00 PM · City Hall

This plan governs how our beaches are maintained, protected, regulated & restored.

Plan Overview & Why It Matters

The Beachfront Management Plan addresses:

Sargassum Management

Removal, surge capacity, and long-term strategy

Dune & Erosion Control

Protection and shoreline restoration frameworks

Water Quality

Coordination with environmental monitoring

Special Events

Oversight of high-impact beach activities

Concessions & Enforcement

Regulatory standards and vendor management

⚠ MBNA is submitting formal concerns to the Ad Hoc Committee — member engagement is essential before final adoption.

1 • Sargassum Strategy & Surge Capacity

CURRENT DRAFT GAPS

- No measurable response thresholds
- No removal timelines or escalation triggers
- No defined surge capacity standards
- No definition of 'severe conditions'
- No adaptive strategy for worsening patterns

WHAT WE NEED

- Forward-looking vision for 3–4 month peak season
- Automatic activation of heavy-duty equipment
- Tide-based scheduling in operational standards
- Public performance metrics & evaluation
- Higher capacity equipment & surge funding plan

The current draft reads as reactive, not strategic. Mid Beach accumulations have rendered portions of the beach unusable.

2 · Water Quality Integration & Red Conditions

RED

Status Alerts
Surfrider Foundation
Florida DOH Thresholds

The Problem

Our beaches are frequently flagged red for elevated bacteria levels by the Surfrider Foundation. Despite this, the draft plan does not integrate beach operations with water quality data.

Missing from the Draft

- How beach maintenance adapts during red condition periods
- Whether operational changes are required during bacteria events
- How water quality data influences cleaning & public communication

Beach management and water quality cannot operate as separate silos.

3 • Breakwater Performance at 32nd Street

~10 years ago: Army Corps of Engineers installed breakwaters at 32nd Street intended for erosion control

OBSERVED PROBLEMS

- Breakwaters appear not to have achieved intended erosion control benefit
- Chronic accumulation zones trap sargassum
- Reduced usable beach width in surrounding area
- Negative impacts on Triton Towers & Edition Hotel

REQUESTED ACTION

- City and County formally engage Army Corps of Engineers
- Evaluate breakwater performance with updated data
- Consider reconfiguration or modification
- Include performance review in the Beachfront Management Plan

Additional Concerns (4 – 6)

4 Watersports Channels & Kite Surfing

Inactive watersport channels listed with no reactivation criteria.

No regulatory framework for kite surfing: licensing, insurance, permitted zones, signage, or enforcement.

Given recent disputes near 23rd Street, clarity is urgently needed.

5 High-Impact Event Thresholds

The plan references "high impact events" without defining what qualifies.

Without measurable criteria — attendance caps, infrastructure footprint, duration, amplified sound — oversight becomes subjective and inconsistent.

6 Packed Sand Path & Beachwalk Congestion

A proposal for a packed sand path east of the dunes (23rd–63rd St) is moving through regulatory review.

The draft plan does not acknowledge this or any alternative circulation strategy. Pedestrian safety must be explicitly addressed.



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Take Action — Your Voice Matters



March 10 Public Meeting

2:00 – 5:00 PM at City Hall — submit
comments before final adoption



Submit via MBNA

MBNA is filing formal concerns to the Ad
Hoc Committee



Engage Directly

Contact the City directly to add your
voice on Mid Beach priorities

This plan will shape Mid Beach conditions for years. Member involvement now is essential.

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