

C4 J REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND THE PLANNING BOARD TO CONSIDER AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS TO ESTABLISH A TEMPORARY DEREGULATION INITIATIVE TO ACTIVATE VACANT RETAIL PROPERTIES AND FILL SPACES ALONG COMMERCIAL CORRIDORS SUCH AS LINCOLN ROAD, WASHINGTON AVENUE, 71ST STREET, AND COLLINS AVENUE IN NORTH BEACH.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: July 23, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE AND THE PLANNING BOARD TO CONSIDER AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS TO ESTABLISH A TEMPORARY DEREGULATION INITIATIVE TO ACTIVATE VACANT RETAIL PROPERTIES AND FILL SPACES ALONG COMMERCIAL CORRIDORS SUCH AS LINCOLN ROAD, WASHINGTON AVENUE, 71ST STREET, AND COLLINS AVENUE IN NORTH BEACH.

RECOMMENDATION

Please place the above item on the City Commission agenda as a referral to the Land Use and Sustainability Committee ("LUSC") and the Planning Board.

Due to current economic conditions, new development patterns, and shifting market trends, many storefronts along the City's key commercial corridors — including Lincoln Road, Washington Avenue, 71st Street, and Collins Avenue in North Beach — have remained vacant, diminishing street vitality and neighborhood quality.

I want the LUSC to discuss and consider amendments to the Land Development Regulations ("LDRs") to establish a Temporary Deregulation Initiative that would suspend or relax certain zoning use restrictions, Conditional Use Permit (CUP) requirements, parking minimums, unit size or frontage limits, and other barriers that limit the pool of possible tenants. Specifically, this should include a review of CUP thresholds that apply to small bars, restaurants, or venues with music — for example, the MXE and CD-2 districts currently require a CUP for restaurants over a certain occupancy or floor area, venues offering entertainment or dancing, and any establishment that qualifies as a "Neighborhood Impact Establishment."

The goal is to open up these corridors for a broader mix of retail, service, creative, wellness, co-working, small-scale entertainment, and pop-up uses — including uses that are normally restricted or heavily regulated — so property owners have an incentive to fill empty spaces before the window closes.

This initiative should be time-limited — a clear period (such as six to twelve months) where property owners and prospective tenants can benefit from a streamlined process with minimal red tape. Safety and historic protections would remain in place, but all other unnecessary barriers should be reconsidered to maximize flexibility and test what works.

It could be advantageous — and timely — for the City to explore a temporary deregulation initiative that strategically suspends certain local barriers to help fill vacancies and strengthen our commercial corridors while we still retain authority to do so.

Following discussion and recommendation by the LUSC, I would like an Ordinance to implement these temporary amendments transmitted to the Planning Board for review.

BACKGROUND/HISTORY

ANALYSIS

FISCAL IMPACT STATEMENT

Does this Ordinance require a Business Impact Estimate?
(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:
See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>

FINANCIAL INFORMATION

CONCLUSION

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

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481,
includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

Department

Office of Commissioner Alex Fernandez

Sponsor(s)

Commissioner Alex Fernandez

Co-sponsor(s)

Condensed Title

Ref: LUSC/PB - Temporary Deregulation Initiative/Activate & Fill Commercial Corridors.
(Fernandez)

Previous Action (For City Clerk Use Only)