R5 AK VETERINARY CLINICS IN PERFORMANCE STANDARD DISTRICTS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED “ZONING DISTRICTS AND REGULATIONS,” ARTICLE V, ENTITLED “SUPPLEMENTARY DISTRICT REGULATIONS,” SECTION 7.5.5, ENTITLED “SPECIALIZED USE REGULATIONS,” TO INCLUDE VETERINARY CLINICS AS AN ALLOWABLE CLASS II MEDICAL USE IN CERTAIN PERFORMANCE STANDARD ZONING DISTRICTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. **4:30 p.m. First Reading Public Hearing****
Applicable Area: South Beach
Planning
Commissioner David Suarez
Not reached on 10/14/2026 - R5 AR; Not reached on 9/10/2026 - R5 AO; Not reached on 7/22/2026 - R5 AM; Not reached on 6/24/2026 - R5 AR

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, City Manager

DATE: November 14, 2026 4:30 p.m. First Reading Public Hearing**

TITLE: VETERINARY CLINICS IN PERFORMANCE STANDARD DISTRICTS
AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SPECIALIZED USE REGULATIONS," TO INCLUDE VETERINARY CLINICS AS AN ALLOWABLE CLASS II MEDICAL USE IN CERTAIN PERFORMANCE STANDARD ZONING DISTRICTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

RECOMMENDATION

The Administration recommends that the Mayor and City Commission (City Commission) approve the subject ordinance at First Reading and schedule a Second Reading public hearing for November 18, 2026.

BACKGROUND/HISTORY

On December 17, 2025, at the request of Commissioner David Suarez, the City Commission referred a discussion regarding veterinary and animal clinics in the Performance Standard districts (C4 H) to the Land Use and Sustainability Committee (LUSC). On March 24, 2026, the LUSC discussed the proposal and recommended that the City Commission refer the attached draft ordinance to the Planning Board. On April 22, 2026, at the request of Commissioner Suarez, the City Commission referred the draft ordinance to the Planning Board (C4 V).

ANALYSIS

Under the current requirements of the Land Development Regulations of the City Code (LDRs), veterinary clinics are a Class II medical use, which is not permitted within any of the residential performance standard zoning districts (RM-PS1, R-PS1, R-PS2, R-PS3 and R-PS4) or in the C-PS1 commercial performance standard district. The proposed ordinance provides for a limited expansion of allowable Class II medical uses specific to veterinary clinics within the RM-PS1 district (as an accessory use) and the C-PS1 district (as a permitted use). There are currently no veterinary clinics with the South of Fifth Neighborhood and the proposed ordinance amendment affords additional opportunities to provide an essential neighborhood service within this portion of the city.

PLANNING BOARD REVIEW

On June 2, 2026, the Planning Board transmitted the proposed ordinance to the City Commission with a favorable recommendation (5-0).

UPDATE
The subject ordinance was scheduled for First Reading on September 10, 2026, but the item was not reached due to the length of the agenda. Under the current zoning cycle, if approved at First Reading on October 14, 2026, Second Reading of the ordinance would normally be required to occur in January 2027. Considering the time that the subject ordinance has been in process, the Administration recommends that the City Commission, pursuant to Section 2.3.2 of the LDRs, waive the annual zoning cycle restriction for the subject LDR amendment and schedule Second Reading for November 18, 2026.

FISCAL IMPACT STATEMENT

No Fiscal Impact Expected

Does this Ordinance require a Business Impact Estimate? Yes
(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

Not Applicable

CONCLUSION

The Administration recommends the following:

1. The City Commission approve the ordinance at First Reading.
2. Pursuant to Section 2.3.2 of the LDRs, the City Commission waive the annual zoning cycle restriction for the subject LDR amendment and schedule Second Reading of the ordinance for November 18, 2026.

Applicable Area

South Beach

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

Planning

Sponsor(s)

Commissioner David Suarez

Co-sponsor(s)

Condensed Title

NR- 4:30 p.m. 1st Rdg, Veterinary Clinics in Performance Standard Districts. (Suarez) PL 5/7

Previous Action (For City Clerk Use Only)

Not reached on 10/14/2026 - R5 AR; Not reached on 9/10/2026 - R5 AO; Not reached on 7/22/2026 - R5 AM; Not reached on 6/24/2026 - R5 AR

Veterinary Clinics in Performance Standard Districts

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE MIAMI BEACH RESILIENCY CODE, BY AMENDING CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATIONS," ARTICLE V, ENTITLED "SUPPLEMENTARY DISTRICT REGULATIONS," SECTION 7.5.5, ENTITLED "SPECIALIZED USE REGULATIONS," TO INCLUDE VETERINARY CLINICS AS AN ALLOWABLE CLASS II MEDICAL USE IN CERTAIN PERFORMANCE STANDARD ZONING DISTRICTS; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Commission desire to amend the current requirements in the Land Development Regulations pertaining to veterinary clinics in performance standard zoning districts; and

WHEREAS, at the December 17, 2025 City Commission meeting, the Mayor and City Commission referred item C4 H to the Land Use and Sustainability Committee ("LUSC") at the request of Commissioner David Suarez to discuss including veterinary and animal clinics as permitted uses in certain performance standard districts; and

WHEREAS, on March 24, 2026, the LUSC transmitted a favorable recommendation to the City Commission to refer an Ordinance to the Planning Board amending the Resiliency Code in accordance with the recommendations in the LUSC memorandum to include veterinary clinics as permitted uses in certain performance standard districts; and

WHEREAS, providing additional options for veterinary clinics in the performance standard districts promotes the general health, safety and welfare of the residents of the City; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.

SECTION 1. Chapter 7, entitled "Zoning Districts and Regulations," is hereby amended as follows:

CHAPTER 7 ZONING DISTRICTS AND REGULATIONS

* * *

ARTICLE V SUPPLEMENTARY DISTRICT REGULATIONS

* * *

7.5.5 SPECIALIZED USE REGULATIONS

* * *

7.5.5.1 ASSISTED LIVING AND MEDICAL USES

* * *

d. Zoning district regulations.

The following table identifies the zoning districts in which each medical use class is allowed and if conditional use approval is required:

Zoning District	Class I	Class II	Class III	Class IV	Class V	Class VI	Class VII	Class VIII
RMPS-1*		A*		P	C			
RPS-1				P				
RPS-2				P				
RPS-3	A			P				
RPS-4	A			P				
C-PS1*	P	P*		P	C	C		
C-PS2	P	P	C	P	C	C		
C-PS3	P	P		P	C	C		
C-PS4	P	P	C	P	C	C	C	

P—Main permitted use
A—Permitted as an accessory use
C—Conditional use
* Only veterinary clinic permitted as a Class II use
Boxes with no designation signify that the use is NOT permitted

SECTION 2. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith be and the same are hereby repealed.

SECTION 3. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of the City of Miami Beach as amended; that the sections of this ordinance may be renumbered or relettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

_____
Steven Meiner, Mayor

_____
Rafael E. Granado, City Clerk

(Sponsored by Commissioner David Suarez)

Underline denotes additions
~~Strike through~~ denotes deletions.

Verified by: _____

Deborah J. Tackett, AICP
Planning Director

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

_____ 6/3/2026
City Attorney Date

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