

Conditional Use Regulations for Grocery Stores in the CD-3 District

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE RESILIENCY CODE OF THE CITY OF MIAMI BEACH CHAPTER 7, ENTITLED "ZONING DISTRICTS AND REGULATION," ARTICLE II, "DISTRICT REGULATIONS," SECTION 7.2.12. "CD-3 COMMERCIAL HIGH INTENSITY DISTRICT," BY AMENDING SECTION 7.2.12.2. "USES (CD-3)," TO LIST GROCERY STORES AS A CONDITIONAL USE ON PROPERTIES WITH A LOT LINE ON LINCOLN ROAD EAST OF DREXEL AVENUE AND WEST OF WASHINGTON AVENUE SUBJECT TO STRICT CRITERIA; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Miami Beach ("City") has the authority to enact laws which promote the public health, safety and general welfare of its citizens; and

WHEREAS, the City's Land Development Regulations ("LDRs") provide for the regulation of land development within the City; and

WHEREAS, the City desires to incentivize residential uses on Lincoln Road and Washington Avenue; and

WHEREAS, in anticipation of future residential development in these areas, the City desires to incentivize neighborhood oriented retail uses such as grocery stores that can satisfy future residents daily needs; and

WHEREAS, this Ordinance provides that, for certain CD-3 zoned properties with a lot line on Lincoln Road, east of Drexel Avenue and west of Washington Avenue, grocery stores that meet certain criteria may be permitted as a conditional use.

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," Article II, entitled "General to All Zoning Districts," at Section 7.2.12, "CD-3 Commercial, High Intensity District," is hereby amended as follows:

CHAPTER 7 ZONING DISTRICTS AND REGULATIONS

* * *

ARTICLE II. - DISTRICT REGULATIONS

* * *

7.2.12. CD-3 COMMERCIAL, HIGH INTENSITY DISTRICT

* * *

7.2.12.2 Uses (CD-3)

* * *

b. Supplemental Conditional Uses Regulations (CD-3)

The supplemental conditional uses are as follows:

1. Neighborhood Impact Structure (even when divided by a district boundary line);
2. Major cultural dormitory facilities as specified in section 7.5.5.3,
3. Storage and/or parking of commercial vehicles on a site other than the site at which the associated commerce, trade or business is located, except such storage and/or parking of commercial vehicles shall not be permitted on lots with frontage on Lincoln Road, Collins Avenue, 41st Street and 71st Street (MAP EXHIBIT-3). Storage and/or parking of commercial vehicles shall be subject to Section 7.5.4.3.c.
4. Alcoholic beverage establishments located in the area generally bounded by 40th Street to the south, 42nd Street to the north, Alton Road to the west, and the Indian Creek waterway to the east (MAP EXHIBIT-4), shall be subject to the additional requirements set forth in section 7.2.12.2.f, and
5. When located above the ground floor on properties with a lot size greater than 50,000 square feet and with a lot line adjoining Lincoln Road between Collins Avenue and Alton Road: artisanal retail with off-site sales; and
6. Convenience stores, notwithstanding the prohibited uses listed under Section 7.2.12.2.d and Section 7.3.7.2, may be permitted as a conditional use of properties with a lot line on Lincoln Road, east of Washington Avenue, with a storefront located in the interior of the property and with the entire establishment set back a minimum of 75 feet from the property line fronting Lincoln Road, as well as setback 75 feet from Washington Avenue and Collins Avenue. Conditional use approval for a convenience store pursuant to this section must be obtained within 12 months of the effective date of this section.
7. Grocery stores, notwithstanding the prohibited uses listed under Section 7.2.12.2.d and additional limitations in Section 7.3.7.2.a., may be permitted as a conditional use for properties with a lot line on Lincoln Road, east of Drexel Avenue, and west of Washington Avenue. Entrance and retail frontage of such use shall be not be permitted on Lincoln Road. Such grocery stores shall have a minimum square footage of 5,000 square feet and a minimum 70% food and beverage inventory.

SECTION 2. REPEALER.

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

SECTION 2. CODIFICATION.

It is the intention of the Mayor and City Commission of the City of Miami Beach, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Resiliency Code of the City of Miami Beach, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," 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 _____, 2025.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado
City Clerk

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION

City Attorney

Date

First Reading:
Second Reading:

Verified by: _____
Thomas R. Mooney, AICP
Planning Director