

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: June 25, 2025

TITLE: REFERRAL TO THE PLANNING BOARD TO CONSIDER AMENDING THE CD-3 ZONING DISTRICT REGULATIONS IN THE LAND DEVELOPMENT REGULATIONS TO PROHIBIT PACKAGE LIQUOR STORES ALONG LINCOLN ROAD.

### **RECOMMENDATION**

Please place the above item on the City Commission meeting agenda as a referral to the Planning Board.

I would like the Planning Board to consider amending the CD-3 commercial, high intensity district regulations to prohibit package liquor stores along Lincoln Road. A liquor store is defined as “any store primarily engaged in the business of selling alcoholic beverages for off-premises consumption and that has a license for liquor sales from the State Division of Beverages and Tobacco in the classification of 1-APS, 2-APS, or PS.”

As part of this item, I request that the City Commission waive by a 6/7ths vote the provisions of Resolution No. 2025-33496, and refer this matter directly to the Planning Board.

### **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**

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**

Office of Commissioner Alex Fernandez

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Ref: PB - Amend CD-3 Regulations, Prohibit Package Liquor Stores on Lincoln Road.  
(Fernandez)

**Previous Action (For City Clerk Use Only)**