



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Alex Fernandez

DATE: June 26, 2024

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – DISCUSS PROPOSAL TO REVITALIZE THE 200-300 BLOCKS OF LINCOLN ROAD (BETWEEN WASHINGTON AVENUE AND COLLINS AVENUE), INCLUDING PEDESTRIANIZATION OF THE CORRIDOR, OTHER STREETScape IMPROVEMENTS, AND AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS.

**RECOMMENDATION**

Please place on the June 26, 2024 City Commission agenda a referral to the July 9, 2024 meeting of the Land Use and Sustainability Committee (“LUSC”) to discuss the possibility of pedestrianizing and revitalizing the 200 and 300 blocks of Lincoln Road.

The City of Miami Beach has expressed a desire to pedestrianize and revitalize the Lincoln Road corridor east of Washington Avenue. On December 12, 2023, the Historic Preservation Board approved a Certificate of Appropriateness for pedestrian improvements to Lincoln Road between Collins Avenue and the Beachwalk (the 100 block).

As part of this referral, I would like the LUSC to consider pedestrianizing and making streetscape, landscaping, and lighting improvements to the 200-300 blocks. This could include the creation of a special assessment district to contribute toward the improvements. This proposal would supplement plans to revitalize the 100 block of Lincoln Road, which is currently in the permitting process.

To complement public improvements to the corridor, I would also like the LUSC to discuss possible amendments to the Land Development Regulations for this area. This would include a new overlay district encompassing the 200-300 blocks of Lincoln Road. The overlay could include design and use incentives for compatible, pedestrian-friendly development. Long-term residential dwelling units, such as apartments or condominiums, are central to this proposal to strengthen the residential base around Lincoln Road. In addition, revitalization of these blocks could also include retail and office space.

**BACKGROUND/HISTORY**

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

NA

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

The Business Impact Estimate (BIE) was published on . See BIE at:  
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**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): Peter Kanavos, Sobe Sky Development LLC

**Department**

Office of Commissioner Alex Fernandez

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**