

C4 U REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSS EXISTING CITY PROGRAMS AND REQUIREMENTS PERTAINING TO THE DESIGN AND MAINTENANCE OF RETAIL STOREFRONTS, PARTICULARLY ALONG THE CITY'S PRIMARY RETAIL BUSINESS CORRIDORS, AND CONSIDER NEW PROGRAMS OR AMENDMENTS TO EXISTING GUIDELINES TO STRENGTHEN DESIGN STANDARDS, ENSURE CLEANLINESS, PROMOTE UNIFORMITY AND COHESIVENESS, AND ENHANCE CURB APPEAL.

Applicable Area:



**COMMISSION MEMORANDUM**

TO: Honorable Mayor and Members of the City Commission

FROM: Mayor Steven Meiner

DATE: March 19, 2025

TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE - DISCUSS EXISTING CITY PROGRAMS AND REQUIREMENTS PERTAINING TO THE DESIGN AND MAINTENANCE OF RETAIL STOREFRONTS, PARTICULARLY ALONG THE CITY'S PRIMARY RETAIL BUSINESS CORRIDORS, AND CONSIDER NEW PROGRAMS OR AMENDMENTS TO EXISTING GUIDELINES TO STRENGTHEN DESIGN STANDARDS, ENSURE CLEANLINESS, PROMOTE UNIFORMITY AND COHESIVENESS, AND ENHANCE CURB APPEAL.

**RECOMMENDATION**

Please place the above referral on the March 19, 2025 City Commission meeting agenda as a referral to the Land Use and Sustainability Committee ("LUSC"). The purpose of this discussion is to evaluate current City programs and regulations pertaining to retail storefronts, and consider amendments aimed at:

- Strengthening design standards to enhance the visual appeal and cohesiveness of retail storefronts.
- Ensuring cleanliness and proper maintenance of storefronts to improve the pedestrian experience.
- Promoting uniformity where appropriate to create a more harmonious streetscape.
- Enhancing overall curb appeal to support vibrant and attractive commercial districts.

Our retail corridors must reflect the high standards and aesthetics that define our City. As part of this referral, I request that the LUSC review current programs and requirements, gather input from stakeholders (including the Chamber of Commerce, Business Improvement Districts, and neighborhood residents), and provide recommendations to the City Commission.

**BACKGROUND/HISTORY**

**ANALYSIS**

**FISCAL IMPACT STATEMENT**

N/A

**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?**

No

**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 Mayor Steven Meiner

### **Sponsor(s)**

Mayor Steven Meiner

### **Co-sponsor(s)**

### **Condensed Title**

Ref: LUSC - Enhance Curb Appeal for Retail Storefronts. (Meiner)

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