

NB 18. DISCUSS CONSIDERING OUTDOOR DINING CONCESSION FEE  
REDUCTIONS DURING SUMMER MONTHS AND FEE ABATEMENT FOR NEW  
BUSINESSES

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Kristen Rosen Gonzalez  
DATE: November 20, 2024  
TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO CONSIDER OUTDOOR DINING CONCESSION FEE REDUCTIONS DURING SUMMER MONTHS AND FEE ABATEMENT FOR NEW BUSINESSES.

### RECOMMENDATION

#### BACKGROUND/HISTORY

Please place on the November 20, 2024 agenda a referral to the Finance and Economic Resiliency Committee (the "Committee") to consider outdoor dining concession fee reductions during the summer months and the abatement of outdoor dining concession fees during the first three months of operation for new establishments.

As we continue to support the vibrancy and economic recovery of Miami Beach's hospitality and restaurant sectors, I would like to discuss potential adjustments to outdoor dining concession fees in recognition of the challenges faced by both existing and new businesses with my colleagues.

#### DISCUSSION:

##### **Fifty Percent Reduction in Concession Fees for Existing Concessionaires (August, September, October):**

During the traditionally slower summer months, specifically August, September, and October, I propose a 50% reduction in the outdoor dining concession fees for existing concessionaires. These months are typically marked by a downturn in business activity due to seasonal factors, including the hot summer weather and a decrease in tourist visits. By reducing the fees, we can provide financial relief to existing concessionaires, helping them to navigate these challenging months while maintaining their operations. This reduction will support the resilience of our local businesses and help them retain staff during an otherwise difficult period.

##### **Fee Abatement for New Establishments (First Three Months of Operation):**

Additionally, I propose the implementation of a fee abatement for new establishments for the first three months of their operation. This temporary abatement would allow new businesses to establish themselves without the added financial burden of full outdoor dining concession fees. The goal is to give new establishments a stronger chance to prosper and attract customers, which in turn will contribute to the overall economic health of the neighborhood and the City.

The Administration should be prepared to discuss the fiscal impact of the above proposals at Committee.

### ANALYSIS

**FISCAL IMPACT STATEMENT**

NA

**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-notice/>

**FINANCIAL INFORMATION**

**CONCLUSION**

**Applicable Area**

Citywide

**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 Kristen Rosen Gonzalez

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Co-sponsor(s)**

**Condensed Title**

Ref: FERC - Consider Summer Outdoor Dining Fee Reductions/New Business Fee Abatement (Rosen Gonzalez).

# Restaurant Spaces for Lease in Miami Beach

Export Results

Results Insights

33 spaces ↑↓ Recommended



## Undisclosed Rate

350 Lincoln Road  
Retail • 1 space available • 1,800 sq. ft.  
350 Lincoln Rd  
Miami Beach, FL 33139

Request Info



## Undisclosed Rate

Commercial Ghost Kitchen | Miami, FL  
Ghost Kitchen • Single tenant • 250 sq. ft.  
955 Alton Rd  
Miami Beach, FL 33139

Request Info

KBD HOLDINGS



## \$35/SF/YR

1331 Washington Ave- 2,150 SF Storefront  
Retail • Single tenant • 2,150 sq. ft.  
1331 Washington Ave  
Miami Beach, FL 33139

Request Info



## Undisclosed Rate

443 - 445 Lincoln Rd  
Retail • 3 spaces available • 1,988 sq. ft. - 2,097 sq. ft.  
443 - 445 Lincoln Rd  
Miami Beach, FL 33139

Request Info



## Undisclosed Rate

910 Lincoln Road  
Retail • 2 spaces available • 1,356 sq. ft. - 8,744 sq. ft.  
Lincoln Rd  
Miami Beach, FL 33139

Request Info



## Undisclosed Rate

1671-1673 Alton Road  
Retail • 3 spaces available • 1,650 sq. ft. - 3,421 sq. ft.  
1673 Alton Rd  
Miami Beach, FL 33139

Request Info



## Undisclosed Rate

1111 Lincoln Road  
Office • 4 spaces available • 900 sq. ft. - 4,700 sq. ft.  
1111 Lincoln Road  
Miami Beach, FL 33139

Request Info



## \$14.21/SF/MO

447 ESPANOLA WAY + PATIO  
Restaurant • Single tenant • 1,900 sq. ft.  
447 Espanola Way  
Miami Beach, FL 33139

Request Info

(/lease/properties/176240/florida-940-71-st?recommId=797f95ee2da35708164a014ccc7c68f0)

INTELLIGENCE

Map

Save Search

(/lease/properties/659983/florida-1201-washington-ld=797f95ee2da35708164a014ccc7c68f0)

(/lease/properties/616726/florida-lincoln-road-miami-beach?recommId=797f95ee2da35708164a014ccc7c68f0)



# Instantly



For Lease

Restaurant

Any Size

Any Rate

All Filters (+1)

Save Search

Clear Filters



**\$30 - \$36.70/SF/YR**

940 71 st  
Restaurant • 4 spaces available • 850 sq. ft. - 4,200...  
940 71st St  
Miami Beach, FL 33141

Request Info

properties and markets with confidence.

Learn More

**Undisclosed Rate**

The Wilzig Museum  
Retail • Single tenant • 2,000 sq. ft.  
1201 Washington Ave  
Miami Beach, FL 33139

Request Info

**\$150/SF/YR**

540 Lincoln Road - Miami Beach - Prime Retail  
Retail • Single tenant • 1,500 sq. ft.  
540 Lincoln Rd  
Miami Beach, FL 33139

Request Info

[\(/lease/properties/862461/florida-609-615-5th-st?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**Undisclosed Rate**

609 & 615 5th St  
Retail • 4 spaces available • 680 sq. ft. - 2,599 sq. ft.  
609 & 615 5th St  
Miami Beach, FL 33139

Request Info

VERTICAL REAL ESTATE

[\(/lease/properties/498324/florida-1920-alton-road?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**Undisclosed Rate**

1920 Alton Road  
Retail • 1 space available • 2,664 sq. ft. - 12,545 sq. ft.  
1920 Alton Rd  
Miami Beach, FL 33140

Request Info

[\(/lease/properties/755696/florida-300-21st-st?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**\$0.49/SF/MO**

Abbey Hotel  
Restaurant • Single tenant • 27,412 sq. ft.  
300 21st St  
Miami Beach, FL 33139

Request Info

LUXURY LIVING LISTINGS

[\(/lease/properties/591246/florida-933-lincoln-road?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**\$150/SF/YR**

933 Lincoln Road - Prime Retail Space - For ...  
Retail • Single tenant • 2,800 sq. ft.  
933 Lincoln Rd  
Miami Beach, FL 33139

Request Info

[\(/lease/properties/659913/florida-1674-meridian-ave?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**Undisclosed Rate**

1674 Meridian Ave  
Retail • Single tenant • 2,200 sq. ft.  
1674 Meridian Ave

[\(/lease/properties/847187/florida-555-jefferson-ave?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

Video

**\$66/SF/MO**

555 Jefferson Ave  
Restaurant • Single tenant • 5,461 sq. ft.  
555 Jefferson Ave

[\(/lease/properties/872839/florida-1666-lenox?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**Undisclosed Rate**

1666 Lenox  
Save Search Second Generation Restaurant Located a...  
1666 Lenox Ave.

[\(/lease/properties/883149/florida-1824-alton-road?recommId=797f95ee2da35708164a014ccc7c68f0\)](#) ★

**Undisclosed Rate**

1824 Alton Road  
Retail/Restaurant Space for Lease in Sunset Harbour  
1824 Alton Rd

Miami Beach, FL 33139

Request Info

For Lease

Restaurant

Any Size

Any Rate

All Filters (+1)

Save Search

Clear Filters

See New Listings First!

Save your filters and get alerts when new properties hit the market.

Save My Search

Based off of your search, you may also like

**\$110/SF/YR**

Edgewater 2nd-Gen Restaurant  
Biscayne Blvd High Visibility Resta...  
2421 Biscayne Blvd  
Miami, FL 33137

Request Info

**\$0.65/SF/MO**

4600 NE 2nd Ave # 11  
Restaurant • Single tenant • 11,200...  
4600 NE 2nd Ave # 11  
Miami, FL 33137

Request Info ONE SOTHEBY'S I...

**\$0.62/SF/MO**

4600 NE 2nd Ave # 10  
Restaurant • Single tenant • 11,200...  
4600 NE 2nd Ave # 10  
Miami, FL 33137

Request Info ONE SOTHEBY'S I...

**\$0.01/SF/MO**

175 SW 7th St  
Restaurant • Single tenant • 9,002 ...  
175 SW 7th St  
Miami, FL 33130

Request Info

**\$4/SF/MO**

5650 NE 2nd Ave  
Restaurant • Single tenant • 1,500 ...  
5650 NE 2nd Ave  
Miami, FL 33137

Request Info LEONI REAL ESTA...

**\$48/SF/YR**

2nd Gen restaurant for li  
Restaurant • Single tenant •  
5650 NE 2nd Ave  
Miami, FL 33137

Request Info LEONI RE.

[Crexi \(/\)](#) [For Lease \(/lease/properties\)](#) [FL \(/lease/properties/FL\)](#) [Miami Beach \(/lease/properties/FL/Miami\\_Beach\)](#) Restaurant

### Miami Beach, FL Restaurant Spaces for Lease Market Overview

Search for restaurant rental space in Miami Beach, FL and explore 36 restaurant rentals on Crexi's marketplace. Currently, there are 130,389 square feet of restaurant rental property in Miami Beach, FL, averaging \$12 per square foot per month.

Crexi features Miami Beach, Florida restaurants for lease, quick service restaurants for rent, and more restaurant rentals that suit a variety of commercial real estate needs.

Save Search

For Lease Restaurant Any Size Any Rate All Filters (+1) Save Search Clear Filters

27 spaces (/lease/properties/FL/Downtown\_Miami/Restaurants) 157 spaces (/lease/properties/FL/Miami/Restaurants) 10 spaces (/lease/properties/FL/Wynwood\_Art\_District/Restaurants) 6 spaces (/lease/properties/FL/Little\_Haiti/Restaurants) (/lease/properties/FL/Miami\_Beach)

Brickell Restaurants

16 spaces (/lease/properties/FL/Brickell/Restaurants)

Edgewater Restaurants

4 spaces (/lease/properties/FL/Edgewater/Restaurants) (/lease/properties/FL/Wynwood/Restaurants)

Wynwood Restaurants

17 spaces (/lease/properties/FL/Wynwood/Restaurants)

Little Havana Restaurants

18 spaces (/lease/properties/FL/Little\_Havana/Restaurants) (/lease/properties/FL/Miami\_Beach)

Land

1 space (/lease/properties/FL/Miami\_Beach)

City Center Restaurants

1 space (/lease/properties/FL/City\_Center/Restaurants)

Allapattah Restaurants

4 spaces (/lease/properties/FL/Allapattah/Restaurants) (/lease/properties/FL/Coral\_Gables/Restaurants)

Coral Gables Restaurants

11 spaces (/lease/properties/FL/Coral\_Gables/Restaurants)

North Miami Restaurants

4 spaces (/lease/properties/FL/North\_Miami/Restaurants)

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