

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Commissioner Alex Fernandez  
DATE: April 6, 2022

SUBJECT: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE, TO DISCUSS ESTABLISHMENT OF AN INCENTIVE PROGRAM TO MOTIVATE PROPERTY OWNERS TO CONVERT NUISANCE NON-CONFORMING ESTABLISHMENTS IN THE EXPANDED ART DECO CULTURAL DISTRICT, INCLUDING PACKAGE LIQUOR STORES, SMOKE SHOPS, AND TATTOO PARLORS.

### **ANALYSIS**

Please place on the April 6, 2022 agenda a referral to the Land Use and Sustainability Committee to discuss the establishment of an incentive program to spur property owners in the expanded Art Deco Cultural District located south of 23<sup>rd</sup> Street to convert nuisance non-conforming establishments such as package liquor stores, smoke shops and tattoo parlors to higher quality commercial uses, consistent with the City Commission's vision for a reimagined Art Deco Cultural District.

As part of this referral, I request that the Administration research the feasibility of a grant program or similar economic development incentive program, to provide tax abatements or to otherwise reimburse property owners for the costs incurred in phasing out nuisance retail storefronts that contribute to the myriad of problems the City faces in the Art Deco Cultural District. I would also request that the Administration conduct outreach to property owners for their feedback into what kind of support they would need to partner with the City to phase out their existing leases and convert their storefronts to higher quality establishments. Given the enormous public safety resources the City appropriates each year in the expanded Art Deco Cultural District to deal with nuisance uses, I believe an incentive program is an important economic development tool that will yield a higher return on investment in the medium to long-term, and will serve to ultimately reduce City's required annual public safety expenditures such as the multi-million dollar effort to control crowds during the Spring Break high impact period, and increase property values and resort taxes in the area.

### **SUPPORTING SURVEY DATA**

n/a

### **FINANCIAL INFORMATION**

n/a

### **Applicable Area**

South Beach

### **Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?**

Yes

### **Does this item utilize G.O. Bond Funds?**

Yes

### **Strategic Connection**

Non-Applicable

### **Legislative Tracking**

Commissioner Alex Fernandez