

RESOLUTION NO. 2022-32348

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE OFFICES OF THE CITY MANAGER AND CITY ATTORNEY TO WORK WITH THE STEERING COMMITTEE OF 41ST STREET COMMERCIAL PROPERTY OWNERS, FOR THE PURPOSE OF ESTABLISHING A SPECIAL ASSESSMENT DISTRICT, PURSUANT TO CHAPTER 170, FLORIDA STATUTES, TO STABILIZE AND IMPROVE THE 41ST STREET RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN THE CD-1 AND CD-3 ZONING DISTRICTS IN THE MIDDLE BEACH AREA, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES.

WHEREAS, Miami Beach's Middle Beach neighborhood is primarily accessed via 41st Street, a major east-west thoroughfare and commercial corridor largely flanked by low-scale, commercial properties featuring street-level retail establishments; and

WHEREAS, the Steering Committee of 41st Street property owners (the "Steering Committee") represents a group of owners of commercial real estate in the vicinity of, or located in the 41st Street area, generally bounded by 42nd Street on the north, Indian Creek Drive on the east, 40th Street on the south, and Alton Road on the west; and

WHEREAS, Chapter 170, Florida Statutes, authorizes any municipality, subject to the approval of a majority of the affected property owners, to levy and collect special assessments against property benefited for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services, in such districts of the municipality; and

WHEREAS, the Steering Committee seeks to work with the City of Miami Beach to establish a business improvement district, which is a type of special assessment district created under Chapter 170, Florida Statutes, to stabilize and improve the 41st Street retail business district through promotion, management, marketing, and other similar services.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby authorize the Offices of the City Manager and City Attorney to work with the Steering Committee of 41st Street commercial property owners, for the purpose of establishing a special assessment district, pursuant to Chapter 170, Florida Statutes, to stabilize and improve the 41st Street retail business district, which is located within the CD-1 and CD-3 zoning districts in the Middle Beach area, through promotion, management, marketing, and other similar services.


PASSED and ADOPTED this 26 day of October, 2022.

ATTEST:



Rafael E. Granado, City Clerk

OCT 27 2022



Dan Gelber, Mayor

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

(Sponsored by Commissioner Steven Meiner)





City Attorney

10-19-22

Date

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission
FROM: Alina T. Hudak, City Manager
DATE: October 26, 2022

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AUTHORIZING THE OFFICES OF THE CITY MANAGER AND CITY ATTORNEY TO WORK WITH THE STEERING COMMITTEE OF 41ST STREET COMMERCIAL PROPERTY OWNERS, FOR THE PURPOSE OF ESTABLISHING A SPECIAL ASSESSMENT DISTRICT, PURSUANT TO CHAPTER 170, FLORIDA STATUTES, TO STABILIZE AND IMPROVE THE 41ST STREET RETAIL BUSINESS DISTRICT, WHICH IS LOCATED WITHIN THE CD-1 AND CD-3 ZONING DISTRICTS IN THE MIDDLE BEACH AREA, THROUGH PROMOTION, MANAGEMENT, MARKETING, AND OTHER SIMILAR SERVICES.

RECOMMENDATION

Approve the Resolution which is sponsored by Commissioner Meiner.

BACKGROUND/HISTORY

Miami Beach's Middle Beach neighborhood is accessed via 41 Street, a major east-west thoroughfare and commercial corridor. The 41 Street corridor is largely flanked by low-scale, commercial properties featuring street level retail. The corridor also features nearby schools, and houses of worship. The business environment is primarily characterized by medical and professional services offices, restaurants, and other retail uses.

The Steering Committee of 41 Street property owners (the "Steering Committee"), represents a group of owners of commercial real estate located in the 41 Street area which area is generally bounded by 42 Street on the north, Indian Creek Drive on the east, 40 Street on the south, and Alton Road on the west. The Steering Committee is seeking to form a 41 Street Business Improvement District, a special assessment district.

ANALYSIS

Chapter 170, Florida Statutes, authorizes any municipality, subject to the approval of a majority of the affected property owners, to levy and collect special assessments against property benefited for the purpose of stabilizing and improving retail business districts, wholesale business districts, or nationally recognized historic districts, or any combination of such districts, through promotion, management, marketing, and other similar services, in such districts of the municipality.

The Steering Committee seeks to work with the City of Miami Beach to establish a special assessment district under Chapter 170, Florida Statutes, to stabilize and improve the 41 Street commercial business district through promotion, management, marketing, and other similar services.

SUPPORTING SURVEY DATA

According to the 2022 City of Miami Beach Community Satisfaction Survey, when businesses were asked which areas of support would most help advance their business, 22.4% of respondents identified marketing, branding, and social media, which are all services that BIDs provide to their members.

FINANCIAL INFORMATION

There is no fiscal impact to the City.

CONCLUSION

The Administration therefore recommends that the Mayor and City Commission approve the resolution authorizing the City Manager’s Office and the City Attorney’s Office to work with the Steering Committee for purposes of establishing a 41 Street special assessment district, pursuant to Chapter 170, Florida Statutes.

Applicable Area

Middle 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?

No

Strategic Connection

Prosperity - Revitalize targeted areas and increase investment.

Legislative Tracking

Economic Development

Sponsor

Commissioner Steven Meiner

ATTACHMENTS:

Description

- D Resolution