

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING SOUTH BEACH BREWING COMPANY LLC, FOR PARTICIPATION IN THE COMMERCIAL LEASE SUBSIDY PROGRAM, WITH A MAXIMUM ANNUAL REIMBURSEMENT AMOUNT OF \$20,000.00, FOR A TERM OF UP TO THREE (3) YEARS, FOR A TOTAL PROGRAM REIMBURSEMENT AMOUNT NOT TO EXCEED 60,000.00, SUBJECT TO FUNDING APPROPRIATION AND APPROVAL DURING THE CITY'S BUDGETARY PROCESS FOR EACH FISCAL YEAR DURING THE TERM OF THE AGREEMENT; AND FURTHER AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE THE PROGRAM AGREEMENT.**

**WHEREAS**, the Mayor and City Commission established the Commercial Lease Subsidy Program ("Program") as a financial incentive to revitalize the Art Deco Cultural District (ADCD) by supporting arts and cultural businesses, reducing commercial vacancies, and phasing out non-conforming businesses; and

**WHEREAS**, the Program provides eligible businesses within the Art Deco/MiMo Commercial Character Overlay District ("ADCD Overlay") with financial assistance through reimbursement for leasing and mortgage expenses, including rent, insurance, and real estate taxes, up to a maximum of \$60,000 over three years, subject to annual budgetary appropriation and continued compliance with Program requirements; and

**WHEREAS**, the Program prioritizes activation of vacant storefronts, supports new-to-market arts and cultural businesses, and assists legal non-conforming businesses seeking to transition in alignment with the City's vision for the ADCD; and

**WHEREAS**, the Program prioritizes (i) activation of vacant storefronts, (ii) supports new-to-market arts and cultural businesses, and (iii) assists legal non-conforming businesses, defined as those with valid BTRs whose operations were previously compliant but now non-permitted under Ordinance No. 2017-4137, to transition in alignment with the City's vision for the ADCD Overlay; and

**WHEREAS**, eligible Program participants will be required to execute an agreement to participate in the Program ("Agreement") and may receive, upon submitting verified expenses to the City, reimbursement of (i) Business Tax Receipt (BTR) fees and (ii) certain leasing or mortgage expenses up to \$20,000.00 per year for up to three (3) years, for a total reimbursement amount not to exceed \$60,000.00 during the three-year term of the Agreement, to reimburse eligible leasing expenses as outlined in Program guidelines; and

**WHEREAS**, South Beach Brewing Company LLC, a Florida limited liability company, d/b/a South Beach Brewing Company, located at 210 11 Street, Miami Beach, Florida, has applied for participation in the Program and meets the eligibility criteria as a local business that enhances Miami Beach's cultural brand through experiential and arts-focused offerings; and

**WHEREAS**, South Beach Brewing Company provides a unique, family-friendly environment featuring local craft beer, food, and interactive entertainment such as karaoke nights, chess nights, and open-mic events, distinguishing it from traditional bars or spirit retailers; and

**WHEREAS**, the establishment's branding and artwork were designed by the late David "LEBO" Le Batard, renowned for his contributions to Miami Beach's artistic identity, further strengthening the business's alignment with the cultural and branding goals of the City; and

**WHEREAS**, the City's evaluation of the applicant has determined that the business meets the objectives of the Program by activating a vacant storefront, contributing to the vibrancy of the ADCD Overlay, and demonstrating a strong commitment to the Miami Beach community; and

**WHEREAS**, participation in the Program will support South Beach Brewing Company's ability to operate within the ADCD Overlay while reinforcing the area's cultural identity and economic vitality; and

**WHEREAS**, funding has been secured in the Fiscal Year 2024-2025 budget, and the City's financial commitment to this participant shall not exceed \$20,000 annually for up to three (3) years, subject to funding appropriation and approval during the City's budgetary process for each fiscal year's budget.

**NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission hereby approve South Beach Brewing Company LLC, for participation in the Commercial Lease Subsidy Program, with a maximum annual reimbursement amount of \$20,000.00, for a term of up to three (3) years, for a total Program reimbursement amount not to exceed \$60,000.00, subject to funding appropriation and approval during the City's budgetary process for each fiscal year during the term of the Agreement; and further authorize the City Manager and City Clerk to execute the Program Agreement.

**PASSED and ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2025.

**ATTEST:**

\_\_\_\_\_  
Rafael E. Granado, City Clerk

\_\_\_\_\_  
Steven Meiner, Mayor

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

Nicholas  
for City Attorney

1/28/25  
Date