

RDA-1. A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ("RDA"), ACCEPTING THE RECOMMENDATION OF THE CITY'S FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND APPROVING THE CREATION OF AN EMPTY SPACE RE-UTILIZATION INITIATIVE, FOR USE OF APPROXIMATELY 1,855 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR GARAGE AND SHOPS, OWNED BY THE RDA, LOCATED AT 100 16TH STREET, SUITE NOS. 3-5, ("PREMISES"), AS A TEMPORARY STUDIO AND/OR OFFICE FOR ASPIRING ARTISTS, PHOTOGRAPHERS AND/OR NOT-FOR-PROFIT GROUPS (THE "PROGRAM"); AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY TO DEVELOP ELIGIBILITY CRITERIA AND NEGOTIATE AND EXECUTE LICENSE AGREEMENTS FOR THE INITIATIVE, WHICH MAY INCLUDE A FEE WAIVER OR A FEE SUBSIDY IN CONNECTION WITH THE USE OF THE PREMISES, FOR A PERIOD NOT TO EXCEED NINETY (90) DAYS.

Applicable Area:



COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Eric Carpenter, Executive Director

DATE: February 26, 2025

TITLE: A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ("RDA"), ACCEPTING THE RECOMMENDATION OF THE CITY'S FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND APPROVING THE CREATION OF AN EMPTY SPACE RE-UTILIZATION INITIATIVE, FOR USE OF APPROXIMATELY 1,855 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR GARAGE AND SHOPS, OWNED BY THE RDA, LOCATED AT 100 16TH STREET, SUITE NOS. 3-5, ("PREMISES"), AS A TEMPORARY STUDIO AND/OR OFFICE FOR ASPIRING ARTISTS, PHOTOGRAPHERS AND/OR NOT-FOR-PROFIT GROUPS (THE "PROGRAM"); AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY TO DEVELOP ELIGIBILITY CRITERIA AND NEGOTIATE AND EXECUTE LICENSE AGREEMENTS FOR THE INITIATIVE, WHICH MAY INCLUDE A FEE WAIVER OR A FEE SUBSIDY IN CONNECTION WITH THE USE OF THE PREMISES, FOR A PERIOD NOT TO EXCEED NINETY (90) DAYS.

RECOMMENDATION

The Administration recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency approve the Finance and Economic Resiliency Committee's recommendation to utilize vacant units at Anchor Garage and Shops as temporary spaces for local aspiring artists, photographers and/or not for profit groups.

BACKGROUND/HISTORY

On June 26, 2024, the City Commission approved a referral by Commissioner Joseph Magazine (Item C4 K) to the Finance and Economic Resiliency Committee ("FERC") to address vacant retail spaces on City-owned properties. The initiative aims to transform these spaces, such as at Anchor Garage and Shops, as a temporary studio for aspiring artists and photographers. This innovative program highlights the City's vacant space as a platform to showcase the work of emerging local talent or provide a temporary office for a worthy local not for profit group ("Program Licensee"). Currently, Anchor Garage and Shops, located at 100 16th Street, Suite Nos. 3-5 (the "Premises") are vacant and could be utilized for these temporary programs while the City continues negotiations with prospective tenants for long-term lease agreements. By leveraging these spaces creatively, the City can simultaneously support the arts, drive foot traffic to the area, and enhance the vibrancy of the community (the "Program").

The Premises consists of approximately 1,855 square feet of ground retail space located at 100 16th Street, Suites Nos. 3 - 5, Miami Beach, FL, suitable for temporary use of the Program. The duration of the Program License Agreement, including any fee waivers or subsidies, shall be limited to a maximum of ninety (90) days per group or artist.

ANALYSIS

The Administration has taken a proactive approach to securing occupants who align with Miami Beach's high standards. The proposed initiative to repurpose these spaces, including units at Anchor Garage and Shops, as temporary photo shoot studios for aspiring artists and photographers and/or not for profit groups, not only upholds these standards but also introduces a fresh and dynamic element to the retail area, enriching the tenant mix with a creative and culturally diverse offering.

This Program not only provides a financially advantageous opportunity for the City while negotiations with prospective tenants for long-term leases continue, but it also serves as a marketing strategy for showcasing the vacant spaces. The presence of these artists and photographers will generate increased foot traffic to the area, creating a vibrant environment that enhances the visibility and appeal of these units. This heightened activity will benefit the community's growth and cultural landscape.

FISCAL IMPACT STATEMENT

None

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

N/A

CONCLUSION

The Administration recommends that the Chairperson and Members of the Miami Beach Redevelopment Agency approve the Finance and Economic Resiliency Committee's recommendation to utilize vacant units at Anchor Garage and Shops as temporary spaces for local aspiring artists, photographers and/or not for profit groups. This initiative will not only support the arts and enrich the tenant mix but also serve as a marketing strategy to increase foot traffic, showcase the spaces, and enhance their appeal to prospective long-term tenants, ultimately benefiting the community's vibrancy and economic growth.

Applicable Area

South Beach

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

Facilities and Fleet Management

Sponsor(s)

Commissioner Joseph Magazine

Co-sponsor(s)

Condensed Title

Create Empty Space Reutilization Initiative, Use Vacant Spaces at Anchor Garage for Artists.
(JM) FF

Previous Action (For City Clerk Use Only)

RESOLUTION NO. _____

A RESOLUTION OF THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY ("RDA"), ACCEPTING THE RECOMMENDATION OF THE CITY'S FINANCE AND ECONOMIC RESILIENCY COMMITTEE, AND APPROVING THE CREATION OF AN EMPTY SPACE RE-UTILIZATION INITIATIVE, FOR USE OF APPROXIMATELY 1,855 SQUARE FEET OF GROUND FLOOR RETAIL SPACE AT THE ANCHOR GARAGE AND SHOPS, OWNED BY THE RDA, LOCATED AT 100 16th STREET, SUITE NOS. 3-5, ("PREMISES"), AS A TEMPORARY STUDIO AND/OR OFFICE FOR ASPIRING ARTISTS, PHOTOGRAPHERS AND/OR NOT-FOR-PROFIT GROUPS (THE "PROGRAM"); AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT AGENCY TO DEVELOP ELIGIBILITY CRITERIA AND NEGOTIATE AND EXECUTE LICENSE AGREEMENTS FOR THE INITIATIVE, WHICH MAY INCLUDE A FEE WAIVER OR A FEE SUBSIDY IN CONNECTION WITH THE USE OF THE PREMISES, FOR A PERIOD NOT TO EXCEED NINETY (90) DAYS.

WHEREAS, the Miami Beach Redevelopment Agency (the "RDA") is a public corporate entity that owns the project commonly known as the "Anchor Garage and Shops," which includes a parking garage and ground-floor retail spaces located near the intersection of Washington Avenue, Collins Avenue, and 16th Street; and

WHEREAS, in June 2024, the City Commission approved a proposal to address vacant retail spaces by transforming them into a temporary studio and/or office for aspiring local artists, photographers, and/or not for profit groups ("Program Licensee") creating opportunities to support the arts while showcasing the City's portfolio of properties (the "Program"); and

WHEREAS, at the January 24, 2025 Finance and Economic Resiliency Committee ("FERC") recommended utilizing vacant spaces at the Anchor Garage and Shops for the Program to drive foot traffic, enrich the area's cultural vibrancy, and promote long-term leasing opportunities; and

WHEREAS, approximately 1,855 square feet of ground floor retail space at the Anchor Garage and Shops, located at 100 16th Street, Suites 3–5, Miami Beach, FL (the "Premises"), is suitable for temporary use for the Program; and

WHEREAS, the duration of each Program License Agreements, including any fee waivers and/or subsidies, shall not exceed ninety (90) days, with no prepaid fee, minimum fee, or operating expenses during the term of the agreement; and

WHEREAS, each Program Licensee shall accept the Premises in "AS-IS" condition and use the space solely as a studio for aspiring artists, photographers, and/or not for profit groups for related activities approved in writing by the RDA; and

WHEREAS, the City will administer and manage the Program and ensure compliance with all applicable laws, presentations, and use, and leverage the Program to attract tenants and new business, boost the local economy, improve property values, and enhance the aesthetic appeal of the commercial areas and community vibrancy.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRPERSON AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, that the Chairperson and Members of the Miami Beach Redevelopment Agency (the "RDA") hereby accept the recommendation of the City's Finance and Economic Resiliency Committee and approve the creation of an Empty Space Re-utilization Initiative, for use of approximately 1,855 square feet of ground floor retail space at the Anchor Garage and Shops, owned by the RDA, located at 100 16th Street, Suite Nos. 3-5 (the "Premises"), as a temporary studio / office for aspiring local artists, photographers, and/or not for profit groups (the "Program"); and further authorize the Executive Director of the RDA to develop eligibility criteria and negotiate and execute License Agreements for the Program, which may include a fee waiver or a fee subsidy in connection with the use of the Premises, for a period not to exceed ninety (90) days.

PASSED and **ADOPTED** this ____ day of _____ 2025.

ATTEST:

Steven Meiner, Chairperson

Rafael E. Granado, Secretary

APPROVED AS TO
FORM AND LANGUAGE
& FOR EXECUTION



General Counsel

NK

2/10/2025

Date