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# CANDO \_ Cultural Arts Neighborhood District Overlay

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# Community Background Report

## CANDO - Cultural Arts Neighborhood District Overlay

### County

Miami-Dade

### Boundaries

North: 24th Street

South: 17th Street

West: Washington Avenue

East: Atlantic Ocean

### Community Type

Neighborhood

### History

CANDO is the ‘Cultural Arts Neighborhood District Overlay’ within the City of Miami Beach. This neighborhood has been created by City officials in order to encourage a culture of creativity in an otherwise unaffordable neighborhood. Artists and others engaged in the creative arts often survive on below average incomes. This district attracts residential development through incentives that will build affordable housing for the target population. The hope is that developers will rehabilitate existing buildings or construct new buildings with residential units that are smaller than those typically allowed by City zoning. The 132-acre neighborhood is in a densely developed area of Miami Beach. East of Collins Avenue are high-rise hotels and condominiums. In the center of the district is Collins Park, which is surrounded by arts and cultural institutions.

### Community Dynamics

CANDO is a walkable neighborhood with small city blocks and available public transportation on both Washington Avenue and Collins Avenue. Public parking is also available along roadsides and in a public parking lot just east of Collins Avenue. The Collins Park Neighborhood Association works very closely with CANDO. The CANDO Arts Cooperative

was founded by the president of the association in 2009. This arts cooperative is open to the public the second Saturday of each month.

## **Business Landscape**

Cultural institutions around CANDO include the Bass Museum of Art, the Miami City Ballet, the Miami Beach Branch Library, the Jackie Gleason Theater, the Miami Beach Convention Center, and several historic hotels. These cultural institutions provide the content for the tourism industry. Public funding in 2010 included the City Center ROW Project, which will renovate the rights-of-way in the neighborhood. Private investment in CANDO includes the Gansevoort Property, the W Hotel property, the Setai, and Arte City. The parking lot for Collins Park doubles as a festival location for Art Basel. The city owns two surface parking lots along 23rd Street on Liberty Avenue and will acquire a parcel next to another City surface lot behind the Miami City Ballet building. A 350-space garage with 20,000 square feet of retail space will be constructed on these lots.

## **Sources**

Gonzalez, Jorge M. (July 29, 2010). Finance and citywide projects committee memorandum from City Manager to the Mayor and members of the Commission. City of Miami Beach.

Valdemoro, Tania. (July 1, 2007). Zoning code to allow arts district. Miami Herald.

Valdemoro, Tania. (October 17, 2007). Miami Beach OK's artist housing district. Miami Herald.