

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 was designated by City officials in 2007 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 was created to attract residential development through incentives that would build affordable housing for the target population. The hope was that developers would rehabilitate existing buildings or construct new buildings with residential units 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.

CANDO is a walkable neighborhood with small city blocks and available public transportation on both Washington Avenue and Collins Avenue. Public parking is available along roadsides and in a public parking lot just east of Collins Avenue. The Collins Park Neighborhood Association has worked closely with CANDO in the past, and the CANDO Arts Cooperative was founded by the president of the Association in 2009. This arts cooperative was closed, as of 2020.

In 2016, a memorandum from the City of Miami Beach noted that few developers had actually taken advantage of the CANDO incentives for creation of housing for workers in the arts and cultural institutions. The proposed amendment would have greatly reduced the size of the CANDO overlay, and re-designated it as the Collins Park Arts and Entertainment District.

Community Dynamics

According to U.S. 2010 Census and American Community Survey 2015 5-year data, CANDO has a population of 3,126, 70.8% of which are working age from 18 to 64. The average per capita income of \$50,367 is much higher than Miami-Dade County's average per capita income of \$28,823. The population is 59.2% Hispanic, and 40.8% non-Hispanic. Furthermore, 77.6% of the population is White (including Hispanic White), 5.7% is Black, and 16.7% Others. A non-English language is spoken by only 11.8% of the population. Regarding education level, 27.3% of the population has less than a high school education, which is lower than Miami-Dade County's 48.86%. Foreign-born individuals make up 60.5% of the population, and 48% of the population are naturalized citizens, while 52% are not U.S. citizens. Of the foreign-born residents, 27.5% are from the Caribbean, and 18.7% are from South America.

Business Landscape

Cultural institutions around CANDO include the Bass Museum of Art, the Miami City Ballet, the Miami Beach Branch Library, and the Fillmore Miami Beach at the Jackie Gleason Theater, as well as several historic hotels. The Miami Beach Convention Center is just outside the boundaries of CANDO, west of Washington Avenue. These cultural institutions provide the content for the tourism industry. Private investments in CANDO include the W Hotel property, the Setai, and the ArteCity residential village. 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.

Transportation

The main transportation artery in in the CANDO neighborhood is Highway A1A/Collins Avenue. Miami-Dade Transit Metrobus lines that circulate on this roadway are numbers 103, 112, 113, 119, 120, and 150. Also, Miami Beach operates a city-wide free trolley system, which serves CANDO on A1A/Collins Avenue with the Collins Express line (MB-COL), the SoBe Loop line (MB-SBL), and the Middle Beach Loop line (MB-MID). The Middle Beach Loop trolley also runs on Washington Avenue, just to the east of the Miami Beach Convention Center. There is an app available for tracking the progress of these trollies online. As of March 26, 2020, the City of Miami Beach had suspended all trolley service, due to the COVID-19 pandemic. On Monday, November 16, 2020, the City launched an on-demand Freebee service for elderly residents living in affordable housing facilities throughout the City. Service is provided to/from 16 elderly facilities located in South, Middle, and North Beach and the closest Publix supermarket. Service operates seven (7) days a week, for approximately 10.5 hours a day from 7 AM to 5:30 PM.

Reference

1. U.S. Bureau of the Census. (2010). Statistical File 3: block groups # 120860041052, 120860042062, 120860042063, 120860042064. Miami-Dade County, Florida. Url: <http://www.census.gov>
2. U.S. Bureau of the Census. American Community Survey, 2011-2015 5-Year Data Profile. Url: <https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/2015/>

3. Google Maps, 2020. Url: <https://www.google.com/maps>
4. City of Miami Beach, Committee Memorandum: Discussion Regarding Revising the Cultural Arts Neighborhood District Overlay (CANDO), June 15, 2016. Url: <http://docmgmt.miamibeachfl.gov/weblink/0/edoc/208607/07%20Revising%20the%20Cultural%20Arts%20Neighborhood%20District%20Overlay.pdf>
5. City of Miami Beach, Citywide Free Trolley, 2020. Url: <https://www.miamibeachfl.gov/city-hall/transportation/trolley/>