

Alexander Tachmes Discusses Miami Beach's Reputation and the Concerns of Business Owners with Bisnow

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This summer, Miami Beach Mayor Dan Gelber proposed measures to reduce rowdy behavior on Miami Beach's Ocean Drive, including the creation of an Alcohol Control Board, earlier closing times for nightlife locations and a rebranding plan. The Mayor stated that while the crime rate in the entertainment district has not gone up, it has become a place in which residents no longer feel comfortable.

Miami Real Estate partner [Alexander Tachmes](#), who represents some of Ocean Drive's long-standing bars, restaurants and hotels -- including The Clevelander Bar, The Palace, and Oceans Ten -- acknowledged that while there are indeed challenges, "there is no proof the bad behavior is connected to bars being open at certain hours — some incidents have happened while the coronavirus had the bars closed." Alex indicates the need to focus on increased law enforcement and on the "bad operators" who often violate the City Code.

Additionally, Alex suggests that limiting hours on operations will hurt property values. Alex also suggests that the Mayor's proposal to have a board decide liquor hours per business on an annual basis is not workable. "When a client buys a hotel for \$50M, \$60M, it's totally normal to do a pro forma showing revenues [for the] next five years. It's impossible to project revenues or get a loan if businesses have no idea from one year to the next whether operating hours will end at 5 a.m. or 1 a.m.," he said.

Moving forward, Alex is looking forward to helping businesses and the City find common ground.

Click [here](#) to read more.

About Alexander I. Tachmes

[Alexander I. Tachmes](#) is a partner in the Miami office of Shutts & Bowen LLP, where he is Chair of the Land Use and Government Relations Practice Group and a member of the Real Estate Practice Group. A Martindale-Hubbell AV® rated attorney, Alex concentrates his practice on governmental matters, including land use and zoning, public-private transactions, competitive bidding and lobbying, and commercial real estate transactions, including hospitality matters.



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