

Date: June 9, 2015

To: The Honorable Mayor and City Council Members

From: Tanya Wilson-Séjour, AICP, Community Planning and Development Manager



Re: Proposed Resolution Supporting Public Private Partnerships

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING CITY ADMINISTRATION TO DEVELOP PROCEDURES AND PRACTICES TO SUPPORT FUTURE PUBLIC PRIVATE PARTNERSHIPS CONSISTENT WITH SECTION 287.05712 FLORIDA STATUTES AND TO FURTHER CONDUCT A FEASIBILITY STUDY TO ASSESS THE COST AND POTENTIAL BENEFIT OF SUCH PARTNERSHIPS FOR THE CITY'S DOWNTOWN DISTRICT; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

STAFF RECOMMENDATION

That the City Council adopts the Resolution authorizing city administration to develop procedures and practices to support future public private partnerships consistent with section 287.05712, Florida Statutes and to further conduct a feasibility study to assess the cost and potential benefit of such partnerships for the city's downtown district.

PURPOSE & INTENT

As part of the City's recently Adopted Downtown Concept Plan the City identified potential sites within the Downtown District that may serve as viable opportunities for public-private partnerships (See Exhibit A). The proposed resolution, sponsored by Mayor Smith Joseph serves as a declaration of the City's commitment to revitalize its downtown district and basically affirms the City's interest in welcoming proposals or letters of interest from potential developers for future public private partnerships. Additionally, the resolution seeks authorization for staff to develop procedures and practices to allow for proposals in a manner consistent with Section 287.05712 Florida Statutes. Lastly, if approved the resolution would also allow City staff to conduct detailed feasibility studies to assess the cost versus potential benefit of such partnerships within the City's Downtown District.

BACKGROUND INFORMATION

Goal 9 of the City's Comprehensive Plan requires that "the City create an environment that will enhance the economic prosperity of local businesses and attract new businesses while improving the quality of life for all of its citizens" As such, in order to advance the vision of the City's Comprehensive Plan, and establish greater opportunities for revitalization within North Miami, the City Council adopted a Downtown Master Plan in May 2013, and subsequently adopted a Downtown Concept Plan in November 2014 to serve as a policy and visual guide to encourage quality redevelopment within City's downtown district. Furthermore, as evident through investment in recent downtown planning efforts, City administration recognizes the importance of supporting economic growth and development in order to infuse a mix of new market rate housing in the central city, increase the aesthetic appeal of the area, create new employment opportunities and increase the City's tax base for the overall benefit of the community.

Since 2007 the City has made allowance for increase densities and heights within the downtown district (with maximum heights of 150 ft and maximum densities of up to 90 dwelling units per acre) with said intent to promote a destination that accommodates a safe inviting environment where individuals are encouraged to live, work, play, study and invest in North Miami. Given the current landscape within the City's downtown district, with over 419,753 square feet of land area dedicated to City owned surface parking lots and anticipated future demands for multi-use mixed use developments, the city administration believes there are viable opportunities for possible public-private partnerships. Also with the limited supply of vacant land coupled with the future demand for new development, staff recognizes that partnerships between the City and the private sector will spur private investment and reduce the barriers to quality sustainable development.

CONCLUSION

City Administration believes the proposed resolution serves as an important public endorsement that demonstrates the City's commitment to supporting ongoing redevelopment strategies within its Downtown District. Furthermore staff believes the proposed resolution is a bold declaration that North Miami is open to considering proposals from potential developers interested in partnering with the City to create new developments. The resolution also allows for the creation of specific guidelines to ensure each proposed partnership is in line with the City's vision and responsive to the needs of the citizens within the downtown district. As such, staff recommends approval and adoption of the proposed resolution.

TWS

Attachments:

1. Exhibit A – Potential P3 sites
2. Resolution

Public + Private Development | Community Redevelopment Agency | Three-Phased Partnership Plan

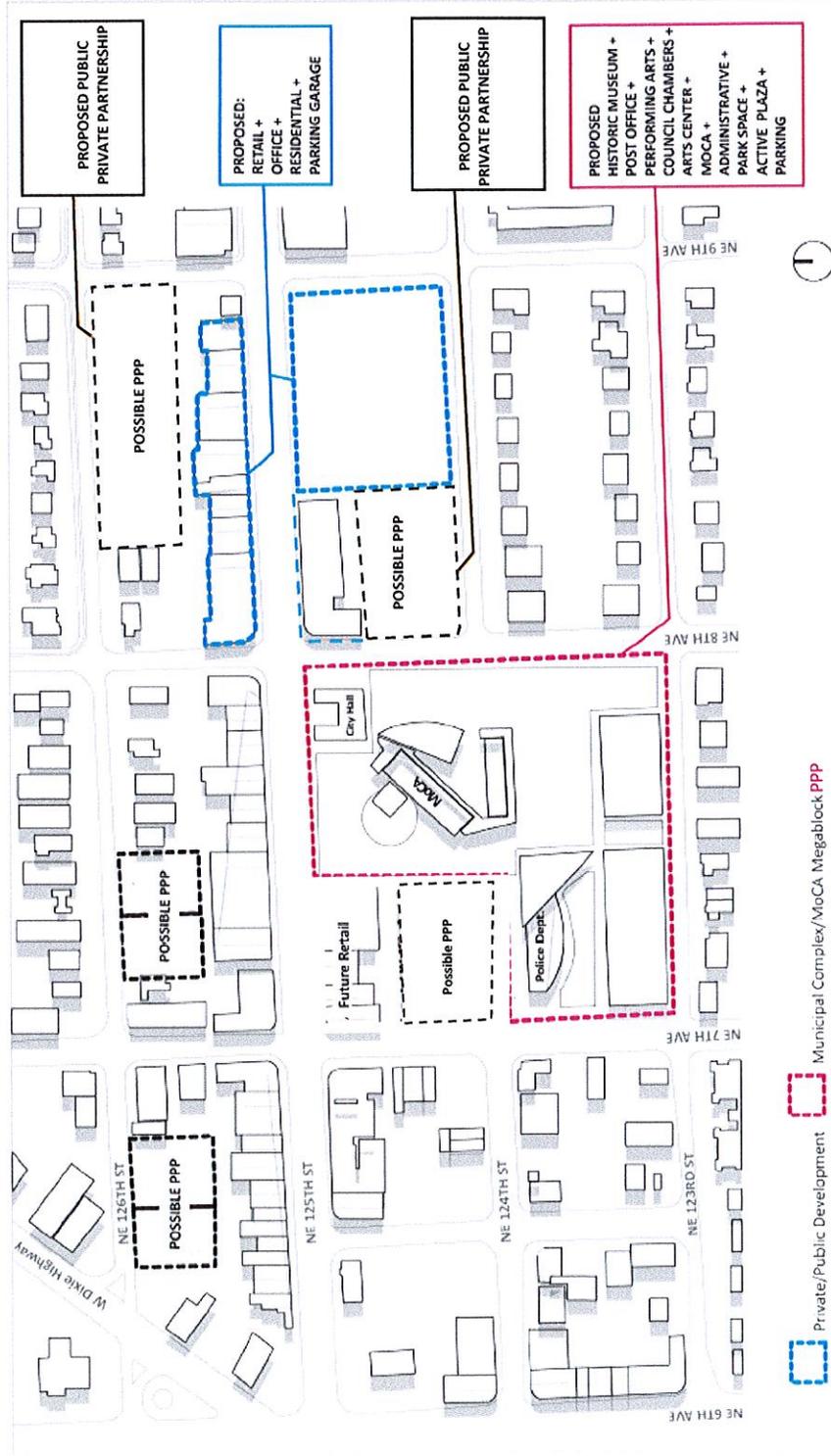


Figure 39. CRA Public-Private Partnership Location Map

City of North Miami
 Downtown Concept Plan

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO DEVELOP PROCEDURES AND PRACTICES TO SUPPORT FUTURE PUBLIC-PRIVATE PARTNERSHIPS, CONSISTENT WITH SECTION 287.05712, FLORIDA STATUTES (2014), AND TO FURTHER CONDUCT A FEASIBILITY STUDY TO ASSESS THE POTENTIAL COSTS AND BENEFITS OF IMPLEMENTING SUCH PARTNERSHIPS FOR THE CITY'S DOWNTOWN DISTRICT; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, as “a city on the move”, the City of North Miami (“City”) desires to strengthen its economic position in the region by promoting a pro-development, business friendly atmosphere that fosters opportunities to engage in public-private partnerships, stimulate private investment and reduce the barriers to quality-sustainable developments; and

WHEREAS, on May 28, 2013, the Mayor and City Council passed Resolution No. R-2013-55, adopting the City of North Miami Downtown Master Plan (“Downtown Master Plan”), in order to implement the Goals and Policies of the City Comprehensive Plan (“Comprehensive Plan”) and establishing architectural and urban design guidelines for the City’s downtown area and major corridors; and

WHEREAS, on November 25, 2014, the Mayor and City Council passed and adopted Resolution No. 2014-R-115, adopting the Downtown Action and Concept Plan (“Concept Plan”) to serve as a visual design and planning guide for future private and public redevelopment in the City’s downtown area and major corridors; and

WHEREAS, the Downtown Master Plan in conjunction with the Concept Plan, embrace the vision of the Comprehensive by encouraging quality redevelopment within the C-3 zoned Downtown District; and

WHEREAS, the City administration, as evidenced by new investment and interest in recent downtown planning efforts, recognize the importance of supporting economic growth with a viable mixed-use development which includes new housing in the central City area, services,

employment opportunities, and an increase to the City's tax base for the benefit of the entire community; and

WHEREAS, it is further recognized that the stimulation of a balanced economic development is a joint responsibility of the private and public sectors working collaboratively to facilitate a vibrant business and community environment; and

WHEREAS, Goal 9 of the Comprehensive Plan requires that the City create conditions which will enhance the economic prosperity of local businesses and attract new business while improving the quality of life for all of its citizens; and

WHEREAS, the City administration recognizes that public-private partnerships are effective in spurring future development while concurrently lowering the cost of development and often creating new infrastructure that provide a public benefit; and

WHEREAS, the adopted Concept Plan (as depicted in the attached "Exhibit A") includes potential sites within the City's Downtown District that may be viable opportunities for public-private partnership developments; and

WHEREAS, the purpose of this Resolution is to acknowledge the City's interest in entertaining proposals from developers for possible public-private partnerships within the Downtown District, and to further authorize City administration to develop procedures and practices to allow for proposals to be considered in a manner consistent with Section 287.05712 Florida Statutes (2014); and

WHEREAS, the Mayor and City Council find that authorizing the City administration to develop procedures and practices to support future public-private partnerships that are consistent with State law, is in the City's best interest.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Authorization to City Administration. The Mayor and City Council of the City of North Miami, hereby authorize the City administration to develop procedures and practices to support future Public-Private Partnerships, consistent with Section 287.05712, Florida Statutes (2014), and to further conduct a feasibility study to assess the potential costs and benefits of implementing such partnerships for the City's Downtown District.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this ____ day of _____, 2015.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

REGINE M. MONESTIME, ESQ.
CITY ATTORNEY

SPONSORED BY: MAYOR SMITH JOSEPH, D.O., PHARM. D.

Moved by: _____

Seconded by: _____

Vote:

Mayor Smith Joseph, D.O., Pharm. D.
Vice Mayor Carol Keys, Esq.
Councilman Scott Galvin
Councilman Philippe Bien-Aime
Councilman Alix Desulme

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)