

Downtown Benefits/Incentives

Transportation Benefits

Great access to major transportation routes with proximity to I-95, Biscayne Boulevard/US-1 and Board causeway. Also, future express passenger rail stop is being planned near NE 125 Street and Arch Creek Road. The commuter train would link Miami to Orlando with services slated to begin in 2020.

Sustainability Incentive

The City recognizes sustainability as a key component of economic development. As such, property developers within the downtown redevelopment area who incorporate energy efficient measures, mixed use, alternative transportation, and contributions of certain architectural amenities may obtain density or height bonuses of up to 90 dwelling units per acre and height limits of up to 150 feet to enhance the value of their development project. Such developers may enjoy reductions in setback requirements and certain filing and permit fees within the redevelopment area.

New Markets Tax Credit

This federal tax credit is designed to generate private-sector capital investment in certain areas needing revitalization. The program permits individual and corporate taxpayers to receive credit against their federal income taxes for making qualified equity investments in projects that finance community development, stimulate economic growth, and create jobs.

State of Florida Tax credits

Property, Sales & Use Tax Exemptions: Manufacturing equipment and machinery, electricity and steam used in manufacturing, commercial space activities, labor cost in R&D expenditures, R&D machinery & equipment are exempt from Sales & Use Tax. Business inventory are exempt from property taxation.

Community Redevelopment Agency Business Attraction

Up to \$10,000 for interior build-out for specific eligible businesses moving into the City; Beautification: Up to \$15,000 to eligible commercial property owners or business operators for exterior/interior improvements to their buildings; Rehabilitation: Up to 50% of the total cost for exterior/interior improvements to the owners of eligible commercial buildings in an amount up to \$80,000.

Revolving Loan Fund

The City has partnered with the South Florida Regional Planning Council to provide funds through the revolving loan programs to offer low-interest rate loans to small and medium size businesses that are not entirely served by conventional lenders. Loans range from \$50,000 to \$300,000 and are available to for profit businesses for business expansion and job creation.

"Creating New Places
from Old Spaces"

Recommended uses for the Downtown District:

- Household appliance stores
- Camera and photographic equipment stores
- Spas
- Clothing boutiques
- Jewelry stores
- Sporting goods stores
- Hobby shop/game stores
- Musical instrument and supply stores
- Book, periodical and music stores
- Florists
- Sports bars
- Restaurants
- Bakeries/pastry stores

*Based on 2012 Economic Analysis by
Strategic Planning Group, Inc.

For more information regarding the process please contact the

North Miami Community Planning
and Development Department

12400 NE 8 Avenue | North Miami, FL 33161

305.895.9825

Office Hours: Monday - Friday, 8:00 a.m. - 5:00 p.m.

nomidowntown@northmiamifl.gov
northmiamifl.gov/cpd

Downtown Revitalization Initiative

In partnership with



Project Manager: Alex David
alex@belldavid.com

and



Project Manager: Debbie Love
dlove@ksfla.com



PURPOSE

In the Spring of 2012, the City retained Keith & Schnars, P.A., to develop architectural and urban design guidelines for its downtown and major corridor, NE 125th Street, which were subsequently adopted by the Mayor and Council as the City's Downtown Master Development and Major Corridor Plan ("Master Plan"). The final Master Plan includes a series of recommendations outlining strategies needed to spur redevelopment, promote economic growth and transform the physical image of the City's Downtown District.

As part of the next steps, the City is developing an Action Plan and Concept Plan for a portion of

the Downtown District. The Action Plan will serve as a guide for prioritizing and budgeting for the implementation of the recommended strategies/capital projects over time. These projects will eventually be incorporated into the City's Capital Improvement Plan in order to tie the recommended capital projects for the downtown to the City's future Capital Program for the next 10 years. The Concept Plan will include architectural concepts and recommendation for civic space improvements that will serve as a vision for future development or improvements within the downtown.

ACTION PLAN

- Implementation prioritization and timeline;
- Steps needed to implement the recommendations of the adopted Master Plan for the Downtown Area; and
- Expected order of magnitude opinion of cost, for the corridor capital improvement landscape architecture projects, specified in the adopted Master Plan and potential funding sources.

CONCEPT PLAN

- Formulate a shared Vision for a portion of downtown North Miami and work to graphically depict that Vision.
- Review and discuss potential improvements envisioned for Key Civic Spaces such as:
 - NE 6th Avenue/West Dixie Highway/125th Street intersection;
 - NE 8th Avenue "Way";
 - NE 125th walkway to Public Parking along NE 126th Street;
 - West Dixie Highway from NE 125th Street to Griffing Park and, Fountain at NE 132nd and West Dixie Highway.
- Discuss "Re-Forming" NE 125th Street from NE 6th to NE 9th Avenues through massing and height alternatives
- Using Forums to evaluate setbacks, crosswalks, outdoor dining opportunities and landscaping.
- Provide additional Opportunities within or adjacent to the Civic Center Complex/MOCA Plaza.

Map of Downtown North Miami

