

North Miami Beach CRA Plan Update

Workshop Meeting
November 19, 2015

Assignment

Housecleaning Update

1. Adjust to reflect recent changes to Comprehensive Plan and Zoning Code
2. Remove outdated language and images
3. Update financial projections
4. Update program descriptions to reflect current policies and practices
5. Integrate West Dixie Highway implementation plan activities
6. Make any adjustments required by changes in State law
7. Highlight current priority projects

Importance of the update

1. All projects must be consistent with the plan
2. All programs must be consistent with the plan
3. All spending must be consistent with the plan
4. The plan must be consistent with the City's comprehensive plan
5. The plan must reflect the new shared vision

Bold Shared Vision





Pedestrian-friendly signature bridge examples

Update Summaries

Section 1: Date changes only.

Section 2: Date changes only.

Section 3: Date and grammatical changes.

Section 4: New Tax Increment projections



Update Summaries

Section 5:

- Moved completed projects listing to appendix
- Clarified some descriptive language
- Combined CIP Planned and Ongoing projects as well as Infrastructure section into one section – updated the list to include WDH improvements, Coastal Link Rail Station, and Shared Parking facilities.
- Removed outdated references to future development on Hotel and Winn-Dixie sites
- Removed outdated references to 19th Ave and 163rd Street potential improvements

Update Summaries

Section 6:

- Removed Commercial Security Grant Program (no longer in place)
- Added Tax Increment Recapture Program
- Updated market conditions language in subsection C
- Removed outdated language about retiring and issuing debt

Update Summaries

Section 7:

- Minor edits to clarify gap financing purposes and the new TIF recapture policies.
- Language to clarify policy of not providing incentives to individual housing units, only multi-family properties.
- Language to clarify the need for Market research – not marketing research
- Language to clarify use of various marketing strategies, including social media

Update Summaries

Section 7: (continued)

- Language to incorporate new web page requirements in compliance with State regulations
- Language clarifying the potential creation of loan pools in partnership with banks/lenders.
- Clarifying language about the need for eligibility guidelines for various programs.
- Including bridges as important pedestrian amenities the CRA may invest in.

Update Summaries

Section 7: (continued)

- List of specific projects to advance, including WDH implementation projects
- Permitting investment in pedestrian lighting
- Clarifying water bodies to protect
- Clarifying ability to assist with sewer connections for commercial vs. residential properties
- Clarifying ability to invest in publicly accessible private parking facilities

Update Summaries

Section 7: (continued)

- Clarifying use of innovative community policing to improve safety perceptions
- Adding housing policies and programs to clarify strategies and comply with State law. Focus is a healthy mix of affordable, workforce, market rate, luxury, and mixed-income housing.

Update Summaries

Section 8: Date adjustments only

Section 9:

- Adjusted current market trends language to reflect changed conditions
- Replaced or added relevant language from new comprehensive plan
- Section 10: Date adjustments only

Update Summaries

Section 11:

- Clarified language about innovative community policing
- Removed outdated reference to Section 8 about schools

Appendices:

- Added appendix with completed projects information

Additions to the Plan?

Questions?

Next Steps

1. Final detailed edits reviewed with staff
2. Final document formatted for publication
3. Final meeting with RAB
4. Review with county staff
5. Final approval by CRA Board
6. Final approval and adoption by City Commission
7. Presentation to and approval by County