The North Beach CRA Redevelopment Plan
A public introduction and process overview
December 15th, 2020
Introduction and overview

5:30 PM: Welcome from the City
5:35 PM: Introduction to the Consultant Team
5:40 PM: Introduction to the Project and Process Overview
5:45 PM: CRA Basics
6:00 PM: The NBCRA Plan Details
6:05 PM: Key Pad Polling - attendees
6:05 PM: A review of Plan NOBE in relation to Redevelopment Plan
6:20 PM: Key Pad Polling – plan elements
6:25 PM: Description of the Virtual Charrette, Dates & Attendee Roles
6:30 PM: Brief Q&A
7:00 PM: Conclusion
The consultant team

Financial and economic development advisory

Physical planning and public engagement

CRA and CRA Plan advisory
What is our goal?

To craft a widely-supported redevelopment plan for the CRA that inspires residents, investors and public officials with what is possible for Miami Beach’s North Beach.
What are we doing and what is our timeline?

<table>
<thead>
<tr>
<th>Activities</th>
<th>2020</th>
<th>2021</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Dec</td>
<td>Jan</td>
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<tr>
<td></td>
<td>Research &amp; engage with the public</td>
<td>Synthesize</td>
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<tr>
<td>Public kickoff</td>
<td>• Public kickoff</td>
<td>• Preparing public outreach summaries</td>
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<tr>
<td>Public Charrette</td>
<td>• Public Charrette</td>
<td>• Financial modeling</td>
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<tr>
<td>Focus groups</td>
<td>• Focus groups</td>
<td>• Designing renderings</td>
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<tr>
<td>Meetings with elected officials</td>
<td>• Meetings with elected officials</td>
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<tr>
<td>Meetings with city staff</td>
<td>• Meetings with city staff</td>
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<tr>
<td>Date</td>
<td>Event Description</td>
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<tr>
<td>Oct 2016</td>
<td>Commission adopts Dover Kohl’s North Beach Master Plan</td>
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<tr>
<td>Jan 2018</td>
<td>Finance committee recommends a CRA to enhance North Beach</td>
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<td>Jan 2018</td>
<td>Neighborhoods committee recommends TIF funding for Master Plan projects</td>
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<td>Jan 2018</td>
<td>Commission authorizes CRA discussions with County</td>
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<td>Feb 2018</td>
<td>Commission authorizes Quality of Life (QOL) matrix derived from Master Plan</td>
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<td>June 2018</td>
<td>Neighborhoods committee requests CRA for implementation of QOL matrix</td>
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<tr>
<td>July 2018</td>
<td>Commission authorizes CRA negotiations with County</td>
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<tr>
<td>April 2019</td>
<td>Finding of Necessity report establishes basis for CRA</td>
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<tr>
<td>July 2019</td>
<td>Commission adopts Finding of Necessity and transmits to County</td>
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</table>
### Where are we in the overall adoption process?

<table>
<thead>
<tr>
<th>July 2019</th>
<th>October 2019</th>
<th>May 2020</th>
<th>July 2020</th>
<th>Summer 2020</th>
<th>2020-2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finding of Necessity adopted by City Commission</td>
<td>Presentation to Miami-Dade County TIF Committee</td>
<td>City Commission voted to pursue Original CRA Boundary</td>
<td>Finding of Necessity presented to Miami-Dade County</td>
<td>County Commission authorized CRA creation</td>
<td>Creation and Adoption of CRA Plan by City and County Commission</td>
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</table>
The CRA: What is it?

A Community Redevelopment Agency (CRA) is a public entity created by city or county to implement a program of proposed urban redevelopment activities in a certain geographic area. Typical conditions in a redevelopment area may include:

1. the presence of documented incidence of blight*
2. substandard or inadequate structures
3. shortage of workforce or affordable housing
4. inadequate public infrastructure, roadways, and parking.

*Blight is a legally defined term
The CRA: What is it? (cont’d)

• Since all the monies used in financing CRA activities are locally generated and remain locally spent, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. CRA’s do not create a new tax.

• CRA’s are generally funded using Tax Increment Financing (TIF). Such TIF’s use future gains in taxes to finance current improvements that result in creating these gains.

• This increased site value and investment creates more taxable property, which increases tax revenues. The increased tax revenues are the "tax increment". Tax Increment Financing dedicates that increased revenue to finance debt issued to pay for the projects in the CRA.
CRA Background & Purpose

- CRAs are administered by a Community Redevelopment Agency with a 5-7 member CRA Board directing the agency.
- Boards can be local government officials (commissioners), or other individuals appointed by the local government.
- There can be multiple CRA districts, but there is generally only one CRA Board, however, each district has separate trust funds and plans.
- Main purpose of CRA is to benefit the entire community by building wealth, eliminating blight, and addressing the quality & inclusiveness of growth.
- Over 220 CRAs in Florida.
What can a CRA do?

• Make & execute contracts.
• Disseminate information.
• Undertake and carry out redevelopment and related activities
• Solicit requests for proposals.
• Invest CRA funds, borrow money.
• Have surveys and plans made to carry out the purposes of the act.
• Develop methods to provide housing, relocation assistance
• Appropriate funds & expenditures to carry out the purposes of the Act.
• Community policing.
Steps in Setting up a CRA

- Typically, charter counties “delegate” authority to city CRAs.
- Finding of Necessity (FON) and “blight” as defined by statute.
- A CRA Board is established.
- The Redevelopment Plan is adopted.
- A Trust Fund is created.
- No state approval required, but annual reporting requirements are specified.
There are legal limits on what a CRA can spend money on. Examples below show what a CRA is not allowed to spend its money on:


2. Publicly owned capital improvements if scheduled in city or county capital improvement plan until removed from schedule or plan and 3 years have elapsed.

3. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

4. Activities/projects not covered in plan.

5. Board Members/Commissioners payment for service as CRA Board member.

6. Project or program outside of the redevelopment area.

7. In limited cases, there may be legal uses of funds outside the CRA Area and not in plan, but they are not the primary use of funds.
What are some real world examples of a CRA in action?

From Plain…

To fabulous
What are some real world examples of a CRA in action?
What are some real world examples of a CRA in action?
Plan details

• The Redevelopment Plan will include sections that cover:
  • Statutory roles and operating guidelines;
  • Current conditions within the CRA District (people, housing, physical spaces, etc);
  • Demand for various real estate uses (to help to guide investments);
  • Overarching goals from the public and stakeholders;
  • Recommendations for *possible* CRA funding.

• IMPORTANT: If a potential funding idea is not in the CRA plan, then it can’t be funded. But NOT all ideas in the plan MUST be funded.
The CRA District

The district’s boundaries are broadly:
From the West Lots, down through Town Center into Atlantic Heights, then west through Town Center to a portion of Normandy Isles.
POLL 1
Quick Polling

Send answers through text messaging!
Plan NoBe & the CRA: how are they related?

• Plan NoBe is a Master Plan, it is not a Redevelopment Plan.

• Plan NoBe helps guide policy along with various other plans like the City’s Comprehensive Plan, Park and Recreation Plans, Master Thoroughfare Plans, Resilience Plan and so forth.

• The yet to be devised CRA Redevelopment Plan will solicit new ideas as well as incorporate existing elements from Plan NoBe as needed. In fact, the plans will be complementary.

• The CRA Redevelopment Plan directly supports possible and legally permissible investment decisions within the CRA District.
Plan NoBe & the CRA: how are they related?
# Goals

Of the many potential goals to pursue, which are **most important to you?**

<table>
<thead>
<tr>
<th>Goal</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Include a variety of housing types and tenancies</td>
<td>40%</td>
</tr>
<tr>
<td>Add new retail and entertainment for residents</td>
<td>61%</td>
</tr>
<tr>
<td>Provide better connectivity</td>
<td>31%</td>
</tr>
<tr>
<td>Utilize green building &amp; site design systems (for water, energy, etc.)</td>
<td>20%</td>
</tr>
<tr>
<td>Add new residents that help support North Beach businesses</td>
<td>23%</td>
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<tr>
<td>Adapt public infrastructure and buildings to sea level rise</td>
<td>53%</td>
</tr>
<tr>
<td>Increase access to the beach, parks, and open space</td>
<td>32%</td>
</tr>
<tr>
<td>Add new workplaces and services for residents</td>
<td>27%</td>
</tr>
<tr>
<td>Create walkable and bikeable places</td>
<td>59%</td>
</tr>
<tr>
<td>Maintain the neighborhood scale in residential area but increase density in the town</td>
<td>57%</td>
</tr>
</tbody>
</table>

*other (add your ideas here!)*
GOALS: Crosswalks, Bike Facilities, Transit
GOALS: Build a Town Center
GOALS: Build a Town Center

Key:
- a: Redevelop 71st Street into a walkable main street
- b: Front the street with new mixed use buildings
- c: Consider building one or more public parking garages
- d: Terminate 71st Street with a plaza and extend beach
- e: Redevelop the Byron Carlyle Theatre property
- f: Reimagine 72nd Street parking lot (see Better Utilize Public Lands for more information)
GOALS: Parking garages & parks

Future Mobility and Parking Facilities

Intercept and District Wide Parking

- On-street parking, intercept parking and improved on-street circulation can be used to address parking concerns in the North Beach area.

Parking may seem scarce than it is. If a space is not filled directly in front of one's destination, even though parking may be available a short distance away. District wide parking solutions should be utilized without the business area of North Beach; the emphasis should be on setting people lower street travel times nearby spaces, using signage and modern smart phone applications.

- Intercept parking allows people to park as they enter beach town have the west, north and south providing garages along with easy options to get around North Beach, visitors can park more and other urban modes of travel to get around the area. Additionally, it is used to improve the ability of the users to 24/7 transportation modal while reducing the demand for parking elsewhere in area.

- Vehicular residents will tend to walk to their vehicle and comfortably complete their journey through the streets as they travel, back streets as an area, and visit the new area associated with finding additional parking elsewhere and for longer destinations.

There are several points in the area that could be used for this purpose. Further study by the City will identify the most suitable location for such a facility.

72nd Street Parking Lot

In its current form, the lot contains 530 parking spaces, one of the largest in the district. The lot contains extended hours of operations, with green buffers along Collins Avenue and Atlantic Avenue. The lot can be increased to a maximum of 1,000 spaces while adding approximately 50 more spaces while retaining a minimum of green space, the parking lot’s current full capacity reaches capacity during peak hours on the weekends. During business or evening hours, the lot tends to have ample parking.

Civic Use

Residents of densely populated cities typically do not have a substantial private yard. As such, they depend upon public parks and trails for their connector to nature and for their recreational needs. A great park system can provide relief from an intense urban environment, thus making a city more livable.

- Connecting a large portion of the parking lot into green spaces allows for an extensive stretch of public land along Collins Avenue. By replacing the parking spaces with a visual lot, the connection is enhanced between the town center and neighborhoods to the north.

- A prominent civic building could be located along 72nd Street, terminating the vista down Melody Avenue. The building is illustrated in the image on the right with Modern architecture, supporting the unique historic character of this surrounding neighborhoods. The specific use of this structure could be a public library branch (preparing and enhancing the site currently located at 70th Street and Collins Avenue) or community center.

- Currently, pedestrian activity along Collins Avenue is interrupted by a lack of active use or buildings between 72nd Street and 74th Street. Given the proximity to the beach and the town center main street on 72nd Street, the corridor of 72nd Street and Collins Avenue can be turned into a horticulture place. With improved landscaping for shade, space for commercial, and outdoor seating, the corner would become a popular gathering place.

- In addition, a skate park, where parking would be incorporated, a civic building expressed by the community numerous times as the most desirable location was sought. Locating a skate park at this location builds on the public use established by the youth center, tennis center, and North Shore Bandstand.

Short-Term Improvements

The first phase of the redesign would convert a large portion of the parking lot into public space, while still remaining surface parking. With conversion to surface parking, most of the existing parking spaces could be converted into a small percentage. A small portion of the new green space along 72nd Street would be made available as overflow parking to make up any deficit in a one-for-one replacement of spaces from the existing parking lot.
What if?

Normandy fountain – pre-2018
What if?

Normandy fountain – evolving towards this
GOALS: Collins Ave: Lifted & multi-modal
WEST LOTS: ACTIVE USES FOR A PASSIVE PARK

- Outdoor Art Space
- Market Hall
- Parking
- Rooftop Weddings
- Dining
- Eco Hotel
- Bikeshop
- Coffee Shop
- Picnic Park
- Market Hall Dining
WEST LOTS: ACTIVE USES FOR A PASSIVE PARK

- Parking
- Innovation Campus
- Playground
- Botanical Garden
- Splashpad
- Tropical Gardens
- Concessions & rentals: water, souvenirs, kayaks & boards

Collins Avenue
Example: The lots north of the Tulleries in Paris are kept available for temporary uses.
GOALS: Resilience
POLL 2
Quick Polling

Send answers through text messaging!

First
Send a text to 22333
Send this message: DOVERKOHL516
The virtual charrette: what is it?

- A series of live, interactive presentations by the consultant team with the public and stakeholder groups over a week.
- Through direct engagement with you, we move rapidly to community supported concepts for the CRA District.
- All teams are available to answer questions.
- The public not only invited, but encouraged, to attend as many sessions as possible.
- Culminates in a series of Big Ideas that will help to shape the CRA Redevelopment Plan’s focus areas and recommendations.
Public Design Charrette
North Beach CRA Redevelopment Plan

SAVE THE DATE!!
Jan. 11-15, 2021
Join the City of Miami Beach for an update on the North Beach Community Redevelopment Agency (NBCRA) Redevelopment Plan.

Kick-Off & Hands-On Design Session
Monday, January 11 | 6:30pm
Join us for an informative presentation on city planning and community design. During this presentation you will have the chance to answer our live polling questions and ask your own – all without leaving the comfort of your home!

Open Design Studio
Tuesday, January 12 | 11am & 5pm
Thursday, January 14 | 11am & 5pm
Join these virtual meetings to talk with the design team and provide feedback and ask questions as the plan ideas evolves.

Work-in-Progress Presentation
Friday, January 15 | 6:30pm
See all of the work completed during the Charrette week at the “wrap-up” presentation.

What is a Public Design Charrette?
Public Design Charrettes bring all stakeholders to the table over a short, focused period of time to work intensively with the design team. The goal is to reach consensus over the future evolution of a place. The Charrette is rapid, intensive, and includes a series of creative work sessions between the public and the design team to produce a draft plan for the future.

Why should you participate?
Participating in the Charrette will give you a chance to share your vision for the North Beach CRA Redevelopment Plan. Your participation will make the difference between a good plan and a great plan!

How should you participate?
In response to COVID-19, the charrette will be held in an online virtual format, allowing community members the opportunity to participate and provide input from home.

Please visit our website below to register for events and for more information on meetings as the dates draw near!

www.miamibeachfl.gov
# North Beach CRA Plan - Charrette Schedule 01-11-2021

<table>
<thead>
<tr>
<th>Day</th>
<th>Monday, Jan. 11</th>
<th>Tuesday, Jan. 12</th>
<th>Wednesday, Jan. 13</th>
<th>Thursday, Jan. 14</th>
<th>Friday, Jan. 15</th>
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<tbody>
<tr>
<td></td>
<td>DAY ONE</td>
<td>DAY TWO</td>
<td>DAY THREE</td>
<td>DAY FOUR</td>
<td>DAY FIVE</td>
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<tr>
<td>10:00 AM</td>
<td>Team Briefing</td>
<td>Focus Group Meeting 1</td>
<td></td>
<td>Focus Group Meeting 5</td>
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<tr>
<td>11:00 AM</td>
<td>OPEN STUDIO</td>
<td>Plan Development</td>
<td>OPEN STUDIO</td>
<td>Plan Development</td>
<td>Presentation Prep</td>
</tr>
<tr>
<td>12:00 PM</td>
<td>Lunch (no calls/meetings)</td>
<td>Focus Group Meeting 2</td>
<td></td>
<td>Focus Group Meeting 6</td>
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<tr>
<td>1:00 PM</td>
<td>Presentation Prep</td>
<td>Plan Development</td>
<td>Plan Development</td>
<td>Presentation Prep</td>
<td>All slides due 1 PM</td>
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<tr>
<td>2:00 PM</td>
<td>Focus Group Meeting 3</td>
<td>Plan Development</td>
<td>Plan Development</td>
<td>Focus Group Meeting 7</td>
<td>Client Pin-up 2 PM</td>
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<tr>
<td>3:00 PM</td>
<td>Meeting Tech Run Through</td>
<td>Plan Development</td>
<td>Plan Development</td>
<td>Plan Development</td>
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<tr>
<td>4:00 PM</td>
<td>Final Presentation Prep</td>
<td>Focus Group Meeting 4</td>
<td>Plan Development</td>
<td>Focus Group Meeting 8</td>
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<tr>
<td>5:00 PM</td>
<td>OPEN STUDIO</td>
<td>Plan Development</td>
<td>OPEN STUDIO</td>
<td>Plan Development</td>
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<tr>
<td>6:00 PM</td>
<td>Charrette Kick-Off &amp; Hands-on Design 6:30 PM</td>
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<tr>
<td>7:00 PM</td>
<td>Internal Meetings, Team &amp; Client Staff</td>
<td>Focus Group Meetings</td>
<td>OPEN STUDIO</td>
<td>Community Event</td>
<td>Work-in-Progress Presentation 6:30 PM ALL</td>
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INTERACTIVE PUBLIC FEEDBACK

Assembly Square Neighborhood

This map shows an overview of the Assembly Square Neighborhood for the Hands on Design Session of the Charrette.

All changes saved in Drive

- Assembly Square Neighborhood
  - Individual styles
    - Assembly Square
    - Open to more green space?
  - General notes

Neighborhood Base

- Individual styles
  - Draw 7 Park
  - XMBLY PUD

Your Input

- Import

Chat

https://somervoice.somervillema.gov/assembly

But we want to hear from you directly, so stick around for the Break Rooms. Its fun, engaging conversation!

From Me to Everyone

More pocket parks, more places for families
Better programmed parks
Possibility of allowing taller buildings to dedicate more ground floor space for parks
Want to see green roofs
Partners area is nicer to walk dogs

To: Everyone

Type message here...
OPEN DESIGN STUDIO:
TUES/THURS
11AM & 5PM
Q&A

audience questions?
Closing remarks