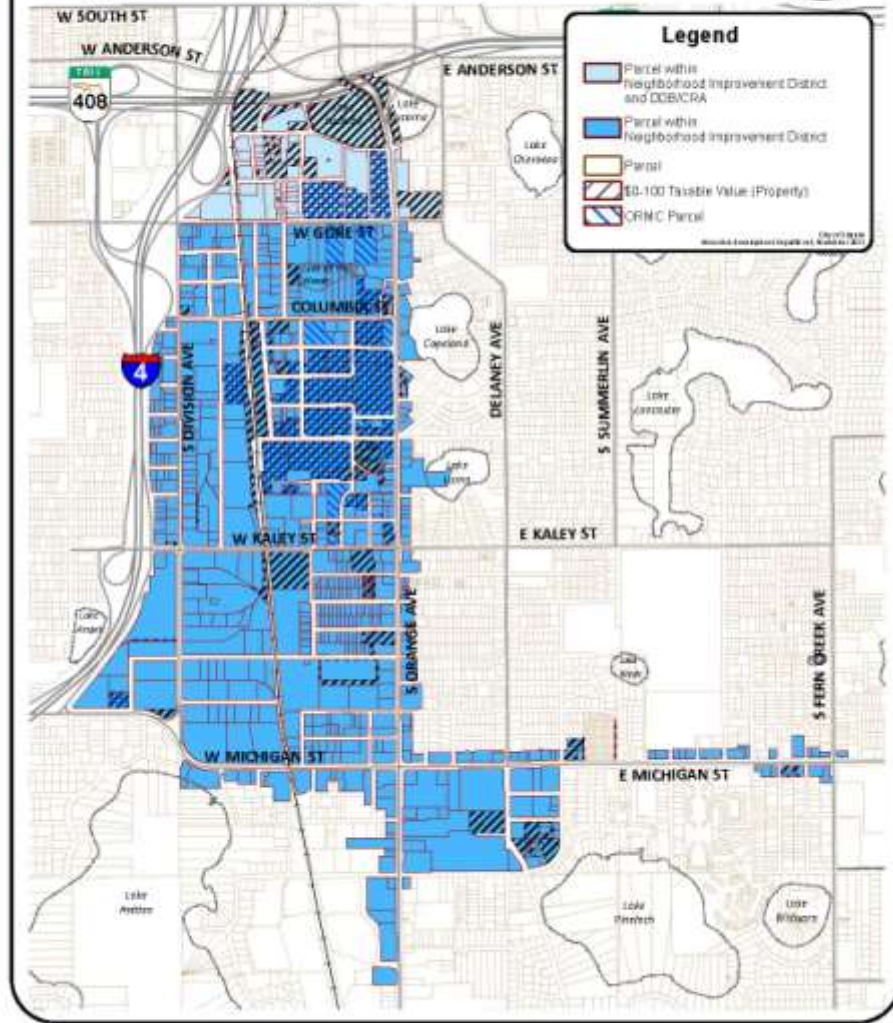


# South Downtown Neighborhood Improvement District

## **Advisory Council**

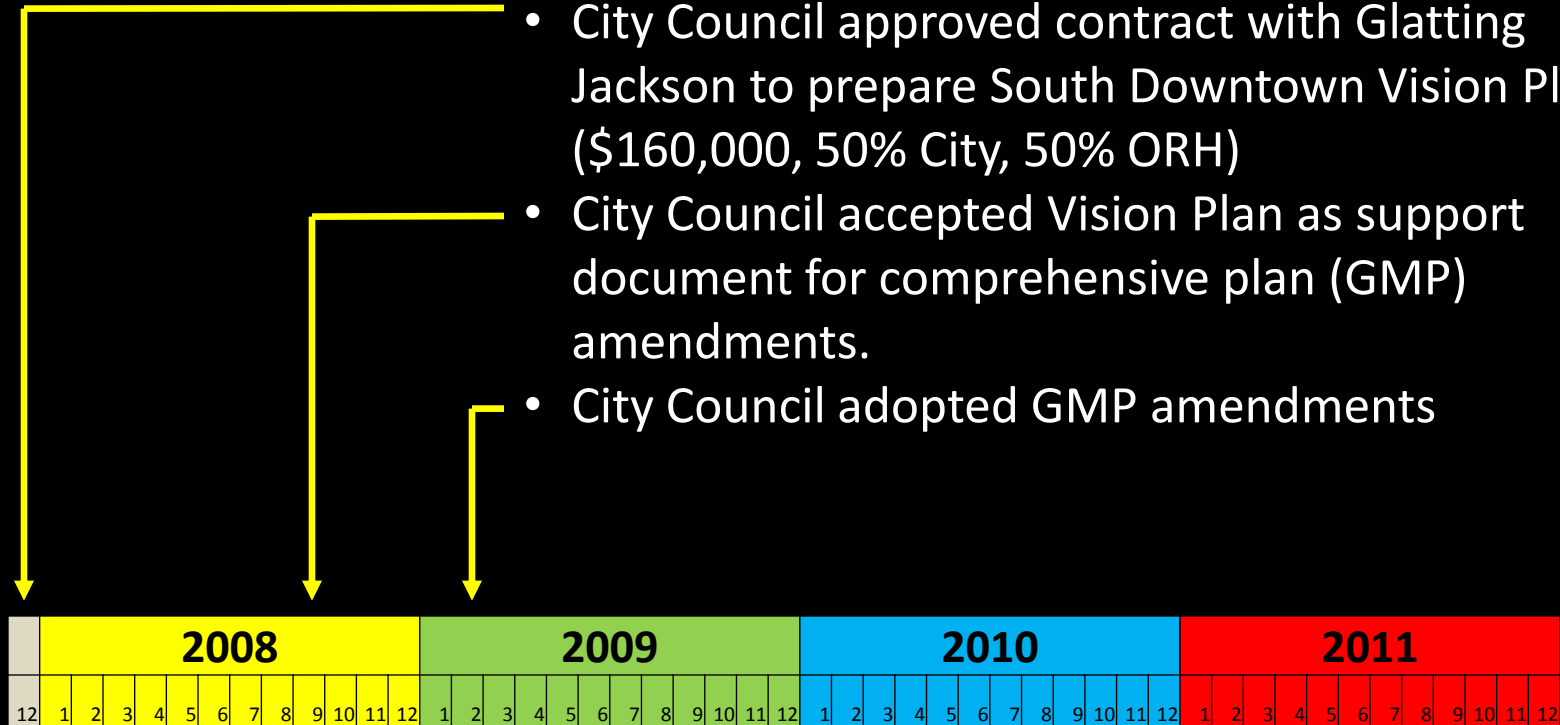
November 17, 2011

# Downtown South Neighborhood Improvement District



## South Downtown Vision Plan

- City Council approved contract with Glatting Jackson to prepare South Downtown Vision Plan (\$160,000, 50% City, 50% ORH)
- City Council accepted Vision Plan as support document for comprehensive plan (GMP) amendments.
- City Council adopted GMP amendments

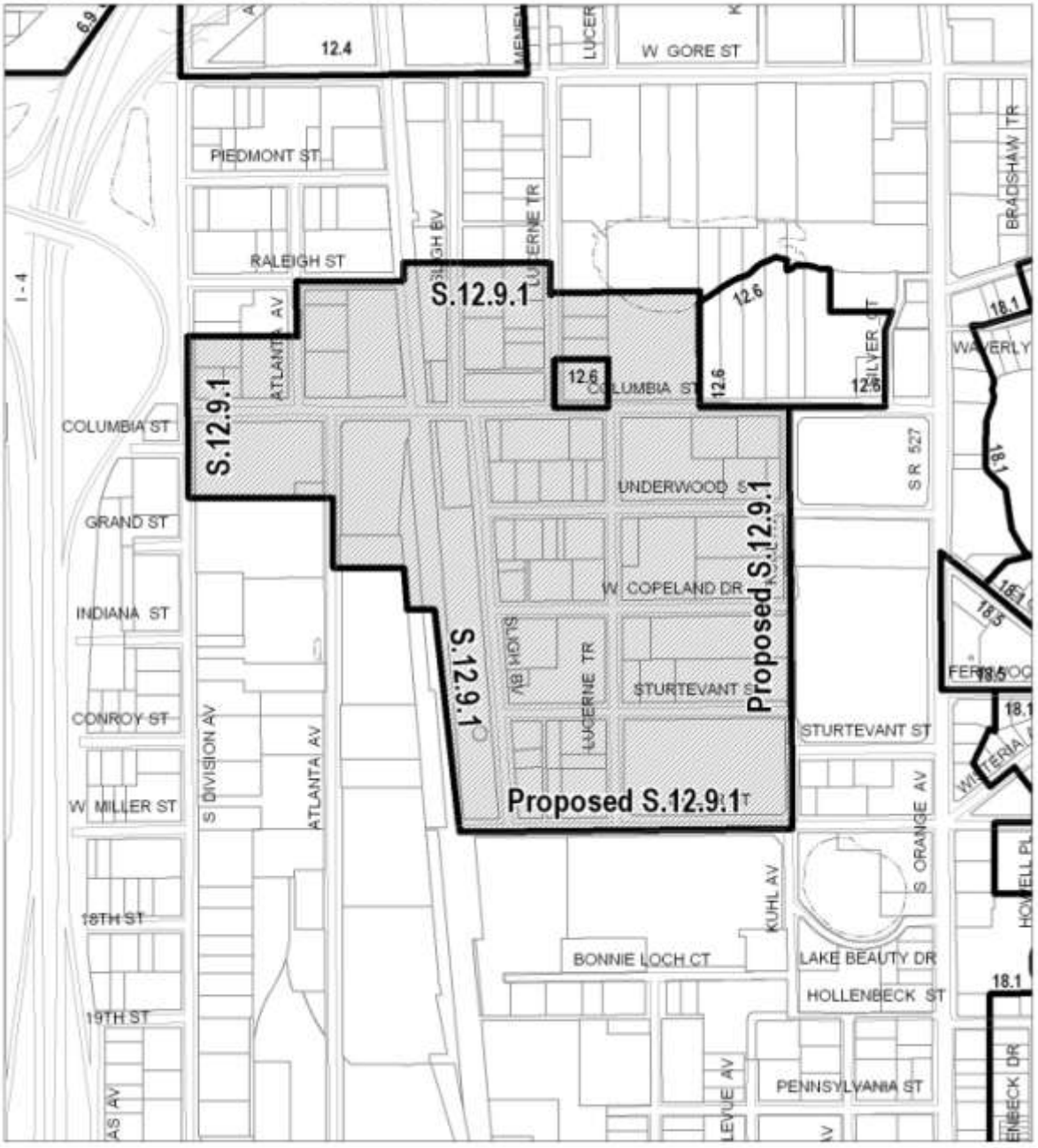


## Downtown South Main Street

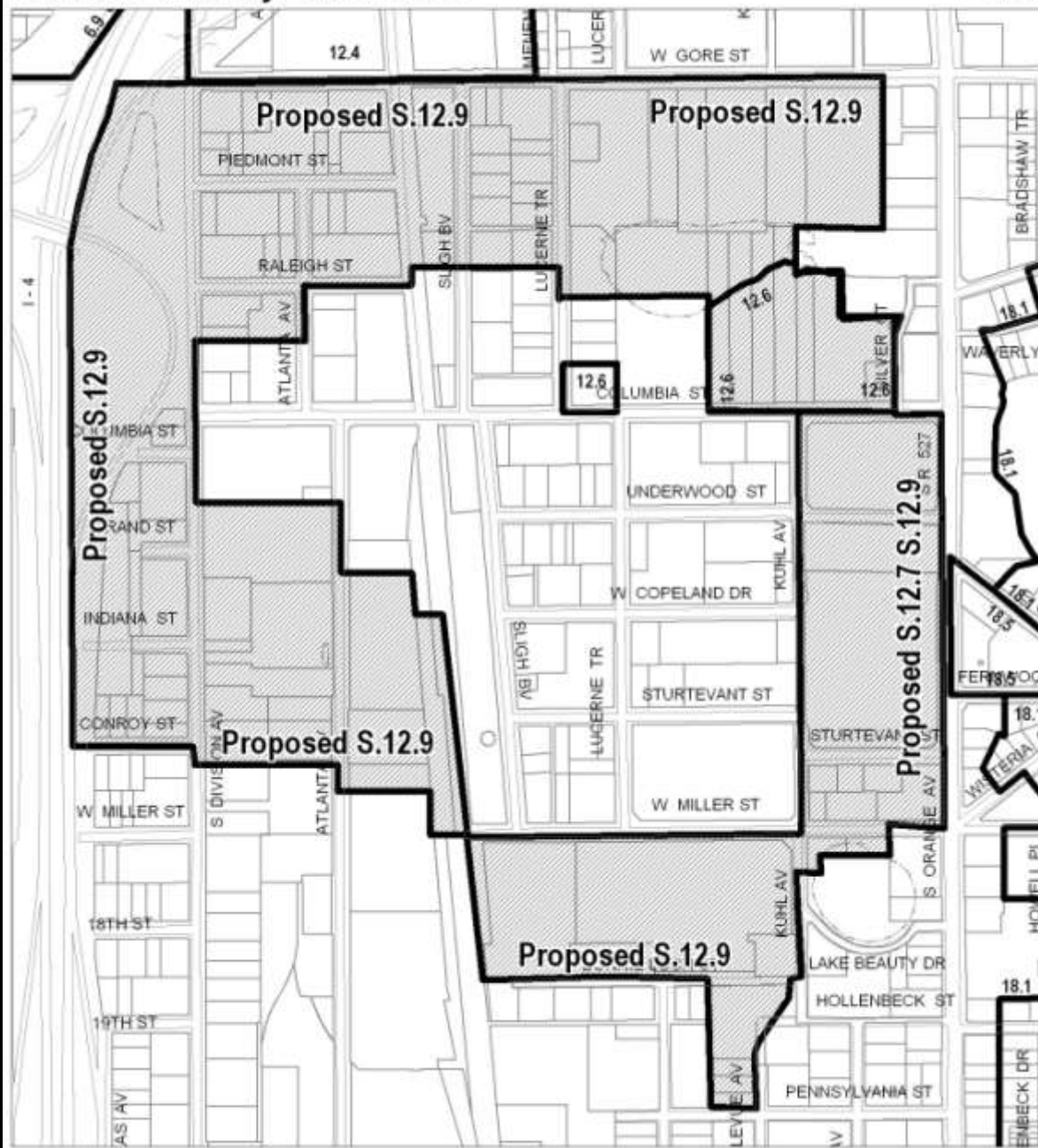
- City established 5 Main Street Districts
  - Audubon Park Garden District, College Park Partnership, Downtown South, Ivanhoe Village and Mills 50



# Transit 2 Overlay - EXHIBIT 7

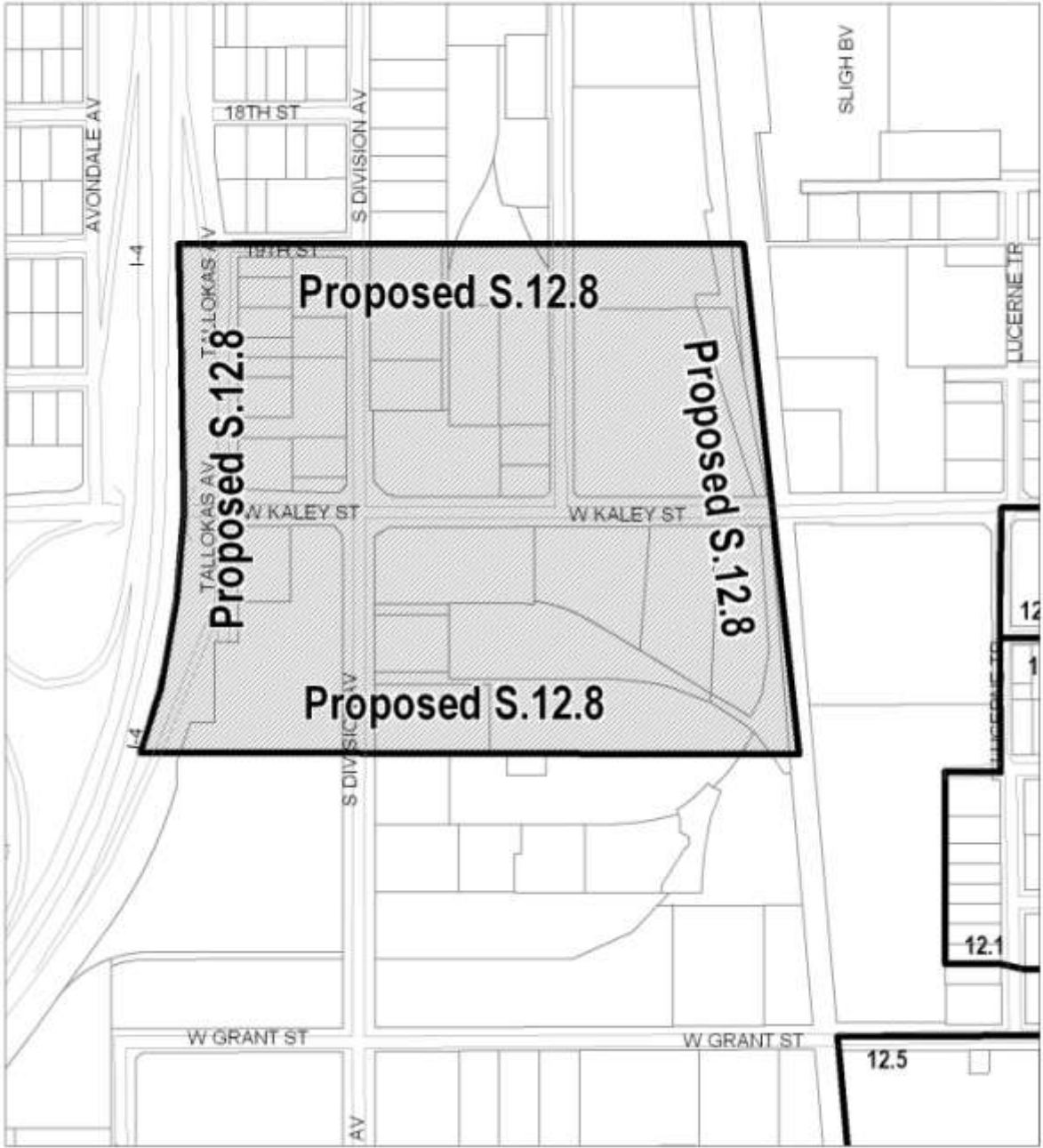


# Transit 1 Overlay - EXHIBIT 6





Kaley Overlay - EXHIBIT 8



# Industrial

Max. Intensity (before bonuses)	<del>Not applicable</del> <u>40 du/ac***</u> 0.70 FAR
Min. Intensity*	<del>Not applicable</del> <u>12 du/ac***</u> None
Allowable Uses	Industrial Office Pub, Rec & Inst Commercial (Secondary use only) <u>Residential***</u>

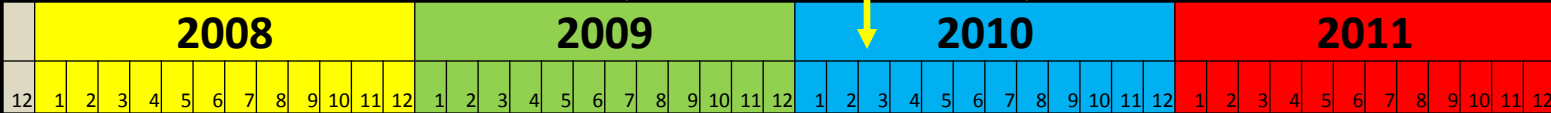
**\*\*\* Residential uses may be allowed as a Conditional Use on property within the Traditional City, but only when specifically allowed under a GMP Future Land Use subarea policy and corresponding Zoning District regulations.**



<u>Land Use</u>	<u>Base (2008)</u>	<u>Growth</u>	<u>Maximum</u>	
Single-family	77	23	100	d.u.
Multifamily	623	2,400	3,023	d.u.
Office	1,511,603	2,200,000	3,711,603	sq. ft.
Retail/Com.	302,836	400,000	702,836	sq. ft.
Hotel	22	400	422	rooms
Industrial	2,023,196	300,000	2,323,196	sq. ft.
Hospital	2,004,066	3,300,000	5,304,066	sq. ft.
Public Benefit	38,040	120,000	158,040	sq. ft.

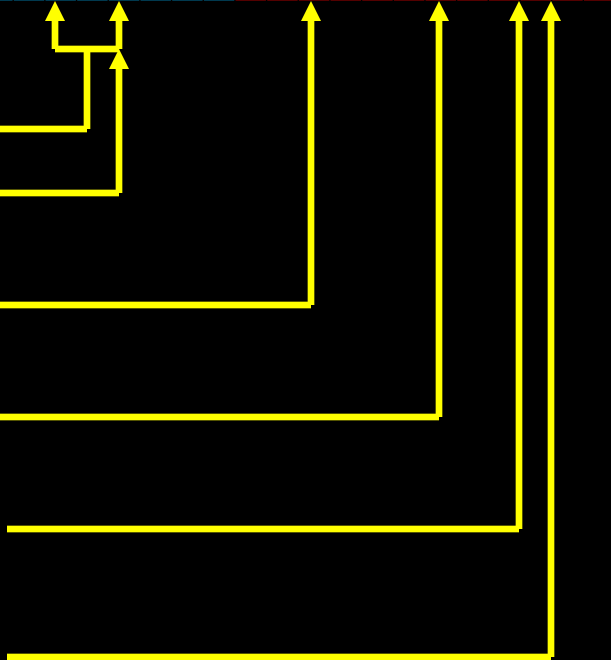
# Orange Michigan Vision Plan

- Task Force Meetings
- City Council adopted ordinance creating Orange Michigan Specially Planned Area Zoning Overlay



## DSNID

- Exploratory Committee (4 meetings)
- City Council accepted Exploratory Committee Final Report
- City Council adopts Ordinance 2011-3 authorizing LGNIDs in City
- City Council adopts Ordinance 2011-28 creating the South Downtown NID
- City Council appoints South Downtown NID Advisory Council
- City Council approves South Downtown NID Bylaws



# DSNID Board of Directors

- Shall have the powers authorized by Chapter 163.514, Florida Statutes.
- May levy ad valorem taxes (up to 2 mils) and special assessments, subject to referendum.
  - Referendum may not be held until January 25, 2013 (18 months after creation of NID) per Exploratory Committee report.
- Shall be responsible for “Major Decisions”
  - Taxation
  - Financing
  - Eminent Domain
  - Approving annual budget for NID
  - Approving CIP for NID
  - Approving contracts over \$250,

# DSNID Advisory Council

- The Board of Directors bylaws provide that the Board of Directors will assign duties to the Advisory Council as recommended in DSNID Exploratory Committee Report (accepted by City Council on October 18, 2010).
- Purpose is to assist Board of Directors.

# DSNID Advisory Council

- The Exploratory Committee Report recommended that the Advisory Council be responsible for “Minor Decisions”
  - Prepare annual operating budget for approval by Board.
  - Prepare annual report on District activities.
  - Prepare a Neighborhood Improvement Plan for approval by Board.
  - Prepare CIP for approval by Board.
  - Prepare Financing Plan for projects in CIP.
  - Apply for and receive grants.
  - Approve contracts under \$250,000, subject to budget.
  - Recommend changes to Vision Plan.
  - Review zoning overlay regulations if proposed by City.
  - Monitor development activities in District.