



Florida P3 Market Snapshot

Florida has been one of the most innovative states in the use of public-private partnerships (P3s). Florida projects have been almost predominantly in the transportation sector. The Florida Department of Transportation has profited from one of the earliest and most inclusive laws in the U.S. Section 334.30 of the Florida Statutes has allowed P3 projects, such as the Port of Miami Tunnel and managed lanes on Interstate 595, to move forward.

The Florida Legislature recognizes that P3s are a desirable part of the government's arsenal in solving its infrastructure needs. Effective as of July 1, 2013, HB 85 (now Fla Stat. Section 287.05712) expanded P3 projects to so-called 'social infrastructure' projects. These projects include the following facilities: education, water and wastewater, healthcare, sporting and cultural facilities, as well as local roads and bridges.

One of the features of Florida's P3 law is to permit governments to accept unsolicited proposals from the private sector. (Unsolicited proposals have been used to jumpstart several P3 projects throughout Florida, including the [Seminole County government center](#) and the recently [proposed extension of Brightline](#) from Tampa to Orlando).

It is also worth noting the recent expansion of [Miami-Dade County's Rapid Transit Zone](#), or RTZ, which facilitates the development of mass-transit infrastructure and adjacent private or public/private transit-oriented development by granting zoning jurisdiction to the County, even for property located in cities, and permitting

more development near transit stations than would often otherwise be the case. California has mirrored Florida by adapting a bill that would similarly grant zoning jurisdiction to the [Bay Area Rapid Transit Authority](#) (BART), with the goal of increasing housing density near stations.

Examples of Miami-Dade County Upcoming P3 Projects

- Beach Corridor (Transit)
- North Corridor (Transit)
- Airport Concessions (similar to Denver Great Hall, MDAD)
- Civil Courthouse (adjudicated, two Canadian companies were in the final selection group).

Others under consideration:

- Criminal Courthouse and Corrections Facility
- Cultural Center Redevelopment

Water & Sewer:

- South Miami Heights Water Treatment Plant-Class AA Biosolids Processing Plant (Not being considered as a P3)

Smart Cities:

- LED Smart Lightening & Smart County Systems (Not a P3)

Examples of Hillsborough County (Tampa Bay) Upcoming P3 Projects

The Downtown Courts redevelopment project is still in process and it is moving forward as a P3. They are proceeding with updating the master plan of the site and developing a business case analysis for the project.



This project remains contingent on the renewal in 2026 of the County's Community Investment Tax (CIT) 0.5% sales tax.

Others under consideration:

Hillsborough County is also seeking proposals from experienced developers for the development of County-owned property located within the Ybor City Historic District ("Ybor District") in Tampa, Florida. The County is seeking creative and competitive proposals for a P3 through an RFP solicitation and entering into a P3 agreement.

Opportunity:

The County will make available parcels of property for possible commercial/residential development while meeting the County's and Hillsborough County Sheriff's Office's needs for the new Entrepreneur Collaborative Center, History and Genealogy Library and Fitness Facility. <http://ybor.org/ecc/>

The County is open to a fee simple surplus of the properties or a long-term ground lease. <https://www.artstampabay.com/organization/ybor-city-development-corporation/>

Additionally, the County is open to ownership or long-term leases for the County spaces. The developer is expected to acquire additional land as necessary and to fund, design and construct the development to the extent it deems feasible for a viable, marketable development, while meeting the needs of the County's programs and providing equal value to the County in exchange for the properties, which will at a minimum be based on the appraised value of the properties at the time of closing.

**Potential Future Project (solicitation after first of the year): P3
Redevelopment of County-Owned
MOSI Property near USF**

Hillsborough County is considering inviting qualified developers, investors and their partners to a historical opportunity to adaptively re-use the former Museum of Science and Industry ("MOSI"), along with the surrounding undeveloped land area (approximately 74 acres) at 4801 Fowler Ave, Tampa, Florida. It is an opportunity to redevelop the property through a transformative adaptive re-use of the former MOSI structure and development of adjacent unimproved land. The proposed development should focus on accomplishing Hillsborough County's goal of bringing continued revitalization and sustainable economic growth to the University Area, as well as the Greater Tampa region.

Florida is committed to continuing to improve its infrastructure in transportation and social infrastructure and is open to seeing more Canadian companies developing these projects.

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