

# Florida P3 Market Snapshot

The state of Florida has cultivated a positive climate for P3s to thrive. Florida is prime for new infrastructure development and has established itself as a place where deals actually get made. At a macro-economic level, the demand from capital markets investors for P3 infrastructure assets continues to be extraordinarily strong, and many states across the country continue to explore P3 as a viable financing mechanism. Virginia, another state leader in P3s, in addition to passing P3 legislation in the 90s, established an Office of Transportation Public-Private Partnerships in 2011 to assist in creating an environment that encourages private investment and invites innovative solutions from the private sector. Florida, similarly to Virginia, passed legislation enabling its government entities to get on the P3 path by establishing P3 guidelines and signaling to the private sector that Florida is “open for business.”

Florida’s P3 legislation will continue to evolve as lawmakers await the findings of the task force that was created to review public-private partnerships and present recommendations and guidelines. The refinement of Florida’s P3 law will serve to further encourage the private sector that the state and its municipalities are serious about creating partnerships, and will allow the state’s P3 law to incorporate all of the best practices and safeguards that are needed to make the law successful at providing the foundation for new and innovative projects and

developments in Florida. This past term, the legislature considered a public records exemption for unsolicited proposals from private companies in order to protect sensitive and proprietary information and encourage unsolicited proposals. Virginia’s P3 statute already contains such a provision.

Florida is still fashioning its P3 laws and will have the benefit of learning from states like Virginia, enabling it to eventually have one of the best and most effective P3 laws in the country. Nationally, the regulatory environment at all levels of government is rife with support for enacting legislation that will not only promote and expand the use of P3s, but also do so effectively and responsibly.

## Examples of Miami-Dade County upcoming P3 Projects

### AVIATION

- Cargo Facilities Construction/Renovation/Expansion
- Cargo facilities tailored for the Pharmaceutical Industry
- Refrigerated Cargo Facilities for Import/Export of Perishables
- Security Facilities related to Cargo Inspections
- General Aviation Facilities Development
- Maintenance Repair Facilities
- Apron/Infrastructure Work related to Cargo Facilities

### PARKS/RECREATION

- Haulover Park (pier, restaurant and marina)
- Miami-Dade County Regional Soccer Park
- West Kendall District Park
- Underline project
- Amelia Earhart Park (Rec Center and Aquatic Center)

- YMCA Fitness Centers

### **PORTMIAMI**

- PortMiami Master Plan
- Liquid Natural Gas project
- Southwest Sector Commercial Development Plan

### **WATER & SEWER**

- South Miami Heights Water Treatment Plant
- SDWWTP-Class AA Biosolids Processing Plant
- Northwest Wellfield Water Treatment Plant - GWUDI
- West District Wastewater Treatment Plant
- General Maintenance and Office Facilities

### **CORRECTIONS & REHABILITATION**

- Krome Detention Center
- Training & Treatment Center
- Federal Detention Center
- Turner Guilford Knight Correctional Center
- Metro West Detention Center

### **TRANSIT**

- Beach Corridor
- State Road 836 (East/West)
- Northwest 27th Avenue
- Douglas Road Extension to Miami Intermodal Center
- Facilities Modernization

### **COURT SYSTEMS**

- Criminal Courthouse
- Civil Courthouse
- Related Courthouse Facilities

### **CULTURAL AFFAIRS & LIBRARIES**

- African Heritage Cultural Center
- Miami Dade County Auditorium
- South Miami-Dade Cultural Arts Center
- History Miami
- Concessions at Various Library locations
- Little River Branch Library
- Doral Branch Library
- Killian Library Park

### **PUBLIC WORKS**

- Venetian Causeway
- Rickenbacker Causeway
- Repair and/or Replacement of County maintained Sonovoid Bridges
- New TSS Facility including new Traffic Control Center
- Traffic Signal Support System Upgrades
- Upgrade of County Traffic Signage