



# Pre-Proposal Conference

June 15, 2011

An aerial photograph of the Biscayne Landing area in Miami, Florida. The image shows a mix of urban development, including buildings and parking lots, and large green spaces with waterways. The ocean is visible in the upper right. The text "BISCAYNE LANDING" is overlaid in the bottom right corner.

BISCAYNE  
LANDING

The City is looking for an innovative, vibrant project designed to the highest quality, which embraces green principles, and reflects the vibrant multicultural character of North Miami.

The City of North Miami owns the unencumbered parcel in fee simple and is capable of conveying clean title.

**BISCAYNE LANDING SITE MAP SITE: 183.85 ACRES**





# Regional Activity Center

Approved for the following uses:

1,550,000 sq. ft.

Office Uses



1,500,000 sq. ft.

Industrial Uses



550,000 sq. ft.

Commercial Uses



7,000

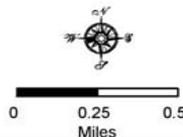
Residential Units



400

Hotel Rooms

Appendix C - RAC Map



**Figure 1**  
City of North Miami  
Regional Activity Center  
Boundary Map



# Zoning & Land Use

## Zoned Planned Development (PD)

- **City's most flexible zoning district**
- **Development Standards are established by the Council through a Conditional Use Permit**
- **Underlying Land Use of Mixed Use**
- **Density is 40 Dwelling Units per Acre**
- **Height is maximum of 25 stories**
- **Density bonus of an additional 15 Dwelling Units per Acre provided certain mandatory and optional criteria are met**

# Zoning & Land Use

Section 4-402.B.1 of the City's Land Development Regulation permits the following uses:

- Active and passive parks and open space
- Community facilities
- Hotels
- Mixed use – any combination of 2 or more uses
- Nightclubs
- Offices
- Public uses
- Recreation indoor
- Residential
- Restaurants
- Retail sales and services



# Transportation Considerations

- **Ordinance # 1145 adopted in 2003 established a City's TCEA pursuant to Chap 163, Florida Statutes**
- **The purpose is to minimize the adverse impacts of transportation concurrency on the City's future urban infill and redevelopment initiatives**
- **State law requires that TCEA communities develop multimodal transportation strategies in their Comp Plan to mitigate traffic impacts caused by future development**

# TCEA Requirements

- **Strategies such as bike paths, free commuter services (such as the Nomi Shuttle), sidewalk connectivity, improving access to mass transit, etc.**
- **Future developments must comply with City's Comprehensive Plan policies**
- **Article 5, Section 5-702 of LDR which contains Transportation Demand Management guidelines for future development.**
- **Section 5-802 to 5-803 and 5-804 of LDR that encourages transit oriented designs principles.**



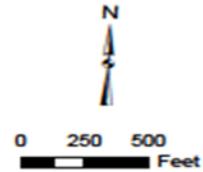
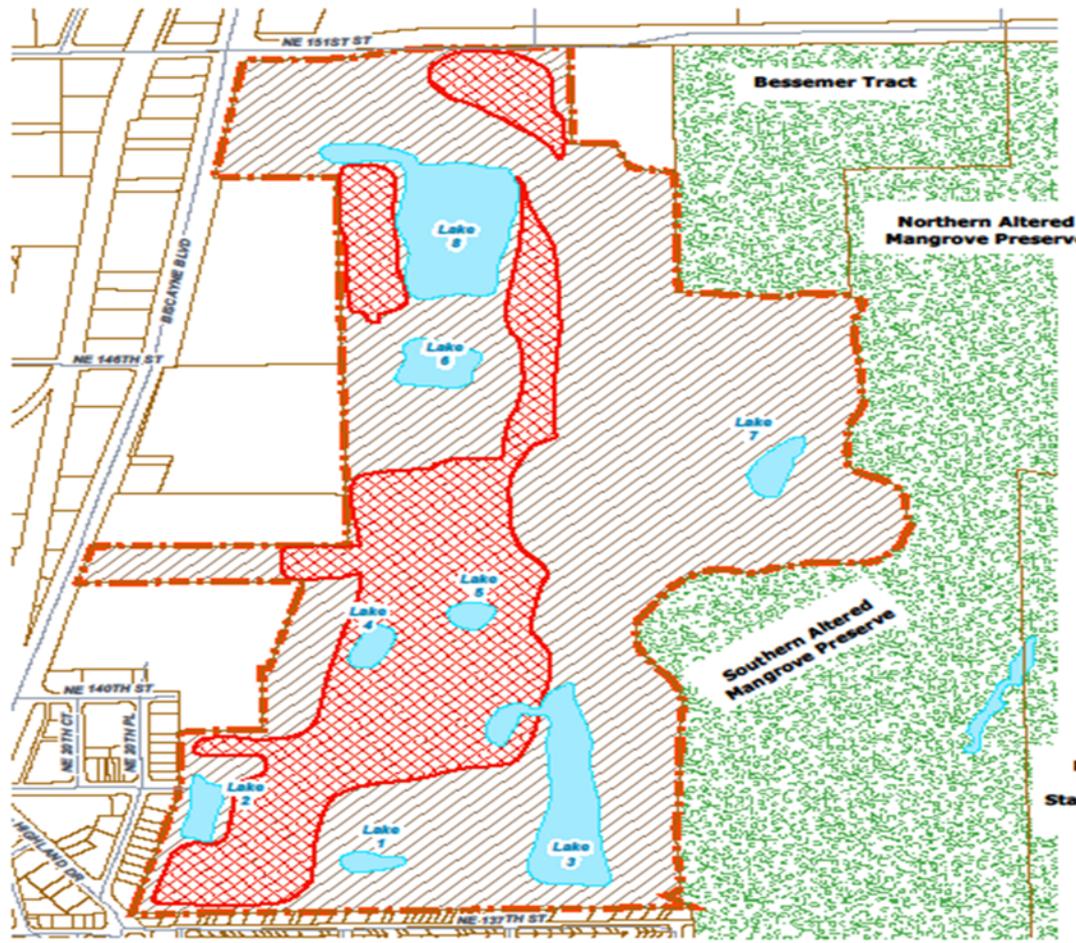
# Parks Components

- **Minimum acres required for active and passive space – 37 acres**
- **Minimum acres devoted to active recreation programming and facilities – 15 acres**
- **Development must be timed in concert with development of other site improvements**

**The following will positively impact the evaluation of your proposal:**

- **Additional acreage devoted to open space;**
  - **Off-site recreational improvements;**
  - **Financial contribution for the management of on-site active recreation facilities.**
- 
- **Storm water management areas will not be given credit towards minimum acreage requirement**
  - **City has the discretion to reduce the minimum open space requirement**

### Deep Dynamic Compacted Areas



Approximate Deep Dynamic Compacted Area is 94 Acres

**Legend**

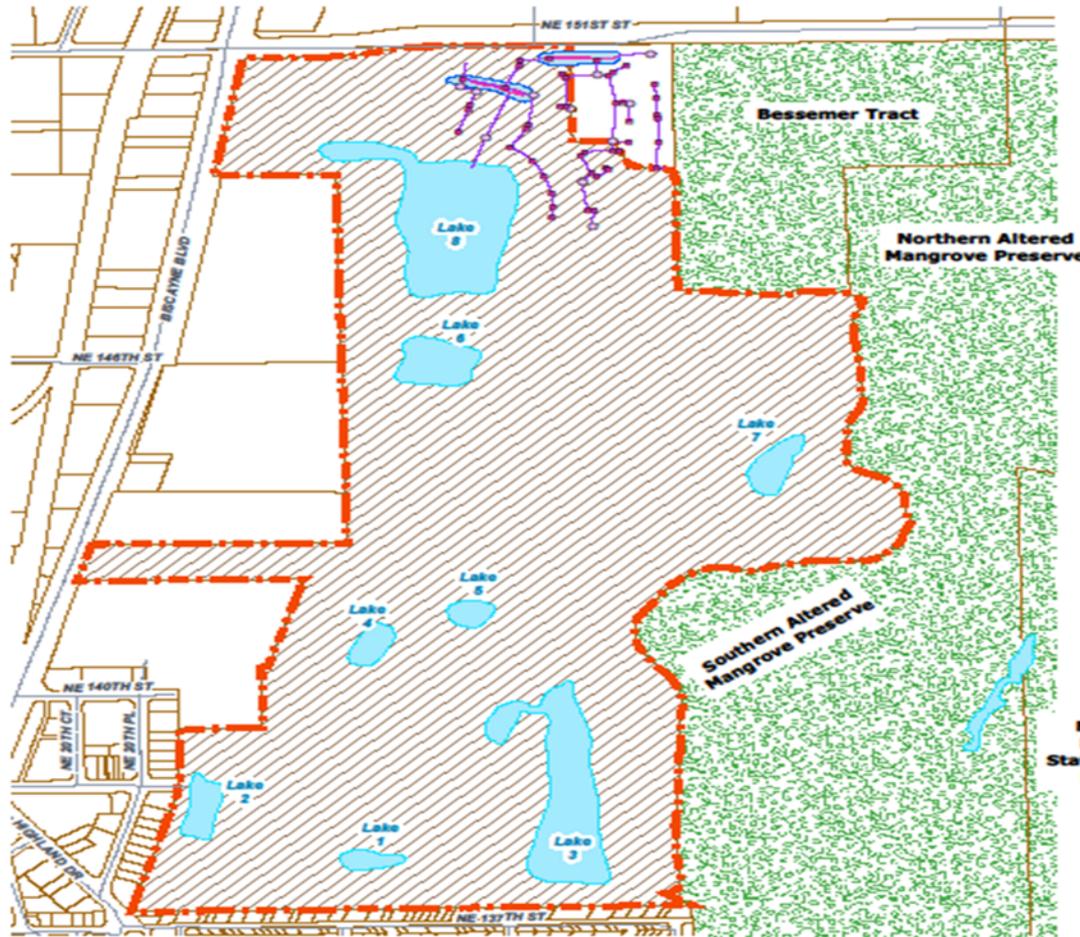
-  Deep Dynamic Compacted Area
-  Biscayne Landing Property
-  Mangrove Preserve

Mangrove Preserve  
State of Florida  
Property

**CITY OF NORTH MIAMI  
PUBLIC WORKS/ENGINEERING DEPARTMENT**



### Existing Stormwater Utility

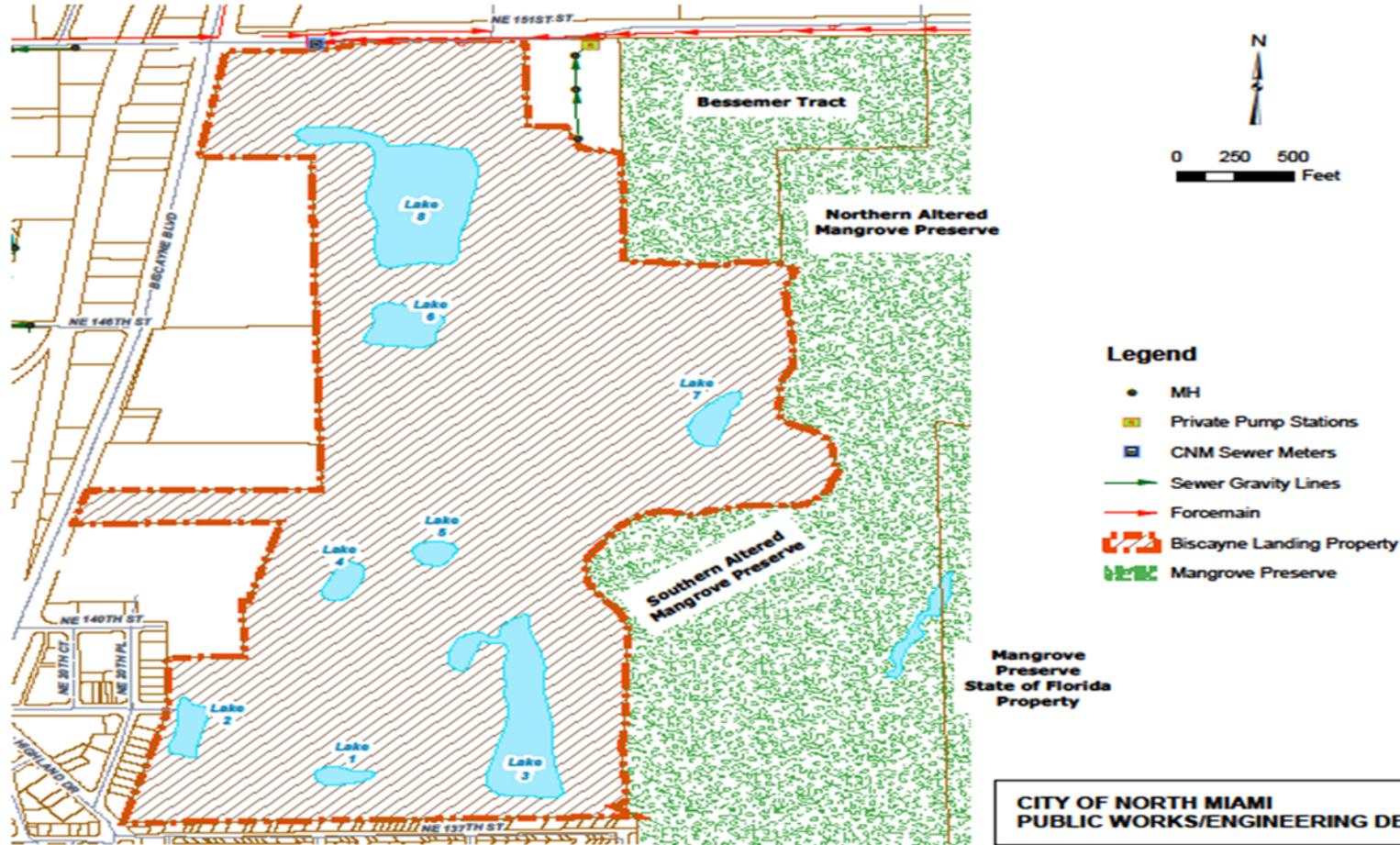


#### Legend

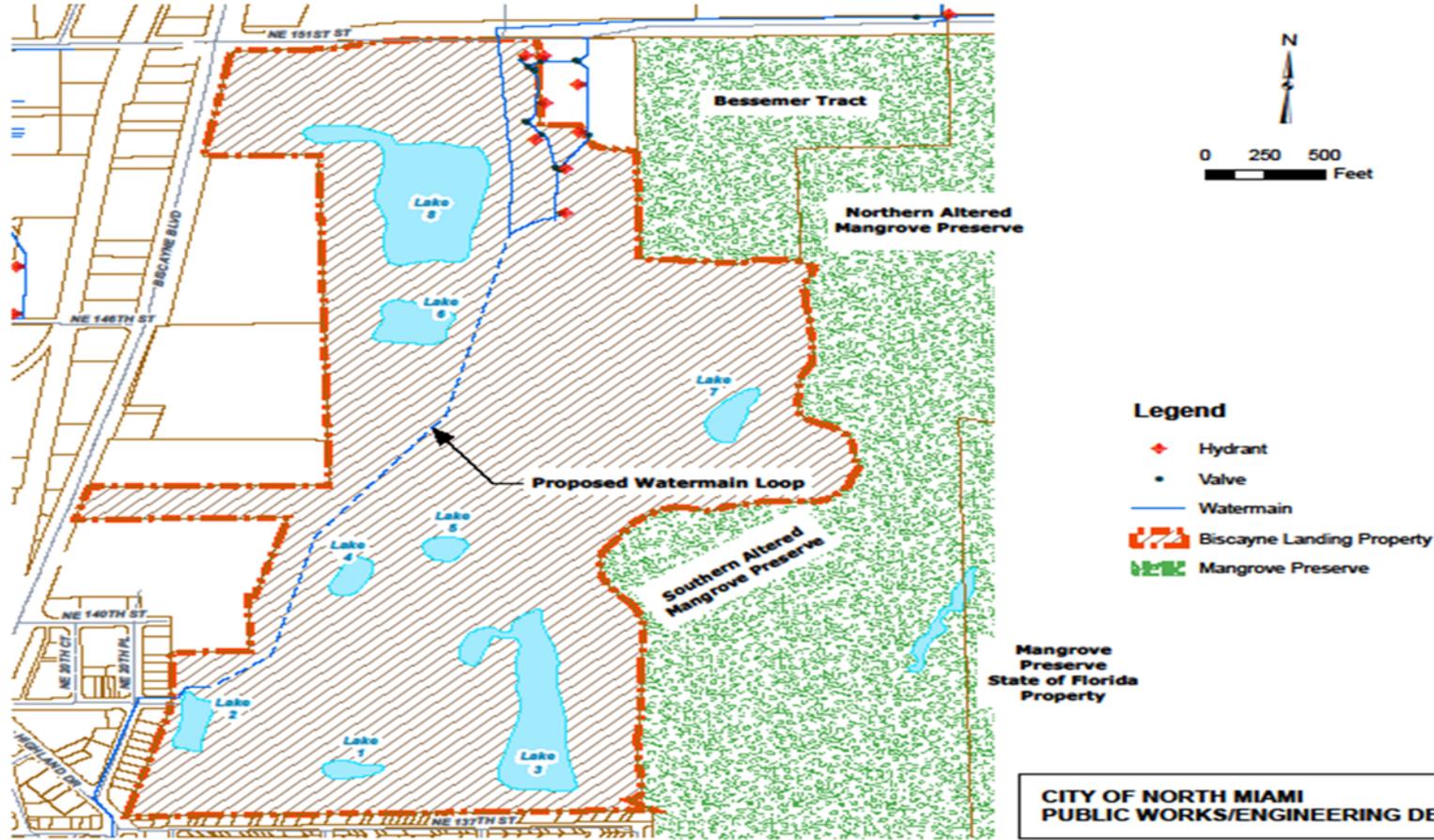
- Existing CB
- Existing Stormwater MH
- Underground Drainage
- Drainage Pipes
- Retention Pond
- ▨ Biscayne Landing Property
- Mangrove Preserve

Mangrove Preserve  
State of Florida  
Property

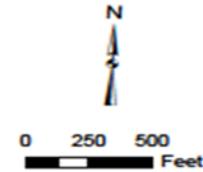
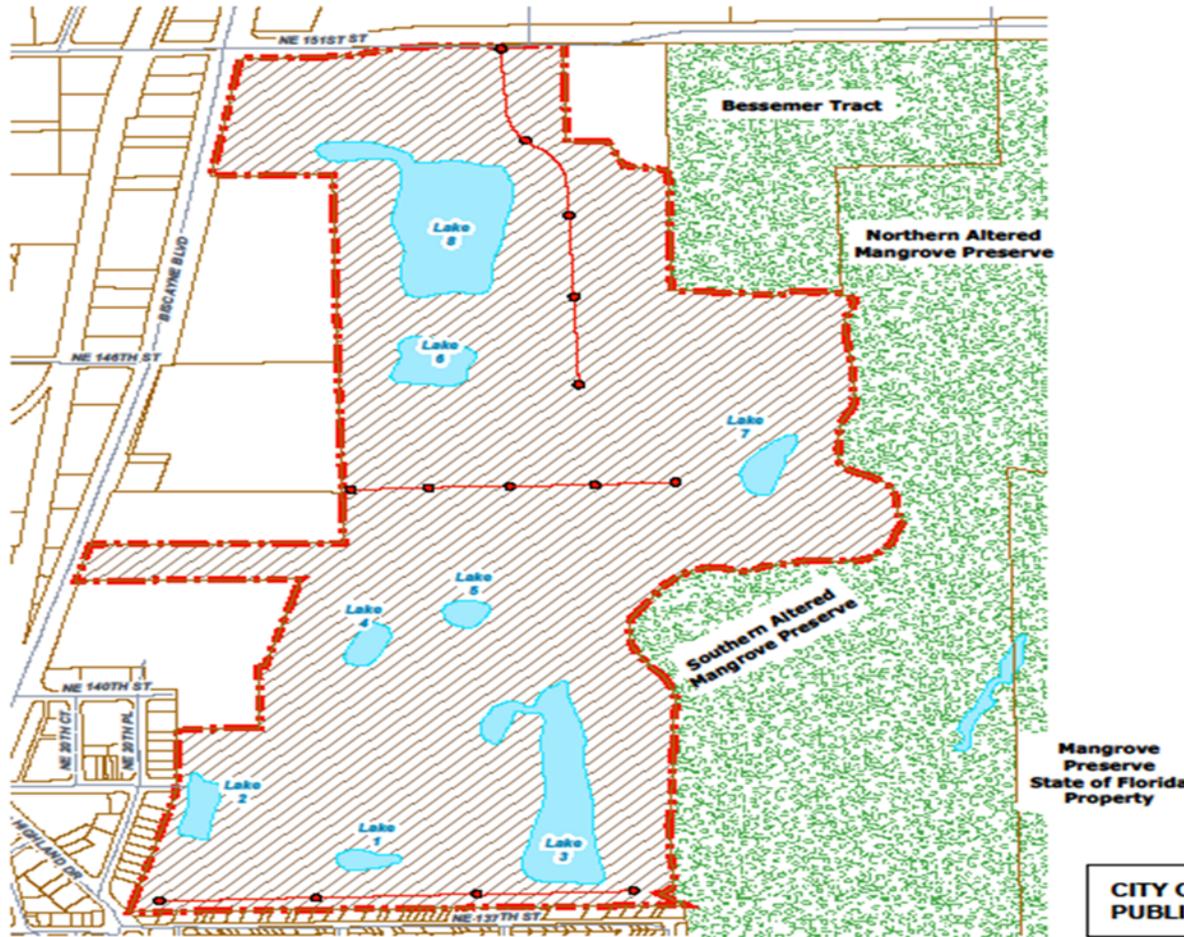
## Existing Sanitary Sewer



### Existing Watermain



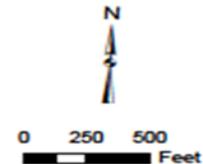
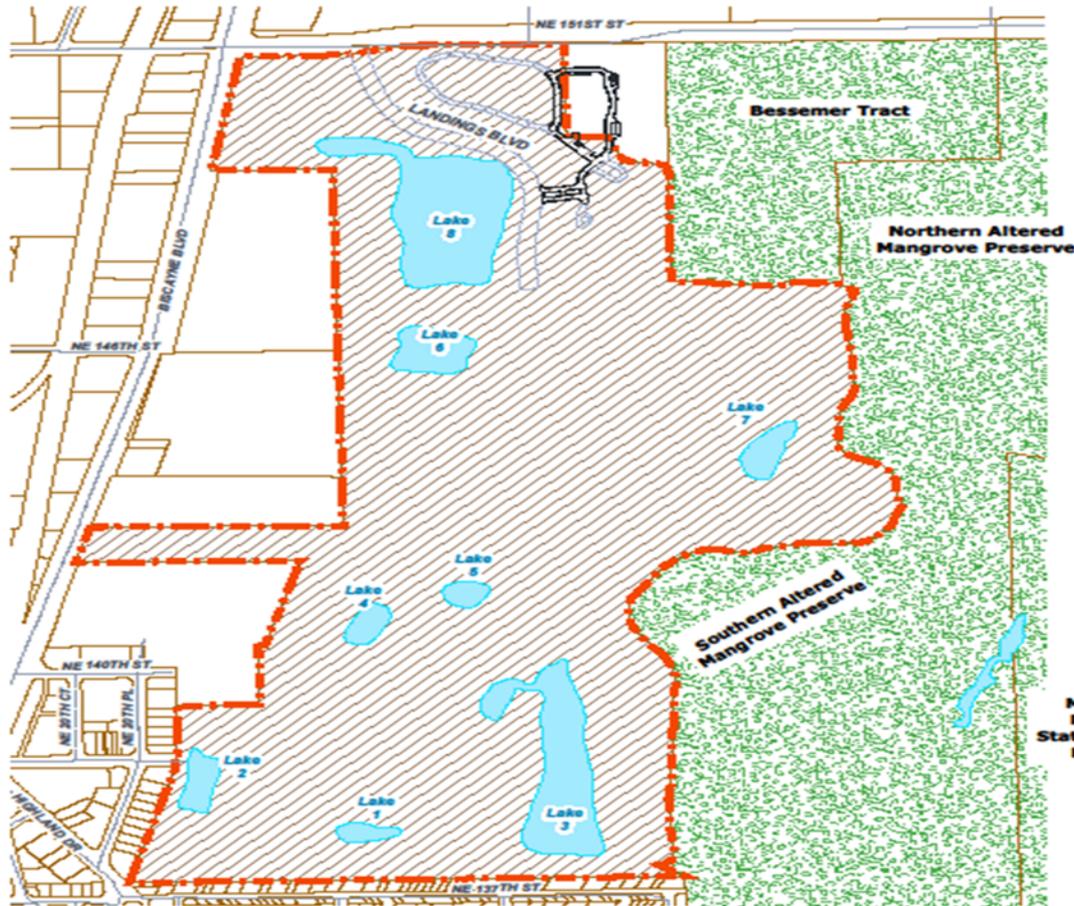
### Existing Electrical Connection



#### Legend

-  Electrical Line and FPL Pole
-  Biscayne Landing Property
-  Mangrove Preserve

### Existing Pavement



#### Legend

-  Existing Pavement
-  Biscayne Landing Property
-  Mangrove Preserve

Mangrove Preserve  
State of Florida  
Property

**CITY OF NORTH MIAMI**  
**PUBLIC WORKS/ENGINEERING DEPARTMENT**



**Sorted Trash Pile** ◆ **Clean Fill** ◆ **Clean Processed Concrete** ◆  
◆ **Clean Unprocessed Concrete** ◆

# Site Environmental History

- **Former Class I Landfill (municipal solid waste and C & D)**
- **Received waste from 1940's to 1980's**
- **Site formerly on EPA National Priority List (NPL/Superfund). Delisted in 1999 based on EPA determination that contamination was not threat to human health**
- **Ammonia identified as contaminant of concern for the site. Primary concern is ecological receptors in adjacent wetlands / mangrove and Biscayne Bay**
- **Consent agreement entered between DERM and City in 1998 to remediate ammonia impacted groundwater**



# Funding

- **Miami Dade County and the City of North Miami Grant Agreement for closure and groundwater remediation**
- **Original amount \$31,027,000 (Total Landfill Closure)**
- **Amount remaining \$24,414,622.05**
- **City and CH2M Hill / ES Consultants under agreement to design/build and operate groundwater remediation system for 5 years**
- **DERM is delegated approval agency for the groundwater system**
  - **Currently in design phase**
  - **Primary funding via grant**

**As of April 4, 2011 \$9,961,359 remains in grant for non-groundwater related landfill closure activities**

# Landfill Closure Funds

- **Available to Developer**
  - Stormwater management
  - Gas Management
  - Cap and cover
- **Must demonstrate that construction meets objective of landfill closure**
- **Comprehensive Landfill Closure Plan (CLCP) Amendment provides basis of payment / schedule of values**

**Example: Developer constructs building or parking lot, which functions as cap and cover; therefore, Developer can submit draw based on the acreage capped and the rate per acre in the CLCP**

# Environmental Permitting

- **FDEP Landfill Closure Permit #0219514-009-SF**
  - Approved alternate procedures allows permeable cover system in conjunction with site development
  - Requires modification with each phase of development to include details on landfill gas management, storm water, cover etc
  - Annual financial assurance
- **ERP delegated SFWMD**
  - Existing permit 13-02206-P issued for conceptual storm water master plan, subsequent modification for each construction phase and changes to master plan
  - Existing permit 13-02402-P issued for conceptual approval of wetland mitigation area
  - Dedication of conservation easement (25" offset from wetland) likely required for any additional modification.

# Environmental Permitting (cont.)

## DERM

- Stormwater permits: Class II if outfall, Class VI if no outfall
- DERM Plan Review
  - Coastal Resources review for potential impacts to adjacent wetlands
  - Pollution Control for gas management design and monitoring requirements
- Other Permits
  - Lake fill
  - Material Processing / crushing

## Existing Permit Status

- Conceptual Stormwater Master Plan ERP modification application active; Phase 1A development permit open; DERM lakefill permit for Lake No. 6 active
- Comprehensive summary permit status list available

# Other Environmental Requirements

- **Semi – Annual Water Quality Monitoring**
  - Currently 83 groundwater monitoring wells and 26 surface water monitoring wells and 26 surface water monitoring locations
  - Biennial reporting with trends, etc
- **Quarterly Landfill Gas (LFG) Monitoring**
  - Probes at property boundary to ID potential offsite migration of LFG
  - Detection probes beneath buildings, recording of LFG levels in gas vents, and reporting of LFG monitor results inside existing building
  - Currently about 100 gas monitoring locations
- **Wetlands maintenance and monitoring requirements**



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## Qualifications

The City is seeking **Experienced**  
Developers who are **Financially Stable**  
and can provide a **Concept** that is  
beneficial to the City



## Qualifications

A shortlist of Developers will be created and asked to submit detailed plans

There is no specific number of companies that will be shortlisted



## Evaluation Criteria

Criteria	Points
Qualifications	25
Demonstration of Financial Strengths	40
Project Concept	35
<b>Total</b>	<b>100</b>



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## Proposal Information

Bids are due on **Wednesday July 6, 2011** at 3:00 PM

Check the City's website & Demand Star for any  
addenda

[www.biscaynelandingrfp.gov](http://www.biscaynelandingrfp.gov)

[www.demandstar.com](http://www.demandstar.com)

Inquires must be made by **Tuesday, June 28, 2011**

[biscaynelandingrfp@northmiamifl.gov](mailto:biscaynelandingrfp@northmiamifl.gov)



## Stage II

- Stage II of the RFP will be advertised within the next week
- A definite due date has not been established  
This is contingent upon how many submittals are received
- Proposals will be due 60 days after notification of the shortlisted group

## Stage II - What is Required?

- preliminary design concept (preliminary site plan, massing, height, building elevations and physical character);
- preliminary feasibility and marketing analyses and financing plan;
- preliminary environmental impact and traffic analysis;
- preliminary utility and school impact analysis;
- preliminary economic impact study;
- preliminary proposed terms for the purchase or lease of the site;
- preliminary project development schedule and values; and
- team composition as it relates to City's Local Preference Outreach Effort



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## Stage II Financial Guarantee

A \$50, 000 Application Fee must be submitted with Stage II Proposals.

**This fee is fully refundable, with the exception of the successful Respondent**



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## Stage II

### Financial Guarantee Purchase Option

For the **successful** Respondent who proposes to purchase the property, a good faith deposit of a minimum of \$1,500,000 will be required.

These funds are due at the start of negotiations and will be held in escrow.

**These funds shall be refunded if negotiations fail**



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## Stage II

### Financial Guarantee Lease Option

For the **successful** Respondent who proposes to **lease** the property, a good faith deposit of minimum of \$1,500,000 will be required.

These funds are due at the start of negotiations and will be held in escrow.

**These funds shall be refunded if negotiations fail**



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## Stage II

### **Financial Guarantee Lease Option**

Also, a minimum initial payment of \$17.5 million will be required once an agreement has been signed in addition to an initial lease payment of a minimum of \$1,500,000, for the annual ground lease payment

**The funds held in escrow may be released to make this payment**



## Stage II

### Financial Guarantee

The **successful** Respondent will be responsible for the payment of any outstanding property taxes.

The successful Respondent will be responsible for reimbursing the City for its documented expenses up to \$1,000,000 for third party attorneys and consultants to include the City's carrying costs for the property since the termination of the prior development lease agreement.



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## **Due Diligence**

It is the responsibility of each  
Proposer to complete their due  
diligence of the site



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# QUESTIONS

