



## **Miami-Dade County**

### **REQUEST FOR INFORMATION (RFI) No. 37**

### **Market Research for the Development of N.W. 47<sup>th</sup> Avenue Property**

#### **1. INTRODUCTION**

Miami-Dade County, a political subdivision of the State of Florida, hereinafter referred to as the "County", is requesting information from qualified developers ("Respondents") with proven expertise and experience in property development. This Request for Information (RFI) is being issued to understand the level of interest and feasibility of developing the property located at 20600 N.W. 47<sup>th</sup> Avenue in unincorporated Miami-Dade County (see Attachment 1, Aerial View of Property). The County desires to receive responses to the attached Questionnaire by the date indicated therein. All expenses involved with the preparation and submission of responses to the County, or any work performed in connection therewith, shall be borne by the Respondent. Depending on the responses received, the County may, among other things, issue a solicitation(s) to select an experienced and capable entity for the development of the entire property or portions thereof. Respondents are hereby notified that all information submitted as part of, or in support of, this RFI will be available for public inspection in compliance with Chapter 119, Florida Statutes, popularly known as the "Public Record Law". Accordingly, do not submit any information in response to this RFI which the Respondent considers to be a trade secret, proprietary or confidential, or which violates any intellectual rights of a third party.

#### **2. PURPOSE**

Responses to this RFI will assist the County with establishing criteria for the development of the property that would best meet the needs of the surrounding communities and allow for the most effective use of the 168.5 acres.

#### **3. PROJECT BACKGROUND**

On August 27, 1963, the County conveyed the property to the State of Florida, Board of Commissioners for Institutions, with a deed restriction limiting the use of the property for the development of Sunland Training Center, a defunct mental health facility. From 1963 to 2005, the property was owned and managed by the State of Florida (the State), Department of Health and Rehabilitative Services, and the Department of Children and Families, as a community for persons with mental and physical disabilities, specializing mostly in children. The facility operated under several names during the State's ownership of the property, including Sunland Training Center, The Landmark Community, and the Landmark Learning Center.

The State offered various activities through the facility for the patients, to engage in during its ownership. The State maintained on the property an administration building, a medical facility, a school, a gymnasium, a cafeteria/auditorium, an in ground swimming pool, a church, two (2) large warehouses, a garden/nursery, a guardhouse, several small office buildings, and 36 cottages that served as living quarters for residents living in the community.

On September 30, 2005, the State conveyed the property back to the County.

#### **4. PHYSICAL SITE**

The property is identified by Tax Folio No.: 30-1131-001-0030, and the legal description for the property can be found in the Public Records of Miami-Dade County, Florida.

Currently, only approximately one-half of the property is developed, while the remaining portion exists in its natural undeveloped state. The developed portion of the property fronts N.W. 47<sup>th</sup> Avenue, and contains 60 structures. Most of the property previously served as the State's facilities for the various functions mentioned above, with the exception of Honey Hill fire station, which was leased by the State to the County, and remains fully operational, serving the communities of Opa Locka, and Miami Gardens.

The structures on the property were constructed in 1966, and as a result, most of them are obsolete and essentially have reached the expiration of their useful life. A majority of the structures on the property are unoccupied. The utilities on the property are both limited and antiquated, and consists of an electrical system that is not serviced by the local utility power company Florida Power and Light, a water system that consists of a single series system, which includes water for the buildings and the various fire hydrants on the property on one water line, and a sewer system that is primarily made of clay pipes. As a result, any development project must include new utilities infrastructure throughout the property.

The land use designation for the property is currently Institutional (Institution, Utilities and Communications) and the property has a zoning designation of Agriculture. The aforementioned land use and zoning information is provided for convenience and informational purposes only, and should not be relied upon by the Respondent. It is recommended that the Respondent contact the County's Department of Planning and Zoning to determine any specific development restrictions for the property.

#### **5. RFI RESPONSE CONSIDERATIONS**

In responding to this RFI, Respondent should consider the following:

- At least a portion of the undeveloped property is considered jurisdictional wetlands. As a result, any future development of the undeveloped portion of the property will need, at a minimum, a permit(s) in order to develop the land.
- There are several species of exotic trees on the property that must be removed in order to develop the undeveloped portion of the property.
- There are several species of native (specimen/non-exempt) trees that have exceeded the height and diameter threshold for removal and/or relocation without a permit, and as a result, a permit is needed in order to remove or relocate the trees on the property. Furthermore, according to the County's Department of Environmental Resource Management ("DERM"), a tree survey is required when applying for a permit to remove more than ten native trees from a property.
- Concurrency issues may be triggered with any type of proposed development of the property (particularly a property of this size).
- Area roads are mostly at capacity, and any type of major development would trigger a requirement to expand the size of the nearby roadways, at the developer's sole cost and expense.
- Any proposed use that is inconsistent with the current land use designation would require an amendment to the Comprehensive Development Master Plan (CDMP).
- The presence of a contaminant has been identified in the groundwater on the property. However, the presence of the contaminant may be minimal.
- There are three not-for-profit organizations that maintain a short-term lease on the property, and each operate to serve the needs of children in the County. Two of the organizations have expressed a sincere desire to remain on the N.W. 47<sup>th</sup> Avenue property, and the County intends to accommodate them on the property, although not necessarily in the same configuration, space, or manner that they currently operate.
- Burrowing Owls exist on the property.

- There must be a strong likelihood of receiving community support from the surrounding community/areas for any proposed development project, in order for the County to consider utilizing the property in such a manner.
- Zoning changes and/or amendments to the CDMP, if reasonably expected to receive approval from the County, may be suggested as part of the response to this RFI.

**6. RESPONSE**

In response to this RFI, please complete and return the attached Questionnaire as specified therein.

**7. ATTACHMENTS**

- Questionnaire
- Attachment 1- Aerial View of Property

## **Market Research for the Development of N.W. 47<sup>th</sup> Avenue Property**

### **Questionnaire**

**Submit Response by January 7, 2011 via E-mail to the County contact:**

Pearl P. Bethel, Procurement Contracting Agent  
Department of Procurement Management  
E-mail Address: bpearl@miamidade.gov  
Telephone No.: (305) 375-3642

All inquiries regarding this RFI should be sent to the County's contact person indicated above. Potential Respondents may request this Questionnaire in a Word format for ease of completion by sending their request to the above e-mail address.

#### **Respondent Interest and Experience**

1. Would Respondent be interested in making a future proposal to the County to develop this property?
2. What experience does Respondent have in developing and managing similar projects? Briefly describe the project(s), describe Respondents involvement in the project(s), and describe when the project(s) commenced and were completed.

#### **Respondent Requirements**

3. What type of financing would Respondent use and/or need to develop this property?
4. What would the Respondent consider to be the desired minimum term for lease or ownership agreement for the Respondent to be interested and ensure viability of the project? Please explain.

#### **Recommendations for County Solicitation**

5. What does Respondent consider to be the best use for this property (i.e., office, commercial, residential, industrial, other)? Provide details how the property can support such a development.
6. What incentives could the County offer to attract qualified developers to this project?
7. What considerations would discourage Respondent from participating in a future competition for development of this property?

#### **Alternatives**

8. What alternative ideas for a future solicitation for the developing of this property does Respondent want to share with the County?

Name of Respondent (firm): \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

Mailing Address of Respondent: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Email Address: \_\_\_\_\_

Attachment 1 - Aerial View of Property

