



## ADDENDUM NO. 2

**Date:** February 6, 2024  
**To:** Interested Developers  
**Solicitation No.:** EVI-2024-01  
**Title:** Elizabeth Virrick I – 1613 NW 25<sup>th</sup> Avenue Development Project

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This addendum is and does become a part of the EVI-2024-01 Elizabeth Virrick I – 1613 NW 25<sup>th</sup> Avenue Development Project.

### **Revision to Section 2.1 Background**

This section has been removed in its entirety and replaced with the following:

### **2.1 Background**

Miami-Dade County is seeking proposals from experienced developers, with a proven track record of developing, operating, managing, leasing, and successfully completing, residential and/or mixed-use developments containing low-income, workforce and market rate housing, for a Development situated on approximately 0.6936 acres (30,125 SF) of County-owned property (Folio: 01-3134-026-0150) located at 1613 NW 25 Avenue, Miami Florida. The Development Site is un-improved, vacant and is subject to City of Miami T5-R Zoning. The Selected Proposer will be required, subject to the HUD demolition and disposition requirements and timing, to demolish any existing site improvements, clear the property, and prepare the Site for development. Miami-Dade County PHCD hired an architect and created a potential development concept that complies with the existing “As of Rights Zoning”. The selected developer is not required to utilize the architect or site plan as provided. However, PHCD would recommend that the selected developer use all resources available to begin the development process as soon as practical. Proposers are being offered two options for the type of proposal submitted: **Option 1** - Development Proposal where the Selected Proposer will be provided a long-term ground lease and will be responsible for designing, financing, constructing and operating the development as provided in any negotiated ground lease and Master Development Agreement; **Option 2** – Design and Construction Proposal where the Selected Proposer will design and construct the development. **In any event, construction is required to begin, at latest, 12 months after RFP award. Awarded projects which have not commenced construction within 12 months of winning this RFP will have their Agreement terminated.**

### **OPTION 1:**

Proposals submitted in response to this Solicitation must include a comprehensive development plan for Development of the Site subject to “As of Rights Zoning T5-R.,

A. Proposed developments must include the following elements:

1. Incorporation of affordable housing components within the development as more fully described in Section 2.2 below.
2. Development which provides maximum positive economic impacts to the community,



particularly through direct job creation for community residents.

3. Development which promotes economic development, walkability, livability, and an overall healthier neighborhood.
  4. Development that incorporates innovative building materials and construction methods that accelerate the overall development and construction of the project.
  5. Development that takes maximum advantage of the proximity and convenient accessibility of the property to the Miami River, and other properties that are site controlled by the respondent.
  6. Inclusion of amenities which will be attractive and beneficial to residents of the surrounding community and residents and patrons of the development.
- B. The Development Agreement will not allow the Development Site to be divided into separate development components or Phases for purposes of development. (See definition of Phase in Section 1.2.) The Development Agreement will provide for a long-term ground lease to become effective when requirements to begin construction have been met. It is anticipated that the ground lease resulting from this Solicitation will have a total maximum term of 75 years. The terms of any agreement will be negotiated with the Selected Proposer based upon the scope of the development proposed at the County's sole discretion.
- C. The proposed development plan shall describe the Proposer's concept for the Development Site.
- D. A major objective of this, "As of Rights" Solicitation is for the development of the property offered by this Solicitation to move as expeditiously as is feasible, in compliance with all applicable regulations and to avoid having any portion of the Site remain undeveloped or underdeveloped.
- E. The Proposer must have the authority to submit the proposal and negotiate and execute the resulting Development Agreement. The County will only negotiate and subsequently award a Development Agreement resulting from this Solicitation to the legal entity that submits the proposal. Developers may include joint ventures, consortiums or similarly structured entities whose members meet the qualifications described in this Solicitation.
- F. The term Lease shall be used throughout this Solicitation to describe the agreement under which County-owned property will be leased to the Developer for development under a ground lease which becomes effective upon the Developer meeting the obligations and obtaining the required approvals to begin construction, in accordance with the Development Agreement resulting from this Solicitation.
- G. The County reserves the right to determine the final form of the Development Agreement and Lease(s) resulting from this Solicitation and to include non-negotiable standard County provisions and requirements.

## **OPTION 2**

Proposals submitted in response to this Solicitation must include a comprehensive plan for design and construction of the rental units on the Site subject to "As of Rights" Zoning T5-R. Under this option:

- A. The proposed plan shall describe the Proposer's concept for the Development Site to include all design elements and specifications. Unit mix and total unit count should be maximized.
- B. A major objective of this, "As of Rights" Solicitation is for the development of the property offered by this Solicitation to move as expeditiously as is feasible, in compliance with all applicable



regulations and to avoid having any portion of the Site remain undeveloped or underdeveloped.

- C. The proposer will assume design and construction proposal only with the development being financed by PHCD and County identified funding sources. Additionally, the proposer, in this option, will assume the newly constructed development will be managed by PHCD.

**All terms, covenants and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.**

Miami-Dade County,

*Indira Rajkumar-Futch*

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**PHCD Procurement Contracting Manager**

cc: Clerk of the Board  
Terrence Smith, Assistant County Attorney