



Development Opportunity in North Miami, Florida 183.85 Acre Site Available

Located in the largest metropolitan area of Florida, adjacent to the most unspoiled section of Miami's pristine Biscayne Bay

Within 20 minutes drive time of:

- Downtown Miami & Fort Lauderdale
- South Beach
- Miami & Fort Lauderdale International Airports & Seaports

Four professional sports teams are based in South Florida: Florida Marlins, Miami Dolphins, Miami Heat, and Florida Panthers

Close to Sun Life Stadium and the American Airlines Arena



northmiamifl.gov/biscaynelanding



Biscayne Blvd (US-1)



A strategic location on U.S.1/Biscayne Boulevard with scenic views of Biscayne Bay.

- ▲ The site is included in the Miami-Dade County State - Designated Enterprise Zone and is therefore eligible for certain state and local financial incentives. The site's enterprise zone designation is currently effective until December 31, 2015.
- ▲ Located within the boundaries of the City's Regional Activity Center
- ▲ Located within the North Miami Community Redevelopment Area (CRA)
- ▲ The property is zoned for mixed use development, allowing for any combination of the following uses: active / passive parks and open space, community facilities, hotels, nightclubs, offices, public uses, indoor recreation, residential, restaurants, retail sales and services.

More Site Features:



To the west of the subject site, also within walking distance is a neighboring retail plaza, known as Biscayne Commons with anchor stores such as Publix, TGI Fridays, Petco, Costco and a North Miami Branch of the US Postal Service.



Near high stakes gambling on cruise ships and local gaming opportunities including Gulfstream Park, Dania Jai-Alai, and the Seminole Hard Rock Hotel and Casino.



Adjacent to the site is Florida International University – Biscayne Bay Campus, which is home to the top ranked School of Hospitality Management, School of Journalism, and the Medical School's Division of Research and Information. FIU has the only public medical school in South Florida. North Miami is also home to Johnson & Wales University, located a short distance from the site. Neighboring institutions of higher education also include Barry University and Miami-Dade College North Campus.



In close proximity to Oleta River State Park, Florida's largest urban park, encompassing over 1,000 acres of natural wetlands and popular recreation areas. The park offers a sandy beach, off-road biking, kayaking and pavilions for rentals.



Less than two miles away is the City's internationally acclaimed Museum of Contemporary Art (MOCA).



Two newly-built public schools are within walking distance to the site: David Lawrence, Jr. K-8 Center and Alonzo and Tracy Mourning High School – Biscayne Bay Campus.

Copies of the RFP documents may be obtained online at northmiamifl.gov/biscaynelanding. For more information, contact Ruby Crenshaw-Johnson, Purchasing Director 305.895.9886, or email BiscayneLandingRFP@northmiamifl.gov