



MEMORANDUM

COMMISSIONER JUAN CARLOS BERMUDEZ

BOARD OF COUNTY COMMISSIONERS

DISTRICT 12

To: Hon. Daniella Levine Cava
Mayor, Miami-Dade County

Date: August 27, 2024

From: Hon. Juan Carlos Bermudez
Commissioner

Re: Receipt of Unsolicited
Proposal for New Public
Facility Campus

I am in receipt of an unsolicited proposal from TAF Okeechobee Solutions, LLC (Developer) and West Dade Nurseries, LLC (WDN) concerning an exchange of land between the Developer, WDN and the County. The Developer and WDN are interested in redeveloping and revitalizing County-owned property along NW 58th Street between NW 87th AVE & NW 97th AVE which currently houses facilities for the Departments of Solid Waste Management and Transit & Public Works.

In exchange for the County-owned land, approx. 73 acres, the Developer and WDN would provide the County with 65 acres of land. According to the proposal, this land exchange may be able to accommodate the new Waste-to-Energy Facility and/or Solid Waste Campus the County is currently contemplating. In addition to providing enough space to relocate these aforementioned County facilities, this swap would provide the County with an opportunity to modernize these facilities which are north of 50 years old.

First amongst the reasons to carefully consider this proposal is the favorable location of the land being offered in exchange for the County property. This land is at a much greater distance from any residential property than any of the other three sites currently being considered by the County for the WTE/Solid Waste Campus. Additionally, the site is in close proximity to major roads as well as the Florida Turnpike, making access, to and from, convenient.

Secondly, it is important to note that the Developer is committing to undertake the environmental permitting and the necessary infrastructure that will accommodate the future facility. This has the potential to save the County both time and money as the Developer will engage in these activities immediately while the County continues moving along with the remaining processes.

Lastly, the redevelopment of the County property will provide much needed residential housing and job-creating, industrial development inside the Urban Development Boundary. Redevelopment of this site would be in greater alignment with the voter-approved Regional Soccer Park than the uses currently surrounding it. An added benefit of this proposal is that it would provide an aesthetically inviting experience by making the Soccer Park's entrance welcoming and worthy of County residents and visitors alike. Although functional for many years, having a myriad of facilities such as Mosquito Control and Road, Bridge & Canal

Maintenance just outside the entrance of the proposed Park, is clearly not visionary, not inviting, and not worthy of our residents.

I perceive many benefits to the solutions proposed by the Developer that could be advantageous to the County. For these reasons and others mentioned in the proposal, I am requesting a comprehensive and expedited review of TAF Okeechobee Solutions, LLC and West Dade Nurseries, LLC's proposal.

For your convenience, attached is the letter and proposal submitted by the Developer.

c: Members, Board of County Commissioners
Jimmy Morales, Chief Operations Officer
Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess McCarty, Executive Assistant County Attorney
Basia Pruna, Director, Clerk of the Board Division

August 19, 2024

RE: Land Swap Proposal For New Public Facility Campus

District 12 Office
8333 NW 53 Street, Suite 102
Miami, FL 33126
Attn: Commissioner Juan Carlos Bermudez

Dear Commissioner Bermudez,

TAF Okeechobee Solutions, LLC (the "Developer"), together with West Dade Nurseries, LLC ("WDN"), is honored to put forth this application, pursuant to Section 125.37 of the Florida Statutes and Implementing Order 8-4, for an equal-value exchange of property between the Developer and Miami-Dade County (the "County"). Developer and WDN propose to convey to the County a new ~65-acre County campus for public facilities on property currently owned by WDN (the "Public Facility Campus"), in exchange for the County's conveyance to the Developer of a portion of the property located at 8701-8795 N.W. 58th Street, currently owned by the County (the "County Property"). Both the County Property and the new Public Facility Campus are located in unincorporated Miami-Dade County. The attached presentation outlines the details of the proposal.

As part of this proposal, Developer will (1) complete the site work and permitting required to deliver to the County a development-ready pad on the Public Facility Campus that allows the County, at its option, to develop its planned new waste-to-energy facility (the "Public Infrastructure Pad"), and (2) construct new replacement facilities for the County operations currently located on the County Property, based on the County's determination of its priority needs, using a design-to-budget framework (the "Replacement Facilities").¹ Depending on the County's needs, the Developer is open to locating the Replacement Facilities on approximately 16 acres of the Public Facility Campus or any alternative sites controlled by the County, which would allow for the full ~65-acre Public Facility Campus to be utilized for new Solid Waste Management or other new County facilities. Please note the Developer has the ability to provide additional contiguous land as part of the Public Facility Campus in the event that the County's desired program for the Public Facility Campus requires more than 65 acres. To equalize the value of the exchange, Developer will provide the County with an allowance for the design and construction of the Replacement Facilities and Public Infrastructure Pad equal to the difference in the appraised values of the County Property and the Public Facility Campus, which developer estimates to be \$45 Million.

The Developer is of course aware of the ongoing public discussions regarding potential locations for the County's planned new waste-to-energy facility. The Developer is not a provider of waste-to-energy facilities and has no interest in the planned new facility, nor does Developer's proposed exchange require the siting of the new waste-to-energy facility on the Public Facility Campus, as the new campus can be utilized for any purpose desired by the County. However, the Developer does believe that the Public Facility Campus is worthy of the County's

¹ Developer is separately proposing a similar exchange agreement with the South Florida Water Management District ("SFWMD"), to provide for the relocation of the existing SFWMD facility located adjacent to the County Property at 9001 N.W. 58th Street, to a site abutting the new Solid Waste Campus. Although the participation of the SFWMD would enhance the 58th Street Development Project, this proposal could proceed as a stand-alone project if the SFWMD declines to proceed with an exchange agreement.

consideration as a superior location for the waste-to-energy facility relative to the potential sites that have been discussed at public meetings or reported by the media. Notably, the Public Facility Campus provides the following advantages:

1. Proximity to planned US-27 rail corridor, which would allow for the efficient shipping of waste to the facility by rail;
2. Proximity and ease of access to and from the Ronald Reagan Florida Turnpike;
3. Location approximately two miles further from Miramar and other residential areas than NW Dade sites currently owned and being considered by the County; and
4. Expedited construction timeline as a result of Developer's delivery of a development-ready site, with prior completion of site work and environmental permitting tasks.

The Developer currently anticipates that following the delivery of the Public Facility Campus to the County, the Developer would leverage existing uses in the vicinity of the County Property to develop a Garden Style Multi-Family Housing and Industrial Park project on the County Property (the "58th Street Development Project"), with easy access to the 87th Avenue corridor and major transit ways such as the Palmetto Expressway.

The 58th Street Development Project will be designed and constructed in a manner that is integrated with the County's separately planned development of the regional soccer park adjacent to a portion of the County Property (the "Soccer Park"), with design elements that revitalize the area in and around the Soccer Park and enhance its future activation. The Soccer Park property is not a part of the proposed exchange, and would remain separately owned by Miami-Dade County at all times. However, to the extent the 58th Street Development Project creates any efficiencies or economies of scale that would benefit the Soccer Park, Developer is willing to discuss a potential collaboration with the County to expedite the County's delivery of this important amenity to the surrounding neighborhood and broader community.

The Developer is an affiliate of Terra, one of South Florida's most accomplished real estate developers with more than five million square feet of developed space. We believe that our resources and expertise in developing residential, office, commercial, and public space makes us uniquely qualified to successfully envision and complete this proposed project. With a strong connection to the South Florida community, we understand that the most successful projects are completed in collaboration with government entities and the community.

As we have demonstrated on other public-private projects Terra has completed or is in the process of developing in Miami-Dade County, we are committed to working closely with the County to build projects that advance the County's priorities and shape the future of our community. Should the County find this proposal merits further consideration, we look forward to engaging in more detailed discussions with relevant County Departments and the Administration in order to bring this proposal to life for the benefit of the greater Miami-Dade community.

Sincerely,



David Martin
TAF Okeechobee Solutions, LLC

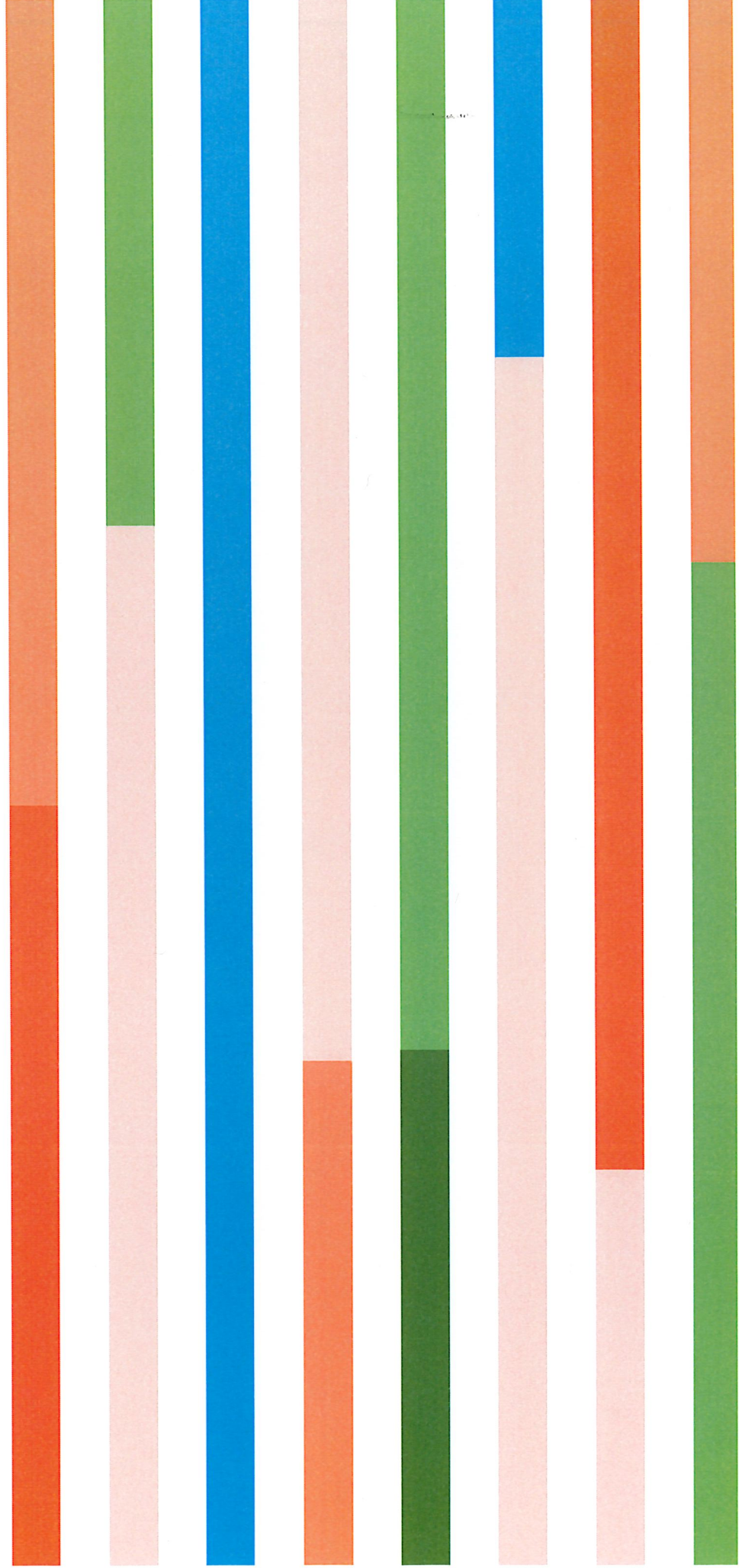


West Dade Nurseries, LLC

Okeechobee Solutions



August 2024



1.2 Cover Letter

August 19, 2024

RE: Land Swap Proposal For New Public Facility Campus

District 12 Office
8333 NW 53 Street, Suite 102
Miami, FL 33126
Attn: Commissioner Juan Carlos Bermudez

Dear Commissioner Bermudez,

TAF Okcechobee Solutions, LLC (the "Developer"), together with West Dade Nurseries, LLC ("WDN"), is honored to put forth this application, pursuant to Section 125.37 of the Florida Statutes and Implementing Order 84-, for an equal-value exchange of property between the Developer and Miami-Dade County (the "County"). Developer and WDN propose to convey to the County a new ~65-acre County campus for public facilities on property currently owned by WDN (the "Public Facility Campus"), at 8701 NW 58th Street (NW 58th Street) in the County (the "County Property"). Both the County Property and the new Public Facility Campus are located in unincorporated Miami-Dade County. The attached presentation outlines the details of the proposal.

As part of this proposal, Developer will (1) complete the site work and permitting required to deliver to the County a development-ready paid on the Public Facility Campus that allows the County, at its option, to develop its planned new waste-to-energy facility (the "WTE Facility") and (2) construct new residential, office, commercial, and public space on the County Property to meet the County's determination of its priority needs, using a design-to-budget framework (the "Replacement Facilities").¹ Depending on the County's needs, the Developer is open to locating the Replacement Facilities on approximately 16 acres of the Public Facility Campus or any alternative sites controlled by the County, which would allow for the full ~65-acre Public Facility Campus to be utilized for new Solid Waste Management or other new County facilities. Please note the Developer has the ability to provide additional contiguous land as part of the Public Facility Campus in the event that the County's desired program for the Public Facility Campus requires more than 65 acres. To equalize the value of the exchange, Developer will provide the County with an allowance for the design and construction of the Replacement Facilities and Public Infrastructure Fee equal to the difference in the appraised values of the County Property and the Public Facility Campus, which developer estimates to be \$45 million.

The Developer is of course aware of the ongoing public discussions regarding potential locations for the County's planned new waste-to-energy facility. The Developer is not a provider of waste-to-energy facilities and has no interest in the planned new facility, nor does Developer's proposed exchange require the siting of the new waste-to-energy facility on the Public Facility Campus, as the new campus can be utilized for any purpose desired by the County. However, the Developer does believe that the Public Facility Campus is worthy of the County's

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consideration as a superior location for the waste-to-energy facility relative to the potential sites that have been discussed at public meetings or reported by the media. Notably, the Public Facility Campus provides the following advantages:

1. Proximity to planned US-27 rail corridor, which would allow for the efficient shipping of waste to the facility by rail;
2. Proximity and ease of access to and from the Ronald Reagan Florida Turnpike;
3. Location approximately two miles further from Miramar and West Dade Airports than the Dade alternative currently under consideration by the County; and
4. Expedited construction timeline as a result of Developer's delivery of a development-ready site, with prior completion of site work and environmental permitting tasks.

The Developer currently anticipates that following the delivery of the Public Facility Campus to the County, the County will be able to proceed with the development of the County Property (the "58th Street Development Project"), with easy access to the 87th Avenue corridor and major transit ways such as the Palmetto Expressway.

The 58th Street Development Project will be designed and constructed in a manner that is integrated with the County's separately planned development of the regional soccer park adjacent to a portion of the County Property (the "Soccer Park"), with the result that the Soccer Park property is not a part of the proposed exchange, and would remain separately owned by Miami-Dade County at all times. However, to the extent the 58th Street Development Project creates any efficiencies or economies of scale that would benefit the Soccer Park, Developer is willing to discuss a potential collaboration with the County to expedite the County's delivery of this important amenity to the surrounding neighborhood and broader community.

The Developer is an affiliate of Terra, one of South Florida's most accomplished real estate developers with more than five million square feet of developed space. We believe that our resources and expertise in developing residential, office, commercial, and public space makes us uniquely qualified to successfully envision and complete this proposed project. With a strong connection to the South Florida community, we understand that the most successful projects are completed in collaboration with government entities and the community.

As we have demonstrated on other public-private projects Terra has completed or is in the process of developing in Miami-Dade County, we are committed to working closely with the County to build projects that advance the County's priorities and shape the future of our community. Should the County find this proposal merits further consideration, we look forward to engaging in more detailed discussions with relevant County Departments and the Administration in order to bring this proposal to life for the benefit of the greater Miami-Dade community.

Sincerely,



David Martin
TAF Okcechobee Solutions, LLC


West Dade Nurseries, LLC

1.3 Executive Summary | Key Points

The Developer and its teams of architects, engineers and consultants desire to convey to the County a new 65+ acre Public Facility Campus located south of NW 182nd Street, directly north of Okeechobee Road, in exchange for a portion of County-owned land located west of NW 58th Avenue and north of NW 58 Street. This proposal aims to deliver a new Public Facility Campus, including Replacement Facilities and an Expansion Pad, located in an area further away from residential development that can potentially enhance the operational capacities of various Miami-Dade County departments, including, but not limited to, the Department of Solid Waste Management. Additionally, the project on the property currently owned by the County will provide new multi-family residential housing and industrial facilities, consistent with the existing mix of uses along the NW 58th Street Corridor.

EQUAL VALUE

Proposed Public Facility Campus

65
ACRES

The proposed 65 acres to be conveyed to the County consist of 49 acres development-ready parcels for the construction of new facilities, 16 acres of existing County-owned property, and 16 acres of County-owned property at their discretion.

49
ACRES

The 49 acre pad will be delivered with all necessary site work and proper permits in place, allowing the County to proceed with planning and developing a waste-to-energy facility or any other project the County determines appropriate.

16
ACRES

Approximately 16 acres of the 65 acres will be allocated for the relocation of approximately 10,000 square feet of new flex-office space to accommodate the relocation of the existing uses at NW 57th Avenue. The County may also choose to relocate this use elsewhere and use the full 65 acres for the new Solid Waste Management or other new County facilities.

Proposed Development on NW 58 Street

73
ACRES

Approximately 73 acres of underutilized County owned land will be transformed into a Master Development featuring garden-style apartments and a new industrial park just north of the heart of Doral.

47
ACRES

Approximately 47 acres will be for industrial park consisting of over one-million square feet to be developed in two phases. This development will lead to job creation, economic growth and increased tax revenue for the County.

26
ACRES

The remaining 26 acres will be used to develop approximately 650 garden-style townhomes, 1000 units of affordable housing, and 1000 units of assisted housing. The development is divided into two phases, with each phase consisting of about 500 units.

LAND EXCHANGE

1.4 Ownership Disclosure Affidavit

OWNERSHIP DISCLOSURE AFFIDAVIT

Before me, the undersigned authority, personally appeared, David P. Martin, on this 18th day of August, 2024, who, first being duly sworn, as required by law, subject to the penalties prescribed for perjury, deposes and says:

1) Affiant has read the contents of this Affidavit, has actual knowledge of the facts contained herein, and states that the facts contained herein are true, correct, and complete.

2) TAF Okesechobee Solutions, LLC, a Delaware limited liability company whose address is 3310 Mary Street, Suite 302, Coconut Grove, FL 33133, will be the entity being connected or transacting business with Miami-Dade County. The following is a list of every individual and entity holding an ownership interest in TAF Okesechobee Solutions, LLC:

Full Name (including Middle)	Date of Birth	Address	Interest %
David P. Martin	7/27/1977	3310 Mary Street, Suite 302, Coconut Grove, FL 33133	100 %

FURTHER AFFIANT SAYETH NOT.

David P. Martin
Witness

David P. Martin
Print

David P. Martin
Witness

David P. Martin
Print

AFFIANT:
David P. Martin

By: David P. Martin

Date: 08/19/24

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of physical presence or a notarization, this 18th day of August, 2024, by DAVID P. MARTIN, the Authorized Manager of TAF OKESECHOBBE SOLUTIONS, LLC, a Delaware limited liability company, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)
CARLA D. AMIERA

Commission Number
4404652



2.1 Land Exchange



2.1 Land Exchange



The Developer proposes an equal value exchange based on the value of the land as determined by appraised values as determined by independent third-party appraisals. To equalize the value of the exchange, an allowance will be provided to the County for the design and construction of the replacement facilities.

Proposed Public Facility Campus

Potential Solid Waste Campus

The proposed 65 acres to be conveyed to the County will enable the County to move forward with selecting a site that can accommodate both existing and future needs. Having a selected site will also allow the County to proceed with the procurement process needed to find the appropriate candidate to develop the much-needed waste-to-energy facility. Additionally, the Developer has the ability to secure and provide additional land in the event that the County's desired program for the Public Facility Campus requires more than 65 acres.

Development Ready Pad

The 65 acres included in the land exchange can accommodate a waste-to-energy facility that aligns with the County's vision for its Solid Waste Program. Located over two miles from any residential development, less than 10 minutes from the Florida Turnpike, and with future rail development directly south of the site, this location is optimal for such a development.

Design-to-Budget

Using a design-to-budget approach based on the difference in appraised land values, the Developer will design and build replacement facilities for the County's current uses on NW 58th Street. These facilities may be accommodated on the 16 acres of the Public Facility Campus, leaving 49 acres for a waste-to-energy facility or other County projects. Alternatively, the replacement facilities could be built on any other County-owned site, freeing the entire Public Facility Campus for new County uses.

Proposed Development on NW 58 Street

Industrial + Multi-Family Master Development

The 73 acres of land currently owned by Miami-Dade County, under this proposal, will be developed into an industrial park and multi-family garden-style residences. The development will be divided by 40 acres for an approved by Miami-Dade County Regional Soccer park, which is not part of the proposed exchange. The integration of these three uses will revitalize the area, providing significant benefits to both Miami-Dade County and the neighboring City of Doral.

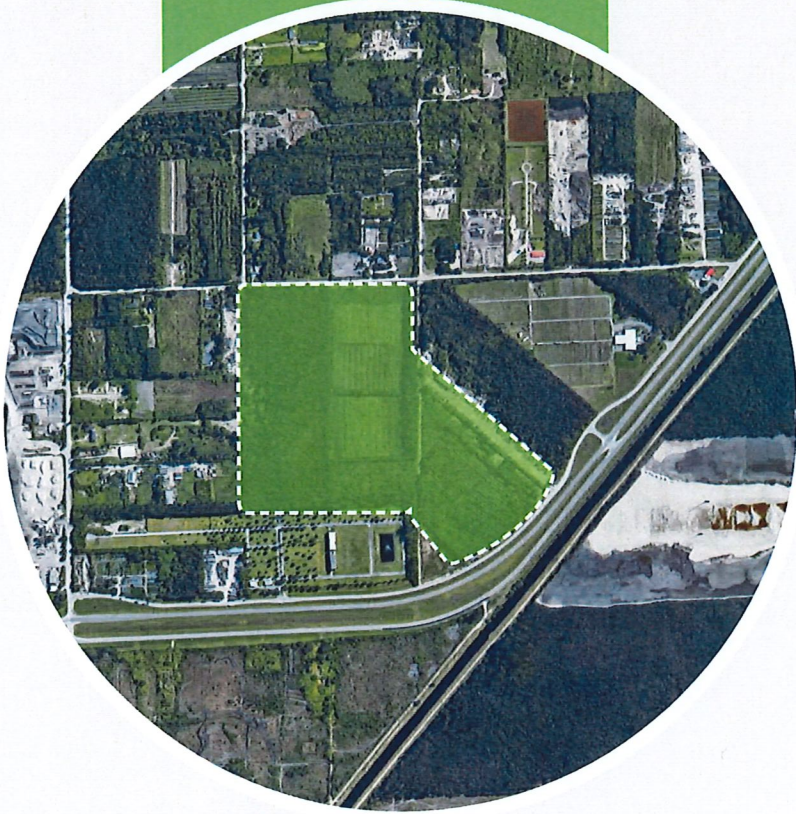
Industrial Park

The planned industrial park, within the Urban Development Boundary, offers sustainable growth, protects natural resources, and enhances economic opportunities. Strategically located less than two miles from the 826 and Florida Turnpike, the County utilizes existing infrastructure, making it an ideal site for development.

Multi-Family

The development of 1,000 residential units on underutilized Miami-Dade County land north of Doral offers significant benefits, including meeting high housing demand, optimizing land use, and generating economic growth. This project would enhance community connectivity and take advantage of the strategic location near Doral's commercial hub, making it a valuable addition to the region's development.

Proposed Public Facility Campus



2.2 Location | Location

10
MINUTES

To Turnpike

The site is less than 10 minutes away from the Florida Turnpike and is accessible through Okeechobee Road.

2
MILES

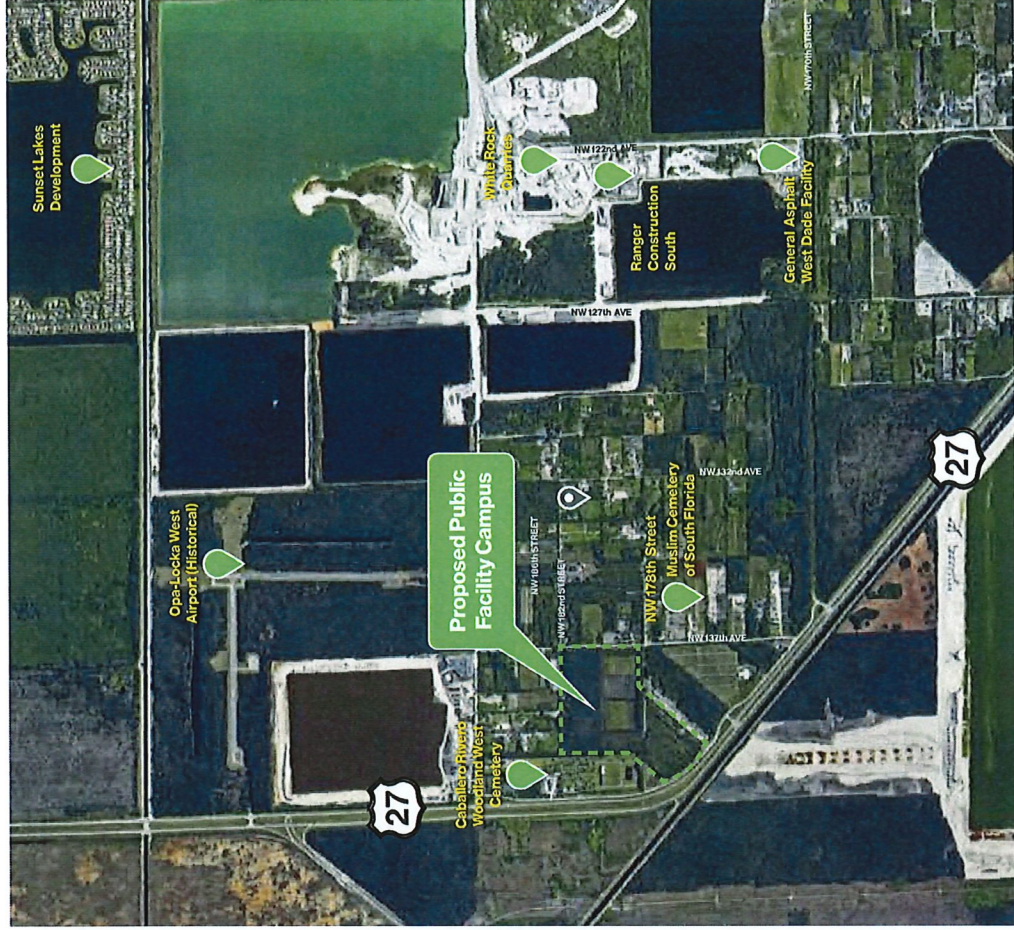
From Residential

The nearest residential development is 2 miles from the site. This distance is enough to prevent any human health or ecological risks associated with air emissions.

10
MILES

To US-27 Railway

The proposed rail will run directly in front of the property. This access will significantly reduce any environment impact and assist with minimizing the carbon footprint.



2.2 Proposed Public Facility Campus | Site Development and Strategy



The entitlement strategy for the proposed Public Facility Campus in unincorporated Miami-Dade County focuses on key steps involving planning, regulatory compliance, and community engagement, along with potential pathways for obtaining the necessary approvals to advance the development.

Site Entitlement Strategy:

The entitlement strategy for the proposed Solid Waste Campus involves several key steps:

Current Site and Zoning:

The site is in unincorporated Miami-Dade County, outside the Urban Development Boundary, and is designated as Open Land Subarea 1 under the Miami-Dade County Comprehensive Development Master Plan (CDMP). The site is currently zoned as an AU, Agricultural District.

Land Use Compatibility:

The Land Use Element of the CDMP allows for public facilities and utility facilities within the Open Land Subarea 1 area, which aligns with the proposed Solid Waste Campus.

Approval Process:

If the County approves the Exchange Agreement, there are two main options for processing a public hearing application.

Unusual Use Approval:

An application can be made for Unusual Use Approval for public utilities or similar uses under Section 33-19(e)(1) of the Miami-Dade County Code.

These steps provide a framework for securing the necessary entitlements for the Public Facility Campus within the existing land use and zoning regulations.

Alternatively, an application can be submitted for a district boundary change from AU District to a GP, Governmental Property overlay zoning district, under Section 33-284.22 of the Miami-Dade County Code.

\$200
MILLION

Accelerated Time-Line

The speed-to-market of this land swap enables Miami-Dade County to meet its procurement and permitting deadlines, as well as manage capital and operational expenses effectively. Accelerating the construction of the new waste-to-energy facility is crucial for leveraging up to \$200 million in potential insurance proceeds.

4K-5K
PER DAY

Infrastructure Pad

The development-ready pad is designed to accommodate a state-of-the-art waste-to-energy facility, along with other solid waste operations, meeting both current and future needs. It has the capacity to process 4,000 to 5,000 tons of waste daily, aligning operational requirements to manage increasing waste volumes efficiently and sustainably.

65K
SF

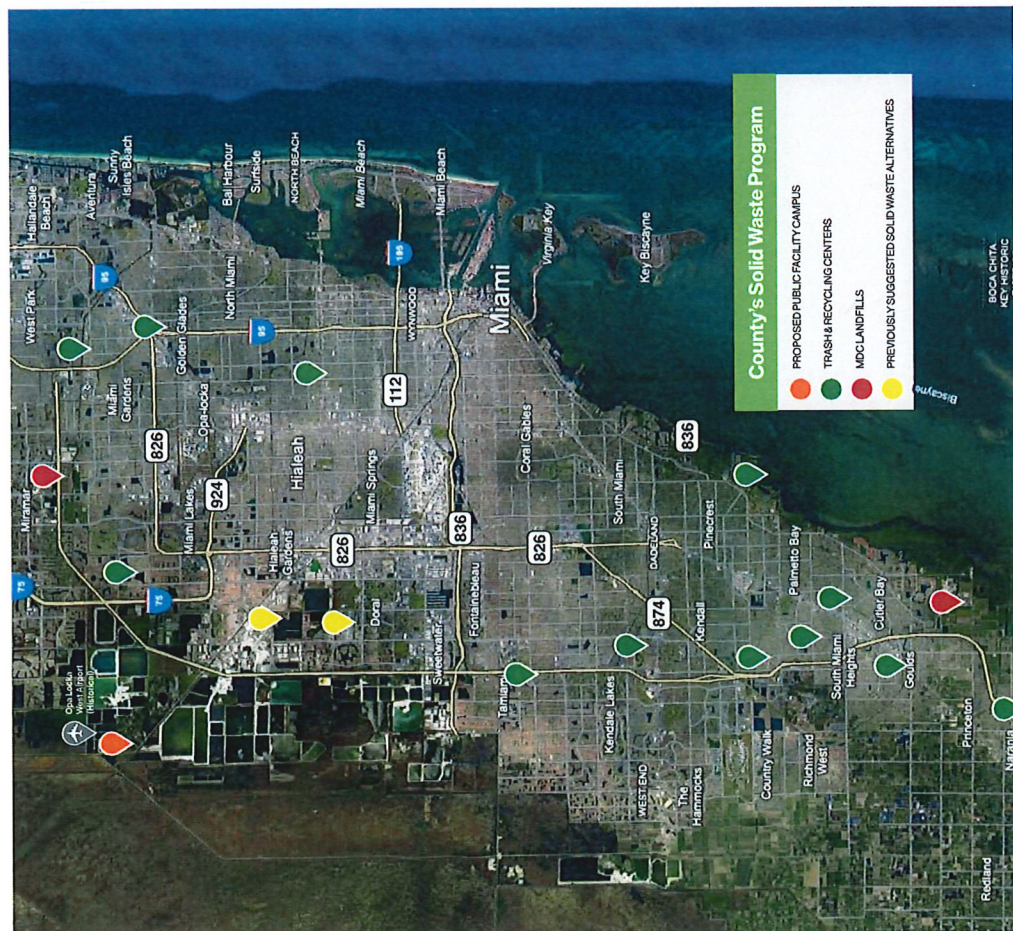
Replacement Site

Up to 65,000 square feet has been allocated for replacement facilities to meet the County's needs, following a Design-to-Budget approach as determined by the County. Additionally, the 16-acre site may also be utilized by the County to expand the waste-to-energy plant capacity, aligning with the vision for the master Solid Waste Campus.

2.4 Proposed Development | Milestones and Schedule

TASK NAME	FINISH
PUBLIC FACILITY CAMPUS	
ENVIRONMENTAL SITE ASSESSMENT & REMEDIATION	Q2 2025
ENVIRONMENTAL PERMITS	Q2 2025
ZONING ENTITLEMENTS	Q2 2025
PERMITS	Q2 2026
CONSTRUCTION	Q2 2027

2.2 Proposed Public Facility Campus | Miami Dade County Facilities



Zero Waste Vision

- 4.6 Million Tons of Solid Waste a year. The largest government owned and operated waste management program in the South East
- Aim to reduce waste at the source by promoting sustainable product design, responsible consumption, and comprehensive waste reduction practices.
- Enhance recycling programs, composting, and other waste diversion efforts to achieve a 90% diversion rate from landfills and incineration.

Integrated Approach

- Combine waste reduction, recycling, composting, and waste-to-energy strategies to create a comprehensive and efficient waste management system.
- Involve public agencies, private sector partners, and community stakeholders in coordinated efforts to optimize waste management practices and infrastructure.
- Invest in modern facilities and technologies that support waste diversion, resource recovery, and environmental protection, ensuring long-term sustainability and efficiency.

Sustainable

- Generate renewable energy from waste that can be used to power homes and businesses, thereby reducing reliance on fossil fuels.
- Implement state-of-the-art emission control technologies to minimize air pollutants, including particulates, nitrogen oxides, sulfur dioxide, and dioxins.
- Create a financially viable facility that supports local economies through job creation and revenue generation from energy sales and waste processing

Selecting the Okeechobee Solutions site positions Miami-Dade County to successfully achieve these sustainable goals

Proposed Development on NW 58 Street

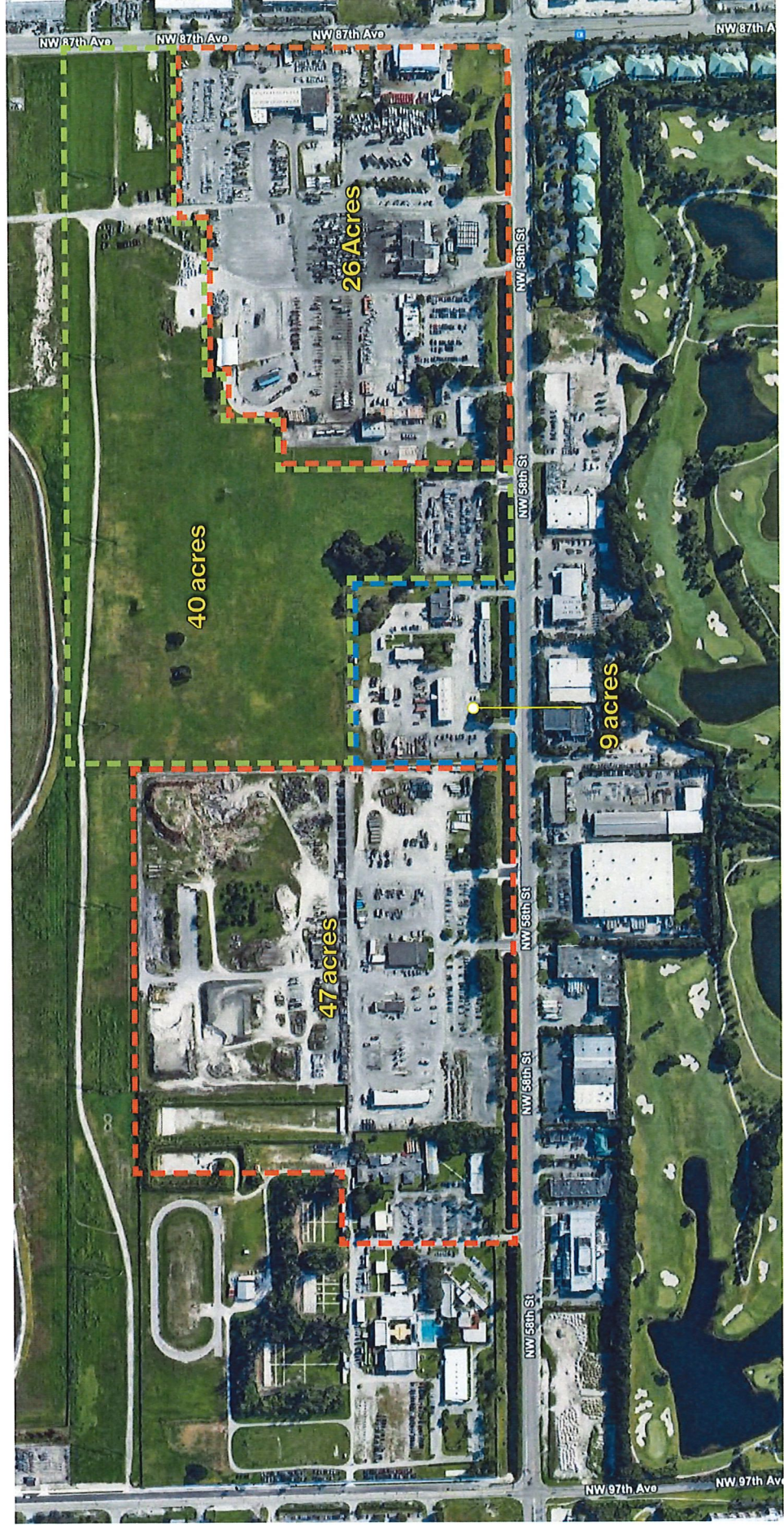


2.3 Proposed Development | Existing County-Owned Site

73
ACRES

Existing 96,300 SF of
Workshops & Office Space

- Proposed Development
- Future MDC Regional Soccer Park (Soccer Park located on the proposed site)
- South Florida Water Management District



2.3 Proposed Development | Master Development

Proposer's Vision

Okeechobee Solutions and the Developer's vision is to transform underutilized land north of Doral into a vibrant economic and residential hub, featuring over 1 million square feet of industrial space and 1,000 garden-style residential units. This development will stimulate the local economy, provide new job opportunities, and offer sustainable living options, setting a new standard for urban planning in Miami-Dade County



Industrial Development

The proposed industrial park addresses the needs for industrial space within the Urban Development Boundary. The development includes four industrial buildings (building four is part of a separate application to the South Florida Water Management District) totaling over 1 million square feet of usable space. The project will be executed in two phases, focusing on efficient land use, modern infrastructure and sustainability. Strategically located, the park provides easy access to major transportation routes, enhancing logistics and minimizing environmental impact. By integrating industrial activities within the urban core, the park supports economic growth, job creation, and sustainable urban development.



Multi-Family Development

The 1,002 units (approximately 954,000 square feet) garden-style multi-family development is designed to offer a serene and community-focused living environment. It consists of several three-story buildings with walk-up units, arranged in clusters to create inviting courtyards and green spaces. Each unit features a private entrance and includes balconies or patios to extend living spaces outdoors. Extensive green spaces with native plants, central courtyards and central clubhouse with fitness facilities and pool enhances the living experience. The development emphasizes walkability and connectivity, with well-lit pathways, bike storage, and proximity to local shops, restaurants, public transportation, and the soccer park.

