



COMMITTEE OF THE WHOLE MEETING

December 2, 2015



BIMINI BASIN UPDATE

EXECUTIVE SUMMARY / OUTCOMES

Bimini Basin

- ❑ Approval to proceed with creation of new zoning district & FLUM Amendments for Bimini Basin
- ❑ Approval to proceed with preparation of RFP to hire a Project Manager
 - ❑ Responsible for Phase I: Determine feasibility of options and draft RFP for development
 - ❑ Infrastructure needs
 - ❑ Viable Project for Council approval
- ❑ Next Steps:
 - ❑ Phase II: Construction Partner
 - ❑ Approval of Master Plan

BIMINI BASIN

[PROMOTIONAL VIDEO]

VOTING RESULTS FROM BIMINI BASIN WEB PAGE POLL

Top Five Attributes

❑ The Patio & Anchor (Entertainment Hub)	57
❑ Aquarium & Research Center	42
❑ Rubi Cove Marina & Cultural Center	35
❑ Two-Tiered Boardwalk	33
❑ Farmer's Market	20

TIMELINE OF EVENTS

- December 2, 2015: Committee of the Whole Meeting
- Winter 2015-2016: Develop Future Land Use Map Amendment (FLUMA) to expand Downtown Mixed (DM) land use to areas not designated DM
- Late Winter 2015-2016: Preparation of Bimini Basin zoning district documents
- Late Winter 2016-Early Spring 2016: Develop RFP for Bimini Basin development
- Late Winter: Present FLUMA and zoning district to the CRA Advisory Board
- Early Spring 2016: Present FLUMA and zoning district to CRA Board
- Spring 2016: Present FLUMA to P&Z
- Spring 2016: Present FLUMA to Council
- Spring 2016: Present Bimini Basin zoning district to P&Z
- Spring 2016: Present Bimini Basin zoning district to Council
- Late Spring 2016: Publish Bimini Basin RFP for Project Manager
- Summer 2016: Final FLUMA hearing
- Summer 2016: Review RFPs for Bimini Basin Project Manager
- Summer 2016: Present Bimini Basin rezoning to P&Z
- Late Summer 2016/early Fall 2016: Present Bimini Basin rezoning to Council

AERIAL



CURRENT ZONING MAP



NEW ZONING MAP



NEW ZONING DISTRICT

Highlight of Allowable Uses P - Permitted SE - Special Exception	
Artisan brewery, distillery, winery	P
Business office, professional offices only	P
Cultural facilities	P
Department store	P
Dwelling units, conjoined residential structure (shall have at least three units) and multi-family	P
Grocery not to exceed a GFA of 25,000 ft ²	P
Hotel/motel	P
Marina	SE
Medical office	P
Parks & Recreation (new title), such as neighborhood, community, special, community garden (new) cultural/arena	P
Places of worship	P
Recreation, miniature golf courses, water slides, driving ranges, bowling alley, gun range, skating rink, aquatic center, and dance hall/ballroom. By Special Exception only	SE
Renting of items such as bicycles, costumes, formal wear, movies, canoes, rowboats, sailboats, motorboats, wind surf equipment. No rental of automobiles, garden equipment, trucks, vans, or tools	P
Restaurants	P
Retail sales	P
Studios	P
Transportation services; fishing charter, sightseeing boats	P

CURRENT LAND USE MAP



NEW FUTURE LAND USE MAP



REQUEST FOR PROPOSAL FOR PROJECT MANAGER

- ❑ Coordinate large scale real estate development project
- ❑ Assignments:
 - ❑ Create deliverable for Phase I – RFP consistent with new zoning district
 - ❑ Determine feasibility of project
 - ❑ Meet with City staff and development partners and develop project specific and client driven goals, schedules, budgets, and detailed assumptions related to the work to be completed
 - ❑ Establish and maintain project goals and success criteria that meet the needs of the City and its partners
 - ❑ Develop a detailed project budget based upon market and historical data and clearly defined budget assumptions

REQUEST FOR PROPOSAL FOR PROJECT MANAGER – ASSIGNMENTS (CONT'D)

- ❑ Develop and maintain a detailed project schedule
- ❑ Prepare various RFP's in conjunction with City staff for vendor services needed to meet project goals
- ❑ Ensure project remains within all project budget parameters and document any necessary deviations