



REQUEST FOR LETTERS OF INTEREST For A Public/Private Partnership for Developing Public Parking in the North Beach Area

The City of Miami Beach announces an exciting opportunity for a coordinated public/private development project.

The City is aggressively seeking to increase the supply of parking in the commercial area of North Beach known as the Town Center. To this end, the City is seeking qualified development teams to submit letters of interest to develop a multi-level parking facility or facilities involving the use of any publicly and/or privately owned property in the area described as follows:

North Beach Town Center – bounded by 72 Street, Collins Avenue, 69 Street and Indian Creek Drive/Dickens Avenue.

The City is seeking strategically located property to develop a public parking garage which will serve as a catalyst for redevelopment of the North Beach Town Center, as described in the North Beach Town Center Plan located at <http://web.miamibeachfl.gov/planning/scroll.aspx?id=25706>. The City has a strong preference to work with a development team which will design and build the parking facility; however, it will also consider offers to sell or trade property suitably located for the City to develop a parking garage. City-owned properties that may be considered are described in Attachment A. Mixed-use projects with a significant retail and/or office component are preferred. At a minimum, the ground floor facing all streets will be required to have commercial uses which would be managed by the developer.

Interested persons should submit a letter of interest that includes the following information, as applicable:

- Location, size and ownership of the proposed site(s)
- General terms of public/private partnership
- Names and qualifications of the project team
- Previous comparable projects
- Financial capacity to undertake the project
- Potential site development program
- Proposed timing of the project(s)

The City will evaluate all letters of interest based upon the developer's qualifications and the extent to which the project(s) meet the City's needs and concerns, and are of high quality and compatible with the scale and character of the areas in which they are proposed. The City may consider offering land, funding for construction of parking spaces and/or operations/management of the parking spaces; however it will do so in the context of maximum return to the city and minimum cost to the city. This request for letters of interest is a preliminary step in a process that may eventually lead to formal Request for Proposals.

Letters of interest should be submitted to:

Gus Lopez
City of Miami Beach
Procurement Division
1700 Convention Center Drive
Miami Beach, FL 33139
glopez@miamibeachfl.gov

Deadline May 30, 2010.

Should you have any questions or need additional information, please do not hesitate to contact me at 305-673-7490.

Thank you,

Gus Lopez, CPPO
Procurement Director