



**Town of Surfside  
Town Commission Workshop  
AGENDA**

**November 5, 2015  
6:30 p.m.**

Town Hall Commission Chambers - 9293 Harding Ave, 2<sup>nd</sup> Floor  
Surfside, FL 33154

*Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.*

*Rule 6.05 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.*

*Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit corporation or entity (such as charitable organization, a trade association or trade union), without special compensation or reimbursement for the appearance, whether direct, indirect, or contingent, to express support or opposition to any item.*

*Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.*

*\* Denotes agenda items as "must haves" which means there will be significant impacts if the item is not addressed tonight. If these items have not been heard by 10 p.m., the order of the agenda will be changed to allow them to be heard.*

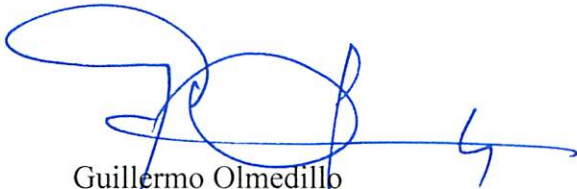
**1. Opening**

- A. Call to Order**
- B. Roll Call of Members**
- C. Pledge of Allegiance**

**2. Request for Expression of Interest ("RFEI") for the Development of One or More Public Parking Structures with a Possible Mixed- Use Component- Guillermo Olmedillo, Town Manager**

**3. Adjournment**

Respectfully submitted,



Guillermo Olmedillo  
Town Manager

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THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT [www.townofsurfsidefl.gov](http://www.townofsurfsidefl.gov).

TWO OR MORE MEMBERS OF OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



## Town of Surfside Commission Communication

**Workshop Agenda Date:** November 5, 2015

**Subject:** Request for Expression of Interest (RFEI #2015-002) for the development of one or more public parking structures with a possible mixed-use component.

**Background:** The March 2013 Parking Feasibility Study by Rich & Associates identified a parking deficiency of 276± spaces. However, accounting for potential lease-up of vacant commercial space, as well as added demand from approved projects contributing to the Parking Fund, the calculated parking shortage could exceed this number.

**Analysis:** The purpose of this workshop, with its accompanying presentation (Attachment A), is to discuss with the Town Commission the private sector interest in working with the Town on a parking structure.

The following have presented options for the development of one or more parking structures.

*Consulting Services:*

Cratos with Pacer Parking & Walter Parking Consultants.

*Design Build Services:*

MCM with Spectrum

Block 53 with Ortega Juneau

*Joint Development / Public Private Partnership (P3):*

Mr. Eugene Howard

Thor Equities

Deco Capital

Olympia Heights

MB Development

The options provided by the respondents are presented on face value. Staff has provided land use and parking count analysis only and cannot validate the limited financial information provided. Also, from a planning perspective, these options cannot be vetted for sufficiency or accuracy at this juncture based on the information provided by the respondents.

**Recommendation:**

- Only consider public, private partnerships that will result in the developer funding the cost of the construction.
- Issue a Request For Proposal (RFP) that focuses on one or more locations and determine the minimum of net gain parking spaces desired.

Based on the location and potential for number of spaces, Staff recommends focusing on the Town Hall Lot only. This option will require land use and zoning changes as well as a referendum.

Staff will return at the regularly scheduled Town Commission meeting on Tuesday November 10, 2015 seeking a decision on the next phase of this initiative – the issuance of an RFP.

*Timeline:* November 10, 2015 decision from the Town Commission on an RFP.  
January 4, 2016 noticing of RFP.  
March 4, 2016 deadline to submit responses.  
April 12, 2016 presentation to the Town Commission.

As an informational reference, the following is the Miami-Dade County Supervisor of Elections election schedule if the Town decides on a ballot question regarding this issue:

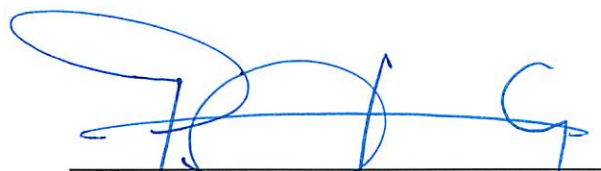
December 22, 2015 deadline for the March 15, 2016 Election/Ballot Questions.  
June 10, 2016 deadline for the August 30, 2016 Election/Ballot Questions.  
August 9, 2016 deadline for the November 8, 2016 Election/Ballot Questions.

If the Town Commission decides on an option that requires a referendum, staff recommends that the ballot question be submitted by the August 9, 2016 deadline for the November 8, 2016 Election.

**Budget Impact:** TBD.

**Staff Impact:** TBD.

  
Duncan Tavares, TEDACS Director

  
Guillermo Olmedillo, Town Manager

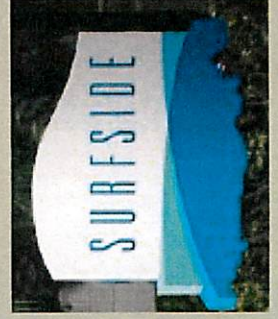


# Town of Surfside *Request for Expressions of Interest* Parking Structures

Town Commission Workshop

November 5, 2015

6:30pm



# RESPONDENTS

- Cratos with Pacer Parking & Walker Parking Consultants
- MCM/Spectrum
- Block53/Ortega Juneau
- Eugene Howard
- Thor Equities
- Deco Capital
- Olympia Heights
- MB Development

# OPTIONS

- Consulting services: Town funds project
- Design Build: Town funds project
- Public Private Partnership (P3): options for the project to be funded by the private sector in exchange for an asset, such as land, revenue, maintenance or other negotiated terms.

The following options are a summary of the respondents' submittals.

No analysis, other than land use and parking counts, has been performed by Staff.

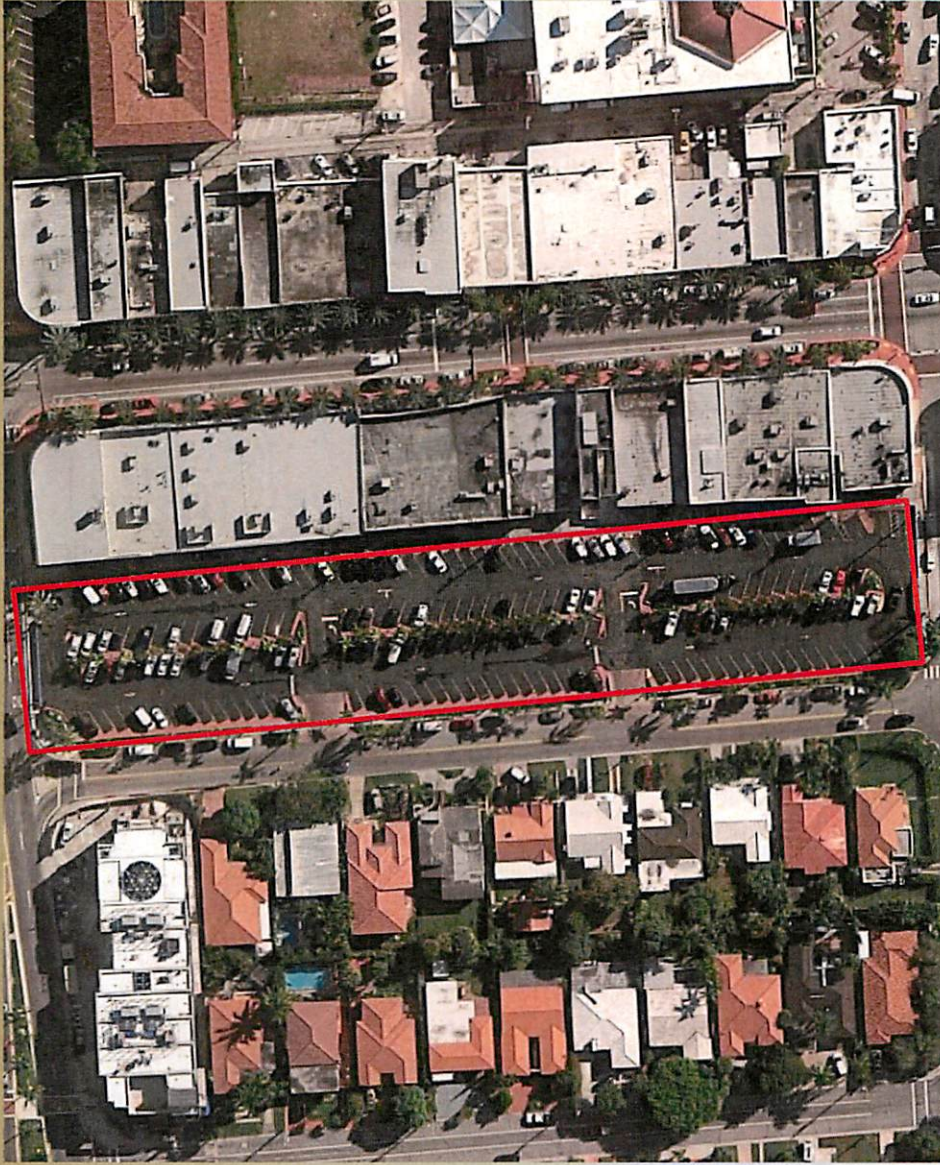
Any funding and financial information provided by the respondents requires further vetting.

SITES IDENTIFIED BY RESPONDENTS





# ABBOTT LOT



Option 1:  
(Cratos)

Consulting services only (Town Funded)  
Parking only

Estimated project cost: \$14,500,000

Net new parking spaces: 518, Total parking spaces 725

No land use or zoning changes needed

# ABBOTT LOT

P3



**Option 2:**  
**(\*\*Thor**  
**Equities)**

**Public Private Partnership (developer funding the construction)**

17,125 sq ft retail , parking and public space on roof and vegetative wall.

Estimated project cost: \$20,000,000. 99 year lease. Based on minimum rent of \$125,000 per year or 15% of net parking income (estimated to be \$1.26 million in year 1 stabilized)

No rent payment during pre-plan or construction.

Net new parking spaces: 345, Total parking spaces: 552

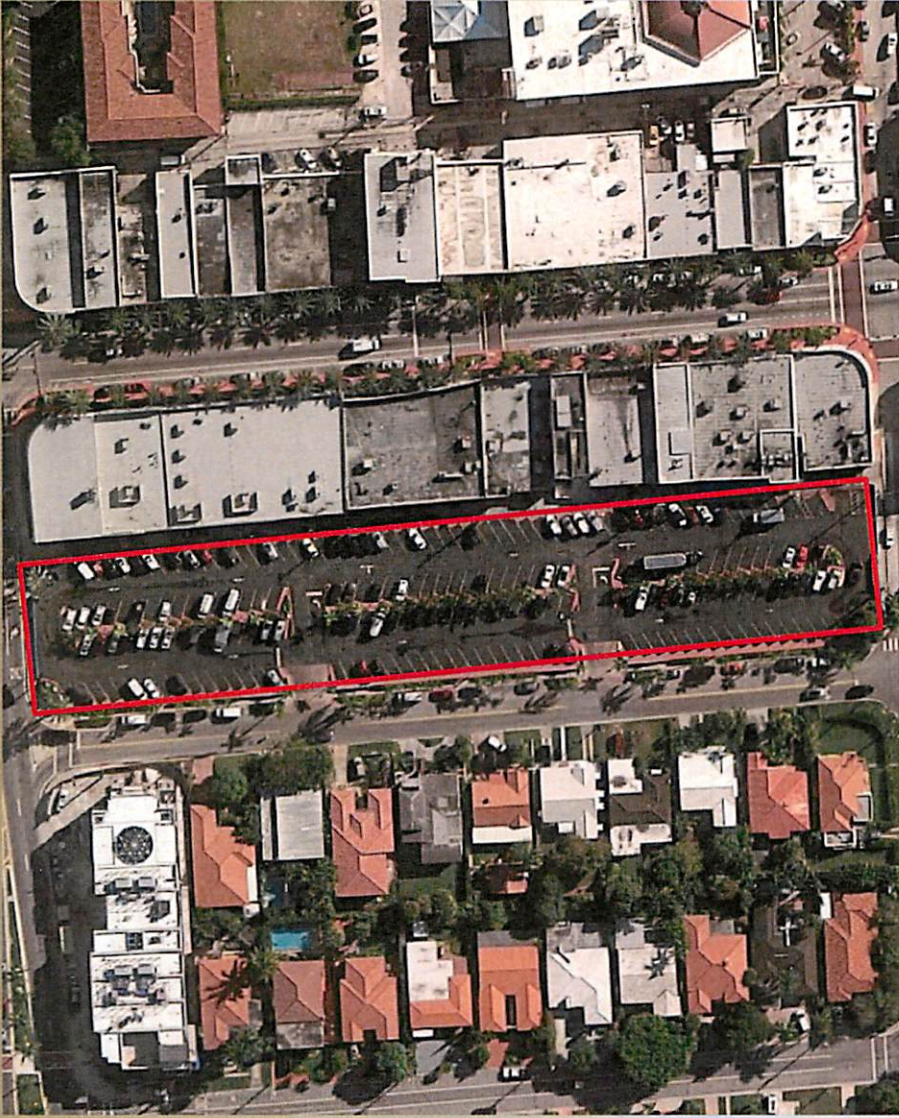
Land use and zoning changes needed for commercial uses

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\*\*\* Thor Equities has not responded to the RFEI. They have submitted an unsolicited proposal to the Town for the above referenced project.

# ABBOTT LOT

## P3



### Option 3: (MB)

#### **Public Private Partnership (developer funding the construction)**

55,000 sq ft of Commercial and parking. Net new parking spaces: 110, Total parking spaces: 509

Estimated project cost: \$20,360,000. Long-term land lease.

Land use and zoning changes needed for commercial uses.

### Option 4: (MB)

#### **Public Private Partnership (developer funding the construction)**

73 hotel rooms and parking. Net new parking spaces: 189, Total parking spaces: 469

Estimated project cost (parking only): \$18,760,000.

Land use and zoning changes needed as well as a referendum for the hotel rooms

# POST OFFICE LOT

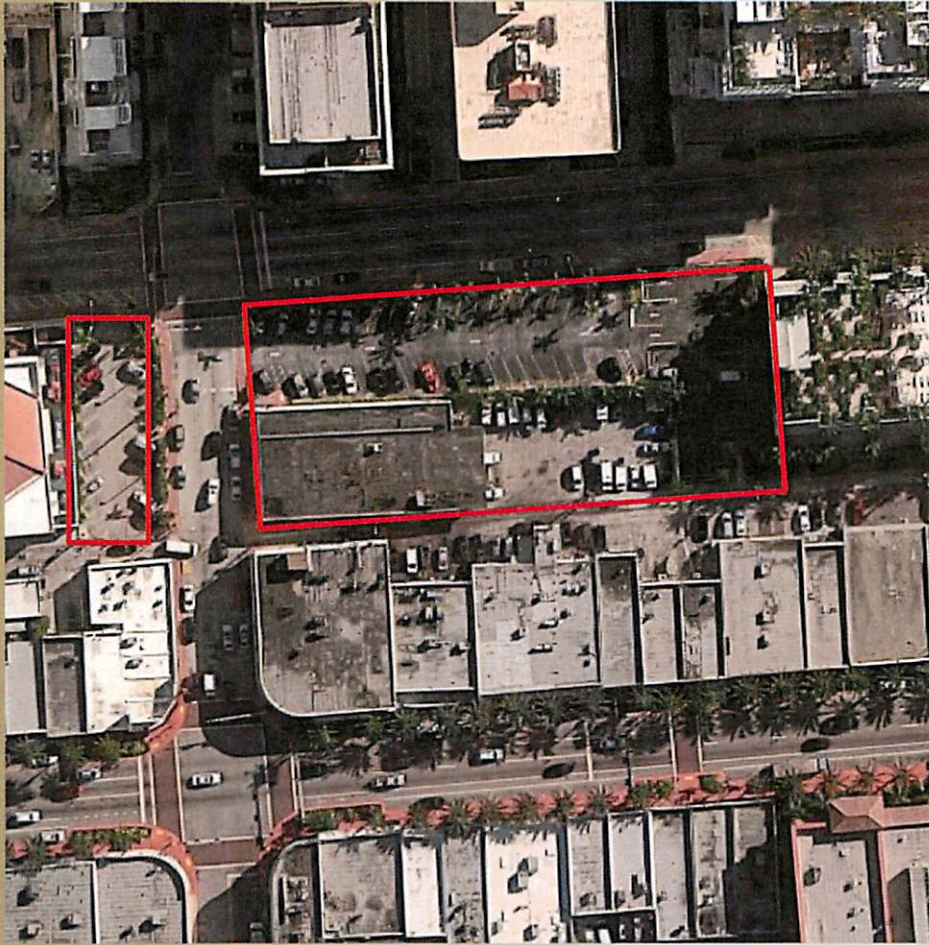


Option 1:  
(Cratos)

Consulting services only (Town Funded)  
Parking only  
Estimated project cost: \$9,000,000  
Net new parking spaces: 389, Total parking spaces 450  
Land use or zoning changes needed, as well as Town control of post office.

# POST OFFICE LOT

P3



## Option 2:

*(Deco Capital)*

### **Public Private Partnership (developer funding the construction)**

Mixed use project (18,000 sq ft Commercial, 8,000 sq ft post office and parking)

Estimated project cost: \$15,000,000. Long term land lease. Deco to acquire joint venture with post office owner. Commercial space owned by developer and post office owner, Operating costs: \$550,000 annual

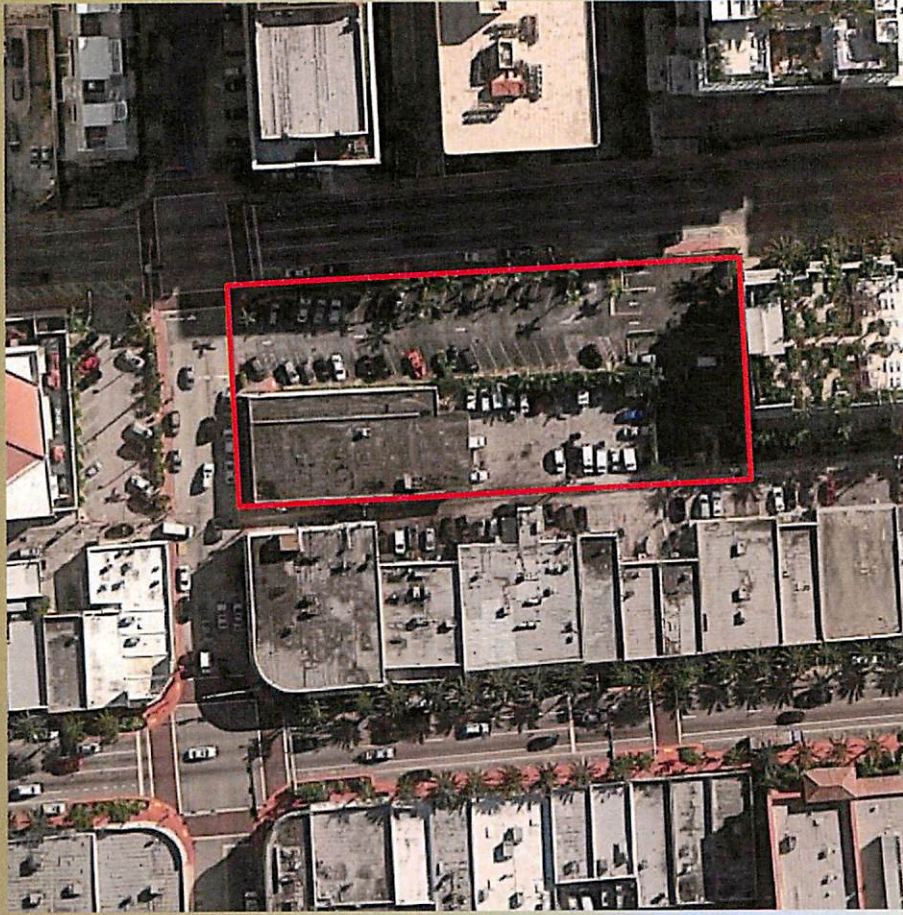
Net new parking spaces: 150, Total parking spaces: 294

Includes the lot north of 95<sup>th</sup> Street (Shul Lot) for commercial

Land use and zoning changes needed for commercial uses

# POST OFFICE LOT

P3



## Option 3:

(MB)

### Public Private Partnership (developer funding the construction)

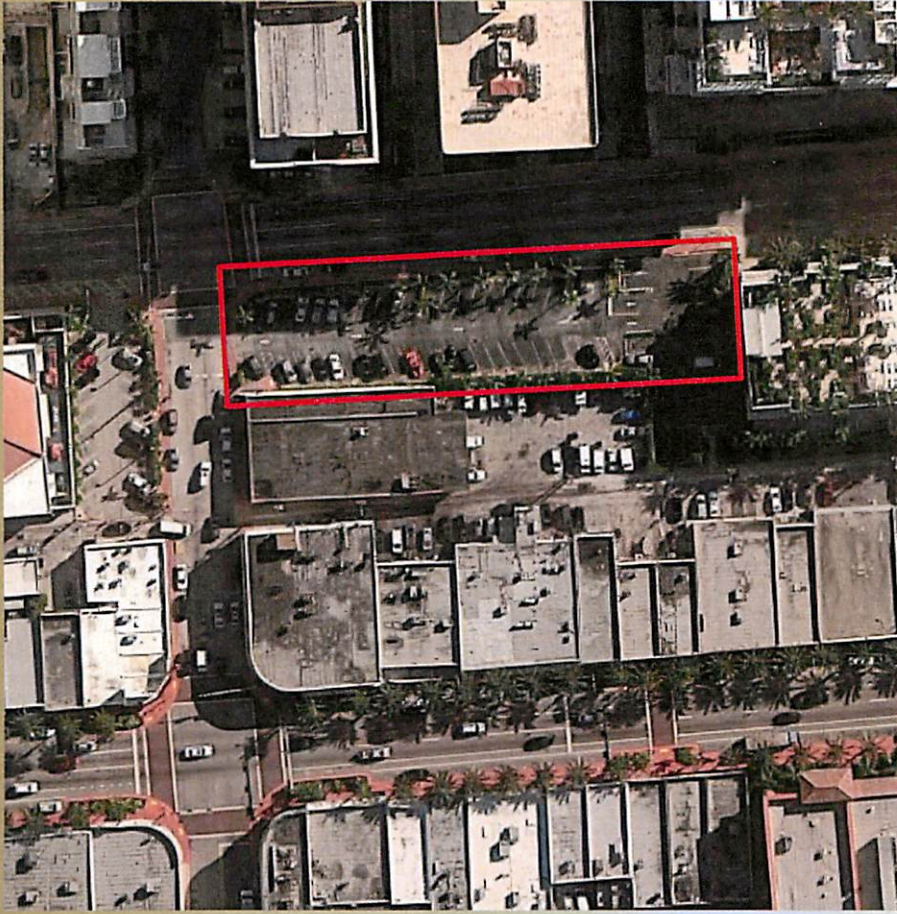
Post office, 41 hotel rooms and parking. Net new parking spaces: 1, Total parking spaces: 103

Estimated project cost (parking only): \$4,120,000. Long-term land lease.

Land use and zoning changes needed as well as a referendum for the hotel rooms.

# POST OFFICE LOT

P3



**Option 4:**  
**(MB)**

**Public Private Partnership (developer funding the construction)**

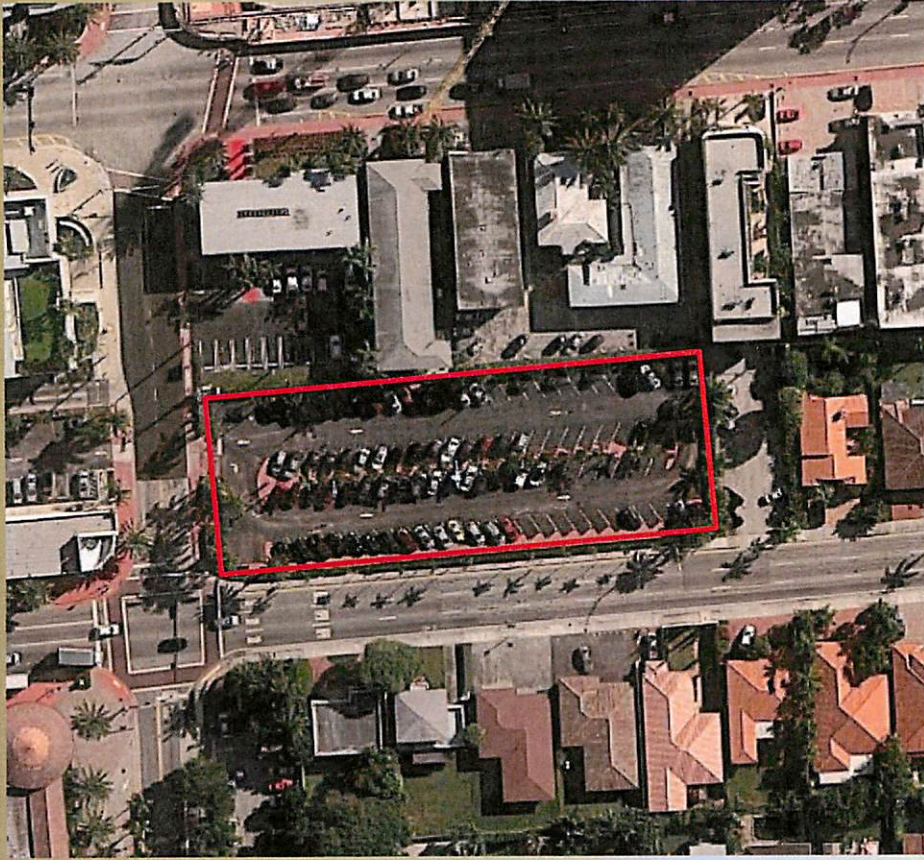
48 hotel rooms and parking (post office remains as is and is not included).

Net new parking spaces: -49, Total parking spaces: 60

Estimated project cost (parking only): \$2,400,000

Land use and zoning changes needed as well as a referendum for the hotel rooms.

# 94<sup>TH</sup> STREET LOT



Option 1: Consulting Services Only (Town Funded)

(Cratos) Parking only

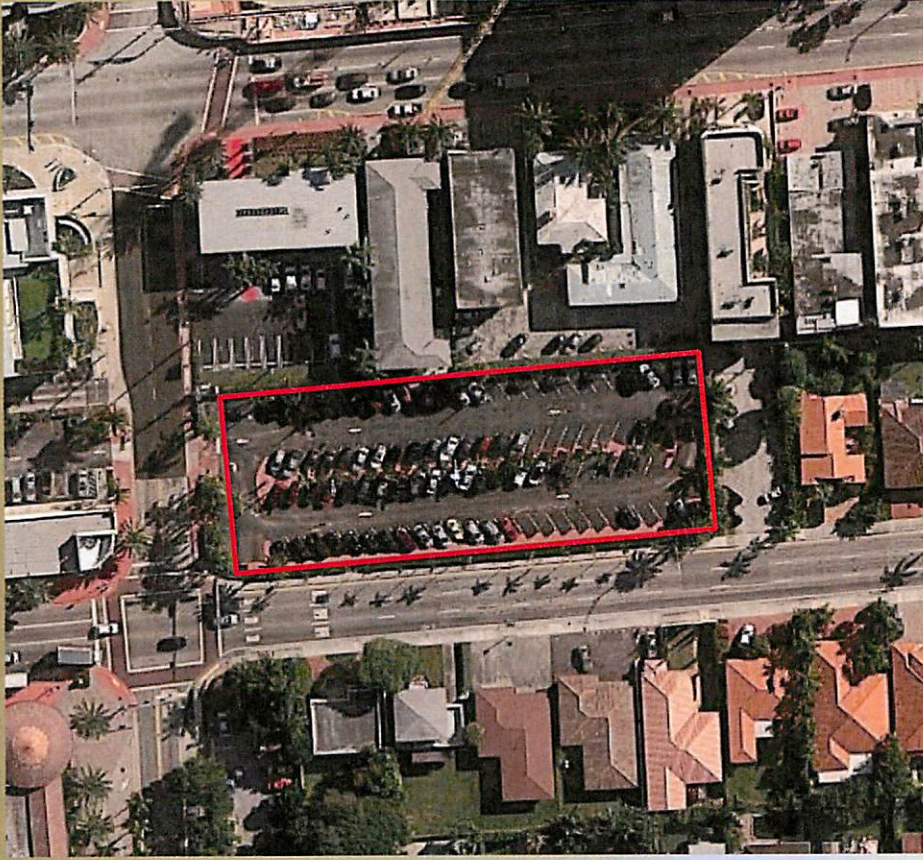
Estimated project cost: \$6,300,000

Net new parking spaces: 216, Total parking spaces 315

No land use or zoning changes needed.



# 94TH STREET LOT



Option 2: Design Build (Town Funded)

(MCM/  
Spectrum)

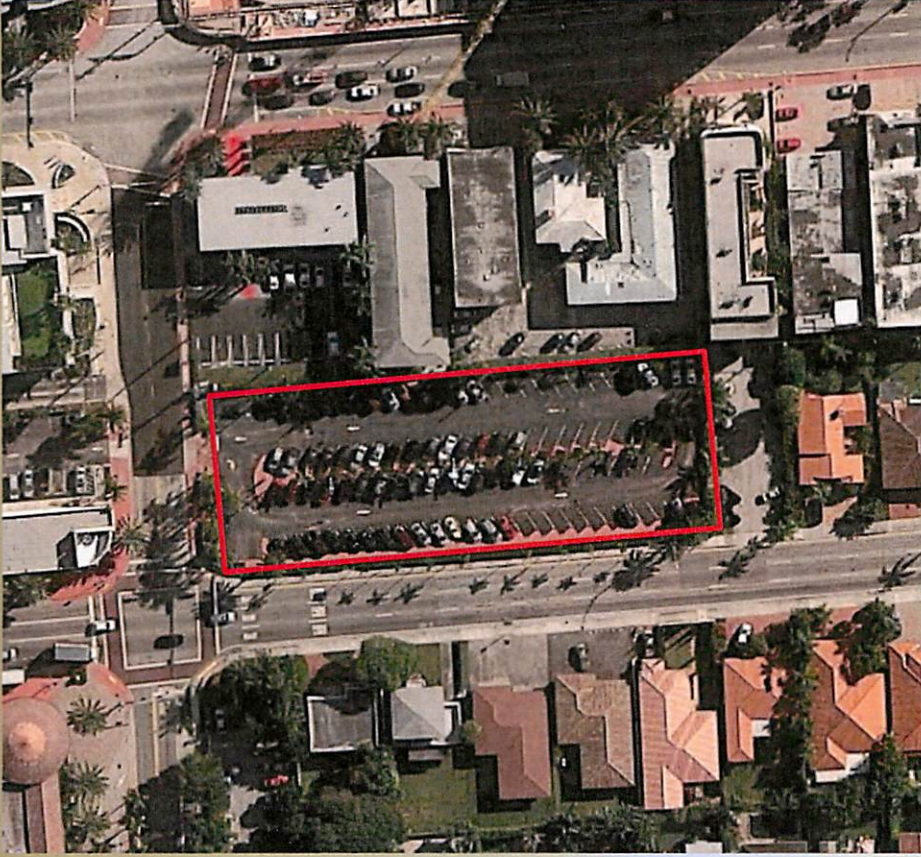
Parking only  
Estimated project cost: \$10,000,000 - \$14,000,000

Net new parking spaces: 315, Total parking spaces 376

No land use or zoning changes needed.

# 94<sup>TH</sup> STREET LOT

P3



**Option 3:**  
*(Olympia Heights)*

**Public Private Partnership (developer funding the construction)**  
25,000 sq ft commercial and parking  
Estimates \$110,000 in revenue to the Town for parking  
Net new parking spaces: -26.5, Total parking spaces: 160  
Land use and zoning changes needed.

# 94<sup>TH</sup> STREET LOT

P3



## Option 4:

(MB)

### Public Private Partnership (developer funding the construction)

3,250 sq ft retail and parking. Net new parking spaces: 203, Total parking spaces: 313

Estimated project cost (parking only): \$12,560,000

Land use and zoning changes needed.

## Option 5:

(MB)

### Public Private Partnership (developer funding the construction)

16,670 sq ft retail and parking. Net new parking spaces: 41, Total parking spaces: 227

Estimated project cost (parking only): 9,080,000

Land use and zoning changes needed.

# 93<sup>RD</sup> STREET- 94<sup>TH</sup> STREET LOTS

P3



## Option 1: (Olympia Heights)

**Public Private Partnership (developer funding construction)**

Commercial and parking

Estimates \$210,000 in revenue to the Town for parking

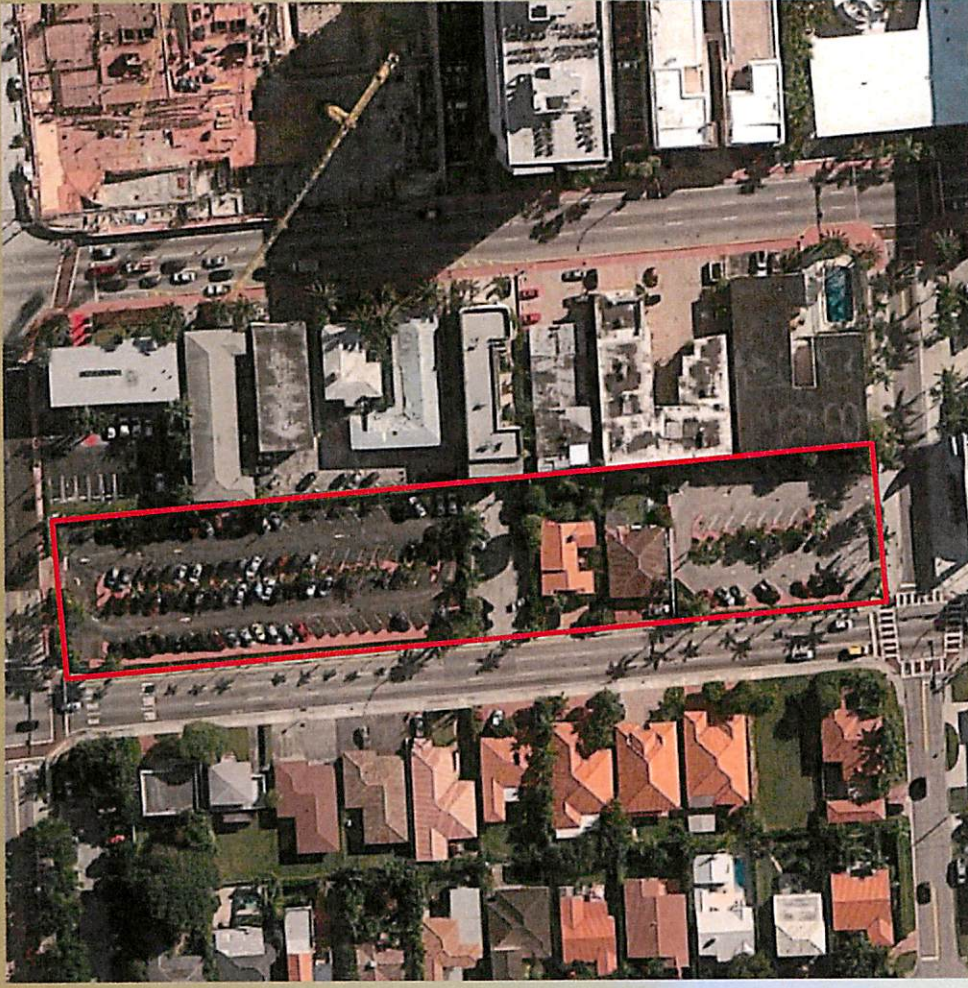
Net new parking spaces: -4, Total parking spaces: 300

Land use and zoning changes needed.

**\*\*\*DEVELOPER WOULD NEED TO ACQUIRE TWO PRIVATE PROPERTIES\*\*\***

93<sup>RD</sup> STREET—  
94<sup>TH</sup> STREET LOTS

P3



Option 2:  
(MB)

**Public Private Partnership (developer funding construction)**

Parking only with developer acquiring three lots between 94<sup>th</sup> street and 93<sup>rd</sup> Street parking lots.

Net new Parking Spaces 452. Total parking spaces: 588.

Land use and zoning changes needed.

\*\*\*DEVELOPER WOULD NEED TO ACQUIRE THREE PROPERTIES\*\*\*

# TOWN HALL LOT



**Option 1:**  
**(Cratos)**

Consulting services only (Town Funded)  
Parking only with new Town Hall on 93<sup>rd</sup> Street Lot  
Estimated project cost: \$13,100,000  
Net new parking spaces: 552, Total parking spaces 655  
Land use and zoning changes needed. Referendum required.

# TOWN HALL LOT



## Option 2:

*(Block 53/Ortega  
Juneau)*

Design Build (Town Funded)

Parking with 16,500 of civic space

Net new parking spaces: 211, Total parking spaces: 335

Estimated project cost: \$15,000,000

Land use and zoning changes needed. Referendum required.

# RECOMMENDATION

- Only consider public, private partnerships that will result in the developer funding the cost of the construction.
- Issue an RFP that focuses on one or more locations and determine the minimum of net gain parking spaces desired.
- **Based on the location and potential for number of spaces, Staff recommends focusing on the Town Hall Lot only. This option will require land use and zoning changes as well as a referendum.**



## NEXT STEPS

- November 10, 2015 Town Commission to provide direction on issuing an RFP.
- January 4, 2016 Issuance/Noticing of RFP.
- March 4, 2016 Deadline for submissions.
- April 12, 2016 Town Commission presentation.
- August 9, 2016 Ballot Question deadline for the November 8, 2016 Election.