



TOWN OF SURFSIDE
MUNICIPAL BUILDING
9293 HARDING AVENUE
SURFSIDE, FLORIDA 33154-3009

**REQUEST FOR EXPRESSION OF INTEREST (“RFEI”)
FOR THE DEVELOPMENT OF ONE OR MORE
PUBLIC PARKING STRUCTURES
WITH A POSSIBLE MIXED-USE COMPONENT**

RFEI# 2015-002

Introduction:

The Town of Surfside (“Town”) is issuing a Request for Expression of Interest (“RFEI”) by those organizations and individuals who are interested in developing a public parking structure with a possible mixed-use component in the Town at one or more of the following locations (see Attachment “A” - Memorandum on Parking Structure Land Use/Zoning Analysis dated July 21, 2015):

- Post Office Lot
- Abbott Lot
- 94th Street Lot
- Block Between 94th Street and 93rd Street on Harding
- Town Owned Property between 92nd and 93rd Street
- Other sites in Surfside

In the Town’s 2013 Parking Structure Feasibility Study (“Parking Study”), Rich & Associates, Inc. has determined that the Town is reaching full occupancy of its existing publicly provided parking supply, particularly during the winter season. The complete Parking Study can be found on the Town’s website at the following address:

http://www.townofsurfsidefl.gov/Pages/SurfsideFL_Clerk/studies/parkingstudy/

Objective:

The objective of this RFEI is for Respondents to review and analyze the Town’s parking lots and provide information for the development of one or more new public parking structures with a possible mixed-use component. Prospective vendors responding to this RFEI must have been in business for at least three (3) years and have provided similar parking structure projects.

At this time, the Town is not seeking formal proposals. The Town is issuing this RFEI for the sole purpose of gathering information for the possible development of one or more parking structures. All information provided will assist the Town in possibly developing a subsequent Request for Proposal.

RFEI Procedure:

When: Responses to the RFEI must be submitted by 2:00 PM on Friday, September 25, 2015.

Where: Town Hall
9293 Harding Avenue
Surfside, FL, 33154
Attention: Sandra Novoa, CMC, Town Clerk

How: Responses to the RFEI must be sealed and clearly marked, RFEI/Parking Structure.
All responses must include One (1) original, Six (6) copies and one (1) electronic (PDF or Word) true and exact copy on CD ROM of the entire RFEI response.

Submittal Requirements:

The Town requests that responses to this RFEI be organized into the following sections:

1. Transmittal Letter
2. General Company Information and References
3. Conceptual Approach
4. Conceptual Business Arrangement

Transmittal Letter

The Town requests that responses include a letter of transmittal that identifies the name, address, title, telephone number, fax number and e-mail address of the Respondent's contact person who will serve as the interface between the Town and the Respondent.

General Company Information and References

The Town requests that responses include an abstract on the company, its history and organization and explanation of any subcontractor relationships for this project. Specifically, the Respondent shall identify how long the company submitting the proposal has been in the business of providing similar services to those requested in this RFEI and under what company name. A complete description of any relevant past projects, similar in size and scope to this RFEI is also required.

The references may include state or municipal governments, universities or businesses, for which the Respondent, preferably within the last three (3) years, has successfully developed similar parking structure projects.

Conceptual Approach

The Town requests that the Respondent describe its understanding of the RFEI and its objectives, as well as its overall proposed approach. In this section, the Respondent should discuss:

- The role the Respondent may be able to serve in order to meet the Town's needs;
- A narrative description of the preferred parking structure location or locations and its understanding of land use changes that may be required to develop a parking structure;
- The estimated net number of parking spaces that can be provided by site;
- Sketches, drawings, photos, etc. of existing installations or any other graphics that would convey the proposed concept;
- Information related to the financial resources and professional ability to implement any or all component(s) of their proposed plan(s); and
- How the Respondent will involve the public in the implementation of their proposal.

Conceptual Business Arrangement

- Ownership arrangements;
- Retail component requirements, if applicable;
- Estimated capital costs for development of a parking structure or structures of the type being proposed; and
- Estimated operating and maintenance costs.

Questions Regarding the RFEI:

Questions regarding this RFEI are to be submitted by email only to Sandra Novoa, CMC, Town Clerk at snovoa@townofsurfsidefl.gov by 3:00 PM on Friday, August 21, 2015. The subject title of such emails should read, RFEI/Parking Structure.

No person is authorized to give oral interpretations of, or make oral changes to the RFEI. Therefore, oral statements will not be binding and should not be relied upon. Any interpretation of, or changes to this RFEI will be made in the form of a written addendum to the RFEI and will be posted on the Town's website by 5:00 PM on Friday, August 28, 2015. Only those interpretations of, or changes to the RFEI that are made in writing and furnished to the Respondents by the Town may be relied upon.

Attention: The sole point of contact for the RFEI is Sandra Novoa, CMC, Town Clerk;
9293 Harding Avenue
Surfside, FL 33154
Phone: (305) 861-4863 (ext. 226)
E-mail: snovoa@townofsurfsidefl.gov

The costs and expenses associated with the preparation of a response will be at the sole cost and expense of the Respondent. In no event will a Respondent have a claim against the Town, its staff or its consultants or agents for reimbursement of any such costs or expenses.

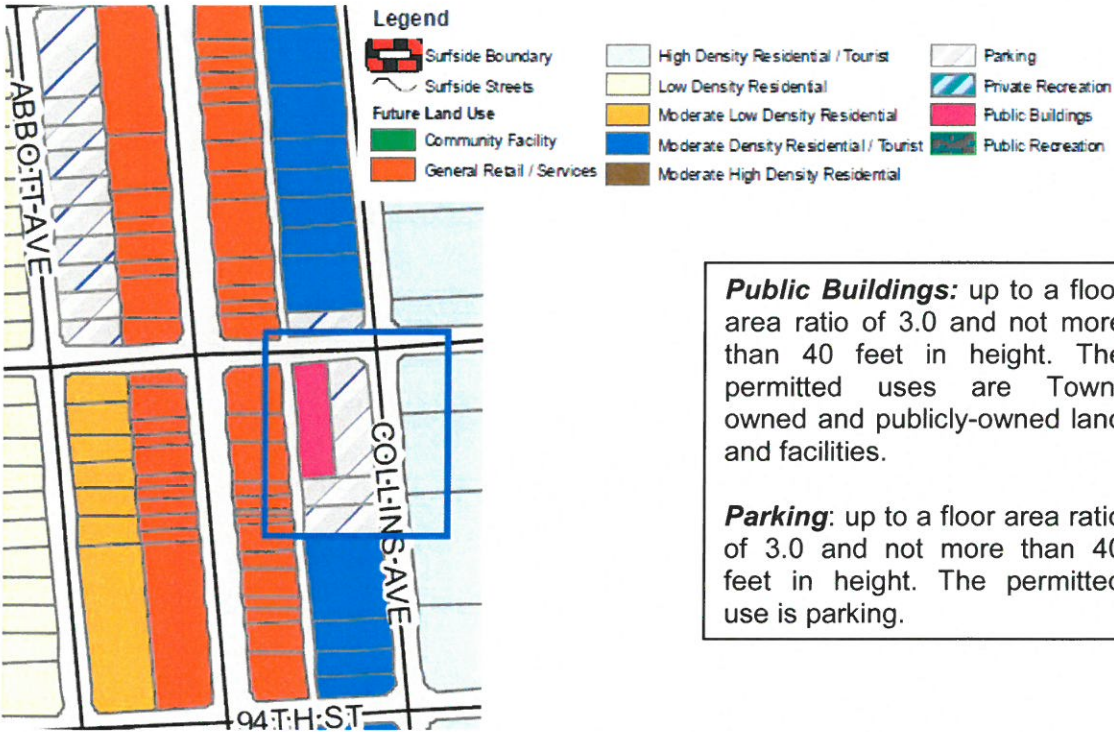


MEMORANDUM

To: Guillermo Olmedillo, Town Manager
 From: Sarah Sinatra Gould, AICP, Town Planner
 Date: July 21, 2015
 Re: Parking Structure Land Use/Zoning Analysis

POST OFFICE LOT:

The land use on the post office lot is split between "Parking" and "Public Buildings." Please see the map below:



Public Buildings: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted uses are Town-owned and publicly-owned land and facilities.

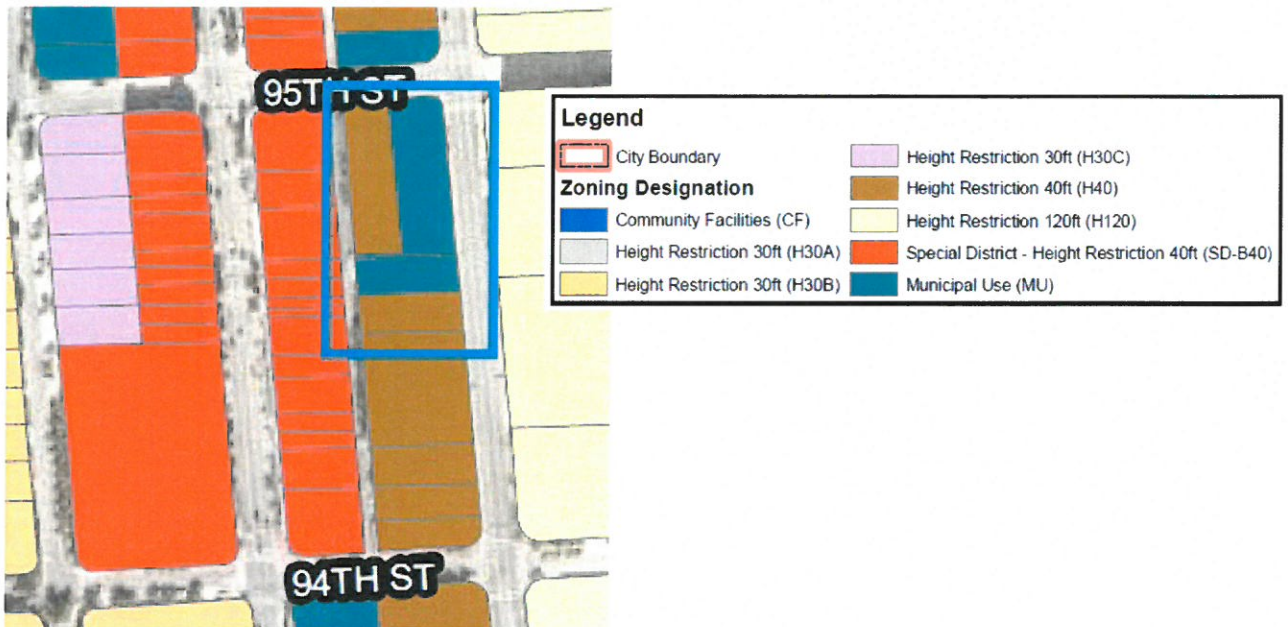
Parking: up to a floor area ratio of 3.0 and not more than 40 feet in height. The permitted use is parking.

Since the floor area ratio (FAR) for both land use categories is 3.0, no increase in intensity would result from relocating the post office anywhere throughout the property. However, a land use change would be required to permit the post office outside of the area designated "Public Buildings." The land use change required is a Comprehensive Plan Map Amendment reviewed by the Planning and Zoning Board sitting as the Local Planning Agency, two readings at the Town Commission and reviews by the State agencies.

There is a 40 foot height limitation on this site, which will permit a four story garage with rooftop parking.

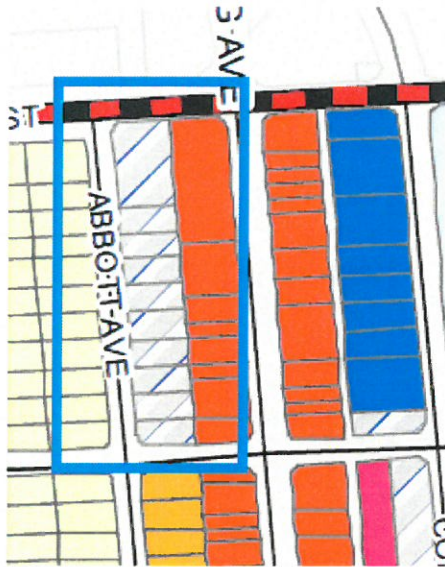
The property is zoned Municipal (MU), except for the southernmost parcel, which is zoned H40. This site would require a rezoning to MU. This process requires review by the Planning and Zoning Board sitting as the Local Planning Agency and two readings at the Town Commission. Below is the zoning map indicating the site is zoned MU and H40.

If the Town wished to add commercial uses, such as retail, restaurant and offices to this site, a zoning and land use change would be required to change the property to SD-B40 and the land use to General Retail. The 40 foot height limitation is the same in the General Retail district as the existing districts and the FAR also remains the same at 3.0.



ABBOTT LOT:

The Abbott Lot's land use designation is "Parking." Therefore, the Comprehensive Plan permits an FAR of 3.0 with a 40 foot height designation. Please see the map below:



Legend

 Surfside Boundary	 High Density Residential / Tourist	 Parking
 Surfside Streets	 Low Density Residential	 Private Recreation
Future Land Use		
 Community Facility	 Moderate Low Density Residential	 Public Buildings
 General Retail / Services	 Moderate Density Residential / Tourist	 Public Recreation
	 Moderate High Density Residential	

The only permitted use in this category is parking. If the Town wishes to proceed with a parking structure only, no changes are required and the Town can proceed with preparing a site plan for the parking structure.

This site is zoned MU, which permits parking structures. The MU designation does not have a height numerical limitation and instead it follows the "surrounding designation."

The MU lot is immediately adjacent to the SD-B40 zoning district, which has a 40 foot height limitation. However, the single-family district is across Abbott Avenue and is limited to a 30 foot height maximum. Since the H30B single family zoning district is across Abbott Avenue from this site, it could be interpreted either that the property's height is limited by this zoning category and therefore, a 30 foot high parking garage would be permitted or that the height is limited by the adjacent SD-B40 district and 40 feet is permitted. The Comprehensive Plan permits a 40 foot height maximum. The following is the zoning map.



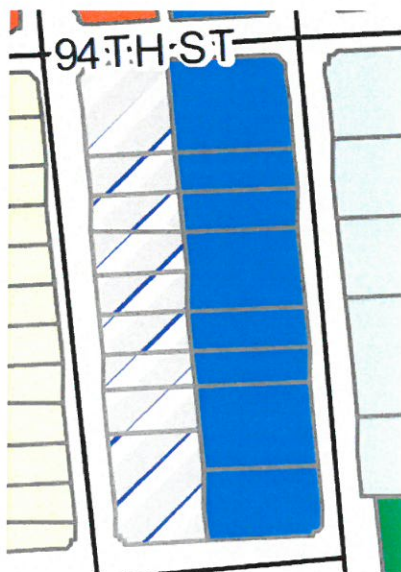
Legend	
	City Boundary
	Community Facilities (CF)
	Height Restriction 30ft (H30A)
	Height Restriction 30ft (H30B)
	Height Restriction 30ft (H30C)
	Height Restriction 40ft (H40)
	Height Restriction 120ft (H120)
	Special District - Height Restriction 40ft (SD-B40)
	Municipal Use (MU)

94TH STREET LOT:

The Future Land Use Designation for the parcels on the east side of Harding Avenue is "Parking" which has a Floor Area Ratio of 3.0 and a maximum height of 40 feet. The only permitted use is parking. A three story parking garage could be constructed on this site with no need for a land use change.

However, if the intent is to combine this lot with the residential parcels to the east, a referendum would be required based on the addition of FAR to the residential properties or the potential of density to the parking lot properties.

The Future Land Use Designation for the parcels on the west side of Collins Avenue is "Moderate Density Residential/Tourist" which allows up to 58 residential dwelling units per acre or up to 108 hotel units per acre and not more than 40 feet in height. The permitted uses are single family, duplex, and multi-family residential uses, hotels, public schools, and parks and open space.



	High Density Residential / Tourist		Parking
	Low Density Residential		Private Recreation
	Moderate Low Density Residential		Public Buildings
	Moderate Density Residential/ Tourist		Public Recreation
	Moderate High Density Residential		

The Zoning Districts for the parcels on the east side of Harding Avenue are Municipal and H40. The Zoning District for the parcel on the west side of Collins Avenue is H40 which allows a maximum building height of 40 feet. Permitted Uses are single family; duplex; multi-dwelling; townhouse; hotel; suite hotel; schools; parks and open space; and play grounds.



Charter Section 4 states the following:

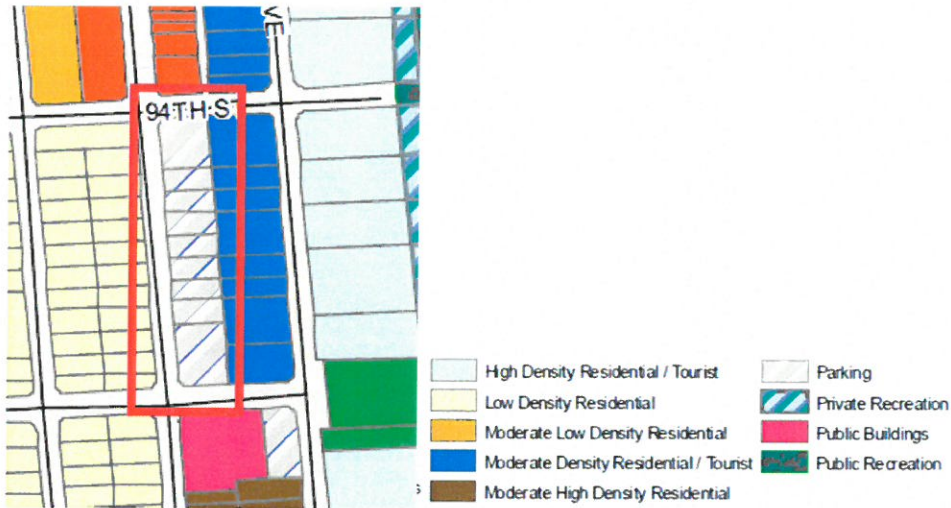
The density, intensity, and height of development and structures within the Town of Surfside shall not exceed the maximum allowable units per acre, floor area ratios or the maximum allowable building heights in stories and feet that are set out in the Town of Surfside Comprehensive Plan or the Code of the Town of Surfside, whichever provisions are most restrictive, which were in effect in 2004. This amendment to the Town of Surfside Charter shall not be repealed, revised, amended, or superseded unless repeal, revision, amendment, or superseding provisions are placed on the ballot at a regularly scheduled election of the Town of Surfside and approved by a vote of the electors of the Town of Surfside.

The addition of any residential uses on the lots with the land use of parking will be considered an increase in density. Adding commercial uses will add intensity. Therefore, either condition will require a referendum.

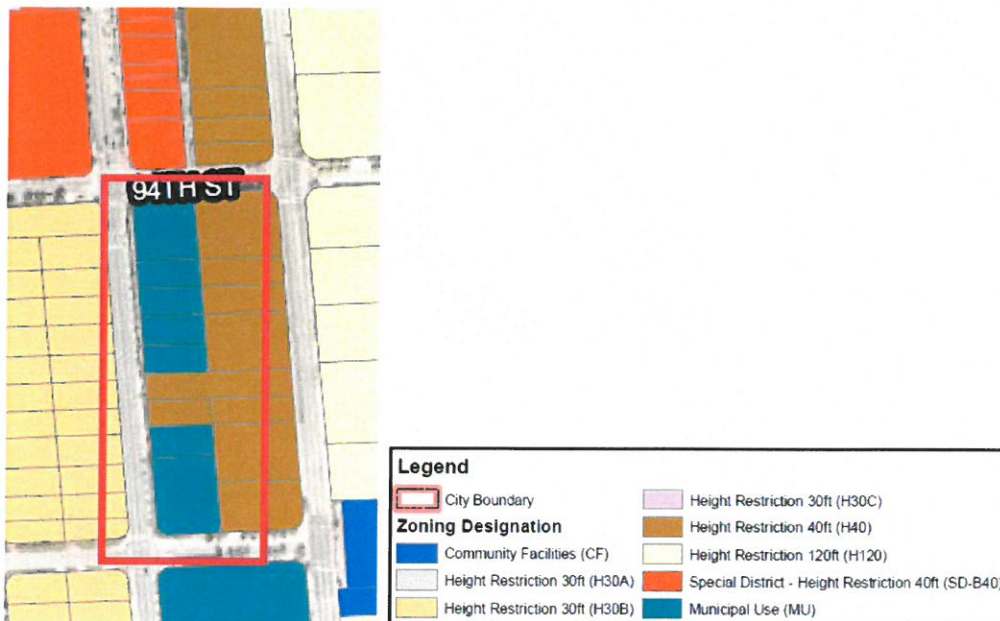
BLOCK BETWEEN 94TH STREET & 93RD STREET ON HARDING

The Future Land Use Designation of the entire block between 94th street and 93rd street on Harding Avenue is "Parking" which has a Floor Area Ratio of 3.0 and a maximum height of 40 feet. The only permitted use is parking. A three story parking garage could be constructed on this site with no need for a land use change. The FAR for retail in the Town is the same as parking, therefore, if the

Town wanted to include retail in this area, a land use plan amendment would be required.

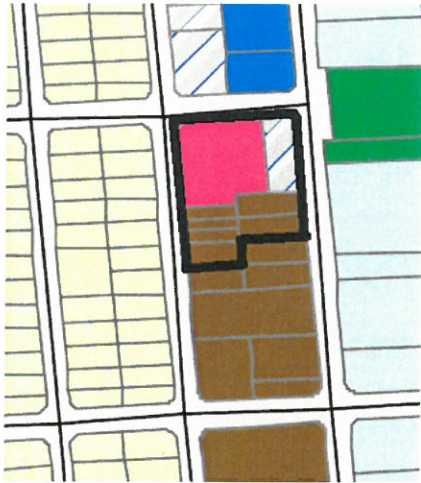


The zoning of the existing parking lots is Municipal (MU). Two lots in between have a residential zoning designation of H40. Because the underlying land use is already parking, only a zoning change will be required if the intent is to create a garage from 94th Street to 93rd Street along Harding Avenue. Again, if retail is desired, the zoning change would need to include the additional uses.

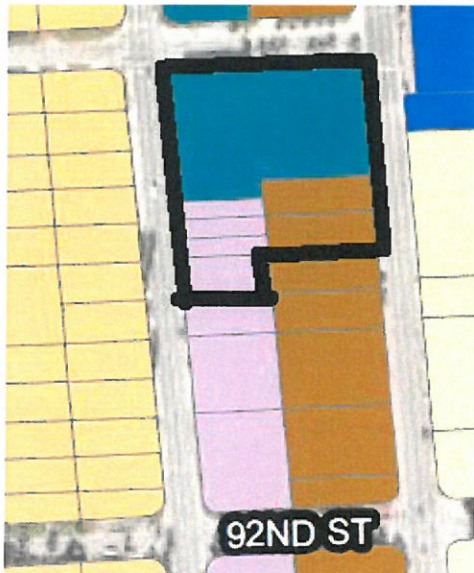


TOWN OWNED PROPERTY BETWEEN 92ND AND 93RD STREET

The Future Land Use Designation include “Public Buildings and Grounds” as well as “Moderate High Density Residential” which only permits residential development. The addition of a garage will require an FAR calculation, which results in the need for an increase in intensity.



The zoning of these lots includes Municipal, H30C and H40.



Therefore, a garage at this location will require a referendum, a land use change and a zoning change.

If a parking structure is constructed at any location, the following zoning code criteria shall apply:

Sec. 90-49.4. Structured parking garages.

The following requirements apply to all structured parking garages.

a. Overall form.

- (1) For every 50 feet of a building wall in any direction, there shall be a three-foot minimum change in wall plane; and
- (2) For every 100 feet of a building wall parallel to the public right of way, there shall be a minimum ten-foot wide and minimum three-foot deep separation of wall plane; and
- (3) Façade treatments fronting a public right-of-way shall provide architectural treatments consistent with and compatible to those across the public right-of-way or abutting properties and consistent with immediate buildings.
- (4) For the first ten feet of height along all blank walls, a minimum of 80 percent landscape coverage, such as a vine or hedges, shall be installed and maintained.
- (5) For façades above the first ten feet, a minimum of 50 percent landscape coverage, such as vines or planters, shall be installed and maintained.
- (6) All vegetative coverage shall be maintained and watered appropriately to sustain health and coverage indefinitely without adverse impact to the structure.
- (7) Service areas and mechanical equipment associated with a primary use are permitted.

b. Ground floor level façade.

- (1) Façades shall not provide wall openings greater than eight feet in any direction, except for ingress and egress purposes. All wall openings, except for ingress and egress purposes, shall be separated by a minimum five-foot wide wall.

90-91.2 Required buffer landscaping adjacent to streets and abutting properties:

On any proposed, redeveloped site, or open lot providing a vehicular use area for H30C, H40, H120, adjacent or contiguous to H40, or municipal plots where such area is abutting street(s) and/or property lines, including dedicated alleys, landscaping shall be provided between such area and such perimeters as follows:

- (1) A flat ground level or bermed strip of land at least ten feet in depth, located along all the property lines of abutting street(s) and abutting property line(s) shall be landscaped. Such landscaping shall include three trees for each 50 linear feet or fraction thereof. The first tree shall be set back from the intersection of the ingress/egress and the street. The setback area shall be limited to groundcover only. In addition, a hedge, berm, wall or other durable landscape barrier shall not create a sight hazard by being placed along the inside perimeter of such landscape strip and shall be maintained at a maximum height of three feet, if contiguous to a pedestrian walkway, to meet crime prevention through

environmental design (CPTED) principles. If such durable barriers including walls or fences are of nonliving material, it shall be screened to the height of the durable barrier with a hedge along the street side of such barrier. If a fence or wall is utilized along an abutting property line it must be installed at the property line and screened to the height of the durable barrier with a hedge from the inside. The remainder of the required landscape area shall be landscaped with turf grass, groundcover or other landscape treatment, excluding paving, turf grass not to exceed the maximum amount allowable in the xeriscape requirements. This buffer may not be counted toward meeting the interior landscape requirements.

Summary:

Parking lot boundary	Zoning change	Land use change	Referendum
1. Abbott Lot – Garage Only	No	No	No
Abbott Lot with retail	Yes	Yes	No
2. Post Office Lot – Garage Only	Yes	Yes	No
Post Office Lot with retail	Yes	Yes	No
3. 94 th Street Lot – Garage Only	No	No	No
94 th Street Lot with retail	Yes	Yes	No
4. 93 rd to 94 th Street Lot – Garage Only	No	No	No
93 rd to 94 th Street Lot with retail	Yes	Yes	No
5. 92 nd to 93 rd Street – Town owned property – Garage or retail	Yes	Yes	Yes