



SMCRA PROJECT NO: CRA 010713

**REQUEST FOR LETTERS OF INTEREST & QUALIFICATIONS FOR
DEVELOPMENT OF THE MADISON SQUARE MIXED-USE PROPERTY ASSEMBLAGE**

**A REDEVELOPMENT OPPORTUNITY
IN
THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**



RELEASE DATE: January 7, 2013

SUBMISSION DEADLINE: February 15, 2013 @ 3:30 pm

THE SOUTH MIAMI COMMUNITY REDEVELOPMENT AGENCY BOARD

Philip Stoddard, Board Chairman
Josh Liebman, Vice Chairman
Valerie Newman, Board Member
Walter Harris, Board Member
Bob Welsh, Board Member
Denise Covington, Board Member
Anna Price, Board Member

TABLE OF CONTENTS GENERAL

INFORMATION AND REQUIREMENTS	PAGE
Invitation to Submit Letters of Interest	3-4
General Property Description	5
Land Use Regulations	6
Development Objectives	6-7
Development Design	8
Redevelopment Incentives	8
Property Visits	9
Presentations	9
LETTER OF INTEREST SUBMISSION AND WITHDRAWAL	
Definitions	9
Letter of Interest Submission	9
Developments Costs	9
Inquiries	9
INSTRUCTIONS FOR PREPARING LETTERS OF INTEREST	
Submittal Information	10
Letter of Interest Format	10-11
REVIEW OF LETTERS OF INTEREST	
Timetable	11-12
Appendix ASouth Miami Community Redevelopment Area Map	
Appendix BProperty Identification Table	

INVITATION TO SUBMIT LETTERS OF INTEREST & QUALIFICATIONS

The South Miami Community Redevelopment Agency (“SMCRA”) is currently seeking Letters of Interest and Qualifications regarding the construction of the Madison Square Mixed-Use Affordable Housing Redevelopment Project in the City of South Miami Community Redevelopment Area.

The proposed redevelopment site consists of three (3) adjacent property assemblages currently under the ownership of the South Miami Community Redevelopment Agency. The existing redevelopment sites are generally located just south of SW 64th Street, between SW 59th Place and just West of SW 60th Avenue within the Northwest Quadrant of the South Miami Community Redevelopment Agency Area (See **Appendix A** – SMCRA District Map).

The redevelopment sites were purchased with the intention of developing a vibrant mixed-use, affordable housing and economic development orientated project within the heart of the Redevelopment Area. According to the adopted South Miami Community Redevelopment Agency Plan, an eventual development at this location will provide a redevelopment “anchor” and much needed economic development opportunity for the surrounding area.

Based on recently approved site land-use and zoning changes permitting mixed-use development, the SMCRA is now perusing development of these three property assemblages. As a subsequent step in the process, the SMCRA is soliciting Letters of Interest and Qualifications, as well as relevant suggestions and comments. Depending on the number and the contents of the Letters of Interest & Qualifications submitted to the SMCRA, and comments and suggestions received, the SMCRA will determine the appropriate process for additional public comment.

After receipt and additional public input concerning Letters of Interest & Qualifications, the SMCRA may elect to solicit proposals from the interested parties who respond to this solicitation and, thereafter, commence negotiations for a contract for improvement and/or development of the Property, or to take any other action determined by the SMCRA to be in its best interest, or to take no action. Receipt and acknowledgment of any Letter of Interest & Qualifications does not imply or provide any right or interest in the Property, or expectation of any action on the part of the SMCRA.

Should the SMCRA determine to accept a proposal and enter into a contract for use, improvement, or development of the Property, any use of the Property for private purposes, including potential public-private arrangements, will require compliance with City Charter and Code of Ordinances.

The purpose of this invitation to submit Letters of Interest & Qualifications regarding development of the above referenced properties is to:

1. Assist the SMCRA in analyzing the opportunities available in terms of future improvement and/or development of this Property for mixed-use, affordable housing and retail development in accordance with its vision and goals.

2. Enable all interested parties an opportunity to submit Letters of Interest and Qualifications.
3. Allow for public input on all proposals received in Letters of Interest and Qualifications and other opportunities for improvement/development of the Property.

Letters of Interest should contain a detailed description of your concept for the development of these properties taking into consideration the following:

- Achieve the affordable housing goals and objectives.
- Achieve economic development goals and objectives including providing retail and ownership opportunities for surrounding area residents.
- Demonstrate a connection and compatibility with the surrounding residential area.
- Have an attractive and functional pedestrian oriented design.
- Provide a financially and operationally feasible project.

In addition, Letters of Interest should specify in detail

- Project participation by the SMCRA (operational, or otherwise).
- Acknowledgement that the Property cannot be pledged as collateral.
- Compliance of proposed use with current Land Development Regulations (LDR's) and/or proposed changes to LDR's and zoning restrictions (and/or to the zoning map), including proposed maximum building height, floor area ratio, and other land development parameters.
- Suggest any land use changes in the City's comprehensive plan and land development code necessary for your developmental concept.
- Proposed implementation plan and schedule.

The SMCRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to request proposals for the redevelopment of any area within its district in order to effectuate redevelopment pursuant to the goals and objectives of the SMCRA Redevelopment Plan.

Warning: The Miami-Dade County Cone of Silence Ordinance applies to this solicitation and all communication between an applicant and any employee, officer or official, whether elected or appointed, of the City or the SMCRA must be in writing with a copy filed with the City Clerk.

GENERAL PROPERTY INFORMATION

The majority of the redevelopment sites (Areas 1 & 2/approximately 1.6 acres) are zoned SR (Specialty Retail/ Mixed-Use) with the southwestern site (Area 3) being zoned RS4 (Residential). The entire redevelopment site is under the ownership of the SMCRA and is approximately 2.4 acre. A legal description of the individual parcels is included in Appendix A of this document. Area 1 also contains one (1) 3,100 square foot parcel currently under separate ownership. SMCRA solicited planning studies referred to on page 6 have successfully anticipated final project development independent of this relatively small land parcel.

Illustrated below are the three property assemblages intended for development of the Madison Square Mixed-Use, Affordable Housing Redevelopment Project.




 - South Miami Community Redevelopment Agency Owned Property Assemblages

Diagram 1.0

LAND-USE REGULATIONS

All subsequent proposals shall be subject to the City of South Miami approval process.

Area No. 1 and **Area 2** highlighted above are currently zoned as “SR” (Specialty Retail District). The “SR” zoning category currently allows a variety of retail uses, business and professional office uses, and dwelling units with restrictions. Residential densities within the “SR” District are permitted at twenty-four (24) units per acre. The zoning designation of **Area 3** highlighted above is currently “RS-4 Residential” which allows up-to four (4) dwelling units per acre. SMCRA owned properties identified as **Area 3** also surround the historically designated Marshall Williamson single-family home site.

The design of the buildings shall be regulated by the City of South **Ordinance** Section 20-3.5 (D)(1) of the City’s land development code, mandating maximum building heights for new construction when abutting existing single-family home properties.

Each district prescribes a review and approval process for development as well as development standards. For a complete list of Permitted, Conditional, and Accessory Uses allowed in these districts, please see www.southmiamifl.gov, Planning and Zoning Department, Land Development Regulations. Interested project development firms should confer with the City of South Miami Planning and Zoning Department for information on current regulations that apply to the properties as well as any changes or contemplated changes to the Land Development Regulations.

Note: Although the preliminary property platting process for **Area 3** has been initiated by the SMCRA, final property platting for Area 3 must be completed by the selected developer in accordance with the eventually approved proposal.

DEVELOPMENT OBJECTIVES

The SMCRA’s preference for redevelopment of the properties is a development consisting of a mix of uses including “low” and “moderate” income affordable housing units and neighborhood oriented retail uses for aspiring local businesses. A final construction build-out containing building heights ranging between two (2) and four (4) stories where permitted. Building heights shall be regulated in accordance with Section 20-3.5(D)(1) of the City of South Miami LDC. The proposed project is anticipated to be constructed with a variation of building heights in accordance with City of South Miami land development regulations mandating development sensitivity including building height restrictions when new construction abuts existing single-family residential uses.

Letters of interest and any subsequently requested proposals shall be consistent with the City of South Miami’s Land Development Regulations, South Miami Community Redevelopment Plan (SMCRA Plan), City of South Miami Comprehensive Plan, Duany-Plater-Zyberk Planning & Design Study (See **Diagram 2.0**), LaRue Planning & Management Property Assemblage Study, Hometown II Area Plan, and the SMCRA Multi-Family Housing Study. The above referenced studies place high emphasis on the preservation and enhancement of existing neighborhoods, the promotion of pedestrian friendly corridors that contain a mix of residential, retail and civic functions. Copies of the above listed studies may be obtained by contacting the SMCRA Offices at sdavid@southmiamifl.gov.

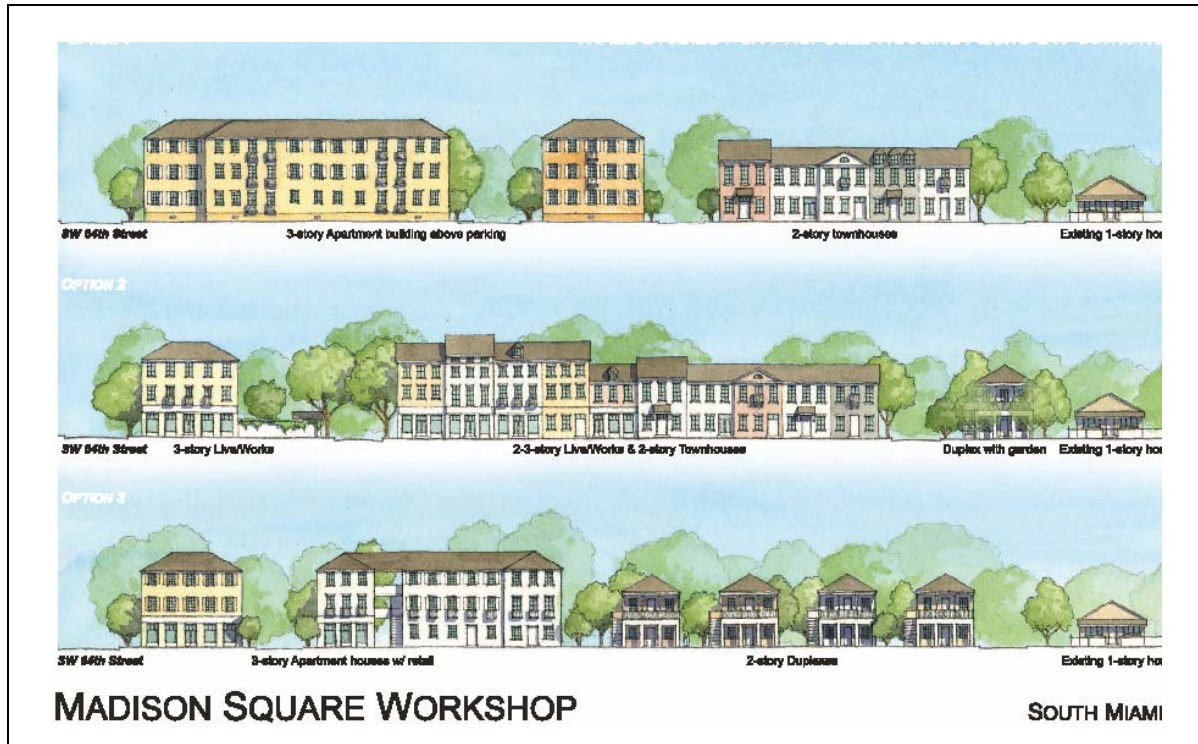


Diagram 2.0

The above referenced planning studies and renderings suggest that the proposed redevelopment site has the potential to invigorate the surrounding neighborhood in conjunction with other initiated improvements and represents an opportunity to create an “anchor” at this important SMCRA Area location. Locally operated retail uses such as a local barber shop, convenience/mini-market, café/restaurant, pharmacy, laundromat, etc. have been discussed as potential future retail uses. Based on established affordable housing guidelines, a designated percentage of affordable housing units must be made available for the “low” and “moderate” income segments of the population based on to Housing & Urban Development Affordable Housing Guidelines.

The redevelopment site is located adjacent to several established church institutions along SW 59th Place (Church Street) and SW 64th Street as well as newly constructed “Silver” L.E.E.D. certified affordable homes just south of the redevelopment site. The development location is in relative walking distance to the South Miami Metro-Rail Station, several medical offices and hospital facilities, a United States Post Office and the Downtown Sunset Shopping District which includes the Shops of Sunset. The Community Redevelopment Area also contains two recently completed mixed-use housing projects known as the Valencia and the Red Road Commons developments. The area also contains two City operated parks known as Marshall Williamson Park and Murray Park which includes the state-of-art Gibson-Bethel Community Athletic Center. The South Miami Community Redevelopment Agency also owns and operates a fully functioning start-up business and community service facility located at 5825 SW 68th Street. The area is also home to the newly constructed Somerset Charter School, the Children’s Rehabilitation Network and the Princeton Daycare Center which are also all located along SW 68th Street in the southeast quadrant on the SMCRA District.

DEVELOPMENT DESIGN

The SMCRA and City of South Miami design boards have long encouraged a development pattern within the City and SMCRA Area that includes a combination of surface and structured parking to the rear of the properties. The Madison Square development program includes the construction of multi-story mixed-use buildings.

As indicated above, proposed buildings included in the Madison Square development shall contain a maximum of four-stories in height and shall only be permitted in locations authorized by City of South Miami land development regulations. The development of lighted, wide and uninterrupted pedestrian sidewalks is encouraged. Wide arcades where possible that promote pedestrian friendliness and activities are also encouraged. The proposed project should allow for on-street parking along permitted public rights-of-ways, and on-site parking lots located at the rear of the development. Opportunities for shared parking with adjacent uses should also be explored by the responder.

It would be helpful if the letter of interest included a description of the anticipated uses within the project, which must be currently permissible under the City of South Miami Land Development Regulations. Buildings that incorporate sustainable design concepts as outlined by the Florida Green Building Coalition (FGBC) are encouraged. FGBC offers a voluntary state-wide “Green Commercial Building Designation Standard” that is achievable by anyone willing to make an effort. For additional information visit: www.floridagreenbuilding.org.

A collaborative project design effort is preferred with representatives of the South Miami Community Redevelopment Agency being able to provide design input based on prior professional design studies and resident involvement. Development financing should be sought by the selected developer through the State of Florida tax credit system or other construction financing methods. Future management of the development should also be planned for in advance by the selected development team.

REDEVELOPMENT INCENTIVES

The South Miami Community Redevelopment Agency currently offers affordable housing assistance to qualified residents for the purchase of new residential properties in the SMCRA Area. The Agency also offers small business assistance through the Agency sponsored Start-Up Business Assistance Program.

SMCRA redevelopment incentives are contingent on SMCRA funding availability, SMCRA Board approval, and the execution of an Agreement by the SMCRA and the Applicant. Incentives are not to be construed as an entitlement, or right of a property owner or applicant. The South Miami CRA has the right to approve or deny any grant and/or incentive application in its sole discretion and absolute determination and evaluation. Application is not a guarantee of assistance.

In addition to the above referenced redevelopment incentives, the Agency will consider the sale, contribution or other means of conveying SMCRA owned properties with the intent of facilitating the highest and best utilization of the redevelopment sites in accordance with the SMCRA Land Acquisition Program and in compliance with Florida Statutes Chapter 163.

PROPERTY VISITS

Any interested party may visit the proposed redevelopment sites at any time.

PRESENTATIONS

Applicants submitting Letters of Interest will be offered an opportunity to discuss their Letter of Interest in person before the SMCRA Board at a meeting as part of the review process. These discussions will provide an opportunity for the Applicant and SMCRA Board to review the contents of the Letter of Interest and Qualifications and to exchange information related to development of the Property.

LETTER OF INTEREST SUBMISSION AND WITHDRAWAL

DEFINITIONS

For the purposes of this document, "Applicant" shall mean any entity and/or person submitting a Letter of Interest and Qualifications in response to this Request with respect to the proposed development of the Property. "Letter of Interest and Qualifications" shall mean the response to this Request for Letters of Interest and Qualifications made to the City by an Applicant.

LETTER OF INTEREST & QUALIFICATIONS SUBMISSION

Sealed letters of interest and qualifications must be timely delivered to the City of South Miami Clerk located at 6130 Sunset Drive, South Miami, FL 33143 and the must be received by the City Clerk on or before 3:30 p.m. Eastern Daylight Time on February 15, 2013. The SMCRA will acknowledge receipt of each Letter of Interest and Qualifications.

Applicants may withdraw their Letter of Interest by notifying the SMCRA at any time. An e-mail, or letter, withdrawing a Letter of Interest and Qualifications must be sent by an authorized representative of the Applicant.

All Letters of Interest will become a public record of the SMCRA and City of South Miami upon receipt and are subject to public disclosure consistent with Chapter 119 of the Florida Statutes.

COSTS

Neither the SMCRA nor any of its officers, officials, employees, or agent shall be liable for any expenses incurred in connection with any response to this solicitation

INQUIRIES

Please be advised that the City of South Miami complies with Miami-Dade County's Cone of Silence ordinance. **Requests for any information must be in writing.** Interested parties may only contact the SMCRA in writing with questions with respect to the Request for Letter of Interest and Qualifications. E-mail inquiries via sdavid@southmiamifl.gov and copying tpepe@southmiamifl.gov are strongly preferred.

INSTRUCTIONS FOR PREPARING LETTERS OF INTEREST

SUBMITTAL INFORMATION FOR LETTERS OF INTEREST

The Letter of Interest should name all persons or entities involved in the preparation of the Letter of Interest and Qualifications at the time of submission and identify the authorized representative(s) of the Applicant.

LETTER OF INTEREST FORMAT

Applicants should prepare their Letters of Interest and Qualifications using the following format:

LETTER OF TRANSMITTAL

Description of Applicant's business (e.g., sole proprietorship, partnership, not-for-profit, corporation, etc.);

Description of the Applicant's legal structure, i.e., corporation, partnership, etc., state where it was established and whether it is licensed to do business in Florida.

LETTER OF INTEREST INFORMATION

The information requested below will assist SMCRA staff and the SMCRA Board in the review process.

DESCRIPTION OF USE

A narrative describing, in as much detail as possible, how the Property will be developed and utilized, why the Applicant is interested in developing the Property, and what benefits the Applicant and the residents of the South Miami Community Redevelopment Area will derive from use of the Property in this manner.

PERFORMANCE

A narrative description of the parties to be involved with respect to the Letter of Interest and Qualifications and the status of their commitment and ability (financial and otherwise) to develop the Property.

CONTINUING PROGRAM OF OPERATIONS

A narrative description of the overall program for the continuing operation of the Property.

GENERAL TERMS AND CONDITIONS REQUIREMENTS

A narrative description of any general leasing or other contract terms or conditions required by the Applicant in order to achieve use of the Property as described in the Description of Use. This should include any proposed subleasing or other assignment of rights for any proposed use of the Property.

QUALIFICATIONS OF APPLICANT

A narrative description of qualifications of the Applicant and team assembled to achieve Description of Use.

STATEMENT OF FINANCIAL AND PERFORMANCE CAPACITY

The financial capacity of the Applicant submitting the Letter of Interest and Qualifications and its ability to achieve the Description of Use.

REFERENCES ON SIMILAR OR PAST ACTIVITIES

Specific references for the Applicant in relation to its ability to successfully achieve the uses described in the Description of Use. These references should include:

- A list of previous projects/developments;
- Current pertinent professional and financial references (names, addresses, and phone numbers) which the City may contact in relation to the Applicant's qualification, experience, work and financial capacity;
- Business associates (names, addresses, and phone numbers) which the City may contact in relation to the Applicant's past performance in similar or related projects.

ADDITIONAL INFORMATION

Any additional information, if available, which the Applicant considers pertinent for consideration of the Letter of Interest, such as:

- Conceptual or Schematic Designs for development and use of the Property;
- Preliminary or Conceptual land uses by gross square footage, building heights, etc; preliminary business plan, including pro forma capital and operating budgets indicating sources of revenues and required expenditures, over an extended period of years from commencement;
- General time frames for improvement, development, and occupancy of the Property.

SUMMARY

A brief summary highlighting the most important elements of the Letter of Interest and Qualifications.

REVIEW OF LETTERS OF INTEREST & QUALIFICATIONS

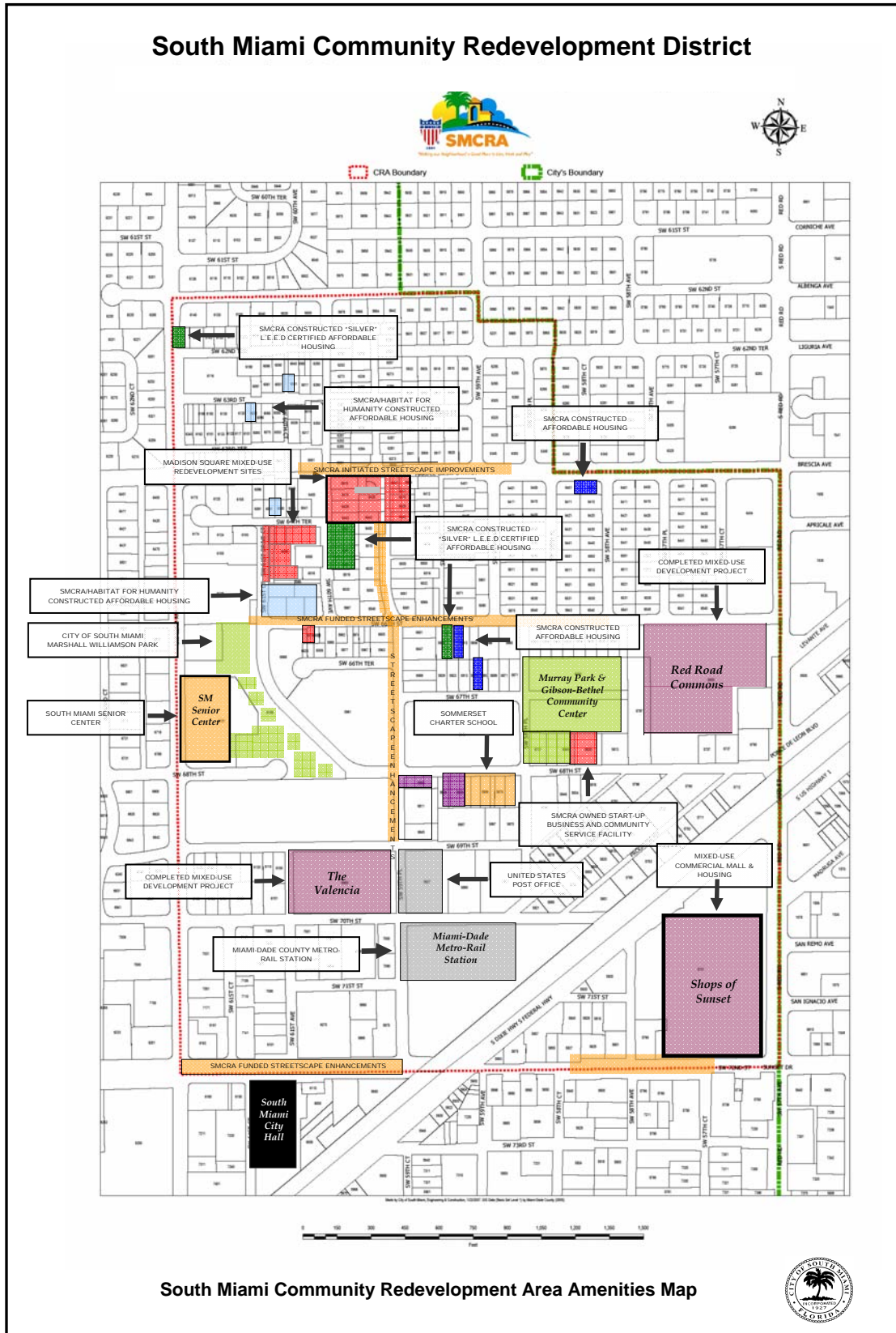
PRELIMINARY TIMETABLE

The following is the tentative schedule with regard to the Letters of Interest:

- On January 7, 2013, the SMCRA will publish this Notice of Request for Letters of Interest & Qualifications. Additional publication of the notice in print and other media may be made at the City's discretion.
- All Letters of Interest and Qualifications must be received by the City Clerk by 3:30 PM Eastern Daylight Time on February 15, 2013.
- The SMCRA will review and evaluate the Letters of Interest and Qualifications. Applicants will be offered the opportunity to discuss their Letter of Interest and Qualifications in person with the SMCRA Board in a publicly noticed meeting to be scheduled as early as February 20, 2013. The actual date of the meeting will be posted on the City of South Miami website and all parties who submit Letters of Interest will be notified.
- After review, the SMCRA may take action, in its discretion, with regard to moving forward with the development of the Property, or it may elect to take no action.
- Applicants submitting Letters of Interest will be notified by the SMCRA of actions taken with respect to the Letters of Interest.

The SMCRA reserves the right to negotiate with any person based upon a Letter of Interest and Qualifications to solicit and/or re-advertise for other Letter of Interests or to issue Requests for Proposals or other invitations for specific type(s) of development on the Property or to take no action. The SMCRA may, in its sole discretion, waive or not waive any informality and irregularities contained in a Letter of Interest and Qualifications or in the manner of its submittal.

APPENDIX A - South Miami Community Redevelopment Area Map



APPENDIX B - SMCRA Owned Redevelopment Property Folio Numbers & Descriptions

Folio #	Address	Owner	Land Use	Zoning
09-4025-010-0010	5978 SW 64 ST	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0030	6415 SW 60 AVE	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0040	6429 SW 60 AVE	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0050</u>	6443 SW 60 AVE	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0020</u>	N/A	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0140</u>	N/A	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0160	6420 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0170</u>	N/A	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0180	6442 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0280	6401 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0270	5944 SW 64 ST	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0290</u>	6411 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0300	6415 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
<u>09-4025-010-0310</u>	N/A	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-010-0320	6443 SW 59 PL	SMCRA/Madison Square	Mixed Use Commercial/Res	SR
09-4025-000-0850	6488 SW 60 Ave	SMCRA/Madison Square	Residential	RS4
09-4025-000-0852	N/A	SMCRA/Madison Square	Residential	RS4
09-4025-065-0090	N/A	SMCRA/Madison Square	Residential	RS4