



REQUEST FOR EXPRESSIONS OF INTEREST
EOI 2024-11-01
PROPOSED USE OF 9900 N.E. 2ND AVENUE, MIAMI SHORES, FLORIDA

EXECUTIVE SUMMARY

Miami Shores Village is offering an opportunity for individuals, groups, organizations or businesses to suggest the best use of prime real estate owned by Miami Shores Village, located at 9900 NE 2nd Ave., Miami Shores, FL 33138. This property offers a unique opportunity in a prime location, ideal for ventures that align with the community’s goals for economic development and neighborhood enhancement.

Miami Shores Village is a charming, primarily residential community located just north of downtown Miami, Florida. With a median household income of \$132,924, the Village is home to 11,390 residents and is known for its tree-lined streets, historic homes, and family-friendly atmosphere. The Village supports a vibrant small business community with local shops, dining, and service-oriented businesses. The proximity to I-95 and Biscayne Boulevard makes the area accessible for commuting and business operations, contributing to its appeal for families, young professionals, and small business owners alike.

The Village has issued this Request for Expressions of Interest (“EOI”) with the goal of securing viable concepts, ideas, viewpoints, and suggestions for how the site can be optimally improved and redeveloped in the near future.

This EOI is not a solicitation. Miami Shores Village may, in its sole discretion, later select one or more individuals, groups, organization, and businesses for the use, development and/or improvement of all or any part of the site, through a subsequent formal Stage 2 solicitation.

PROJECT OVERVIEW

The use or development of the site will be through a two (2) stage process. In Stage 1, the Village has issued this EOI to welcome and essentially secure ideas, concepts, viewpoints, and suggestions from individuals, business owners or developers (ie. designers, operators, consultants, financiers, and others) who want to independently, collectively, and/or collaboratively improve the Site.

Your input with assisting the Village with ideas to develop this project is very much appreciated and welcomed.

Sincerely,

Esmond K. Scott, Village Manager

INTENT

This EOI is intended to secure the finest ideas in the market, from the community, individuals and business owners, for how to best use or develop the Site in a manner that will be financially self-sustaining in the future and that will enhance the community and align with the property's zoning and designated use.

The Village's efforts in issuing this EOI, is designed to be more open to innovative ideas, particularly those which are community based and oriented, and that are intended to offer market driven solutions toward creating, as well as expanding visitation to the area, without narrowly directing individuals or businesses to follow any specific development pattern or site plan.

This approach, in the form of a two-stage process, includes this EOI (Stage 1), which, in all likelihood, will be followed by a Stage 2, a formal solicitation.

DESCRIPTION OF THE PROPERTY



The property is a two-story building situated on the corner of N.E. 99th Street and N.E. 2nd Ave., Miami Shores, FL 33138. It was built in 1956. The building with an area of approximately 9,909 square feet sits on a 13,000 square foot parcel.

Along N.E. 2nd Avenue in Miami Shores Village, you will find a mix of small businesses that cater to both residents and visitors, offering a diverse selection of services, dining options, and retail shops. These types of businesses create a vibrant and accessible commercial district along NE 2nd Avenue, contributing to Miami Shores Village's small-town charm and close-knit community feel. The area appeals to both families and professionals seeking convenience, quality services, and unique local experiences.

The property is located within the downtown neighborhood commercial avenue of the Village featuring light retail activities such as shops, café's, dining and local service-type uses. The parcels are conveniently located within walking distance of the Village's single-family residential area(s) as established to the immediate east and west.

SITE VISITATION INFORMATION

Miami Shores Village welcomes and values your input and ideas on how this public property can best serve the community. You may visit and view the property with Village Staff on **Wednesday, December 4, 2024 between the hours of 2:00 p.m. and 4:00 p.m.**

EXPRESS OF INTEREST CONDITIONS

Miami Shores Village Manager, through its Procurement Management Division, is the entity both issuing and coordinating this EOI. In addition to the requirements stated elsewhere in this EOI, this EOI is subject to the following terms, conditions, and limitations stated below.

1. **This EOI is not a solicitation. The award of any use, lease, license, or deed may be procured through a subsequent formal solicitation (see Stage 2).**
2. This EOI contains provisions for Respondents to provide Village staff with a summary of their ideas and concepts at early stages that will be financially self-sustaining in the future and that will enhance the community and align with the property's zoning and designated use.
3. EOI submissions may be presented by any person, group, organization or entity of a prospective development team to be considered. Individuals in representation, agency, or having a consultant status may submit under the direction of identified principals. However, collusion by two (2) or more persons and/or entities is expressly prohibited.
4. All submittals received from Respondents will be reviewed by the Village. Respondents may be invited to independently further discuss their ideas with Village staff. Further, Respondents may be asked how their responses to this EOI for the use, renovation or development of the Site will meet the stated project goals, and in turn, Village staff may discuss how the submittal may be made more competitive for Village consideration in the subsequent formal solicitation. Submission of responses to this EOI and/or discussions with staff are not a pre-requisite of a Respondent or a different proposer responding to the subsequent formal solicitation.
5. By submitting a response pursuant to this EOI, you agree that all such materials will be public records pursuant to Florida Statutes Section 286.011 and Florida Statutes Chapter 119. The Respondent shall not submit any information in response to this EOI which the Respondent considers to be a trade secret, proprietary or confidential.
6. In the event that the response contains a claim that all or a portion of the response submitted contains confidential, proprietary or trade secret information, the Respondent, by submitting, knowingly and expressly waives all claims made that the response, or any part thereof no

matter how indicated, is confidential, proprietary or a trade secret and authorizes the Village to release such information to the public for any reason.

7. The Site will be conveyed for use or leased “as-is” “where- is” condition, so long as such lease and/or conveyance, if any, does not interfere with, or otherwise cause undue hardship upon the development of the Site and/or negatively impact the Miami Shores Village.
8. The Village and its officers, employees, and agents, make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this EOI, the physical condition of the Site, the zoning, the Site’s suitability for any specific use, the presence or absence of any hazardous or toxic condition on the Site, or any other similar matter. The Village and its officers, employees, and agents assume no responsibility for errors or omission. All due diligence is the responsibility of the Respondents, and Respondents are urged to satisfy themselves with respect to the physical condition of the Site, information contained herein, and all laws, regulations, ordinances, restrictions, limitations, covenants, and/or other rules or obligations affecting the Site. The Village will not be responsible for any injury arising out of or occurring during any visit to the Site.
9. In furtherance of the Village’s interest in the development potential and use of the Site, the Respondent(s) are asked to deliver documentary evidence, to the greatest extent possible, to the Village, showing the specific economic benefit of any proposed use of the Site including, but not limited, to key economic indices and timeframes.
10. All submissions by Respondents, provided in response to this EOI, shall conform to, and be subject to, the provisions of all applicable laws, regulations, ordinances and plans of all federal, state, and Village authorities having jurisdiction over redevelopment and/or improvement, as may be amended from time to time.
11. The Village is not obligated to pay and shall not pay any costs or expenses in connection with Respondents creating their responses to this EOI, or for their costs or expenses associated with traveling to meet, or otherwise meeting with Village staff to discuss their responses to this EOI, or for any other cost or expense incurred by any Respondent at any time, or for any reason, unless the Village has expressly agreed to do so in advance and in writing.

PROJECT GOALS

As mentioned earlier, the Village seeks for input that will enhance the community including any complementary improvements that increase and improve community, resident and tourist visitation to the area. Responses to this EOI for the Site should specifically be designed to accomplish the following goals:

1. Improve and Unify

Responses to this EOI should demonstrate the market demand for the proposed use or of the property.

The EOI should, to the greatest extent possible, provide an array of patron experiences that are both compatible with and complementary in nature to the site and which will ultimately broaden the appeal of the area, while simultaneously creating the overall impression of a unified destination.

2. Create Flexible and Innovative Ideas and Concepts for Use and Development

Expressions of interest for use, development and improvements to the Site can take any unified form of one or multiple businesses, that does not contradict with any deed(s) and/or violate and regulatory restrictions; and that recognizes certain shared needs between the Village and the Respondent, including, but not limited to common entry, parking, security, and pedestrian and vehicular mobility.

3. Include the Possibility of Incentives for Public-Private Partnerships

It is anticipated that the Respondent's development approaches will, by necessity, include some shared infrastructure in the form of entry, parking, security, and intra-site pedestrian and vehicular mobility. As a result, any anticipated contribution or participation by the Village, or any other governmental entity or agency, should be specifically addressed in the Respondent's response, particularly any necessary financial incentives or contribution to the development or any required improvements. Responses to this EOI should also suggest where such public incentives would increase the financial return to the Village from the development plan.

PROCESS TO SUBMIT

As briefly described above, the development proposal process is expected to include two (2) separate but related stages. Stage 1 involves this EOI, whereby the Village initially requests Respondents to provide responses which offer viable ideas, suggestions, concepts, and/or viewpoints that can help the Village in crafting a solicitation for the Site in the future. There are no obligations on either the Village or the Respondents (or any other interested parties) to participate or even discuss ideas, potential projects, and/or any proposals. Noticeably, this EOI is not merely an opportunity to gauge interest in the development opportunities for the Site, but also it is for the Village to receive actual concepts, ideas, designs, and also to meet with Respondents in order to determine their level of interest, and to create and modify development approaches into prospects more in line with the overall stated goals for the Site.

STAGE 1 – *the Village welcomes suggestions, ideas and concepts.*

Requests for Expressions of Interest phase will entail:

- Issuing and advertising this EOI to various developers, organizations, business owners, and others.
- Village may meet with various individuals, groups and entities to review basic information about the Site (layout, dimensions of property, history, ideas for opportunities for business and entertainment, possible housing, infrastructure, etc.), and answer any questions.

- Respondents are asked to submit no more than a five-page response, which describes their concepts and ideas for the Site.

Responses to this EOI shall address the following:

1. Project Description: A description of ideas for the conceptual best use or development including general markets served and proposed development plan. Among the most important part of the description is the site utilization, where the Respondent is expected to discuss the type of use for the Site including a clear narrative about the need for a certain location, what type of business(es) will be involved, and whether or not any retail components are involved as part of the submittal, and the extent, if any, of any national or well-known companies that are willing to be involved in the project, as evidenced by a letter of interest or other documentation.
 2. Respondent Description: Each Respondent submitting a response should provide summary contact information for the Respondent, including any development team members, if known, providing names, addresses and telephone numbers. Background information on all pertinent officers/board members of the Respondent, as well as for any proposed development team should be brief and include, but not be limited to, relevant experience and comparable projects of all contributing members. Note: Respondents to this EOI will not be required to keep the same team members (individuals and/or entities) in their future proposals for the subsequent formal solicitation, if issued.
 3. Project Financial Information: A general discussion of the estimated amount of jobs, if any that will be created (both temporary and permanent), expected overall renovation or redevelopment anticipated project costs, Respondent's ability to access any and all financing for the proposed project, and the anticipated (projected) economic impact of the final development, including any financial benefit to the Village.
- Upon request, informal staff meetings may occur with Respondents and others, to review concepts, ideas, designs, and approaches, and offer feedback to enhance each response without commitment or restriction.
 - Public Meeting – Possibly having an open public forum to describe and present to the public some of the general ideas and conceptual development options received in Stage 1. Note, holding a public meeting is not a mandatory portion of the process.

STAGE 2 – Request for Proposals, *at the discretion of the Village*

Following the EOI process, the Village may (or may not) seek to utilize provisions of Section 255.065, Florida Statutes, entitled “Public-Private Partnerships” which provides municipalities such as Miami Shores Village with greater flexibility in those projects providing for potential redevelopment. By utilizing this two- stage process, the Village can develop a future formal invitation that is drafted in a manner to ensure that it incorporates the best ideas for the site, which

ideas may or may not have been gleaned from the responses to this EOI. The formal solicitation is open to the public (note, not just Respondents) and a proposer need not have participated in Stage 1 of this process to participate.

The Stage 2 formal solicitation phase will entail:

- Creation of a solicitation document.
- Advertisement, describing the proposed project(s) on the Site with all traditional solicitation restrictions, such as having a Cone of Silence.
- Formal process to include pre-submittal conference, site visit(s), submission of required development proposals, evaluation, oral presentations (if necessary), and negotiations.
- Recommendation for award may present a recommendation(s) that will provide the best overall development project(s), including, but not limited to, the economic interest of Village.

SUBMISSION INSTRUCTIONS

Miami Shores Village will accept all Expressions of Interest in accordance with the requirements stated herein **up to 2:00 PM EDT on December 19, 2024 for “EOI 2024-11-01 Proposed Use of 9900 N.E. 2nd Ave., Miami Shores, Florida,”** addressed to Esmond K. Scott, Village Manager and delivered to Ysabely Rodriguez, Miami Shores Village Clerk, 10050 N.E. 2nd Avenue, Miami Shores, FL 33138.

Those interested in responding to this EOI should submit no more than a five pages describing their ideas, viewpoints, and suggestions for how the site can be optimally used or be best redeveloped in a manner that will be financially self-sustaining in the future and that will enhance the community and align with the property’s zoning and designated use.

Respondents should be aware that privileged or confidential information provided to the Village may be subject to public records law. By submitting a response pursuant to this EOI, you agree that all such materials will be considered to be public records pursuant to Florida Statutes Section 286.011 and Florida Statutes Chapter 119. The Respondent shall not submit any information in response to this EOI which the Respondent considers to be a trade secret, proprietary, or confidential.

In the event that the response contains a claim that all or a portion of the response submitted contains confidential, proprietary or trade secret information, the Respondent, by submitting, knowingly and expressly waives all claims made that the response, or any part thereof no matter how indicated, is confidential, proprietary or a trade secret and authorizes the Village to release such information to the public for any reason.