



Memorandum

Memorandum No: 25-155

TO: Honorable Mayor and Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager *RW*

DATE: August 25, 2025

SUBJECT: Close of Competition Period - Holiday Park Parking Unsolicited Proposals

The intent of this memorandum is to provide the City Commission with an update of the Holiday Park Parking initiative.

Unsolicited Proposals

On June 30, 2025, the City Commission approved Resolution No. 25-131 providing notice of intent to enter into a comprehensive agreement for a qualifying project submitted by Holiday Park Parking Partners LLC and Park Place Garages LLC, respectively, as unsolicited proposals for the design, development, financing, construction, operation, and maintenance of a multi-use structure with public parking, a surface level public parking lot, and a Fire-Rescue/Emergency Medical Services (EMS) Substation located at NE 8 Street and NE 10 Avenue within Holiday Park.

The Resolution established that the City of Fort Lauderdale will accept other proposals for the same project in accordance with Section 255.065, Florida Statutes (2024), for a period of forty-five (45) days after the initial date of publication. The required public notices were published in the Sun-Sentinel and the Florida Administrative Register on Tuesday, July 8, 2025, and Tuesday, July 15, 2025. The 45-day competition period began on Tuesday, July 8, 2025, and officially closed on Friday, August 22, 2025, at 5:00 p.m.

The City received one (1) additional proposal from G3 Development and one (1) revised proposal from Park Place Garages LLC during the competition period. The three (3) proposers are listed below in alphabetical order.

- **G3 Development** (Keith and Finrock)
- **Holiday Park Parking Partners** (Clarence Capital Partners, Core Construction, Stiles Construction, Justin Architects, CES Consultants, Walker Consultants, Parking Advisors, and Atlantic Aviation)
- **Park Place Garages LLC** (Gulf Building LLC, Garfield Public/Private LLC, Walker Consultants, Stratus, and Craven Thompson & Associates)

City staff will commence the evaluation process, and the proposals have been uploaded to the Holiday Park Parking webpage (<https://spotlightfl.com/holiday-park-parking>). A hard copy of the new proposal and the revised proposal will be delivered to each elected official and charter officer on or before August 27, 2025.

Design Criteria Package

On June 4, 2024, the City Commission approved an agreement with Bermello, Ajamil & Partners, LLC (Bermello) to create a design criteria package for a Holiday Park Parking Garage. The intent was to conduct an initial review of the site conditions, code requirements, and general massing of a potential parking garage. City staff provided the City Commission with an update in January 2025 that highlighted five (5) potential concepts. The City Commission requested that staff advance the surface parking lot concept.

City staff continued to work with Bermello on the initial project efforts which included a parking garage and a surface lot. Following feedback from the City Commission and with the acceptance of two (2) unsolicited proposals, City staff suspended efforts to design the parking garage and focus on the surface lot. Staff identified that the surface lot timeline could be expedited by entering into a design agreement rather than advancing the efforts through creation of a design criteria package. Accordingly, City staff recommends that the City Commission consider terminating (for convenience) the Bermello design criteria package engagement at the September 3, 2025, Regular Commission Meeting (CAM #25-0773).

For additional information, please reach out to Ben Rogers, Assistant City Manager, at (954) 828-3781 or via email at brogers@fortlauderdale.gov.

c: D'Wayne M. Spence, Interim City Attorney
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