

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PURSUANT TO REQUEST FOR PROPOSALS NO. 2025-218-ND, FOR THE CONSTRUCTION, MANAGEMENT, AND OPERATION OF A PADEL/PICKLEBALL FACILITY ON A PARKING GARAGE ROOFTOP ADJACENT TO LINCOLN LANE NORTH; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH RACQUET PROPERTY COMPANY, LLC, AS THE TOP-RANKED PROPOSER FOR OPTION B; FURTHER, IF THE ADMINISTRATION IS NOT SUCCESSFUL IN NEGOTIATING AN AGREEMENT WITH RACQUET PROPERTY COMPANY, LLC, AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH RACQUET 360 INC./IBC NEW YORK, LLC D/B/A PADEL PADEL, AS THE SECOND-RANKED PROPOSER FOR OPTION B; FURTHER, IF THE ADMINISTRATION IS NOT SUCCESSFUL IN NEGOTIATING AN AGREEMENT WITH RACQUET 360 INC./IBC NEW YORK, LLC D/B/A PADEL PADEL, AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH WORLD PADEL FLORIDA LLC, AS THE THIRD-RANKED PROPOSER FOR OPTION B; AND FURTHER, REQUIRING THAT THE FINAL NEGOTIATED AGREEMENT SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE MAYOR AND CITY COMMISSION.

WHEREAS, on February 26, 2025, the Mayor and City Commission authorized the issuance of Request for Proposals (RFP) 2025-218-ND (the "RFP") for the construction, management, and operation of a padel/pickleball facility on a parking garage rooftop adjacent to Lincoln Lane North; and

WHEREAS, the RFP was released on February 28, 2025; and

WHEREAS, a voluntary pre-proposal meeting was held on March 13, 2025; and

WHEREAS, no proposals were received for Options A and C, the City received a No Option Proposal from Atlanta Tennis, and the City received proposals from the following firms for Options B and D:

Option B: garage G5 with a five (5) to less than ten (10)-year lease or management agreement:

- Nomad One LLC
- Racquet 360 Inc./IBC New York LLC d/b/a Padel Padel
- Racquet Property Company, LLC
- Sunset Padel LLC
- Ultra Sports Holding LLC
- Van Veggel Ventures LLC
- World Padel Florida LLC

Option D: garage G9 with a five (5) to less than ten (10)-year lease or management agreement:

- World Padel Florida LLC

No Option Proposal(s):

- Atlanta Tennis; and

WHEREAS, the proposal from Atlanta Tennis was deemed non-responsive for failure to submit the Financial Proposal (Tab 6) on or before the proposal submission deadline; and

WHEREAS, on May 20, 2025, the City Manager appointed the Evaluation Committee via LTC # 211-2025, which Evaluation Committee was comprised of Miguel Beingolea, Operations Manager, Parking Department, Cynthia Casanova, Assistant Director, Parks and Recreation Department, Anabel Llopis, Executive Director, Lincoln Road Business Improvement District, Mohsen Abu Shaaban, Senior Project Manager, Office of Capital Improvement Projects, and Heather Shaw, Assistant Director, Economic Development Department; and

WHEREAS, the Evaluation Committee convened on May 28, 2025 to consider the proposals received; and

WHEREAS, the Committee received an overview of the project, information relative to the City's Cone of Silence Ordinance, the Government Sunshine Law, general information on the scope of services and a copy of each proposal; and

WHEREAS, the Evaluation Committee was instructed to score and rank each proposal pursuant to the evaluation criteria established in the RFP; and

WHEREAS, the Evaluation Committee process resulted in the proposers being ranked by the Evaluation Committee as indicated below:

Option B: garage G5 with a five (5) to less than ten (10)-year lease or management agreement:

1st ranked – Racquet Property Company, LLC

2nd ranked – Racquet 360 Inc./IBC New York LLC d/b/a Padel Padel

3rd ranked – World Padel Florida LLC

4th ranked – Van Veggel Ventures LLC

5th ranked – Sunset Padel LLC

6th ranked – Nomad One LLC

7th ranked – Ultra Sports Holding LLC

Option D: garage G9 with a five (5) to less than ten (10)-year lease or management agreement:

1st ranked – World Padel Florida LLC; and

WHEREAS, for Option B, Racquet Property Company, LLC proposed a one-time upfront payment of \$200,000 upon obtaining the building permits, demonstrating financial commitment and helping offset any initial loss of parking revenue, public costs, or planning resources required by the City; and

WHEREAS, for Option B, Racquet Property Company, LLC proposed a compensation to the City that includes a base rent of \$200,000 a year, subject to a 3% annual increase, which proposed rent structure improves the minimum guaranteed revenue loss associated with repurposing the rooftop by 2.5 times; and

WHEREAS, for the reasons set forth in the City Commission Memorandum accompanying this Resolution, which Memorandum is incorporated into this Resolution as if fully set forth herein, the City Manager recommends that the Mayor and City Commission award Option B to Racquet Property Company, LLC; and

WHEREAS, after reviewing all of the submissions and the Evaluation Committee's rankings and analysis, the City Manager concurs with the Evaluation Committee and recommends that the Mayor and City Commission authorize the Administration to enter into negotiations with Racquet Property Company LLC, as the top-ranked proposer for Option B; further, if the Administration is not successful in negotiating an Agreement with Racquet Property Company, LLC, authorize the Administration to enter into negotiations with Racquet 360 Inc./IBC New York LLC d/b/a Padel Padel, as the second-ranked proposer for Option B; further, if the Administration is not successful in negotiating an Agreement with Racquet 360 Inc./IBC New York LLC d/b/a Padel Padel, authorize the Administration to enter into negotiations with World Padel Florida LLC, as the third-ranked proposer for Option B; and further requiring that the final negotiated agreement shall be subject to the prior approval of the Mayor and City Commission.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby accept the recommendation of the City Manager pursuant to Request for Proposals No. 2025-218-ND, for the construction, management, and operation of a padel/pickleball facility on a parking garage rooftop adjacent to Lincoln Lane North; authorizing the Administration to enter into negotiations with Racquet Property Company, LLC, as the top-ranked proposer for Option B; further, if the administration is not successful in negotiating an agreement with Racquet Property Company, LLC, authorizing the Administration to enter into negotiations with Racquet 360 Inc./IBC New York, LLC d/b/a Padel Padel, as the second-ranked proposer for Option B; further, if the Administration is not successful in negotiating an agreement with Racquet 360 Inc./IBC New York, LLC d/b/a Padel Padel, authorizing the Administration to enter into negotiations with World Padel Florida LLC, as the third-ranked proposer for Option B; and further, requiring that the final negotiated agreement shall be subject to the prior approval of the Mayor and City Commission.

PASSED and ADOPTED this _____ day of _____ 2025.

Steven Meiner, Mayor

ATTEST:

Rafael E. Granado, City Clerk

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney *EG*

6/17/2025
Date