

Christine King
Board Chair



James D. McQueen
Executive Director

**REQUEST FOR PROPOSALS
PARK WEST MULTI-FAMILY AFFORDABLE HOUSING**

**RFP NUMBER
25-10**

**ISSUE DATE:
November 19, 2025**

**ADDENDUM #1
January 7, 2026**

**Non-Mandatory Pre-Submittal Meeting
December 3, 2025, at 10:00am
At:
SEOPW CRA Office
819 NW 2nd Ave., 3rd Floor
Miami, FL 33136**

RFP SUBMISSION DATE AND TIME:

**No later than
~~January 13, 2026, at 11:00am~~**

**EXTENDED TO:
February 10, 2026, at 11:00am**

**At:
The Office of the City Clerk
City of Miami
3500 Pan American Drive
Miami, Florida 33133**

**DESIGNATED CONTACT
Brian Zeltsman, RA
Director of Architecture and Development**

**Southeast Overtown/Park West
Community Redevelopment Agency
819 NW 2nd Ave, 3rd Floor
Miami, Florida 33136**

**Phone: 305-679-6827
Email: bzeltsman@miamigov.com
Website: seopwcra.com**



TO: ALL PROSPECTIVE PROPOSERS:

The following changes, additions, clarifications, and/or deletions amend the above-mentioned Request for Proposals. Please note the contents herein and affix same to the documents you have on hand.

All attachments (if any) are available on the SEOPW CRA website at: www.seopwcra.com and are part of this Addendum.

1. **PLEASE NOTE: The Response Submission Date (due date) and time for this RFP has been extended to: TUESDAY, FEBRUARY 10, 2026, AT 11:00 AM**

2. Paragraph 3 of Section 1.3 is amended as follows:

~~As one side of the Property abuts the business NW 1st Avenue and the adjacent Brightline station with retail establishments, [I]t is assumed that the a successful response will be one that proposes a mixed-use development with commercial and/or retail space available at the ground level,~~ a parking garage podium to address the parking requirements of the project, and several floors of residential units above, with a mix of unit sizes and affordability levels. In cases where a development includes a mix of units of differing affordability levels, or a combination of affordable units with market-rate units, the SEOPW CRA strives to equitably distribute the location of the affordable units throughout the building, and to ensure that all units maintain consistent sizes, layout, finishes, and amenities, regardless of affordability.

3. The following section is to be added and made part of the RFP:

1.4 Project Requirements

Proposed development plans for the project are to allocate the entirety of the first two floors of the building (ground level and second level; not including necessary space for vehicular/garage access, vertical circulation, required utility and trash spaces, loading docks, and a reasonable residential lobby space) for future use by a local municipality for a public serving purpose to be determined at a later date.

END OF ADDENDUM