



PROJECT OVERVIEW

The Florida Department of Transportation (FDOT) is developing a lease agreement project for a truck parking facility near the Golden Glades Interchange (GGI) in Miami-Dade County, Florida, and on the east parcel of the former Golden Glades Park & Ride Center. This project will provide a minimum of 135 truck parking spaces and may include amenities such as vehicle and truck fueling stations, travel center with retail space and quick service restaurants, truck repair facility, truck wash, and certified static scale. The project might also include additional features such as a Truck Parking Availability System (TPAS), security features, and Intelligent Transportation Systems (ITS).

PROJECT PURPOSE & NEED

The GGTTC project increases the supply of accessible, convenient, and safe truck parking in the Miami urban area where truck parking availability comes at a premium. The nearest full-service truck stop is approximately 22 miles north in Broward County (595 Truck Stop in Davie). The project's premier location, at the intersect of major freight transportation corridors, and its proximity to major freight centers, will minimize delays in freight transportation. It will also help drivers comply with federal and state hours-of-service requirements, preventing driver fatigue and keeping all motorists safe.

PROJECT LOCATION & SIZE

Located on the eastern parcel of the existing Golden Glades Park and Ride and within additional FDOT Right of Way (ROW) in the vicinity of the Golden Glades Interchange. The truck parking facility is envisioned to be bounded by SR-9/NW 7 Avenue to the north, US 441/SR-7/NW 7 Avenue to the south and west, and SR-91/Florida's Turnpike - SR-9A/I-95 to the east. The project site is an approximate 15-acre State-owned parcel.

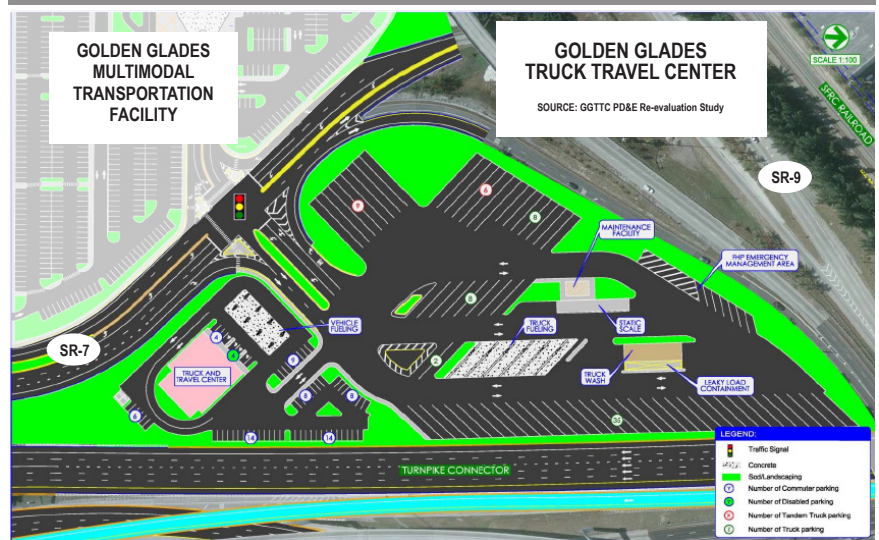
PROJECT HISTORY

- 1970: Park and Ride constructed as part of the High Occupancy Vehicle (HOV) program
- 2005: Project Develop and Environment (PD&E) Study
- 2014: Conceptual Alternatives Evaluation for the Golden Glades Multimodal Transportation Facility (GGMTF) and GGTTC
- 2017: PD&E Study Re-evaluation (GGTTC Evaluated and GGMTF Advanced to Design and Construction)
- 2018: Procurement, Design, and Construction for the GGMTF began
- 2021: GGMTF opened to the public.
- 2023: Lease RFP Development for the Leasing, Design, Construction, and Operation of the GGTTC site began

LOCATION MAP



PROJECT LOCATION & CONCEPTUAL LAYOUT





PROJECT OBJECTIVES & TASKS

The goal of this project is to provide professional support services to the FDOT District 6 Modal Development and Right of Way Offices for the development of a Lease Request for Proposal (RFP); Build Criteria Package; Indicative Concept Plans and Cost Estimate; Development Agreement; and Leasing Agreement for the design, construction, operation, and maintenance of the GGTTCC.

The key tasks to support these objectives and goals are as follows:

- **Industry Forums.** Forums will be held with industry stakeholders and interested developers/contractors/consultants. The first forum will provide project information and answer questions. The second forum will be one-on-one meetings with developers/contractors/consultants interested in pursuing the project.
- **Stakeholder Coordination.** Throughout the entirety of the project, various meetings and presentation will occur with all stakeholders including but not limited FDOT, FHWA, and Miami-Dade County. FDOT seeks to partner with FHWA and private sector partners to lease design, construct, operate, and maintain the GGTTCC facility. FDOT will potentially lease the parcel to a private sector partner and provide management oversight. In return, the truck stop operator would pay FDOT an agreed upon sum and formalized through a Lease Agreement.
- **Technical Memorandum of Feasible Alternatives.** A detailed analysis will be completed to determine the most viable options for design, construction, management, finance, operation, and maintenance of the site. The analysis will consider input from the industry forums and stakeholder coordination.
- **Lease RFP Development.** A Lease RFP will be developed along with all applicable criteria for the leasing and development of the site.
- **Conceptual Plans and Cost Estimates.** Concept plans and estimates will be developed for support of the RFP and funding allocation.
- **Development of the Development and Leasing Agreements.** Agreements for the development, leasing, for the construction, operation, and maintenance of the GGTTCC will be developed.
- **Procurement/Contractual Services.** Support will be provide to FDOT for advertisement of the project and evaluation of the submitted proposals.
- **Design/Construction Support.** Support will be provided to FDOT for design reviews and construction oversight of the site as applicable.

PROJECT SCHEDULE

Activity	CY 2023		CY 2024		CY 2025 to 2031	CY 2032		CY 2033		CY 2034		CY 2035		CY 2036	
	Q2	Q3	Q1/Q2	Q3/Q4		Q1/Q2	Q3/Q4	Q1/Q2	Q3/Q4	Q1/Q2	Q3/Q4	Q1/Q2	Q3/Q4	Q1/Q2	Q3/Q4
	Industry Forums							2032							
Lease RFP Development						*2032									
Lease Procurement							2032-2033								
Development Agreement								2033							
Design/Permitting									2033-2034						
Lease Agreement										2034					
Construction													2034-2036		
Open site for Operations															2036

CY = Calendar Year

* Update RFP as needed

CONTACT INFORMATION

Daniel Lameck | Freight & Federal Grants Coordinator | 305-470-5238 | Daniel.Lameck@dot.state.fl.us
 Steve Hughes | Consultant Project Manager | 954-637-1606 | shughes@ctseinc.com

