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Request for Proposals: #02-1920 Development of Vacant Sites in Lake Worth Beach

SUMMARY OF RFP

For a copy of the document in its entirety, call 561-493-2550 or [email your request](#).

PURPOSE:

The purpose of this Request for Proposals (RFP) is to solicit proposals for the development of vacant, CRA-owned parcels along Lake Avenue as well as South 'L' Street, South 'M' Street and South 'K' Street, just to the south of Lake Avenue in both the downtown and mixed-use east zoning districts

There are **three** total sites which are available for redevelopment.

SITE 1: Contains eleven CRA-owned or controlled properties located between South 'L' Street and South 'M' Street, located to the north of 1st Avenue South.

SITE 2: Contains three CRA- owned properties at the corner of South 'K' Street and 1st Avenue South.

SITE 3: Contains two City-owned parking parcels north of Site 2 on South 'K' Street. This site must continue to be only used for public parking/parking garage. The site can be leased from the City by a developer for parking purposes only.

Preferably, the CRA is seeking one proposal from one firm for all of the CRA owned sites. The parcels are in the City's "Old Town Historic District". It is the CRA's intention to competitively select a Developer with the proven ability and interest to construct a development and to own the property once constructed. Projects should average four stories in height. Each project should have a mixture of uses, including parking, which may also include, market rate apartments, for-sale condominiums or hotel rooms, must meet City design guidelines, create foot-traffic and be architecturally significant.

The structures, currently on the sites, are to be moved or demolished before any new construction permits are released. The chosen developer should be shovel ready after the planned, mixed-use development is approved by the City Commission. The City of Lake Worth Beach's Historic Resource Preservation Board ("HRPB") issued a Certificate of Appropriateness ("COA") for the relocation or demolition of the contributing historic structures located on the properties which are the subject of this RFP. The HRPB's decision was appealed to the City of Lake Worth Beach City Commission, which upheld the HRPB's issuance of the COA. On February 12, 2020, an affected party filed a Petition for Writ of Certiorari with the 15th Judicial Circuit of Palm Beach County challenging the City Commission's action. The current case should not impact the CRA's ability to move forward with the RFP.

The City-owned parking lots located at 13 and 19 South 'K' Street (Site 3) total .60 acres. These lots are currently used for public parking and have MU-East zoning and DMU land use. Due to Charter restrictions, these parcels are not available for sale. However, the City may lease these properties for up to 20 years. If a developer saw a need to partner with the City for the use of this land, for parking (for example), the City would consider a public-private partnership arrangement. This arrangement could give the developer additional density and square footage in exchange for public parking or lease payments. The details would need to be negotiated at a later time, however, a proposer could include a part of the proposed development using this potential site.

A developer would have the ability to choose OPTION 1 or OPTION 2 when making a proposal to the CRA. This would include either, using Site 1 & 2 only (OPTION 1) or Sites 1, 2 and 3 (OPTION 2). A proposal with an alternate scenario may be submitted. The evaluation committee will decide whether or not to consider the proposal.

The non-mandatory Pre-Bid Meeting originally scheduled for April 16th 2020 has been cancelled. Interested individuals can email the CRA with any questions prior to June 2, 2020. Please email Chris Dabros at cdabros@lakeworthbeachfl.gov

Due to the COVID-19 declared emergency which has caused a significant adverse economic impact to the development community and the shutdown of all other non-

essential businesses, the CRA has elected to extend the submission deadline of RFP #02-1920.

Effective May 1st, 2020 the original submission deadline of June 2nd has been changed to August 4th 2020 at 3pm. All proposals are still to be sent to the Lake Worth Beach CRA offices located at 1121 Lucerne Ave. Lake Worth Beach, FL 33460 no later than August 4th.

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