

REQUEST FOR PROPOSALS

FOR THE DISPOSITION OF 800 PARK AVENUE
FOR THE
LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (CRA)

NOTICE IS HEREBY GIVEN that the Lake Park Community Redevelopment Agency (hereinafter referred to as the (CRA) is accepting Sealed Proposals for the purchase of 800 Park Avenue.

ISSUE DATE
FRIDAY, JULY 24, 2026
PROPOSAL SUBMISSION DEADLINE
WEDNESDAY, SEPTEMBER 9, 2026 by 2:00PM
CONTACT:

Town Clerk's Office
535 Park Avenue Lake Park, FL 33403
townclerk@lakeparkflorida.gov
(561)881-3311

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Invitation

Town of Lake Park Community Redevelopment Agency
Request for Proposals (RFP)
Disposition and Redevelopment of CRA-Owned Property
800 Park Avenue, Lake Park, Florida

The Town of Lake Park Community Redevelopment Agency ("CRA") invites qualified developers, investors, owner-users, business owners, and redevelopment teams to submit proposals for the purchase and redevelopment of the CRA-owned property located at 800 Park Avenue, Lake Park, Florida.

The CRA is seeking a redevelopment partner that shares its vision of creating a vibrant, economically sustainable destination that enhances Downtown Lake Park and advances the goals and objectives of the Lake Park Community Redevelopment Plan. The selected proposal should demonstrate a commitment to high-quality redevelopment, private investment, and long-term economic vitality while contributing to an active, pedestrian-friendly downtown environment.

The property occupies a prominent location within the Downtown Lake Park Community Redevelopment Area and represents an opportunity to invest in one of Palm Beach County's emerging downtown districts. As described in the Property Information section, the property benefits from its location along Park Avenue, the Town's primary commercial corridor, and is surrounded by ongoing public and private investment intended to strengthen Downtown Lake Park as a destination for residents, visitors, and businesses.

The CRA encourages creative redevelopment concepts that support the goals of the Community Redevelopment Master Plan. Proposals may include adaptive reuse of the existing building, renovation and expansion, or redevelopment of the site, provided the proposed use advances the CRA's redevelopment objectives and complies with applicable land development regulations.

While the CRA welcomes innovative concepts, proposals that create year-round economic activity, activate the pedestrian environment, encourage private investment, strengthen the Downtown business district, complement surrounding businesses, and enhance the overall character of the redevelopment area will receive favorable consideration.

Examples of desired uses include, but are not limited to:

- Destination restaurants and cafés
- Specialty food and beverage establishments
- Artisan markets and specialty retail
- Boutique retail businesses
- Breweries, wine bars, and similar hospitality concepts
- Health and wellness businesses
- Arts, cultural, and entertainment venues
- Creative office or entrepreneurial workspace

- Mixed-use or other redevelopment concepts that further the goals of the Community Redevelopment Plan

The CRA reserves the right to consider any proposal that, in the judgment of the CRA Board, best advances the public purpose of community redevelopment.

Proposals should demonstrate the proposer's financial capacity, redevelopment experience, project vision, implementation schedule, and the anticipated economic and community benefits resulting from the proposed project. The CRA intends to select the proposal that represents the overall best value to the community and most effectively advances the redevelopment objectives established for Downtown Lake Park, rather than solely the highest purchase price.

The disposition of the property will be conducted in accordance with the requirements of Sections 163.370 and 163.380, Florida Statutes, the Lake Park Community Redevelopment Master Plan, and all applicable federal, state, and local laws. The CRA reserves the right to reject any or all proposals, waive minor irregularities, negotiate with one or more proposers, request additional information, or terminate this solicitation if doing so is determined to be in the best interest of the CRA.

Florida Statute 163.380(3)(a) allows Community Redevelopment Agencies to dispose of property within its boundaries to private persons for community redevelopment purposes. Persons acquiring properties pursuant to this statute can only redevelop the property for uses that are specified in the agency's redevelopment plan. Any disposal of real property for less than the fair value shall require board approval following a duly noticed public hearing.

Prior to any disposal of real property, the Community Redevelopment Agency must issue a public notice of the disposition at least 30 days prior to execution of any contract transferring the property. Such notice shall make all pertinent information available to, and invite proposals from private redevelopers or any persons interested in undertaking the redevelopment.

The notice shall identify the disposal area and shall state that proposals must be made within said days of the date of publication. The agency shall consider all proposals and the financial and legal ability of the persons making such proposals to carry them out.

The agency may accept proposals as it deems to be in the public interest.

Interested parties are encouraged to carefully review this Request for Proposals prior to preparing their submission.

RFP Overview

RFP ISSUED	Friday, July 24, 2026
Questions Submittal Deadline	Wednesday, September 2, 2026 by 5:00pm EST Questions must be submitted in writing via email to: Townclerk@lakeparkflorida.gov
Proposal Submission Due Date and Location	Wednesday, September 9, 2026 by 2:00pm EST Mail or Hand-deliver Proposals to: TOWN OF LAKE PARK Town Clerk 535 Park Avenue Lake Park, Florida 33403

*Responses must be clearly marked on the outside of the package referencing

"RFP 124-2026 800 Park Avenue"

*The CRA reserves the right to advance or delay the above scheduled dates.

*Mailed Proposals will be considered timely when received at the stated Location on or before the stated Due Date and Time. The CRA shall not be responsible for late, delayed, misdelivered, or undelivered Proposals. Proposals not received by the Due Date and Time at the stated Location shall not be reviewed or considered.

CONTACT PERSON

Any questions regarding the RFP documents and/or solicitation process must be submitted in writing to the Town Clerk at townclerk@lakeparkflorida.gov. Questions must be received prior to the Question Submittal Deadline. Oral explanations, information, and instructions shall not be considered binding on the CRA. All prospective Proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

ADDENDA

Any interpretations, corrections, clarifications, or changes to this RFP will be made by addenda. Sole issuing authority shall be vested in the CRA. Addenda will be posted and available through the CRA notification methods shown above.

LATE PROPOSALS

Proposers must submit complete Proposals before the stated Proposal Submission Due Date and Time. Proposals received after the Proposal Submission Due Date and Time shall be returned unopened and shall be found non-responsive. It is the sole responsibility of Proposer to ensure its Proposal is received by the Town Clerk by the stated Proposal Submittal Due Date and Time. The CRA is not responsible for any delayed, late, misdelivered, or non-delivered Proposal(s), no matter the cause.

SUBMITTAL FORMAT REQUIREMENTS

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2” x 11” paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in sealed envelope Clearly Labeled "RFP 124-2026" and delivered only to the following address:

TOWN OF LAKE PARK
Town Clerk
535 Park Avenue
Lake Park, Florida 33403

Responses must be clearly marked on the outside of the package referencing

“RFP 124-2026 800 Park Avenue”

Note: Submissions will not be accepted at any other location. Responses received after the date and time stated will not be accepted and shall be returned unopened to the proposer(s).

PROPOSAL OMISSIONS, ERRORS, DEVIATIONS

Proposers are advised that Proposals submitted with irregularities, omissions, errors, deviations, and/or technicalities that, at the sole discretion of the CRA, do not meet the minimum requirements of the RFP, may result in a non-responsive determination. Proposers will not be given the opportunity to cure any irregularity, omission, error, deviation, and/or technicality. It is at the sole discretion of the CRA to waive or not waive any irregularity, omission, error, deviation, and/or technicality.

AWARD

The CRA reserves the right to accept any Proposal(s), or combination of Proposal(s), deemed to be in the best interest of the CRA, to waive any minor irregularities, scrivener’s errors, omissions, deviations, and/or technicalities in any Proposal(s), negotiate terms with Successful Proposer(s), or to reject any or all Proposal(s), and to re-advertise for new Proposal(s). The best interest of the CRA shall be determined solely by the CRA.

The CRA intends to evaluate proposals based on multiple factors, including the proposer's qualifications, financial capacity, redevelopment experience, project feasibility, anticipated community benefits, consistency with the Community Redevelopment Master Plan, and the overall ability of the proposed project to advance the CRA's redevelopment objectives.

The CRA views this solicitation as an opportunity to partner with an organization that shares its commitment to responsible redevelopment and community investment. Through this partnership, the CRA seeks to facilitate a project that will contribute to the continued revitalization of Downtown Lake Park while creating long-term value for residents, businesses, and visitors alike.

Property Information

Property Address	800 Park Avenue, Lake Park, FL 33403
Building Size	1,943 SF
Site Area	0.14 Acres
Zoning	TCC (Town Center Commercial)
Parking	9 Existing Spaces
Current Owner	Town of Lake Park Community Redevelopment Agency
Current Status	Available for Purchase and Redevelopment
Location	Downtown Lake Park Community Redevelopment Area

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Redevelopment Objectives

The disposition and redevelopment of the CRA-owned property located at 800 Park Avenue represents an important opportunity to further the goals and objectives of the Town of Lake Park Community Redevelopment Agency ("CRA") and the Lake Park Community Redevelopment Master Plan. The CRA seeks a redevelopment project that serves as a catalyst for continued investment, strengthens the downtown business district, and contributes to the long-term economic vitality of the Community Redevelopment Area.

Proposers are encouraged to develop innovative and financially feasible concepts that demonstrate a clear understanding of Downtown Lake Park's character while advancing the redevelopment vision established by the CRA. The selected proposal should complement existing businesses, attract new visitors and customers, encourage private investment, and create a vibrant, pedestrian-oriented destination along Park Avenue.

At a minimum, proposals should demonstrate how the proposed redevelopment will advance one or more of the following objectives:

Economic Development

- Increase private investment within the Community Redevelopment Area.
- Generate new employment opportunities.
- Expand the local tax base.
- Encourage year-round commercial activity.
- Attract businesses that complement and strengthen existing downtown establishments.
- Promote entrepreneurship and long-term business success.

Downtown Activation

- Increase pedestrian activity throughout Downtown Lake Park.
- Create an inviting destination for residents and visitors.
- Encourage activity during both daytime and evening hours.
- Support the continued revitalization of Park Avenue as the Town's primary commercial corridor.
- Enhance the overall downtown experience through high-quality redevelopment.

Community Character

- Respect and complement the architectural character and identity of Downtown Lake Park.
- Enhance the visual appearance of the property through quality design, landscaping, signage, and streetscape improvements.

- Create an attractive and welcoming environment that contributes positively to the surrounding neighborhood.
- Reinforce Lake Park's unique sense of place and community identity.

Public Benefit

- Provide measurable economic and community benefits that extend beyond the property itself.
- Encourage redevelopment that improves the pedestrian environment and overall public realm.
- Support projects that serve residents, businesses, and visitors while contributing to the long-term success of the downtown district.

Consistency with the Community Redevelopment Master Plan

Proposals should demonstrate consistency with the goals, strategies, and initiatives identified within the Lake Park Community Redevelopment Master Plan, including its emphasis on:

- strengthening the local economy;
- supporting redevelopment of commercial corridors;
- encouraging strategic public and private investment;
- improving the quality of public spaces;
- enhancing walkability and connectivity;
- fostering attractive mixed commercial environments; and
- implementing redevelopment projects that contribute to the long-term revitalization of the Community Redevelopment Area.

Evaluation of Community Impact

Proposers should clearly describe how their redevelopment concept will:

- Activate the property as a destination within Downtown Lake Park.
- Complement nearby businesses and encourage additional investment.
- Generate economic activity and customer traffic.
- Enhance the appearance and functionality of the site.
- Support implementation of the Community Redevelopment Master Plan.
- Provide lasting value to the Town of Lake Park and the Community Redevelopment Area.

The CRA recognizes that redevelopment proposals may vary in design, business concept, and operational characteristics. While creativity and innovation are encouraged, preference will be given to proposals that most effectively advance the redevelopment objectives outlined in this Request for Proposals and demonstrate a commitment to creating a high-quality, sustainable project that contributes to the continued revitalization of Downtown Lake Park.

Desired Uses

The Town of Lake Park Community Redevelopment Agency ("CRA") seeks redevelopment proposals that will transform the Property into a vibrant destination that contributes to the continued revitalization of Downtown Lake Park. The CRA encourages creative and innovative redevelopment concepts that are economically sustainable, architecturally compatible with the surrounding area, and consistent with the goals and objectives of the Lake Park Community Redevelopment Master Plan.

While the CRA is open to a variety of redevelopment concepts, preference will be given to proposals that create a destination, generate pedestrian activity, support surrounding businesses, and encourage long-term private investment within the Community Redevelopment Area.

Preferred Uses

Examples of preferred uses include, but are not limited to:

Food and Beverage

- Destination restaurants
- Chef-driven dining concepts
- Cafés and coffee shops
- Specialty dessert establishments
- Breweries or craft beverage establishments
- Specialty food markets
- Farm-to-table restaurants

Retail

- Boutique retail
- Artisan shops
- Specialty gift stores
- Home décor and furnishings
- Specialty apparel
- Bookstores
- Hobby and maker spaces
- Local merchant marketplaces

Arts, Culture and Entertainment

- Art galleries
- Creative studios

- Cultural venues
- Performing arts or music venues
- Educational or instructional spaces
- Interactive entertainment concepts
- Family-oriented destinations

Health, Wellness and Lifestyle

- Fitness studios
- Wellness centers
- Nutrition or healthy lifestyle businesses
- Personal services that complement the downtown environment

Office and Commercial

- Professional office
- Creative office
- Entrepreneurial incubator
- Co-working space
- Technology or innovation businesses
- Other commercial uses that encourage daytime activity within the downtown district

Mixed Commercial Concepts

The CRA welcomes proposals that thoughtfully combine multiple complementary uses within the existing building or as part of a redevelopment concept, provided the project enhances the overall vitality of Downtown Lake Park.

Examples may include:

- Restaurant with outdoor dining
- Retail combined with café space
- Boutique retail with artisan workshops
- Office with publicly accessible commercial components
- Other innovative concepts that activate the property throughout the day and evening.

Desired Project Characteristics

In addition to the proposed use, the CRA encourages projects that:

- Create a destination for residents and visitors.
- Increase pedestrian activity along Park Avenue.
- Encourage repeat visitation.
- Complement existing downtown businesses.

- Support evening and weekend activity.
- Enhance the architectural character of Downtown Lake Park.
- Incorporate attractive landscaping and streetscape enhancements.
- Include outdoor gathering or seating areas where appropriate.
- Demonstrate long-term operational sustainability.
- Create employment opportunities.
- Generate additional private investment within the Community Redevelopment Area.
- Promote a high-quality customer experience.

Adaptive Reuse and Redevelopment

The CRA welcomes proposals that preserve, renovate, expand, or redevelop the existing building. Proposers should clearly explain how their approach represents the highest and best use of the property and advances the redevelopment objectives of the CRA.

Uses Requiring Additional Consideration

The CRA recognizes that innovative redevelopment opportunities may not fit neatly within a predefined category. Accordingly, proposals for uses not specifically identified in this section may still be considered if the proposer clearly demonstrates how the project:

- Advances the goals of the Community Redevelopment Master Plan;
- Enhances Downtown Lake Park;
- Generates measurable economic and community benefits;
- Encourages private investment;
- Creates an active, pedestrian-oriented environment; and
- Represents a high-quality, long-term redevelopment opportunity.

Uses That May Not Be Considered Favorably

While every proposal will be evaluated on its individual merits, the CRA generally does not encourage uses that:

- Generate little or no pedestrian activity;
- Result in long-term vacancy or underutilization of the property;
- Are incompatible with the vision for Downtown Lake Park;
- Create adverse impacts on surrounding businesses or neighborhoods;
- Fail to demonstrate a meaningful contribution to the redevelopment objectives of the Community Redevelopment Area.

The CRA reserves the right to determine whether any proposed use is consistent with the goals of the Community Redevelopment Master Plan, applicable zoning regulations, and the overall public interest.

Proposal Submission Requirements

To facilitate a fair and consistent evaluation process, all proposals shall be organized in the order outlined below. Proposals should be clear, concise, and provide sufficient detail to demonstrate the Proposer's qualifications, financial capacity, redevelopment experience, and proposed vision for the Property.

Failure to provide the requested information may result in the proposal being determined non-responsive. Proposals deemed nonresponsive may be disqualified, rejected, and receive no further consideration at the sole and absolute discretion of the CRA. This RFP requires the use and submission of specific CRA forms. The CRA forms shall not be expanded or altered. Failure to utilize the CRA's forms will result in the rejection of the Proposal as non-responsive at the sole and absolute discretion of the CRA.

The CRA reserves the right to validate any and all information submitted by a Proposer. At its sole and absolute discretion, the CRA may disqualify any Proposer if the CRA determines that their Proposal does not sufficiently document experience and qualifications. Further, at its sole and absolute discretion, the CRA may request and require that additional information be provided by a Proposer.

Proposers understand that submitting a Proposal in response to this RFP does not constitute an Agreement between the CRA and the Proposer. Proposers understand and affirm they have no contractual right(s) and/or expectation(s) by submitting a Proposer to the CRA in response to this RFP.

A. Cover Letter

Provide a cover letter signed by an individual authorized to bind the proposing entity.

The cover letter shall include:

- Name of the proposing entity
- Primary contact person
- Business address
- Telephone number
- Email address
- Type of business entity (corporation, LLC, partnership, etc.)
- State of incorporation or organization
- Statement confirming the Proposer has reviewed the RFP and agrees to its terms

B. Executive Summary

Provide a concise summary describing:

- The overall redevelopment concept
- Intended use of the property
- Why the proposal is well suited for Downtown Lake Park
- Major community benefits
- Estimated investment

C. Development Narrative

Provide a detailed narrative describing:

- Proposed business or redevelopment concept
- Operational model
- Customer base
- Hours of operation
- Number of employees
- Long-term vision
- Why this location was selected
- How the project advances the CRA's redevelopment objectives

D. Development Team

Provide information regarding:

- Ownership entity
- Development team
- Project manager
- Architect
- Engineer
- General contractor (if known)
- Other key consultants

Include resumes or biographies for principal team members.

E. Experience and Qualifications

Describe the Proposer's experience completing similar projects.

Include:

- Years in business
- Organizational history
- Three comparable projects
- Project photographs (if available)
- Project locations

- References
- Contact information

F. Financing Plan

The financing plan shall include at least the following:

- Proposed project budget/breakdown of all hard and soft costs required to implement project
- Sources, amounts, terms, and conditions of financing and proposers' equity consistent with the project budget
- Business Plan for the type of use with pro-forma cash flow statements with assumptions for a 10-year period
- Evidence of financing consistent with project budget
- Evidence of financial capacity of lenders and equity sources
- Any public financing assistance that may be required

The CRA may request proposers to submit revised, updated, or a more detailed financing plan as deemed helpful or relevant, in the sole discretion of the CRA, in evaluating the proposer or any aspect of its proposal.

G. Purchase Offer

Clearly identify:

- Proposed purchase price
- Earnest money deposit
- Proposed closing timeframe
- Any contingencies
- Requested due diligence period

H. Redevelopment Schedule

Provide an estimated timeline including:

- Property acquisition
- Design
- Permitting
- Construction
- Completion
- Business opening
-

I. Site and Building Improvements

Describe proposed improvements including:

- Renovations
- Building additions
- Adaptive reuse
- New construction (if applicable)
- Landscaping
- Exterior improvements
- Outdoor seating
- Lighting
- Signage
- Parking improvements

Conceptual renderings, sketches, or floor plans are encouraged.

J. Community Benefits

Describe how the project will:

- Increase economic activity
- Support surrounding businesses
- Generate employment
- Encourage pedestrian activity
- Enhance Downtown Lake Park
- Support implementation of the Community Redevelopment Master Plan
- Improve the appearance of the Property

K. Right of First Offer

- As a condition of the sale, the successful proposer shall agree to grant the Town of Lake Park a Right of First Offer should the property be offered for sale at any time in the future.
- Prior to marketing or otherwise offering the property for sale to a third party, the owner shall first provide written notice to the Town of Lake Park of its intent to sell the property.
- The Town shall have the opportunity to negotiate for the purchase of the property based upon its then-current fair market value. Fair market value shall be determined by independent appraisals obtained by both parties. Should the appraised values materially differ, the parties shall mutually agree upon a process for determining the final fair market value.

- The specific terms and conditions of the Right of First Offer shall be incorporated into the Purchase and Sale Agreement and any subsequent Development Agreement approved by the CRA Board.

L. Requested CRA Assistance

If requesting any CRA incentives or assistance beyond the purchase of the Property, describe:

- Type of assistance requested
- Estimated value
- Public benefit
- Why assistance is necessary

The CRA reserves the right to approve or deny any requested assistance.

Proposal Checklist

Required Item	Included
Cover Letter	☐
Executive Summary	☐
Development Narrative	☐
Development Team	☐
Experience	☐
Financing Plan	☐
Purchase Offer	☐
Project Schedule	☐
Site Improvements	☐
Community Benefits	☐
Right of First Offer	☐
Requested CRA Assistance	☐

Submission Instructions

A. Proposal Submission Deadline

Proposer(s) shall submit (1) printed original and (5) printed copies. All submittals must be on 8 1/2” x 11” paper, neatly typed on one side only, with normal margins, and spacing. Handwritten responses will not be accepted. Said proposal must be submitted in sealed envelope Clearly Labeled "RFP 124-2026" and shall be delivered (by hand delivery or via mail; no electronic submissions) in accordance with the following:

Proposal Submission Due Date: Wednesday, September 9, 2026 by 2:00PM EST

Late submissions will not be accepted or considered. It is the sole responsibility of the Proposer to ensure that its proposal is received by the submission deadline.

B. Proposal Submission Location

Proposals shall be delivered to:

Town of Lake Park
Town Clerk
535 Park Avenue
Lake Park, Florida 33403

Responses must be clearly marked on the outside of the package referencing

LAKE PARK CRA NOTICE OF DISPOSITION AND REQUEST FOR PROPOSALS FOR 800 PARK AVENUE

Note: Submissions will not be accepted at any other location. Responses received after, the date and time stated in the policy will not be accepted and shall be returned unopened to the proposer(s).

C. Proposal Format

Proposals should be prepared on standard 8½" × 11" paper. Larger exhibits, renderings, drawings, or site plans may be submitted on fold-out sheets or larger paper sizes where appropriate.

Proposals should be organized in the order identified in Proposal Submission Requirements and should include tabs or dividers for each major section to facilitate the evaluation process.

D. Questions Regarding the RFP

Questions regarding this solicitation shall be submitted in writing to the designated contact of the CRA at the location listed on the cover page no later than the date identified for questions.

Questions should reference the applicable section of the RFP whenever possible.

Verbal interpretations or clarifications shall not be binding.

Responses to questions determined to materially affect the solicitation will be issued through a written Addendum.

E. Addenda

The CRA reserves the right to modify this Request for Proposals through written Addenda at any time prior to the proposal submission deadline.

It is the responsibility of each Proposer to ensure that all issued Addenda have been received and acknowledged prior to submitting a proposal.

Failure to acknowledge receipt of all Addenda may result in the proposal being determined non-responsive.

F. Withdrawal or Modification of Proposals

A Proposer may withdraw or modify its proposal at any time prior to the submission deadline by providing written notice to the Town Clerk.

Oral/verbal changes, modifications, or withdrawals will not be recognized and will be disregarded. Written modifications will not be accepted after the response submission deadline. Proposer(s) shall not assign or otherwise transfer their response to another individual or entity.

G. Public Records

Proposals submitted in response to this Request for Proposals shall become public records in accordance with Chapter 119, Florida Statutes, and other applicable laws.

Proposers claiming that portions of their proposal contain confidential or exempt information shall clearly identify the specific information claimed to be exempt and cite the applicable statutory authority supporting such claim. The CRA reserves the right to determine whether any claimed exemption is applicable. A proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the CRA.

H. Costs of Proposal Preparation

All costs incurred in preparing and submitting a proposal shall be the sole responsibility of the Proposer.

The CRA shall not be liable for any costs associated with proposal preparation, interviews, presentations, negotiations, or any other activities related to this solicitation.

I. Cone of Silence

Upon issuance of this Request for Proposals and continuing until final action by the Community Redevelopment Agency Board, a Cone of Silence shall be in effect in accordance with the Town of Lake Park Procurement Policy.

Except as expressly authorized by the Procurement Policy, Proposers, their representatives, agents, lobbyists, and consultants shall not communicate regarding this solicitation with members of the CRA Board, the Town Commission, evaluation committee members, the Town Manager, or any Town employee involved in the evaluation or award process.

All communications concerning this solicitation shall be directed exclusively to the designated Contact Person identified in this Request for Proposals.

Violation of the Cone of Silence may result in disqualification of the Proposal.

J. Protest Procedure

Any actual or prospective Proposer who is aggrieved in connection with the solicitation or award of this Request for Proposals may file a protest in accordance with the Town of Lake Park Procurement Policy. Failure to comply with the applicable protest procedures, including required deadlines, shall constitute a waiver of any protest rights.

The Town of Lake Park Community Redevelopment Agency and the Town of Lake Park reserve the right to proceed in accordance with the Procurement Policy and all applicable provisions of Florida law.

K. Reservation of Rights

Submission of a proposal constitutes acknowledgment that the Proposer has examined the Request for Proposals and all supporting documents and accepts the terms and conditions contained herein unless specifically identified otherwise within the proposal.

The submission of a proposal does not obligate the CRA to award a contract, enter into negotiations, or dispose of the property.

Evaluation Criteria

The Town of Lake Park Community Redevelopment Agency ("CRA") intends to select the proposal that, in the judgment of the CRA Board, provides the greatest overall benefit to the Community Redevelopment Area and best advances the goals and objectives of the Community Redevelopment Plan.

Selection will not be based solely upon the proposed purchase price. Rather, proposals will be evaluated on their overall quality, financial feasibility, redevelopment potential, qualifications of the proposer, anticipated community benefits, and consistency with the redevelopment vision established by the CRA.

The evaluation criteria described below are intended to provide a consistent framework for reviewing proposals. The CRA reserves the right to consider additional relevant factors and to request interviews, presentations, or supplemental information during the evaluation process.

Evaluation Process

Each proposal will be reviewed to determine if it is responsive to the submission requirements. A “responsive” proposal is one which meets the requirements of the notice/policy, is submitted in the format outlined in the notice, is of timely submission, and has appropriate signatures/attachments as required on each document.

The procedure for response evaluation is as follows:

1. Receipt of notice responses.

2. Opening and listing of all proposals received.

3. Preliminary review by CRA staff for compliance with the submission requirements of the notice, including verification that each proposal includes all documents required.

4. The CRA Executive Director shall forward all responsive proposals to the CRA Board.

Point Allocation

Proposals will generally be evaluated using the following criteria.

Evaluation Criteria	Maximum Points
Consistency with CRA Redevelopment Objectives	40
Financial Capacity and Purchase Price	30
Overall Redevelopment Concept and Vision	20
Developer Qualifications and Experience	10
Total Possible Points	**100**

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Consistency with CRA Redevelopment Objectives (40 Points)

The CRA will evaluate the extent to which the proposal advances the goals of the Community Redevelopment Master Plan, including:

- Downtown revitalization
- Increased economic activity
- Pedestrian-oriented development
- Private investment
- Long-term redevelopment
- Enhancement of Park Avenue
- Compatibility with surrounding businesses
- Create jobs
- Increase tax base
- Generate pedestrian traffic
- Support surrounding businesses
- Improve downtown vitality
- Attract visitors
- Encourage additional investment
- Improve quality of life

Financial Capacity and Purchase Price (30 Points)

Evaluation will include:

- Proof of funding
- Financial strength
- Ability to complete the project
- Realistic project budget
- Financial stability
- Availability of financing
- Purchase price
- Proposed closing schedule
- Due diligence period
- Contingencies
- Overall business terms

Overall Redevelopment Concept and Vision (20 Points)

Consideration will be given to:

- Creativity of the proposal
- Long-term vision
- Quality of the redevelopment concept

- Ability to create a destination
- Compatibility with Downtown Lake Park
- Innovation
- Overall feasibility
- Architectural quality
- Building improvements
- Adaptive reuse
- Streetscape enhancements
- Pedestrian experience
- Overall appearance

Developer Qualifications and Experience (10 Points)

The CRA will evaluate:

- Experience with comparable redevelopment projects
- Organizational capability
- Qualifications of the development team
- References
- History of successful project completion
- Experience working with public agencies
- Readiness to proceed

The highest purchase price will not necessarily receive the highest overall evaluation if the proposal does not otherwise advance the redevelopment objectives of the CRA.

Interviews and Presentations

Following the initial evaluation, the CRA may invite one or more proposers to participate in interviews or make presentations.

During interviews, proposers may be asked to discuss:

- Project vision
- Development experience
- Financing
- Construction schedule
- Community benefits
- Operational plan
- Long-term commitment to Downtown Lake Park

Selection Process

The Town of Lake Park Community Redevelopment Agency ("CRA") intends to conduct a fair, transparent, and competitive evaluation process to identify the proposal that best advances the goals and objectives of the Community Redevelopment Plan and serves the best interests of the CRA and the Town of Lake Park.

Submission of a proposal does not create any contractual rights or obligate the CRA to dispose of the Property. The CRA reserves the right to modify the evaluation and negotiation process as determined to be in the best interest of the CRA.

1. The CRA Board will evaluate each responsive proposal in accordance with the requirements and will rank the responses from the most qualified to the least qualified. The CRA Board, at its own option, may decide to hold brief presentations and/or interview sessions with all proposers or the top three (3) firms/proposers deemed to be the most qualified.
2. The CRA Board shall authorize the CRA to enter into negotiation with the top-ranked qualified firm/proposer.
3. The CRA Executive Director shall enter into negotiations for a development agreement (“Agreement”) with the top-ranked qualified firm/proposer and upon successful negotiation of an Agreement, the CRA Board will award the project to the top-ranked firm/proposer and authorize the CRA Executive Director to execute the Agreement.

All CRA Board considerations shall be made at a public meeting, as required by Section 286.011, Florida Statutes. The CRA Board shall have the final decision-making authority concerning the selection of a successful proposal for the disposition of CRA-owned real property or interest therein.

The factors outlined below shall be applied to all eligible proposals. Note: fulfillment of project goals, quality and sensibility of design, and compatibility with the neighborhood and immediate surrounding will be considered when reviewing the proposals. All references will be subject to appropriate evaluation.

The CRA Board reserves the right to accept, reject, or negotiate any proposal in accordance with the Reservation of Rights contained within this Request for Proposals.

Negotiations

Following completion of the evaluation process, the CRA may enter into negotiations with one or more Proposers.

Negotiations may include, but are not limited to:

- Purchase price;
- Project scope;
- Development schedule;
- Performance milestones;
- Due diligence period;
- Closing timeline;
- Development agreement terms;
- Public benefits;
- Other business terms deemed appropriate by the CRA.

The CRA reserves the right to negotiate with the highest-ranked proposer or, if negotiations are unsuccessful, terminate negotiations and begin negotiations with another proposer without reissuing the Request for Proposals.

The CRA Board reserves the sole authority to determine whether the disposition of the Property is in the best interest of the Community Redevelopment Agency.

The CRA Board may:

- Approve a proposal;
- Reject any or all proposals;
- Direct staff to negotiate additional terms;
- Request additional information from one or more proposers;
- Authorize negotiations with another proposer;
- Reissue the Request for Proposals; or
- Take any other action authorized by law.

Selection of a preferred proposer does not constitute acceptance of a proposal or create a binding agreement.

The disposition of the Property shall become effective only upon:

- Approval by the CRA Board;
- Execution of a mutually acceptable Purchase and Sale Agreement;
- Satisfaction of all applicable statutory requirements; and
- Execution of all required legal documents.

General Terms and Conditions

The Town of Lake Park Community Redevelopment Agency ("CRA") reserves the right to protect the public interest throughout the solicitation, evaluation, negotiation, and disposition process. Issuance of this Request for Proposals ("RFP") does not obligate the CRA to dispose of the Property, accept any proposal, or enter into any agreement.

By submitting a proposal, each Proposer acknowledges and agrees that the CRA reserves the rights described below.

A. General Rights

The CRA reserves the right to:

- Reject any or all proposals.
- Accept the proposal determined to be in the best interest of the CRA, regardless of purchase price.
- Waive minor irregularities or informalities in any proposal.
- Request clarification or additional information from any Proposer.
- Request corrections of clerical errors.
- Conduct investigations of any Proposer's qualifications, experience, financial capacity, or references.
- Verify all information contained within a proposal.

B. Negotiation Rights

The CRA reserves the right to:

- Negotiate with one or more Proposers.
- Negotiate changes to any proposal.
- Request revised proposals.
- Request Best and Final Offers (BAFOs).
- Suspend or terminate negotiations at any time.
- Begin negotiations with another Proposer if negotiations with the preferred Proposer are unsuccessful.

Selection of a preferred proposer shall not create any contractual rights until a Purchase and Sale Agreement has been fully executed.

C. Evaluation Rights

The CRA reserves the right to:

- Determine whether a proposal is responsive.
- Determine whether a Proposer is responsible.
- Evaluate proposals using the criteria identified in this RFP.
- Consider information obtained from interviews, presentations, references, financial reviews, or other available sources.
- Seek clarification regarding any proposal.
- Conduct interviews with one or more Proposers.

D. Modification of the Solicitation

The CRA reserves the right to:

- Amend this RFP through written Addenda.
- Modify the Procurement Schedule.
- Extend submission deadlines.
- Cancel or withdraw this solicitation.
- Reissue this RFP.
- Issue additional solicitations for the Property if determined to be in the best interest of the CRA.

E. Public Interest

The CRA reserves the right to reject any proposal that, in its sole judgment:

- Does not advance the goals of the Community Redevelopment Master Plan.
- Is not financially feasible.
- Does not demonstrate sufficient development experience.
- Is inconsistent with the public interest.
- Does not provide adequate public benefit.
- Is otherwise determined to be contrary to the objectives of the Community Redevelopment Agency.

The CRA's determination regarding the best interests of the Community Redevelopment Area shall be final.

F. No Obligation to Award

The CRA reserves the right not to award the Property to any Proposer.

The CRA may determine that none of the submitted proposals adequately satisfy the objectives of this Request for Proposals or the goals of the Community Redevelopment Plan.

G. Proposal Costs

All costs incurred in preparing, submitting, presenting, or negotiating a proposal shall be the sole responsibility of the Proposer.

The CRA shall not reimburse any costs associated with participation in this solicitation.

H. Accuracy of Information

While every effort has been made to provide accurate information, the CRA does not warrant or guarantee the completeness or accuracy of information contained within this Request for Proposals, the Offering Memorandum, or any supporting exhibits.

Proposers shall be responsible for conducting their own independent investigations, inspections, due diligence, and analyses concerning the Property.

I. Property Condition

The Property is being offered "AS IS, WHERE IS, WITH ALL FAULTS," subject to the terms and conditions contained within the negotiated Purchase and Sale Agreement.

The CRA makes no representations or warranties regarding the physical condition of the Property, environmental conditions, suitability for any particular use, or future development approvals.

J. Compliance with Laws

The selected Proposer shall be responsible for complying with all applicable federal, state, county, and local laws, ordinances, regulations, codes, permitting requirements, and development approvals.

Selection through this RFP shall not constitute approval of any land use, zoning, permitting, or development application.

K. Public Records

Proposals submitted in response to this Request for Proposals shall become public records subject to the provisions of Chapter 119, Florida Statutes, unless specifically exempt by law.

L. Governing Law

This Request for Proposals and any resulting agreement shall be governed by the laws of the State of Florida.

Venue for any legal proceedings arising from this solicitation or any resulting agreement shall lie exclusively in the appropriate court located in Palm Beach County, Florida.

M. No Contract Created

This Request for Proposals is an invitation to submit proposals only.

Neither the issuance of this RFP, the submission of a proposal, the designation of a preferred proposer, nor participation in negotiations shall create any contractual relationship between the CRA and any Proposer.

A binding agreement shall exist only upon approval by the CRA Board and the execution of a written Purchase and Sale Agreement by all authorized parties.

N. Collusion

By submitting a proposal, the proposer(s) certifies that its proposal is made without previous understanding, agreement, or connection either with any person, firm, or corporation submitting a proposal for the same services, or with the CRA. The proposer(s) certifies that its proposal is fair, without control, collusion, fraud, or other illegal action. The proposer(s) further certifies that it is in compliance with the conflict of interest and code of ethics laws. The CRA will investigate all situations where collusion may have occurred and the CRA reserves the right to reject any and all proposal where collusion may have occurred.

O. Cost of Sale

Unless otherwise approved by the CRA Board, the successful purchaser shall be responsible for all costs associated with the acquisition and closing of the property, including, but not limited to:

- documentary stamp taxes;
- recording fees;
- title insurance;
- survey costs;
- closing fees;
- attorney's fees;
- due diligence costs;
- inspections;
- lender costs; and
- any other expenses associated with the transaction.

The CRA shall not be responsible for any purchaser closing costs unless specifically approved by the CRA Board.

P. Public Records

Proposer(s) understand that the public shall have access, at all reasonable times, to all documents and information pertaining to CRA contracts, subject to the provisions of Chapter 119, Florida Statutes, and agrees to allow access by the CRA and the public to all documents subject to disclosure under applicable law. A proposer's failure or refusal to comply with the provision of this section shall result in the immediate cancellation of the agreement (if awarded) by the CRA.

Town Clerk's Office
Laura Weidgans,
Deputy Town Clerk

Laura Weidgans

Digitally signed by Laura Weidgans
DN: cn=Laura Weidgans, o=Town of Lake Park, ou=Deputy Town Clerk, email=lweidgans@lakeparkflorida.gov, c=US
Date: 2026.07.24 10:56:49 -04'00'