



LAKE WORTH BEACH COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Chair, Vice Chair and Members of the CRA Board

FROM: Joan C. Oliva, Executive Director *JO*

DATE: September 14, 2021

SUBJECT: **Interlocal Agreement with TCRPC for Downtown Property Public Outreach and Master Plan Development**

EXPLANATION

In February of 2020, the CRA advertised Request for Proposals (RFP) #02-1920 for the development of two sites in downtown Lake Worth Beach. The sites currently consist of a mixture of vacant lots, public parking lots and unoccupied residential structures. The combined sites located primarily along South 'K', 'L' & 'M' Streets just south of Lake Avenue, total approximately 2.4 acres (including the City surface lot). Due to the pandemic associated with COVID-19, the submission deadline for responses was extended from early June to August 4th, 2020. The CRA received 3 qualified submittals from interested development teams.

The downtown sites were assembled over a three-year period and with ten different transactions, adding to the two lots previously bought in 2005 by the CRA and the old Chamber building, which is still owned by the City although an agreement was signed in November 2019 for its sale to the CRA. The two assemblages consist of 14 separate parcels that are owned outright by either the CRA or City of Lake Worth Beach. The lots were purchased with CRA loan proceeds and/or City funds provided through the County's penny sales tax program. In order to help stimulate the downtown core, this area of the City was identified by our (previous) local officials as being ideal and prime for redevelopment efforts. The future of the downtown, its shops, restaurants and stores hinge on consumers visiting and spending money in the downtown.

In September of 2020, an RFP evaluation committee was setup to review and rank the 3 submittals that were received for #02-1920. The evaluation committee was comprised of CRA Staff, the Director of the Lake Worth Beach Community Sustainability Department, William Waters, and CRA Board members Drew Bartlett and Brent Whitfield. A virtual RFP review meeting, which included all submittal teams and members of the public, was conducted using the ZOOM application. The highest rated proposal was received from *Rosemurgy Properties/Stateside Development*. The evaluation committee forwarded the

highest ranked development submittal and the Board approved the selection committee's recommendation in October 2020.

In early 2021, CRA Staff and the developers were asked to host a public meeting to engage the public on the design of the proposed building. In April, Rosemurgy Properties hosted a Zoom meeting to answer questions posted by the public. However, the developer was not given the opportunity to present a redesigned project to the Board due to many reasons including time and lack of direction. An agreement with Rosemurgy/ Stateside was never negotiated or presented to the Board.

The CRA was asked to do a charette and take public feedback before reproducing an RFP, more in line with the new Commissions vision for downtown. Staff's understanding is that any future RFP may have additional restrictions placed on the height, density and design, in addition to the City's land development regulations and design guidelines. At this stage in the process, the CRA Board should decide whether or not to set aside the previous approval given to the selection of Rosemurgy/ Stateside as the chosen developer for this project. If the Board does agree to set aside the previous decision, Staff can then focus on a possible alternative path.

In light of previous discussions, Staff reached out to Treasure Coast Regional Planning Council (TCRPC) to help develop a scope for engaging the community and preparing for a re-advertised RFP with parameters. TCRPC is responsible for constructing the City's Historic Design Guidelines and, previously, the City's Transit Oriented Development Master Plan (TOD Plan) in 2008. The TCRPC is very familiar with the City, its historic districts, character and New Urbanist principles.

After touring the area and meeting with Dana Little, the Urban Design Director, and taking into consideration Covid protocols, the attached scope was created for the Board's review and possible approval. A copy of this scope and Interlocal agreement is attached as Exhibit "A". The scope includes due diligence and the development of a clear understanding of the land purchases and restrictions, site reconnaissance, stakeholder interviews, public workshops, a redevelopment masterplan for the area with strategic recommendations, and reports to both the City and the CRA. Once the public process is complete, Staff will rewrite the RFP, better reflecting the community's vision. Once responsive proposals are received, a new committee will be created to review and score them. All responsive submittals will then be reviewed by the Board.

The Board has several options available. These include:

1. Moving forward with a public process, negotiations and an agreement with the previously chosen developer, Rosemurgy/ Stateside
2. Setting the previously selected proposal aside and approving a contract with TCRPC for a public input process and production of a Master Plan to use in a future RFP
3. Land bank downtown CRA properties and wait for other opportunities to present themselves
4. Develop CRA properties paid for with LOC funds while returning the others to the City (17 S. M and 26-32 S. L Street)
5. A combination of the above or an alternative

If the Scope with TCRPC is approved, the initial payment will be paid from 20/21 Capital Project fund and the remainder will come from next year's Operating budget. Funds from the Business Assistance line item will be transferred into Professional Services to cover the expense.

RECOMMENDATION

Staff suggests the Board review the proposal, consider setting aside the previous selection of a developer and engage the Treasure Coast Regional Planning Council with a public input process and the development of a master plan for the downtown parcels under CRA/ City ownership. Staff further recommends the Board seek approval from the City Commission on this redesigned process so both Boards can work in unison with the public and devise a future redevelopment plan, with implementation, that results in new housing, retail and other needed uses. If the Board chooses to engage TCRPC, an Interlocal must also be approved and executed.