

STAFF REPORT REGULAR MEETING

AGENDA DATE: March 21, 2023

DEPARTMENT: Community Sustainability &
Finance Department

TITLE:

Discussion on Solicitation for L & M Streets Property Development

SUMMARY:

Discussion on solicitation to be applicable for L and M Property Development

BACKGROUND AND JUSTIFICATION:

In December of 2021, the City Commission approved a contract with TCRPC to undertake a comprehensive study of the downtown, specifically the properties purchased by both the City and Community Redevelopment Agency (CRA), to garner public input and dialogue as to the appropriate redevelopment future for the area, which is all within the City's Old Town Historic District.

Actions taken by staff from the TCRPC were a formal multi-day Charrette and public outreach exercise hosted at The Hatch in April of 2022, conversations with downtown stakeholders, interviews with the Mayor and Commissioners, presentations to advisory boards and other outreach exercises. Over the course of the following months, an initial draft master plan was developed that included various development scenario options including financial feasibility analyses, each based on the input and suggestions coming from the public outreach. Initial concepts were discussed with City and CRA Staff, who provided direction to further analyze the scenarios that had the greatest potential of being financially successful.

On January 24, 2023, a final draft Downtown Master Plan (Plan) was presented to the City Commission and the general public. The Plan includes the development program and financial proforma of the various schemes conceptualized including specific recommendations to address site and building design, land development regulations, major thoroughfare design guidelines, historic preservation guidelines, affordable/workforce housing program requirements and site and building qualitative and performance requirements as well as comprehensive plan issues.

City Commission Direction Requested

A. Development Policy Consideration

Based on the TCRPC Downtown Master Plan (Plan) recommendations, the following areas require policy consideration and direction from the City Commission:

- Sustainable Bonus Program Requirements
- Transfer Development Rights Program Requirements
- Affordable/Workforce Housing Program Requirements
- Site and Building Design Qualitative and Performance Standards
- Other areas that would require a major future land use plan amendment of the City's Comprehensive Plan and possibly other amendments to the Land Development Regulations would include the following:
 - Density

- Height measured in stories with potential of five (5) story building up to sixty-five feet (65 ft)
- Projects in downtown historic district being allowed to be by-right at three stories or five stories along Lake Avenue and Lucerne
- No minimum residential unit size
- Parking requirement reductions/exemptions

The policy direction in these areas is being sought so that it may be included in the proposed RFP. Depending on the policy direction provided, staff subsequently will prepare draft amendments to the City's Comprehensive Plan and Land Development Regulations, as appropriate, to facilitate the future entitlement application(s) of the selected project(s) coming forth from the RFP.

B. Solicitation Options

At the same meeting, the City Commission accepted the proposal from the Downtown Master Plan and requested that the City staff recommend the best solution for solicitation of L and M Property Development.

Taking into consideration the complexity of the project and concern in meeting the City's code and financial requirements, the City and CRA Staff discussed the possible options and recommend that a two-phase Request for Proposal (RFP) is most advantageous for this project. The RFP shall contain the set of mandatory minimum qualification requirements to ensure that the City's code and financial requirements are met prior to proceeding in further evaluation of project proposals and designs from a select group of respondents.

Phase I: Qualifications

Phase I of the RFP will focus on the qualifications of the proposers as experienced, professional architecture and development teams with a focus on not only preserving historic structures but also having undertaken a substantial redevelopment in a downtown setting that has a unique and distinctive flavor. To be considered a qualified proposer, the firm or firms will be required to show the financial capacity to complete a project of this size and with the intended vision as indicated in the Downtown Parcels Master Plan created by the Treasure Coast Regional Planning Council and the public as well as the City's Major Thoroughfare Design Guidelines and Historic Preservation Design Guidelines.

After receiving and reviewing the initial qualifications proposals, the Selection Team will short list three proposals for further consideration and will be invited to submit complete proposals that incorporate all the necessary portions and qualifications listed in PHASE II of the proposed solicitation (unless determined otherwise by City and CRA Staff).

Phase II – Full Proposal

Phase II of the RFP at a minimum will require the respondents to submit site plans showing a general layout of the proposed development and financial considerations, including but not limited to at least the following:

- The land required for the project, including property boundaries and a definitive plan as to whether the Proposer envisions purchasing and developing all the land available.
- Existing buildings and new buildings that may be erected, including the approximate square footage for each, as well as, architectural elevations for each.
- Anticipated number of residential units and unit types.
- Anticipated square footage of commercial space.

- Parking areas and parking area access ways.
- Any additional features such as outdoor facilities, areas of significant landscaping, outbuildings, areas for future development, public parking opportunities, etc.
- Proposed purchased price including any requested incentives such as tax increment financing (TIF).
- Other appropriate information to demonstrate a commitment to the downtown vision of Lake Worth Beach and support the proposal.

A Selections Committee, led by CRA staff will complete the final evaluations and recommendations for Phase I and Phase II.

MOTION:

Move to approve/disapprove support for the issuance of a Request for Proposal (RFP) for the L and M Property Development as a two-phase solicitation, with Phase I being qualification process and Phase II final selection.

ATTACHMENT(S):

Downtown Master Plan