



REQUEST FOR LETTER OF INTEREST
RLOI-#51-0-2012/BLM
BAYFRONT REDEVELOPMENT DISTRICT
WATERFRONT IMPROVEMENT PROJECT
June 4, 2012



INTRODUCTION

The City of Palm Bay and the Bayfront Community Redevelopment Agency (BCRA) of the City of Palm Bay (collectively the “City”), hereby give notice pursuant to Part III, Chapter 163, Florida Statutes, of their request for interest from private developers or any persons interested in redevelopment to lease and or to lease with options in the development and redevelopment of a waterfront marina property owned by the City and BCRA, known as the “Bayfront Waterfront Property”, located adjacent to US Route 1, Pospisil Avenue and Turkey Creek in the City of Palm Bay, Florida. The property has water access to the Indian River Lagoon.

The property is located within the Bayfront Village sub-district of the City’s Bayfront Community Redevelopment District. The project property is approximately 7.39 acres in area. An aerial map and legal description is provided in Exhibit “A” of this RFI. Current existing land use at the site consists of a working marina and vacant property with existing docks and docks in disrepair. The property is zoned BMU, Bayfront Mixed Use. A copy of the zoning district regulations is provided in Exhibit “B”.

The BCRA has adopted a Redevelopment Plan known as the Bayfront Community Redevelopment District (BCRD) 2024 Plan, “Creating a Bayfront Village on the Indian River Lagoon”. A conceptual plan of the Bayfront Village has also been adopted. Copies of both the Redevelopment Plan and the Bayfront Village Conceptual Plan can be found at the links provided below in Section II of this RFI.

PURPOSE AND SCOPE

The purpose of this Request for Interest (RFI) is to determine if there is developer interest in the redevelopment of the property from interested parties with the financial and legal ability to carry out a development proposal meeting the “City’s” goals and objectives of creating a mixed use waterfront destination that will stimulate the development of the Bayfront Village.

Interested parties shall be asked to submit up to a maximum fifteen (15) page response providing information about their organization including background information on members, qualifications, past development experience with similar waterfront projects, conceptual development plans for the site that could include a conceptual rendering, and the financial capabilities of the interested party.

Based on the response to this Request for Interest, a more detailed Request for Proposals (RFP) may be issued to the interested parties which will address in more detail, the planning, design, financing, construction, and project implementation for the site.

Scope

I. Redevelopment Project Goals

Consistent with all City and CRA approved plans and development regulations, the objectives for the Bayfront Waterfront site is to achieve a “place making” mixed use development project that adds to the economic prosperity of the City, reinforces a waterfront community image, provides a catalyst for redevelopment in the Bayfront Village area, provides public access to the waterfront, employs “best practices” and prevents the reoccurrence of slum and blight. The City and the Bayfront CRA may be

receptive to modifications to adopted plans and development regulations for the “Bayfront Waterfront Property” provided the modifications achieve stated City/Bayfront CRA redevelopment objectives.

II. Bayfront Waterfront Property Information

The property is located at the southwest corner of US-1 Route 1 (Dixie Highway) and Pospisil Avenue in the City of Palm Bay, Brevard County, Florida. The total property is 7.39 acres in area and consists of an existing operating 56 slip, 4.85 acre marina property jointly owned by the City and the Bayfront CRA and a vacant 2.54 acre property with an existing dock and remnants of docks that can be renovated to provide 26 slips owned by the Bayfront CRA. The property has a Mixed Use Comprehensive Plan Land Use designation and is zoned BMU, Bayfront Mixed Use. The zoning district regulations are found in Exhibit “B”.

The property is located in the Bayfront Village Sub-district of the City’s Bayfront CRA. Information about the Bayfront Community Redevelopment District and Agency can be found at www.palmbaybcra.org. The adopted Conceptual Plan for the Bayfront Village area can be viewed at: <http://www.palmbayflorida.org/bayfront/facts/bvp.html>. A copy of the Bayfront Community Redevelopment District 2024 Plan, “Creating a Bayfront Village on the Indian River Lagoon” can be found at: <http://www.palmbayflorida.org/bayfront/facts/brp.html>. A market feasibility/ gap analysis of area was completed in August, 2011 and is available upon request.

Economic incentives, at the discretion of the City and Bayfront CRA, may be available for development and operation of the site contingent on Bayfront CRA funding availability, City and Bayfront CRA Board approval, and the execution of a Development Agreement by the City, Bayfront CRA and a developer.

The site is also part of the City’s SMART Area, a designated State of Florida Brownfields Program area which has significant economic incentives. Information about the City’s SMART Areas can be found at: <http://www.palmbayflorida.org/economic/incentives.html>.

In addition to the City owned property, the privately owned 4.11 vacant property north of the site between Pospisil Avenue and Palm Bay Road may be available for sale or lease for joint development by separate negotiation with the property owner.

SUBMITTAL REQUIREMENTS

III. Request for Letter of Interest (RFLOI) - Submittal Content and Requirements

The City of Palm Bay is requesting that any developer(s) interested in participating in this process submit a Letter of Interest by **Tuesday, September 25, 2012 at 5:00 P.M.** Submittal packages shall be mailed or hand-delivered to the Office of Purchasing & Contracts Division, located at CITY HALL, 120 Malabar Road SE, Suite 200, Palm Bay, Florida 32907.

NOTE: Submittals will not be opened on the same date and time as identified above. Submittals will be opened and only the names of the respondents will be read aloud in a public meeting to begin at 3:00 P.M. on Wednesday, September 26, 2012. The location of the opening will be the Purchasing & Contracts Division, Conference Room, 120 Malabar Road, SE, Suite 200, Palm Bay, FL 32907.

The following describes certain information that the City requires for developer interest submissions. Interested parties shall submit one (1) CD in a .pdf format and one (1) Original-signed hard copy of all documents consisting of no greater than fifteen (15) total pages. The Letter shall be signed in blue ink by a person who is an authorized agent of the firm.

The City requests the following content from interested developers:

- a. Developer Experience - Submit information that documents the developer's capabilities and history of successful redevelopment.
- b. Project Experience – Provide examples of experience with similar waterfront projects.
- c. Project Team Organization – In addition to the developer's overall capabilities and experience, provide information about the development team's partners such as planners, architects, engineers, general contractors, real estate managers and other members that are integral to the developer's team.
- d. Financial Capacity – Provide evidence of the interested developer's financial capability that demonstrates that the developer has or can secure the necessary financial resources to develop the site.
- e. Conceptual Rendering – Provide a conceptual rendering of what the developer envisions can be developed at the property.

Questions shall be addressed in writing to Bobbye Marsala, CPPO, CPPB, C.P.M., FCPM, FCPA, Purchasing & Contracts Division Manager, marsab@pbfl.org, or faxed to 321-952-3401.