



CITY OF LAKE WORTH

7 North Dixie Highway · Lake Worth, Florida 33460 · Phone: 561-586-1600 · Fax: 561-586-1750

AGENDA
CITY OF LAKE WORTH
CITY COMMISSION WORK SESSION
THURSDAY, JULY 30, 2015 - 6:00 PM

1. ROLL CALL:

2. PLEDGE OF ALLEGIANCE: Led by Vice Mayor Scott Maxwell

3. UPDATES/FUTURE ACTION/DIRECTION:

A. Lake Worth Beach Complex, Casino Building Vacant Space and Municipal Pool Invitation to Negotiate (ITN)

- 1) Hudson Holdings
- 2) Oceanside Bar and Grill

4. ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ONE OR MORE MEMBERS OF ANY BOARD, AUTHORITY OR COMMISSION MAY ATTEND AND SPEAK AT ANY MEETING OF ANOTHER CITY BOARD, AUTHORITY OR COMMISSION.



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AGENDA DATE: July 30, 2015

DEPARTMENT: City Commission

EXECUTIVE BRIEF

TITLE:

Presentations regarding the Lake Worth Beach Complex, Casino Building Vacant Space and Municipal Pool Invitation to Negotiate (ITN) proposals

SUMMARY:

The City Commission agreed to schedule a public meeting to hear the proposals and ask questions.

BACKGROUND:

Since the Casino Building re-opened in the fall of 2012, the City has been grappling with how to fill the vacant commercial space remaining in the building. The City has also had other numerous challenges at the beach including, but not limited to, challenges with the adjacent old pool building; the operation and maintenance of the pool; shortfalls in the Beach Fund; and, operations at the Casino Ballroom. City staff identified utilizing the ITN process as a way to provide the Commission with viable alternatives to address these issues. Unlike other selection processes allowed under state law, the ITN encourages creative proposals, incorporates a negotiation process, and allows for the comparison of ‘apples and oranges’ proposals. Based upon the previous experience with the other commercially leased spaces in the Casino Building, the intent was to vet the proposals to a feasible and permissible project(s) for consideration by the Commission. Along with the parameters set forth in the ITN document, there are restrictions contained in the Comprehensive Plan and the Zoning Code for the Beach and Casino Zoning District (BAC) (all approved in 2007). Additionally, the City Charter, Article 2, Section 3 states:

“City-owned property east of AIA roadway shall not be declared surplus property and shall not be sold, hypothecated, conveyed, or leased, except for a lease of less than 20 years, without the affirmative vote of a majority of the electors of the City of Lake Worth at a properly noticed and scheduled referendum.”

On September 2, 2014, the City issued the ITN to seek replies for one or more commercial ventures with the following available options (including management and/or development of surrounding areas):

- For the upstairs vacant tenant space at the Casino Building.
- For meeting space (ballroom) and kitchen at the Casino Building.
- For the municipal pool area.

On October 14, 2014, the City received replies from Hudson Holdings; Anderson Carr (on behalf of Oceanside Bar and Grill); and, Wave House Miami. The Evaluation Committee decided in a public meeting to commence negotiations with all three (3) offerors.

The Evaluation Committee conducted several internal negotiation strategy meetings and one meeting to meet with the offerors on their proposed projects. On two occasions, the Evaluation Committee sought additional

information from the offerors. Wave House Miami did not submit the requested information on the first occasion, and the Evaluation Committee decided to move forward with the other two offerors (Hudson Holdings and Anderson Carr). The City received final replies on March 2, 2015 from Hudson Holdings and Anderson Carr. The Evaluation Committee conducted further fact finding on the final replies and, on April 28, 2015, conducted a public meeting to determine its next step(s) in the process. At the April 28, 2015 meeting, the Evaluation Committee made three recommendations to the City Commission:

1. That the City Commission direct City staff (William Waters) to develop a request for qualifications (RFQ) for a qualified firm to prepare a traffic/development impact study with related evaluations in order to discern viable levels of development and intensity of uses at the beach.
2. That during the budget process, the City Commission hold a separate workshop on the Beach Fund in order to address policy decisions that must be made for the FY 2016 Beach Fund budget.
3. That the City Commission continue negotiations with Anderson Carr (on behalf of Oceanside Bar & Grill) for the lease of the upstairs vacant space at the Casino Building and management/lease of the ballroom.

The Evaluation Committee also recommended that the foregoing be concluded within six (6) months. As of April 28, 2015, the Evaluation Committee is dissolved.

Pursuant to the ITN, the City Commission is to consider the recommendations of the City's Evaluation Committee. The City Commission has broad discretion to do the following:

- Determine which offeror(s) should be awarded a contract(s) with the City (with or without further negotiations);
- Request presentations from any and all offerors;
- Request further fact-finding by City staff or other appointee(s) with any and all offerors;
- Reject any and all of the replies;
- Cancel the ITN; and/or,
- Re-issue the ITN.

As to the Evaluation Committee's recommendations related to an RFQ and Beach Fund workshop, it is within the City Commission's discretion to approve or reject such recommendations.

As a summary of each offeror's proposed project, the following information is provided:

For Wavehouse Miami, it proposed utilizing the existing pool area to install a wave-house/wave-pool and similar water recreational features with a surrounding tiki/restaurant facility.

For Hudson Holdings, it proposed a convention/event facility (to compliment the Gulfstream Hotel) with associated retail/restaurant locations, spa, club, pools and a parking structure. Hudson Holdings made revisions to its project during the course of the ITN process.

For Anderson Carr (on behalf of Oceanside Bar & Grill), it proposed building out the upstairs vacant space for a restaurant and taking over the management of the ballroom. Oceanside Bar & Grill made revisions to its project during the course of the ITN process.

On July 23, 2015, Wavehouse Miami notified the City that they were moving in another direction and were no longer interested in pursuing this ITN because of the uncertainty with their submittal, the lengthy process the ITN took, and not having the ability to use the larger site plan that would have allowed them to incorporate the surf pool into the project.

Attached to this brief is a copy of further background information on the remaining two offeror's proposed project:

1. Hudson Holdings most recent revised project drawings; and,
2. Anderson Carr's proposed letter of intent from its final reply.