

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF HOLLYWOOD, FLORIDA, APPROVING THE
CANCELLATION OF THE SOUTH PARK ROAD
REDEVELOPMENT SITE RFP 4364-13-JE.

WHEREAS, the Department of Community and Economic Development (CED) requested that Procurement Services issue a Two Stage Request for Proposals (RFP) inviting interested parties to submit proposals for the redevelopment of approximately thirty-two (32) acres of City owned property referred to as the South Park Road Redevelopment Site and located at 1600 South Park Road; and

WHEREAS, the Stage I RFP Process emphasized the development expertise of the proposer including: team composition, prior projects, and a brief description of its proposed development concept; and

WHEREAS, each proposer advancing to the Stage II Process, upon the approval of the City Commission, would be evaluated on its detailed development concept, site plan, urban design/architectural elements, market analysis, financing plan, community participation plan, and implementation schedule; and

WHEREAS, on October 22, 2013, during a workshop, the Hollywood City Commission was presented the proposals and qualifications of the following Proposers for the Stage I Process:

1. GBG Hollywood JV, LLC
2. CNL Commercial Real Estate
3. Tobin Properties

; and

WHEREAS, on October 22, 2013, after a review of the proposals and in consideration of site development constraints, the City Commission rejected all Proposers from advancing to the Stage II Process; and

WHEREAS, on October 22, 2013, the City Commission subsequently directed staff to secure appraisals for the property, identify environmental remediation costs, and to explore alternative development scenarios; and

WHEREAS, on December 18, 2013, in a workshop, the Director of the Department of Community and Economic Development, the Director of Real Estate, the Director of Public Utilities, and the Deputy Director of Public Works provided updates to the City Commission in follow-up to the October 22, 2013 City Commission Workshop; and

WHEREAS, due to current public ownership of the land, access to the Federal Brownfield Program is infeasible in order to defray environmental remediation costs; and

WHEREAS, the City Commission acknowledged the financial limitations of developing the entire 32-acre site due to the substantial environmental remediation costs; and

WHEREAS, staff presented a development alternative that results from the assemblage of Parcel "A" and a portion of Parcel "B" to create a potential development site of approximately 17.69 acres; and

WHEREAS, the Department of Community & Economic Development is working with Procurement Services to procure engineering services to determine the costs of environmental remediation of the site; and

WHEREAS, staff will continue to provide regular updates to the City Commission leading up to the potential issuance of a new RFP for the proposed and approximate 17.69 development site or other action as directed by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves the cancellation of the South Park Road Redevelopment Site RFP 4364-13-JE.

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Approving
The Cancellation Of The South Park Road Redevelopment Site RFP 4364-13-JE.

Section 2: That this resolution shall be in full force and effect
immediately upon its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2014.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY