

MEMORANDUM

Parks, Recreation & Cultural Arts

MEMORANDUM 17-A027

DATE: December 27, 2016

TO: Dennis Beach, City Manager

FROM: Mark Beaudreau, Recreation Programs Administrator *MB*

SUBJECT: 11 Acre Park Site – RFP L-40-16

The history of the site dates back to July 2010, at which time the property owner recorded a Declaration of Restrictive Covenants (DRC) as a City and County condition of the land use map amendment allowing 907 units to be built on the property once occupied by the Pines Golf Course. This original 10 acre site was dedicated with the condition that the City provides access from NW 31st Avenue for both the park site and their proposed residential development to the west. The property owner agreed to provide an additional 1.5 acres of land based on following conditions:

1. Waive the \$250,000 required by the Developer in the Declaration of Restrictive Covenant for park planning (\$50,000) and actual park facilities (\$200,000);
2. Assist the Applicant as appropriate, to obtain FDOT driveway permit(s) on Atlantic Boulevard;
3. Begin construction of the access from NW 31st Avenue within 12 months (land acquisition, design and permitting) and complete construction of the access road within 18 months of the date the 10 acre park land is deeded to the City.

Bermello Ajamil & Partners, Inc. completed a report which concluded that there is a need for additional recreational land and facilities in the Collier City neighborhood (part of Sector 3 per the City's Comprehensive Plan). The proposed football/track sports complex would meet an existing need in the community while providing a recreational amenity benefiting the entire City. In March of 2012, staff made a presentation to the City Commission to consider whether or not to move forward with taking title to this property and spending the required funds to provide access to the park and the residential property to the west as required by the DRC and as reiterated as a condition for the owner to dedicate an additional 1.5 acres to better accommodate the preferred development scenario. Staff then provided a Go-No-Go decision matrix to present the advantages and disadvantages of both the Go and the No-Go decision. At the March 27, 2012 City Commission meeting the Commission decided No-Go on this project but was looking for something that would be palatable for the Commission to consider. As of this time the property remains vacant.

This past year staff researched contracting with a private sector entity under a long term contract to finance, design, construct, operate and maintain the undeveloped parcel, which is approximately 11 acres. A Request for Proposal (RFP) was issued with the intent to receive proposals that shall clearly describe in detail the facilities, and the scope of services proposed. The City received two proposals as a result of the RFP and a selection committee reviewed and ranked the two proposers, with Azur Equities, LLC being the top ranked proposer.

The Parks and Recreation Advisory Board made the recommendation to the City Commission to approve the highest ranked vendor Azur Equities, LLC and to move forward with the project.

MB/afh