

## **REQUEST FOR LETTERS OF INTEREST REDEVELOPMENT OF 6200 PARK BOULEVARD**



**Release Date:** February 1, 2021

**Due Date:** March 5, 2021 at 5:00 PM

### **Request for Letters of Interest**

The Pinellas Park Community Redevelopment Agency (CRA) is soliciting Letters of Interest (LOI) for the redevelopment of 6200 Park Boulevard. The property was a strategic acquisition made by the CRA for redevelopment purposes. Located in the City's Medical District and within close proximity to the emerging City Center, the property presents a catalytic development opportunity. Significant public investment is being made by the City and CRA as part of the City Center project. Planned enhancements to the area include major infrastructure improvements and increased amenities. The future use of the property should have features that attract the general public and demonstrate a connection to the City Center.

The CRA would like to gauge private sector interest in redevelopment of the property. LOIs are being sought to help determine the type and extent of interest in the

redevelopment of the property, provide opportunities for interested parties to identify other entities that may be interested in participating as co-developers, and to potentially inform the preparation and issuance of a Request for Proposal (RFP), if warranted.

### **General Property Description**

**Address:** 6200 Park Boulevard (Parcel 28-30-16-710064-059-0030)

7300 62<sup>nd</sup> Street (Parcel 28-30-16-710064-058-0010)

7280 62<sup>nd</sup> Street (Parcel 28-30-16-710064-058-0152)

**Location:** Southwest corner of the intersection of Park Blvd. and 62<sup>nd</sup> Street

**Total Property Size:** 1.02 acres M.O.L.

**Zoning:** "B-1" General Commercial Zoning District

**Land Use:** "CRD" Community Redevelopment District



The subject property consists of one (1) commercial and two (2) residential vacant lots. Total acreage of the property is approximately 1.02 acres. Water, sewer and reclaimed water are available to the site.



The Future Land Use Designation of the property is “CRD” Community Redevelopment District. The zoning designation of the property is “B-1” General Commercial. While there are an abundance of allowable uses in B-1 Zoning District, the CRA Board has opted to restrict any type of automotive oriented use (such as auto repair or auto sales) on the subject property.

A complete list of the permitted and conditional uses is available here:

[https://library.municode.com/fl/pinellas\\_park/codes/land\\_development\\_code?nodeId=C\\_H18LADECO\\_AR15.ZO\\_S18-1520GECODI](https://library.municode.com/fl/pinellas_park/codes/land_development_code?nodeId=C_H18LADECO_AR15.ZO_S18-1520GECODI)



### **Community Redevelopment Plan**

The 2020 Community Redevelopment Plan focuses on the following Strategic Goals: *Establish a Physical “Sense of Place”*; *Grow Local* and *Build Connections*. Strategies include acquiring, assembling and disposing of property for desired development types on targeted sites.

The Plan can be viewed here:

Any proposed redevelopment of the property must be consistent with the Plan.

### **Redevelopment Grants and Incentives**

The property is located in the City's Community Redevelopment District, which is governed by the CRA. The CRA provides a vehicle for financing improvements within the District, and the CRA would consider incentives for projects that provide catalytic change and are aligned with the CRA's vision, goals and objectives as outlined in the Plan.

### **LOI Submittal**

Letters of Interest will provide the CRA with the ability to better understand the type and level of interest in this property and will provide input to the CRA on possible redevelopment scenarios or considerations.

#### **Submittal Components:**

1. Identification – Identify the responding entity. Specify the type of business submitting the LOI (e.g. sole proprietorship, partnership, not-for-profit, corporation, etc.)
2. Contact Information – Provide the contact name, address, telephone number, and email address of the responding entity.
3. Basis of Interest – A narrative description of the overall plan and future use of the property, including community access to and use of the property.
4. Project Description – Describe the intended use and desired changes to the site. Please include the following information:
  - Conceptual or schematic designs for use of the property
  - Preliminary or conceptual plan showing gross square footage, building heights, etc.
  - A preliminary business plan, including pro forma capital and operating budgets indicating sources of revenues and required expenditures, over an extended period of years from commencement
  - General timeframes for improvement, development and/or occupancy of the property
5. Financial Information – Do you anticipate requesting either a long-term lease or a sale of the property? Describe how the proposed project will cover all associated ongoing operating and maintenance costs. Do you anticipate a request for public funding to support the redevelopment of the site?

6. Relevant experience – Please furnish information regarding the entity's experience with redevelopment and/or the proposed use(s).

### **Schedule and Process**

Letters of Interest are due no later than **Friday, February 26, 2021** at 5:00 PM.

**Electronic submittals are strongly preferred.** To submit Letters of Interest, please email one (1) electronic copy in PDF format to [lcany@pinellas-park.com](mailto:lcany@pinellas-park.com).

If the responding entity is unable to submit electronically, please mail the Letter of Interest to:

**Pinellas Park Community Redevelopment Agency**  
**Laura Canary, CRA Manager**  
**P.O. Box 1100**  
**Pinellas Park, FL 33780**

The CRA will acknowledge the receipt of all LOIs. After the review period, the CRA will notify all interested entities if a RFP for the site will be released.

Depending on the number of and the contents of the LOIs that are submitted to the CRA, as well as, the comments and suggestions received by the CRA Board, the CRA Board may establish a Review Committee to evaluate the Letters of Interest and will determine the appropriate process for additional public comments.

After receipt of additional public input regarding the Letters of Interest, the CRA may issue a RFP, or other invitation for a specific use or possible group of uses, and take any other action determined by the CRA to be in the best interest, or to take no action. Receipt and acknowledgement of any LOI does not imply or provide the interested party with any right or interest in the property or expectation of any on the part of the CRA.