

REQUEST FOR PROPOSAL

For City of Fort Pierce, Florida & Fort Pierce Redevelopment Agency

FORMER H.D. KING PLANT SITE REDEVELOPMENT "KING STATION"



KING STATION

STAY ▸ PLAY ▸ DINE ▸ SHOP

REQUEST FOR PROPOSAL
RFQ/P NO. 2017-023

SUBMITTAL DUE:
MARCH, 21ST AT 3:00 PM

SUBMITTED BY:
KING STATION DEVELOPMENT
a Joint Venture Partnership of
KITE PROPERTIES, LLC
PROCTOR CONSTRUCTION COMPANY
PEACHTREE HOTEL GROUP

CITY OF FORT PIERCE | 100 NORTH U.S. 1 | FORT PIERCE, FL 34950



TABLE OF CONTENTS

Our table of contents provided here is in accordance with the guidelines outline below (reference RFQ/P No. 2017-023 solicitation documents, page 32, item B).

- 1. A CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN INCLUDING A PRELIMINARY SITE PLAN SHOWING PROPOSED SCALE, HEIGHT, AND ARCHITECTURE OF THE PROPOSED DEVELOPMENT 3**
- 2. A DETAILED DESCRIPTION OF THE MANNER IN WHICH THE PROPOSED DEVELOPMENT PLAN ACHIEVES THE GOALS ESTABLISHED IN THE FORT PIERCE REDEVELOPMENT AGENCY COMMUNITY REDEVELOPMENT PLAN 8**
- 3. A PRELIMINARY ASSESSMENT OF THE TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT PLAN10**
- 4. AN ANALYSIS OF THE ECONOMIC FEASIBILITY OF THE PRELIMINARY DEVELOPMENT PLAN17**
- 5. A DESCRIPTION OF A PROPOSED FINANCING PLAN18**
- 6. PROPOSED PROPERTY ACQUISITION TERMS.19**
- 7. PRELIMINARY PROJECT IMPLEMENTATION SCHEDULE21**
- APPENDIX**
- A. CITY OF FORT PIERCE LETTER DATED JANUARY 5, 2018**
- B. CITY OF FORT PIERCE LETTER DATED JANUARY 31, 2018**
- C. CONCEPT SITE PLAN DETAIL**
- D. CONCEPT SITE PLAN RENDERING**



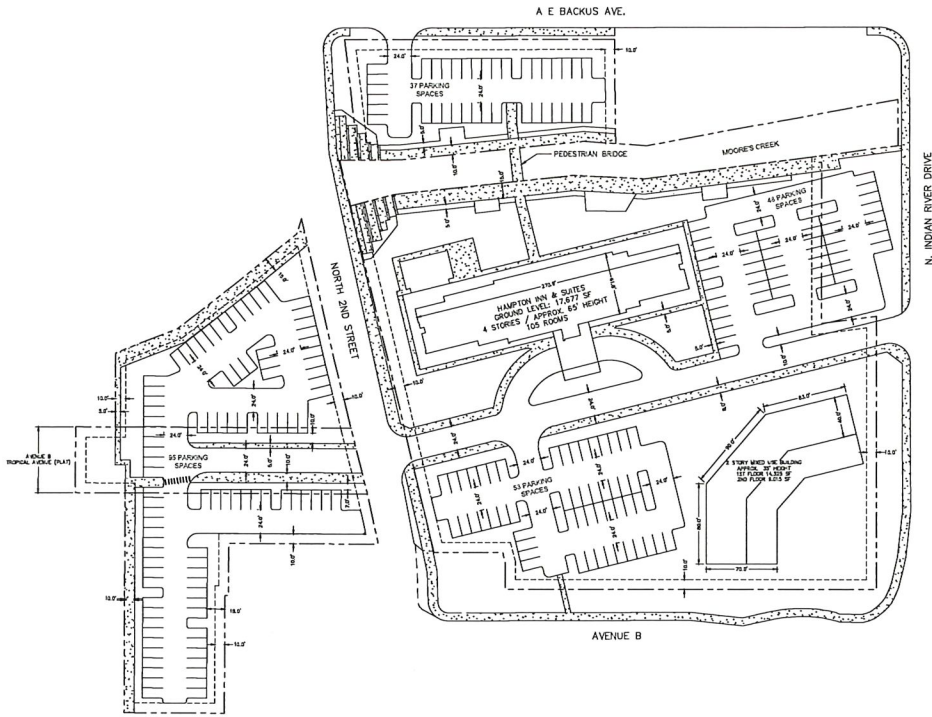
1. CONCEPTUAL DEVELOPMENT PLAN

1. A CONCEPTUAL PRELIMINARY DEVELOPMENT PLAN INCLUDING A PRELIMINARY SITE PLAN SHOWING PROPOSED SCALE, HEIGHT, AND ARCHITECTURE OF THE PROPOSED DEVELOPMENT





CONCEPTUAL DEVELOPMENT PLAN



PROPOSED		
HOTEL/ CONFERENCE CENTER		75,000 SF
MIXED USE/RETAIL/RESTAURANT		23,000 SF
PARKING TABLE:		
	REQUIRED	PROVIDED
HOTEL (1.1/UNIT)	116	116
RETAIL (1/200)	117	117
TOTAL	233	233

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 445 24TH STREET, SUITE 200, VERO BEACH, FL 33560
 PHONE: 772-794-6100
 WEB: KIMLEY-HORN.COM CA 60000636

KING STATION DEVELOPMENT
 KINGS STATION

CONCEPT PLAN

SHEET NUMBER
 CSP-1

CONCEPTUAL DEVELOPMENT PLAN



LIFESTYLE CENTER

KING STATION

STAY › PLAY › DINE › SHOP

CONCEPTUAL DEVELOPMENT PLAN



LIFESTYLE CENTER

KING STATION

STAY › PLAY › DINE › SHOP

CONCEPTUAL DEVELOPMENT PLAN



REPRESENTATIVE OF HOTEL CONCEPT

KING STATION

STAY • PLAY • DINE • SHOP

2. ACHIEVING THE GOALS

2. A DETAILED DESCRIPTION OF THE MANNER IN WHICH THE PROPOSED DEVELOPMENT PLAN ACHIEVES THE GOALS ESTABLISHED IN THE FORT PIERCE REDEVELOPMENT AGENCY COMMUNITY REDEVELOPMENT PLAN

A detailed description of the manner in which the proposed development plan achieves the goals established in the Fort Pierce Redevelopment Agency Community Redevelopment Plan (FPRA).



The goals of the FRPA Redevelopment Plan for the H.D. King site include:

- A. Hotel
- B. Restaurants
- C. Retail/Mixed-Use
- D. Event/Meeting/Conference Center

These development uses have been expressed as the top uses for the H.D. King Site per the community meeting report of August 24th, 2016 (item #8 in the appendix of the RFQ).

Our development program envisions a nationally branded hotel, restaurants, stores/retail, meeting/conference center and a community gathering area. The Moore's Creek Linear Park Extension will be an integral part of the overall project. The intensity of uses including buildings, parking, ingress/egress and public access will fit within the property boundaries and meet the overall site plan objectives for the City of Fort Pierce. The projects general character will be crafted and designed to complement the Sunrise City's aesthetic appeal. King Station will be more than simply an address - it will be the perfect expression of what makes Fort Pierce and its people so special. We take the responsibility for delivering on that promise very seriously. Our goal with King Station is to create a singular and distinctive place for all of Fort Pierce to stay, play, dine, and shop.

Our development program for King Station will incorporate design features that are complementary to the surrounding area and take advantage of the sites location including the marina waterfront. Design features will include attractive landscaping, lighting, public walkways, ease of access and ample parking. Special amenities will include the extension of the Moore's Creek Linear Park along with community gathering areas. Avenue B will be improved to complement the development. Community gathering areas and parking will be interspersed on the site. The hotel will be a well known nationally branded select service product of highest quality; restaurants and shops will be of award-winning design to complement downtown Fort Pierce.

A contemporary, engaged and active village theme that stays within FRPA and the communities goal to blend within the City's Character is the objective of our design and development.

ACHIEVING THE GOALS



King Station will be a destination with day and night activities, which will provide for the activation and use of the city's existing amenities. King Station will be positive for the arts (A.E. Bacus), cultural (Sunrise Theatre), dining and entertainment venues that exist in downtown. Developing King Station as a destination site that activates the marina area will allow for future growth and development of residential housing in downtown. Residential housing growth will develop to the South, North and in Edgartown, which will enhance the city's growth and FRPA's goals. This will offer the opportunity to meet FRPA's objective of providing employment, a tax base and an economic engine for the downtown area.

King Station will be more than just the center of New Fort Pierce. It is where you will find a world class hotel, dynamic meeting space, fabulous events, stand out restaurants and shops with beautiful waterfront architecture. With the H.D. King sites unparalleled view of the Indian River Lagoon, walking distance to the marina, arts and entertainment, it is a true diamond in the rough. With our proposed development of King Station, the H.D. King site will be a shining gem making Fort Pierce the Crown Jewel of the Treasure Coast!



3. TRAFFIC IMPACT ASSESSMENT



March 16, 2018

Mr. Jim Vitter, P.E.
Kimley-Horn and Associates, Inc.
445 24th Street
Suite 200
Vero Beach, Florida 32960

**RE: *Kings Station Project – City of Fort Pierce
Kimley-Horn Project No. 047833007***

Dear Mr. Vitter:

Kimley-Horn has prepared a preliminary traffic impact assessment for the above-mentioned project, which is generally located on the northeast quadrant of the intersection of N. 2nd Street & Avenue B in the City of Fort Pierce. Included herein are details associated with the project's trip generation, trip distribution, project access connections, and intersections which will require operational analysis as the project moves through the City's permitting process.

Development Program

The development program for the project includes the following land uses and intensities:

- Hotel – 105 rooms
- Shopping Center / Retail – 23,340 square feet gross leasable area

A conceptual site plan is attached to this letter as ***Exhibit 1***.

Trip Generation

The trip generation potential for the proposed development program was calculated based upon rates and equations obtained from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Applicable internal capture percentages and pass-by percentages published in the ITE Trip Generation Handbook, 3rd Edition were also applied. The project's net new external trip generation potential encompasses the following:

- 2,259 net new external daily trips
- 152 net new external AM peak hour trips (93 in / 59 out)
- 175 net new external PM peak hour trips (85 in / 90 out)

Trip generation calculations are attached to this letter as ***Exhibit 2***.

Trip Distribution

An estimation of trip origins and destinations was prepared for the project based on a transportation model run using the Greater Treasure Coast Regional Planning Model, which covers the Fort Pierce area. The development program was incorporated into a traffic analysis zone within the model and the model output was used to assign project traffic to the external roadway network surrounding the project. Model output is attached to this letter as ***Exhibit 3***. Generally, the following distribution of obtained from the model:



- To/from the north along Indian River Drive = 7%
- To/from the south along Indian River Drive = 6%
- To/from the north along N. 2nd Street = 28%
- To/from the west along Avenue A = 59%

Driveway Access Connections

The project proposes access via a full access connection along N. 2nd Street and via a full access connection along Indian River Drive. In addition, off-site parking areas will serve the project, including a parking lot on the west side of N. 2nd Street and a parking lot on the south side of A.E. Backus Avenue.

Considering the project's proposed driveway connections and the trip distribution detailed previously in this letter, AM and PM peak hour trips were projected at the project driveways and they are detailed in the attached **Exhibit 4**.

Based on the driveway volume projections detailed in **Exhibit 4** and turn lane volume thresholds described in the Florida Department of Transportation's Driveway Information Guide and the National Cooperative Highway Research Program Report 457 (Guidelines for determining the need for a major road left-turn bay), it is not anticipated that any exclusive ingress left-turn lanes or right-turn lanes will be required at any of the project driveways.

Intersections Required for Future Operational Analysis

Based on the trip distribution detailed previously in this letter and the estimated project traffic impacts along the external roadway network, the following intersections will likely require AM and PM peak hour analysis as the project moves through the City's permitting process:

- Avenue A & US Highway 1
- Avenue A & N. 2nd Street
- A.E. Backus Avenue & N. 2nd Street
- All project driveways

City of Fort Pierce review staff may request additional intersections be evaluated. The above list represents our best judgment considering estimated project traffic impacts.

Sincerely,

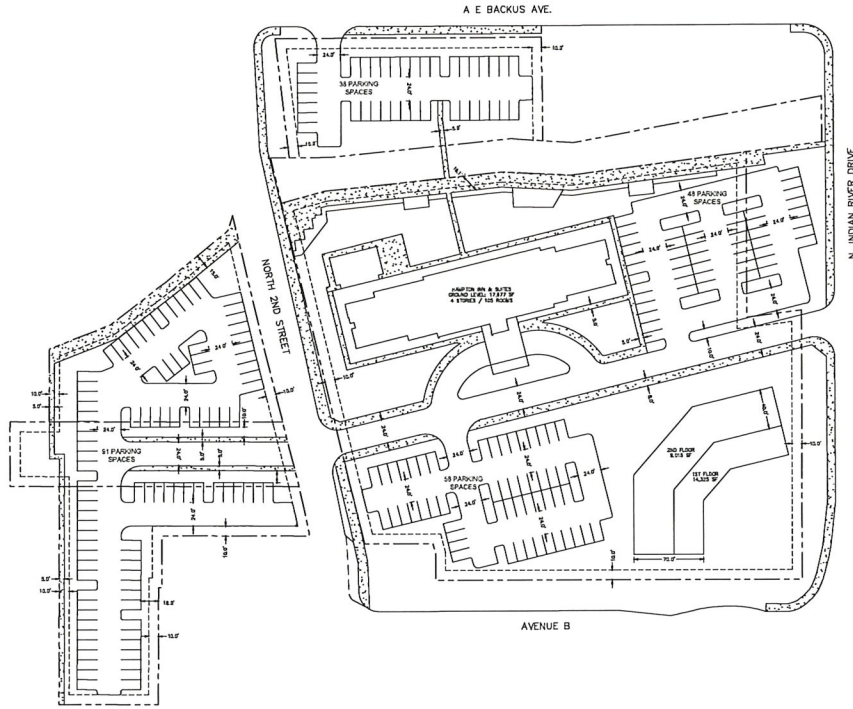
Nicholas J. Mora, P.E.

- Attachments:
- Exhibit 1 – Conceptual Site Plan
 - Exhibit 2 – Trip Generation Calculations
 - Exhibit 3 – GTCRPM Model Output and Traffic Distribution
 - Exhibit 4 – Projected Driveway Volumes

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TRAFFIC IMPACT ASSESSMENT



TOTAL PARKING: 230

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 787-784-4100
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KITE PROPERTY, LLC
KINGS STATION

CONCEPT PLAN

SHEET NUMBER

CSP-1



Exhibit 2: Buildout Trip Generation Calculations

Land Use	Intensity	Daily	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
Hotel	105 Rooms	878	49	29	20	63	32	31
Shopping Center	23,340 SF	2,235	163	101	62	185	89	96
	<i>Subtotal</i>	3,113	212	130	82	248	121	127
Internal Capture								
Overall	Daily AM PM 4.0% 2.8% 5.6%	124	6	3	3	14	7	7
	<i>Subtotal</i>	124	6	3	3	14	7	7
Pass-By Traffic								
Shopping Center	Daily AM PM 34% 34% 34%	730	54	34	20	59	29	30
	<i>Subtotal</i>	730	54	34	20	59	29	30
Driveway Volumes		2,989	206	127	79	234	114	120
TOTAL NET NEW EXTERNAL TRIPS		2,259	152	93	59	175	85	90

Note:

1. Trip Generation was calculated using the following data from ITE's Trip Generation, 10th Edition

Hotel [ITE 310]

Daily T = 8.36 trips per room
 AM Peak Hour of Adjacent Street T = 0.47 trips per room (59% in / 41% out)
 PM Peak Hour of Adjacent Street T = 0.60 trips per room (51% in / 49% out)

Shopping Center [ITE 820]

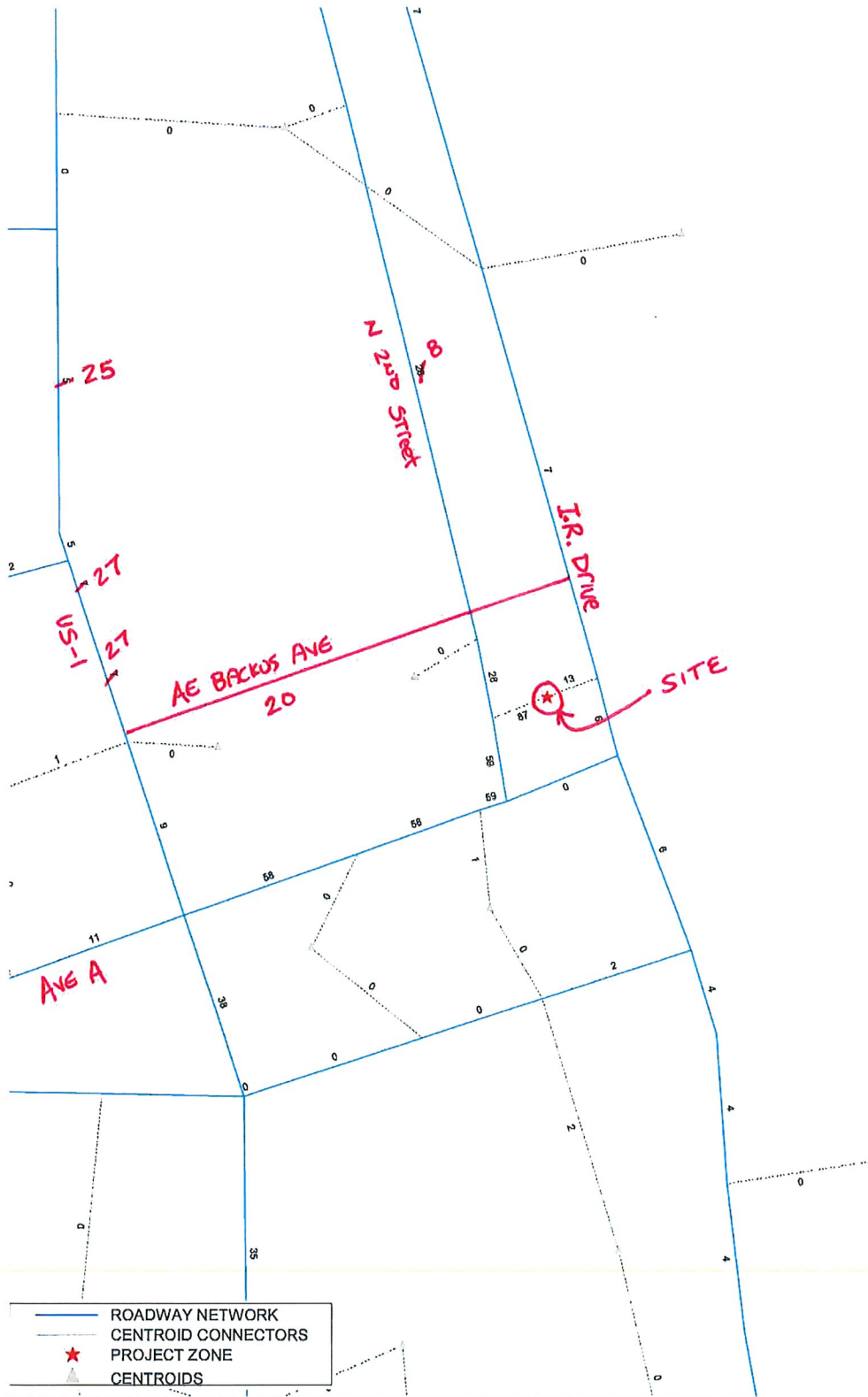
Daily $\ln(T) = 0.68 * \ln(X) + 5.57$; X is # of 1,000 SF
 AM Peak Hour of Adjacent Street $T = 0.50 * (X) + 151.78$; X is # of 1,000 SF; (62% in / 38% out)
 PM Peak Hour of Adjacent Street $\ln(T) = 0.74 * \ln(X) + 2.89$; (X is # of 1,000 SF); (48% in / 52% out)

K:\OCA_Civil\Kings Station\Cals\Trip Generation Kings Station.xlsx\TripGen

3/15/18



TRAFFIC IMPACT ASSESSMENT

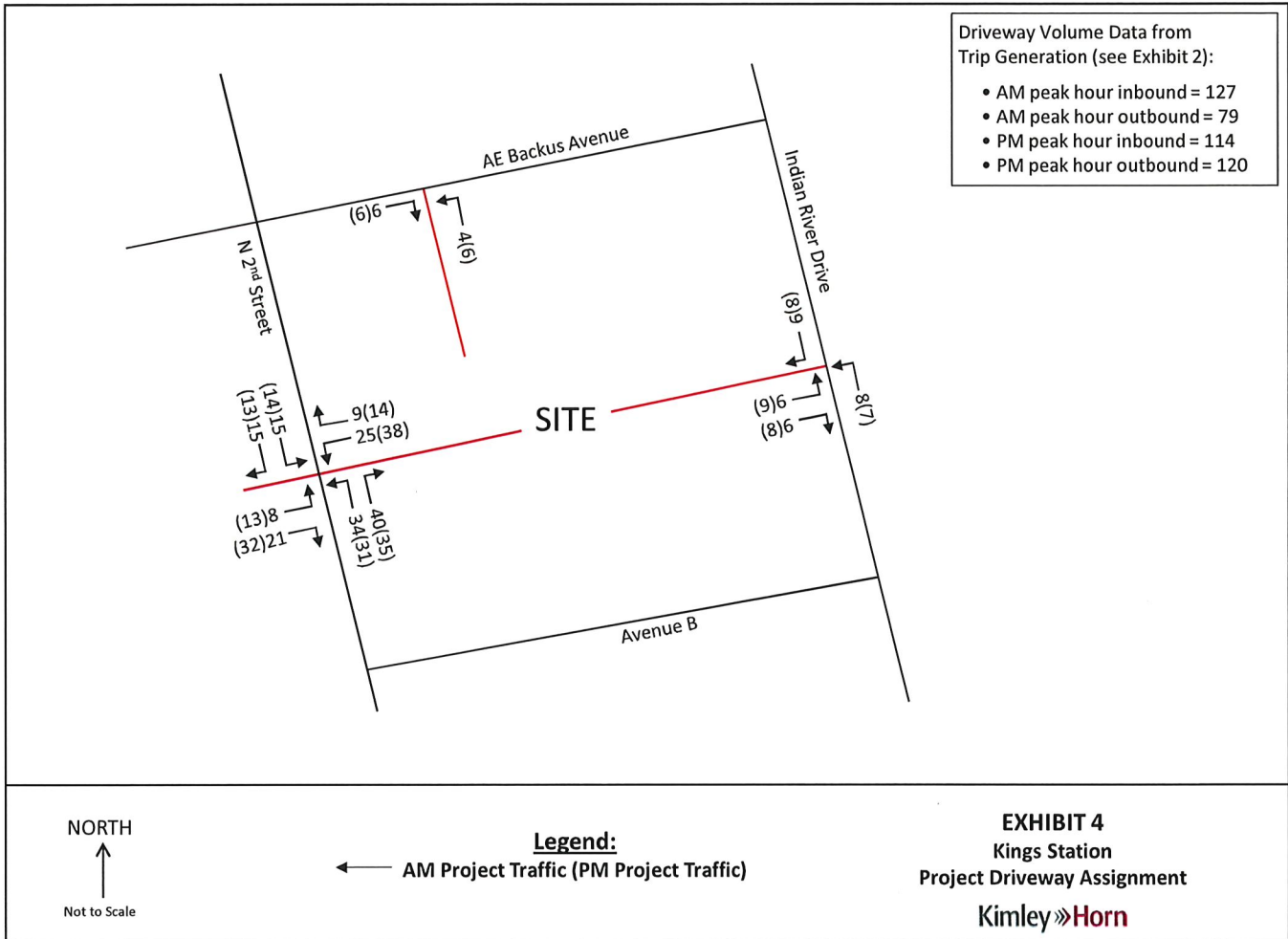


ROADWAY NETWORK
 CENTROID CONNECTORS
 PROJECT ZONE
 CENTROIDS

GTCRPM MODEL RUN - KINGS STATION
 TRAFFIC DISTRIBUTION (PERCENTAGES)
 03/14/2018

w/ HAND Adjustments

TRAFFIC IMPACT ASSESSMENT



047833007

4. ECONOMIC FEASIBILITY



4. AN ANALYSIS OF THE ECONOMIC FEASIBILITY OF THE PRELIMINARY DEVELOPMENT PLAN

The projected cost for the development of King Station is approximately \$25.0 million.

The projected cost to develop the mixed-use, site, linear park, roadways, sidewalks, parking and related infrastructure is approximately \$7.8 million. As previously mentioned within the RFQ process, Kite Properties has developed and managed over 250,000 SF of mixed-use and hotel properties.

Per our studies and the information provided in the appendix of the RFQ by Fort Pierce Redevelopment Agency (FPRA) a demonstrated need for conference/meeting, restaurant, retail and other uses are needed in the downtown core. We determined a destination development that activates the downtown core during the evening and daytime hours will provide the rents and volume needed to develop this component of King Station.

The projected cost to develop the 105-room Hampton Inn ("Hotel") is approximately \$17.2 million or \$163 per room, not including land costs. As previously mentioned within the RFQ process, Peachtree Hotel Group has developed or is in the process of developing 15 hotels; 2 of which are located in Florida.

Fort Pierce currently has limited and aged hotel supply to accommodate visitors who aim to enjoy the beach and downtown district. Also, the hotel rooms available in downtown cater to a different target guest segment than the typical St. Lucie County visitor. The remaining accommodation options with national advertising and brand recognition are located near Interstate 95 in a less desirable location for the key demand generators of the town. The Hotel's unique location proximate to the water will allow the Hotel to command a premium Average Daily Rate to the current market. Peachtree projects that the Hampton Inn will be able to achieve a \$155 Average Daily Rate in its opening year; growing at inflationary levels from there on out. Occupancy was projected by comparing similar assets in similar markets. Peachtree Hospitality Management currently manages the Hampton Inn & Suites Vero Beach. The market's lodging economics display many similarities. From Peachtree's experience with this asset in a market which had similar dynamics, Peachtree projects the Hotel running at a high 70's Occupancy; more specifically, 78.8% upon stabilization.

The Operating Pro Forma was then derived by comparing the 44 hotels Peachtree Hospitality Management currently manages; 11 of which are located in Florida. The Pro Forma analysis also included comparative analyses derived from the 7 Hampton franchise hotels currently under Peachtree's management. With these operating assumptions, the opening year Net Operating Income is estimated to reach \$1.6 million and to stabilize at approximately \$2.0 million by the third year.

Given where the operating performance is projected, the estimated project cost, and the weighted average cost of capital of the participating joint venture, King Stations maximum justifiable price for land is \$2.5 million.



5. DESCRIPTION OF PROPOSED FINANCING

5. A DESCRIPTION OF A PROPOSED FINANCING PLAN

Given the similarities to prior investments discussed above, King Station Development is confident in our ability to obtain appropriate financing. For this investment, King Station Development anticipates securing a 65% Loan-to-Cost, 7-year term, construction loan at a 5.25% interest rate, with a 36-month interest only period. The 36 months of interest only window will allow the joint venture to only pay the interest portion of the mortgage while constructing and ramping-up the Hotel. The Loan-to-Cost assumption would put the total loan size at approximately \$16.5 million. In our experience, this would be the optimal deal size and risk level for a regional bank. All 15 of Peachtree's aforementioned development projects were financed with similar terms.

6. PROPOSED ACQUISITION TERMS



6. PROPOSED PROPERTY ACQUISITION TERMS

Seller: City of Fort Pierce and Fort Pierce Redevelopment Agency

Purchaser: Joint Venture – King Station Development

Purchase Price: \$2,500,000 USD (TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS) subject to customary proration's to be paid in cash at Closing pursuant to the terms of the PSA.

Deposit: Within two (2) business days following execution of the PSA, the date of execution being the "Effective Date", Purchaser shall Deposit \$50,000 USD (FIFTY THOUSAND AND NO/100 DOLLARS) (the "Deposit") into an escrow account (the "Escrow") of a title company mutually acceptable to Seller and Purchaser (the "Title Company"). The Deposit will be non-refundable after the expiration of the Due Diligence Period, except otherwise set forth in the PSA. Upon Closing, the Deposit will all be applied to the Purchase Price.

Due Diligence: Purchaser will have an inspection period until 5:00 p.m. (prevailing eastern time) ONE HUNDRED EIGHTY (180) days after the Effective Date to thoroughly examine the Subject Property to confirm and/or determine its suitability and feasibility for Purchaser's intended purpose(s) (the "Due Diligence Period"). The PSA will more fully describe the due diligence process and conditions. Subject to the terms and conditions of the PSA, Purchaser and its duly appointed agents and representatives will be permitted to perform all reasonable examinations of the Subject Property deemed necessary by Purchaser.

Subject to mutually agreeable confidentiality provisions, Seller will provide to Purchaser in the due diligence vault within two (2) business days after the Effective Date copies of certain documents, within Seller's possession and control, concerning the Subject Property, which documents may include, but not be limited to owner's title policy, survey and environmental inspection reports, zoning information, utility access, and permitting availability to the degree the Seller has not already provided the same to Purchaser in the due diligence vault.

Course of Conduct: Notwithstanding anything contained herein to the contrary, Seller hereby agrees that from date of expiration of the Due Diligence Period through the Closing Date, Seller shall not enter into any agreements relating to the Subject Property that are outside of the Seller's ordinary course of business without Purchaser's prior written approval.

Confidentiality: Purchaser and Seller agree to maintain the terms of this Letter of Intent and all negotiations relating to the Subject Property as confidential between the parties and shall not disclose the terms of this Letter of Intent to any other person or entity (except as required by law or otherwise), other than to the parties': (i) employees, officers, members, managers and directors (including those of affiliates); (ii) potential partners, investors and/or agent representatives, including attorneys, accountants, lenders and financial advisors; or (iii) insurance or reinsurance advisors. Neither Purchaser nor Seller will issue or cause to be issued any announcement, press release or other statement concerning the transaction contemplated herein until after closing, but in no case will either party disclose any economic terms.



PROPOSED ACQUISITION TERMS

Other Terms: The PSA will contain such other terms and conditions as the parties may mutually deem appropriate.

Closing: Purchaser and Seller agree to close the transaction within THIRTY (30) days after the expiration of the Due Diligence Period (the "Closing Date"). Closing shall take place in person or by wire transfer or overnight courier at such location as may be reasonably agreed upon.

Closing Costs: All closing costs shall be paid in accordance with local custom. Purchaser and Seller shall each pay their respective attorneys' fees for services related to this Letter of Intent, the PSA and the transaction contemplated hereby.

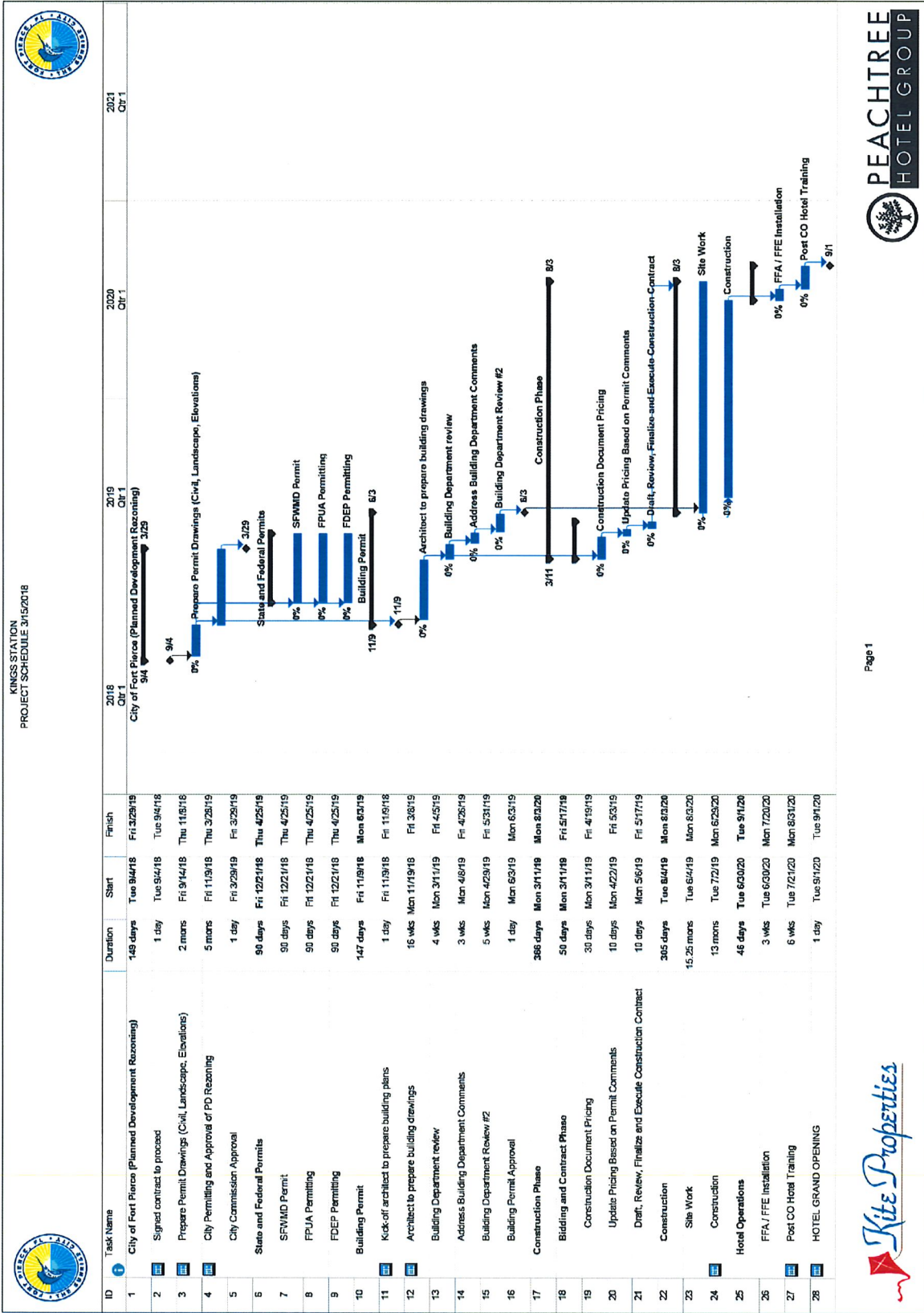
Exclusive: If King Station Development is selected as the preferred developer and negotiations begin with FPRA, Seller will not negotiate with other persons or entities concerning the sale of the Subject Property during the 90 Day negotiation period.

Governing Law: The parties agree that this Letter of Intent, to the extent legally binding, and the PSA will be interpreted and construed in accordance with the applicable laws, ordinances and regulations of the State of Florida without regard to conflicts of law principles.

Counterparts: This Letter of Intent may be executed in one or more counterparts, each of which shall be deemed an original.

Preparation of PSA: Purchaser will provide a draft PSA to Seller within thirty (30) days following the date King Station Development is selected as the preferred developer to enter the 90-day negotiation period with FPRA.

7. IMPLEMENTATION SCHEDULE



APPENDIX

A. COFP LETTER DATED JANUARY 5, 2018



THE SUNRISE CITY
FORT PIERCE
PURCHASING
DEPARTMENT

Florida

January 5, 2018

Certified Return Receipt

91 7199 9991 7035 7823 5422

Kite Properties, LLC.
2055 U.S. Hwy 1
Vero Beach, FL 32960
Attn: Keith D. Kite, Managing Partner

**RE: RFQ/P No. 2017- 023 ~ Redevelopment of Former H.D. King Power Plant
(Phase II)**

Dear Mr. Kite:

The evaluation committee selected your firm to proceed to stage two (2), for the above referenced solicitation. The committee requests that you provide a Request for Proposal (RFP) in accordance with the guidelines outline below (reference RFQ/P No. 2017-023 solicitation documents, page 32, item B).

The RFP should include the following:

1. A conceptual preliminary development plan including a preliminary site plan showing proposed scale, height, and architecture of the proposed development.
2. A detailed description of the manner in which the proposed development plan achieves the goals established in the Fort Pierce Redevelopment Agency Community Redevelopment Plan.
3. A preliminary assessment of the traffic impacts of the proposed development plan.
4. An analysis of the economic feasibility of the preliminary development plan.
5. A description of a proposed financing plan.
6. Proposed property acquisition terms.
7. A preliminary project implementation schedule.

Proposal Timeline

Request for Proposal Due: Wednesday, March 21, 2018 at 3:00 PM, Purchasing

Evaluation Committee Review Period: Week of April 2, 2018

Presentations to the Evaluation Committee: Week of April 11, 2018

A. COFP LETTER DATED JANUARY 5, 2018

Page 2

RFQ/RFP No. 2017-023 ~ Redevelopment of Former H.D. King Power Plant

Please provide **six copies** (one original and five copies) on or before **March 21, 2018** mailed or delivered to:

Delivery

City of Fort Pierce
Purchasing Division
100 N. US 1

Fort Pierce, FL 34950

Attn: RFQ/P No. 2017-023 ~ Redevelopment of Former Redevelopment H.D. King Power Plant

Mail

City of Fort Pierce
Purchasing Division
P.O. Box 1480

Fort Pierce, FL 34950

Attn: RFQ/P No. 2017-023 ~ Redevelopment of Former H.D. King Power Plant

Should you have questions or require additional information, feel free to contact me at (772) 467-3000 extension 3749.

Thank you.

Sincerely,



Gelencia Carter, MPA
Purchasing Manager

GC/gm

cc: Nick Mimms, P.E., Deputy City Manager
Johnna Morris, Director of Finance
Shyanne Helms, Communications Manager
Jack Andrews, City Engineer
Rebecca Grohall, Planning Director

B. COFP LETTER DATED JANUARY 31, 2018



THE SUNRISE CITY
FORT PIERCE
PURCHASING
DEPARTMENT

Florida

January 31, 2018

Certified Mail/Return Receipt

91 7199 9991 7035 7823 5408

Kite Properties, LLC.
2055 U.S. Highway 1
Vero Beach, FL 32960
Attn: Keith Kite, Managing Partner

RE: Redevelopment of H.D King Power Plant RFQ-P 2017-023

Dear Mr. Kite:

The evaluation committee short listed Redevelopment of H.D. King Power Plant RFQ-P No. 2017-023, at the Phase I meeting held on Thursday, December 14, 2017.

The committee will conduct Phase II (Presentation Interviews) on Wednesday, April 11, 2018, from 10:00A.M. to 3:00 P.M, in the 2nd Floor Conference Room, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

The rules for presentations are as follows:

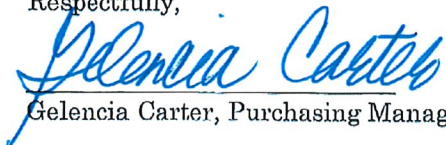
1. Maximum thirty (30) minute time limit for presentation.
2. Fifteen (15) minute time limit for question/answer period.
3. You are to provide ALL technology needed for your presentation.
4. Committee reserves the right to record all presentations.
5. All presentations are open to the public.

Listed below are the times for presentations and interviews to be held on April 11, 2018:

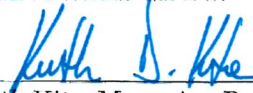
- ❖ 10:00 AM Framework Group, LLC., Tampa, FL
- ❖ 11:30 AM Kite Properties, LLC., Vero Beach, FL
- ❖ 2:00 PM Redevelopment Management Associates LLC., Pompano Beach, FL

Also, we are requesting a copy of at least two (2) years of Financial Statements and Profit and Loss Statements. Please forward to my attention in a sealed envelope on or before April 4, 2018. If your firm is not a finalist, the documents will be returned unopened.

Respectfully,


Gelencia Carter, Purchasing Manager

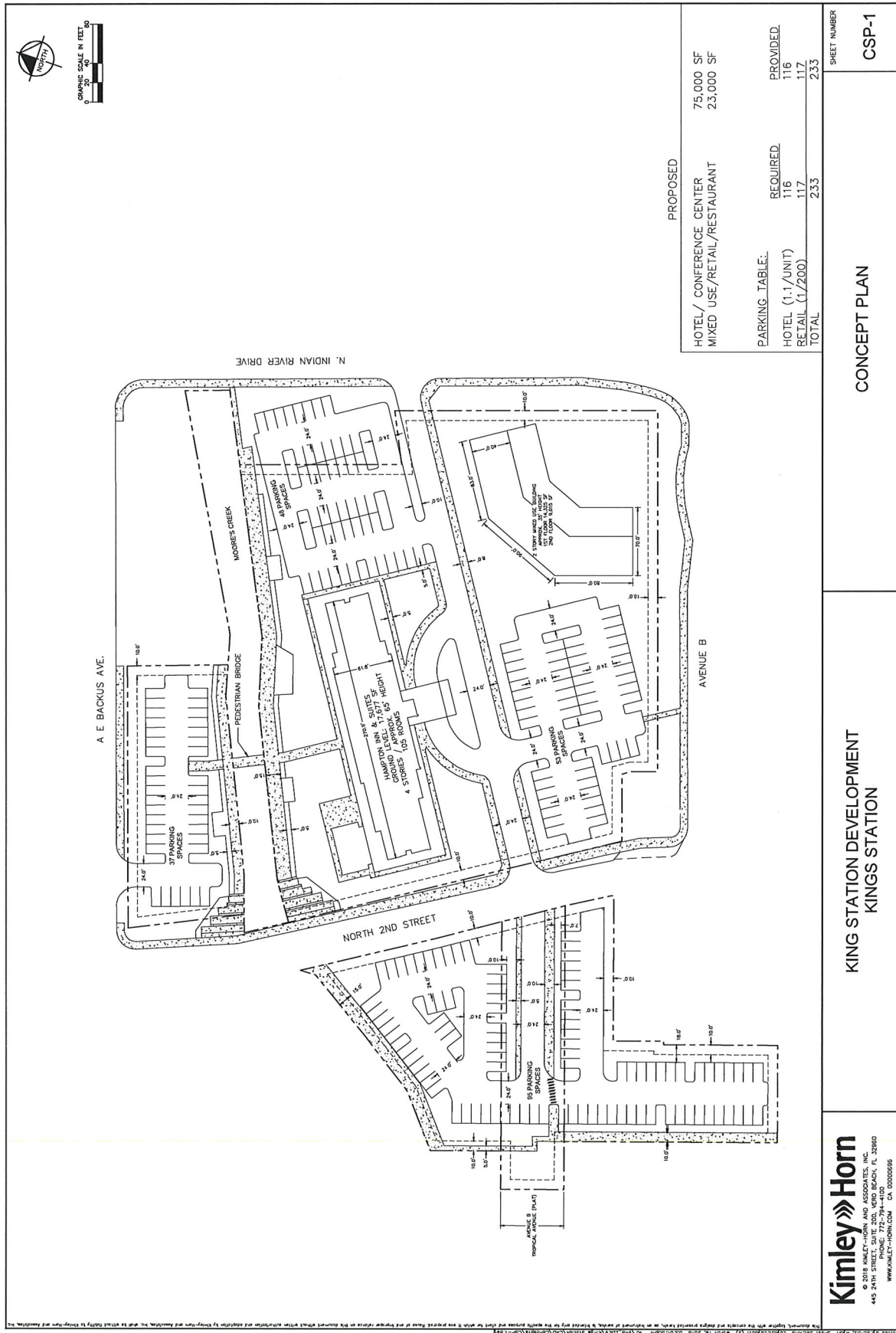
ACKNOWLEDGE BY:


Keith Kite, Managing Partner

cc: Nicholas Mimms, City Manager
Johnna Morris, Director of Finance
Shyanne Helms, Communications Manager
Committee Members

March 12, 2018
Date

C. CONCEPT SITE PLAN DETAIL



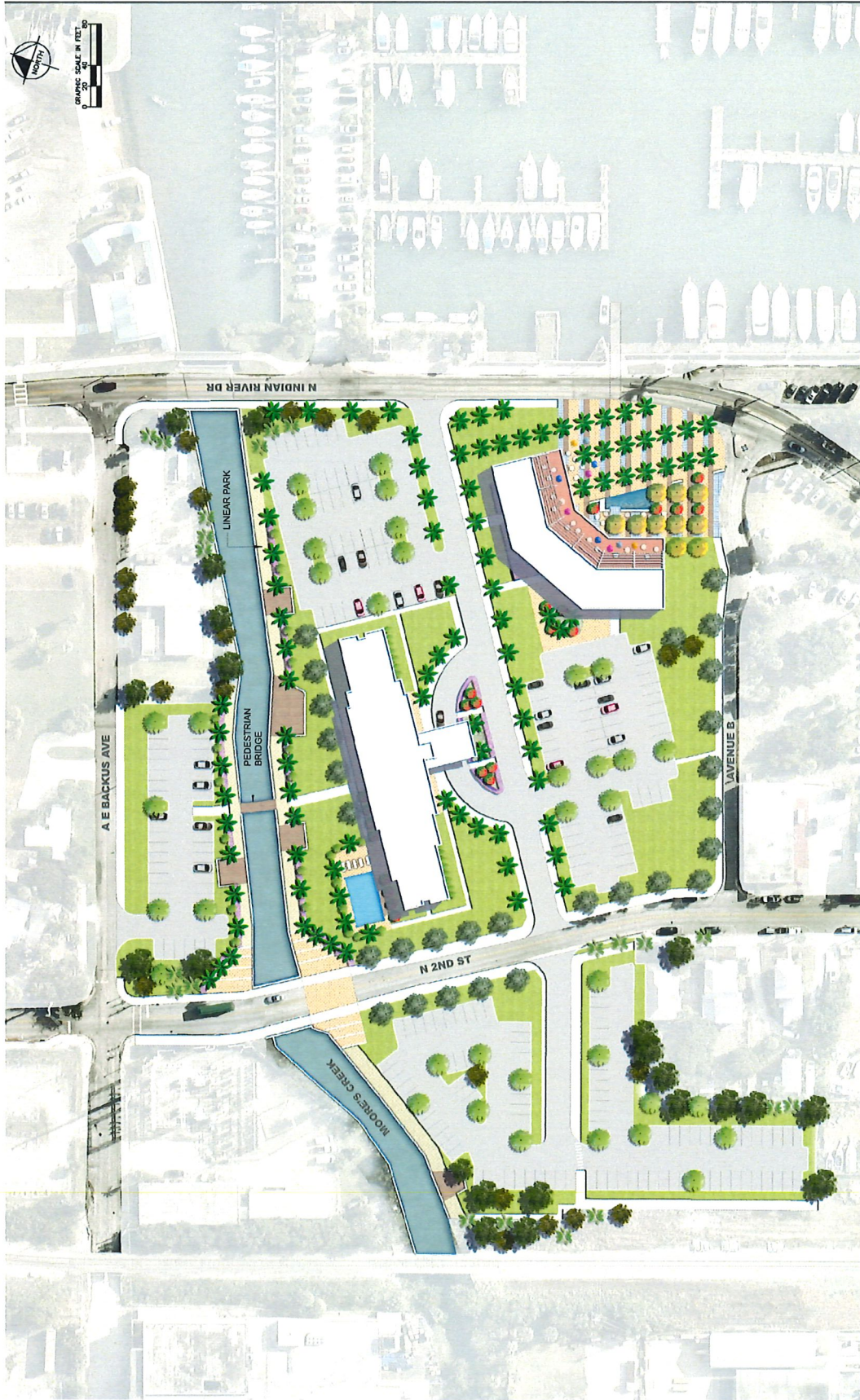
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KING STATION DEVELOPMENT
 KINGS STATION

CONCEPT PLAN

SHEET NUMBER
 CSP-1

D. CONCEPT SITE PLAN RENDERING



SHEET NUMBER
CSP-1

CONCEPT PLAN

KING STATION DEVELOPMENT
KINGS STATION

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CT 00000000

FORMER H.D. KING PLANT SITE REDEVELOPMENT

CONCEPT DESIGN + PROGRAM



SITE PLAN INFORMATION (TOTAL SIZE: 7.1 ACRES)

01	USE:	HOTEL/ CAFE/ SHOP/ LOBBY/ LIVING ROOF/ SERVICES/ LAUNDRY/ FACING INDIAN RIVER DR	
	HEIGHT:	7 STORIES LOBBY/RESTAURANT/RETAIL (GROUND FLOOR) 20 UNITS PER LEVEL (348 SF TYP.)(2-7 LEVELS) POOL AMENITIES (ROOFTOP)	
	TOTAL UNITS:	120 ROOMS	
02	USE:	APARTMENTS/ RESTAURANT/ RETAIL/LOBBY/ LIVING ROOF/ SERVICES/ LAUNDRY/ FACING INDIAN RIVER DR	
	HEIGHT:	7 STORIES LOBBY/RESTAURANT/RETAIL (GROUND FLOOR) 13 UNITS PER LEVEL (750 SF TYP.)(2-7 LEVELS) POOL AMENITIES (ROOFTOP)	
	TOTAL UNITS:	78 APARTMENTS	
03	USE:	APARTMENTS/ LIVE WORK/ RETAIL/ OFFICE COFFEE SHOP/OUTDOOR DINING/ MARKET FACING MOORE'S CREEK PROMENADE	
	HEIGHT:	6 STORIES RETAIL/COFFEE SHOP/OFFICE (GROUND FLOOR) APARTMENTS/ LIVE WORK (LEVELS ABOVE)	
	TOTAL UNITS:	60	
04	USE:	APARTMENTS/ TOWNHOUSES/ LIVE WORK/ FACING AVENUE B	
	HEIGHT:	5 STORIES 8 TOWNHOUSES (2 LEVELS- GROUND LEVEL) 8 LIVE WORK (3RD LEVEL- ABOVE TOWNHOUSES) 48 APARTMENTS (4TH AND 5TH LEVELS- DOUBLE LOADED)	
	TOTAL UNITS:	64	
05	USE:	TOWNHOUSES/ FACING 2ND STREET	
	HEIGHT:	2 OR 3 STORIES (IT MAY VARY)	
	TOTAL UNITS:	14	▲ PARCEL 1
06	USE:	BACKUS ROW WITH 2-CAR GARAGE/ FACING MOORE'S CREEK PROMENADE	
	HEIGHT:	2 OR 3 STORIES (IT MAY VARY)	
	TOTAL UNITS:	11	▲ PARCEL 2
07	USE:	FITNESS CENTER/ CAFE/ RETAIL/ STUDENT HOUSING ABOVE FACING 2ND STREET	
	HEIGHT:	3-4 STORIES FITNESS CENTER/ RETAIL (+/- 15,562 SF @ GROUND FLOOR) MICRO UNITS (ABOVE COMMERCIAL)	
	TOTAL UNITS:	TBD (30-40)	
08	USE:	BREWERY/ LOCAL MARKET/ STUDENT HOUSING ABOVE FACING 2ND STREET	
	HEIGHT:	3-4 STORIES BREWERY/ LOCAL MARKET (+/- 8,280 SF @ GROUND FLOOR) MICRO UNITS (ABOVE COMMERCIAL)	
	TOTAL UNITS:	TBD (10-20)	▲ PARCEL 3 + 4
P1	STRUCTURED PARKING	260 SPACES (2-3 LEVELS) OPTIONAL: ROOFTOP CONFERENCE FACILITY +/- 20,000 SF	
	ON-SITE PARKING	126 SPACES	
	ON-STREET PARKING	107 SPACES	
	TOWNHOUSE PARKING	28 SPACES	
	TOTAL PROVIDED:	521 SPACES	

TOTAL:
120 HOTEL ROOMS/ 202 APARTMENTS/ 25 TOWNHOUSES/
+/- 60,000 SF RETAIL

