



PORT ORANGE CITY COUNCIL

SPECIAL MEETING

Council Chambers

Tuesday, November 9, 2021 @ 6:00 PM

SPECIAL MEETING AGENDA

Pursuant to Section 3.06 of the Charter of the City of Port Orange, the Mayor has called a **Special Meeting** of the City Council to be held for the following purposes:

OPENING

1. Silent Invocation
2. Pledge of Allegiance
3. Roll Call

DISCUSSION / ACTION

4. Discussion of Riverwalk Property Purchase Offers

ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON 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. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.

ANY INVOCATION THAT IS OFFERED BEFORE THE OFFICIAL START OF THE CITY COUNCIL MEETING SHALL BE THE VOLUNTARY OFFERING OF A PRIVATE PERSON, TO AND FOR THE BENEFIT OF THE CITY COUNCIL. THE VIEWS OR BELIEFS EXPRESSED BY THE INVOCATION SPEAKER HAVE NOT BEEN PREVIOUSLY REVIEWED OR APPROVED BY THE CITY COUNCIL OR THE CITY STAFF, AND THE CITY IS NOT ALLOWED BY LAW TO ENDORSE THE RELIGIOUS BELIEFS OR VIEWS OF THIS, OR ANY OTHER SPEAKER. PERSONS IN ATTENDANCE AT THE CITY COUNCIL MEETING

ARE INVITED TO STAND DURING THE OPENING INVOCATION AND PLEDGE OF ALLEGIANCE. HOWEVER, SUCH INVITATION SHALL NOT BE CONSTRUED AS A DEMAND, ORDER, OR ANY OTHER TYPE OF COMMAND. NO PERSON IN ATTENDANCE AT THE MEETING SHALL BE REQUIRED TO PARTICIPATE IN ANY OPENING INVOCATION THAT IS OFFERED. A PERSON MAY EXIT THE CITY COUNCIL CHAMBERS AND RETURN UPON COMPLETION OF THE OPENING INVOCATION IF A PERSON DOES NOT WISH TO PARTICIPATE IN OR WITNESS THE OPENING INVOCATION.



CITY COUNCIL AGENDA ITEM

REQUESTED COUNCIL MEETING DATE 11/9/2021

Consent item: No

SUBJECT: (4) Discussion of Riverwalk Property Purchase Offers

DEPARTMENT: Community Development

GOAL: 3 - Quality of Life 4 - Economic Development

RECOMMENDED MOTION: No Action Required

SUMMARY:

In late August, the City's Broker, Colliers International Florida, LLC (Colliers), began marketing the approximately 10 acres of land owned by the City and Port Orange Town Center CRA, located within the Riverwalk area, and the property located along Ridgewood Avenue. Marketing of the site included video, property flyers, real estate ad, email blasts to developers and brokers, and phone calls to other brokers throughout the United States.

As of November 4, Colliers has received six (6) responses from the following groups interested in purchasing and developing the property.

1. BLD Group, LLC - www.bldgroup.com/
2. Bristol Development Group - www.bristoldevelopment.com/
3. Falcone & Associates, LLC - www.falconegroup.info/
4. Landmark Companies - www.landmarkcompanies.us/about/
5. Harbour Retail Partners - www.harbourretailpartners.com/
6. MAS Development - [www.masdevelopment.com /](http://www.masdevelopment.com/)

Based on initial discussions with three companies, Colliers and staff began working to set up the November 9 meeting for the Council and the CRA to meet the groups interested in the Riverwalk property. However, after this meeting was set, Colliers received three more inquiries in just over a week, bringing the total number of interested parties to six. Five of the six groups have visited the site or met with staff and have asked extensive questions about the City's vision for the site and have indicated flexibility to work with the city on project scope.

With the three recent responses to the real estate advertisement, Colliers suggested allowing more time for them to analyze all of the proposals to ensure they have consistent information and to work with the interested buyers to add depth to their

proposals and provide time for the groups to set up travel to Port Orange and prepare quality presentations.

It is expected that at the December 7 City Council meeting, Colliers will provide the Council and CRA with an evaluation summary of all the offers received to help the city determine who they would like to invite to a future Council/CRA meeting to present their project in person or to direct staff to begin working on a purchase agreement with a specific group.

Ken Krasnow and David Calcanis from Colliers will be at the November 9 meeting to answer questions the Council and CRA might have about the marketing of the site, the six groups who responded to the real estate advertisement and discuss the evaluation process.

Project No.: N/A

Funding Account No.: N/A

Presenter: Tim Burman

ATTACHMENTS:

Robin Fenwick	Created/Initiated - 10/28/2021
Tim Burman	Approved - 11/4/2021
Wayne Clark	Approved - 11/5/2021
Robin Fenwick	Final Approval - 11/5/2021
