20 N. Swinton Avenue
Delray Beach, FL 33444

Agenda Item # 10.E.
April 13, 2017

~ CRA BOARD SUMMARY ~

RFP FOR SW 700-800 BLOCK - WEST ATLANTIC AVENUE RFP DRAFT

At the March 9, 2017 CRA Board meeting, the CRA Board approved the release of the RFP for redevelopment of the CRA owned properties within the Southwest 600 Block of West Atlantic Avenue, between SW 6th and 7th Avenues, for the development of a full-service grocery store. In addition, the consensus of the Board was that an RFP for the remaining parcels in the Southwest 700 and 800 Blocks along west Atlantic Avenue be brought back to the April 13th CRA Board meeting for consideration.

Attached is the draft RFP for the Southwest 700 and 800 Blocks. The desired uses include neighborhood-oriented commercial uses including a pharmacy, bank, and entertainment, as well as office, retail, and non-retail services. The RFP currently allows the flexibility to include a response to some or all available properties.

In addition to the above, the RFP addresses the following:

- Provides more detail regarding the local hiring initiatives that have been supported by the community;
- Identifies the two (2) current tenants presently in possession of two (2) separate leaseholds currently located on the subject property at 702 and 704 West Atlantic Avenue (Klein's Multi-Services & Blanc Fresh Cut Barber Shop), with the Proposal to include a Relocation Plan for the tenants;
- Provides information regarding The Set Branding Initiative;
- References the available incentive programs;
- Specifies that if a residential component is proposed, it must include workforce housing units; and,
- References the Land Development Regulations and the adopted plans for the area.

The West Atlantic Redevelopment Coalition (WARC):

At the April 6, 2017 WARC Board of Directors meeting, the draft RFP was reviewed by the Board. CRA staff summarized the provisions included in the RFP and discussed the local hiring and training requirement in Section P(14) (Page 13 – Proposal Content). The Board felt the local hiring initiatives should be incentivized and that there are provisions included that would have implications for the selected respondent should they not fulfill their obligations/commitments. There were also several local general contractors and subcontractors present that expressed their recommendation that, given the size of the project, three (3) general contractors should be considered to participate in the project. Local contractor participation was continues to be emphasized, especially early in the development process.

The Board also suggested a weighted scoring in the Selection Criteria. While not identified in the draft RFP, scoring in previous RFPs has typically in each criterion is 0-10, with 10 as the best. This can be further reviewed, wherein certain criterion may have greater value based on our previous experiences with RFPs. The Board also requested expansion of the desired uses identified under "Invitation" (Page 1) to include the majority of the uses identified in the 2012 West Atlantic Area Needs Assessment (Section A – Development Objectives – Page 3), which can also be emphasized in more detail in other sections of the RFP. In addition, the Board expressed a desire for mixed income

housing as part of the development. This is can be further emphasized in the RFP, which can include a greater percentage of workforce housing than currently required by the Central Business District regulations when increases in residential density are requested as part of the development

A letter from WARC outlining their comments regarding the RFP will be forwarded to the CRA Board prior to the meeting.

Based upon the above, CRA Board direction and comments regarding the RFP are requested at this time, in anticipation of issuance of the RFP at the May 11th CRA Board meeting. This will allow time for staff to meet with the WARC's Economic Development Committee and the community to discuss in more detail the local hiring initiatives and to further refine the RFP, as well as, address the CRA Board's comments.

Recommended Action:

Continue with direction.

Submitted By: Jeffrey A. Costello, Executive Director
Attachment(s): DRAFT 2017 RFP - SW 700-800 BLOCKS, WEST ATLANTIC AVENUE PROPERTIES

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CRA PROJECT NO.: CRA2017-02
REQUEST FOR PROPOSALS

SOUTHWEST 700 – 800 BLOCKS WEST ATLANTIC AVENUE PROPERTIES
REDEVELOPMENT PROPOSAL

THE SET

WHERE YOU CAN.

COMMUNITY REDEVELOPMENT AGENCY
DELRAY BEACH CRA

RELEASE DATE: April 16, 2017
SUBMISSION DEADLINE: June 30, 2017@ 2:00 pm

THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
Reginald Cox, Chair
Joseph Bernadel, Vice-Chair
Cathy Balestriere, First Vice-Chair
Herman Stevens, Treasurer
Paul Zacks
Daniel Rose
Dedrick Straghn

INVITATION

The Delray Beach Community Redevelopment Agency (CRA) hereby requests proposals from interested parties for the lease or purchase and redevelopment of properties owned by the Delray Beach CRA. The redevelopment sites are located on the south side of West Atlantic Avenue, between SW 7th and 9th Avenues, within the West Atlantic Avenue business corridor. The redevelopment sites are zoned CBD (Central Business District – West Atlantic Neighborhood) with a portion zoned RM (Medium Density Residential). The sites that are currently under the ownership of the CRA (see Exhibits "A" and "B") and contain 3.87 acres more or less. Proposers may submit development proposals which include a portion of or all of the sites, depending upon their particular needs.

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The CRA has long encouraged a development pattern along the West Atlantic Avenue corridor that includes a combination of surface and structured parking to the rear of the properties fronting the Avenue. The development program includes the construction of multi-story single or mixed-use buildings. The most desired uses include neighborhood-oriented commercial uses, including a pharmacy and bank, as well as office, retail, and service uses. Residential uses are acceptable; however, any residential component must include mixed-income residential units. The CRA encourages the provision of parking that can be shared by multiple users and made available to the public, especially during off-peak hours.

The CRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to request proposals for the redevelopment of any area within its district in order to effectuate redevelopment pursuant to the goals and objectives of the Community Redevelopment Plan.

Factors that the CRA will use in judging the proposals include, but are not limited to, the proposer's experience and financing capabilities, the quality of planning, urban design and architecture, the number of new jobs being created, the inclusion of a local employment hiring program, the services and/or economic benefit made available by the project to the surrounding community, the percentage and pricing structure of the residential component (if proposed), and the proposal's consistency with the Community Redevelopment Plan, Downtown Master Plan, Southwest Area Neighborhood Redevelopment Plan, West Atlantic Avenue Redevelopment Plan, the updated Downtown Cluster Study (Jan, 2011), and the West Atlantic Area Needs Assessment (October, 2012). Selection criteria are discussed in more detail within this RFP. In addition, the CRA will also consider the proposer's ability to implement the project in an expeditious manner.

Upon receipt of an acceptable proposal and a negotiated contract with the successful proposer, as well as the applicant's compliance with conditions precedent to closing, the CRA will close on the property as described in the Request for Proposals (RFP), or as agreed to pursuant to the contract negotiated between the proposer and the CRA. Any contracts/agreements associated with a proposal to close prior to obtaining all necessary approvals and construction financing, will include reversionary and buy-back provisions for the property to revert to the Delray Beach CRA should the buyer not meet terms and conditions of

the contracts/agreements, including commencement of the project within an agreed upon time.

Proposers are required to submit one (1) unbound printed original and ten (10) copies, along with an electronic version (PDF) of the full response, sealed and marked on the outside of the package "2017 Southwest 700 – 800 Blocks West Atlantic Avenue Redevelopment Proposal", delivered to the City of Delray Beach Community Redevelopment Agency, 20 N Swinton Avenue, Delray Beach, FL 33444 on or before 2:00 pm on July 14, 2017.

A. Development Objectives

The properties are located in the area designated as "Cluster 1" in the *Downtown Cluster Analysis and Retail Strategy*. The study and its most recent update suggest that successful retail uses in this cluster may not only serve the surrounding neighborhoods, but the entire city and its visitors as well. A pharmacy, specialty apparel, restaurants, gift shops, as well as non-retail services may also be appropriate. The site's proximity to I-95 and "Cluster 2", which contains numerous government facilities and the tennis stadium, also lend support for office uses and mixed-use developments.

The CRA's preference for redevelopment of the properties is a single-phased project with a mix of uses consisting of neighborhood-oriented commercial (i.e. pharmacy and bank), office, retail and restaurant use components as well as public/shared parking. Residential uses are acceptable; however, any residential component must include mixed-income residential units. Proposals including a residential use in conjunction with a non-residential use will be considered, as will other uses that generate a significant number of permanent livable wage jobs.

Proposals must be consistent with the City of Delray Beach's Land Development Regulations, Community Redevelopment Plan (CRA Plan), West Atlantic Avenue Redevelopment Plan (WAARP), Downtown Master Plan, Southwest Area Neighborhood Redevelopment Plan, the updated Downtown Cluster Study (Jan, 2011), and the West Atlantic Area Needs Assessment (October, 2012). The Downtown Master Plan and the West Atlantic Redevelopment Plan call for "gradual redevelopment, with an emphasis on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly corridor that has a mix of residential, commercial, and civic functions." The West Atlantic Redevelopment Plan also suggests that the area is, in the long term, "well suited to absorb office space demand". In addition, WAARP promotes the shared parking concept. The October 2012 West Atlantic Area Needs Assessment listed the following uses as priorities: Supermarket/Grocery Store; Health/Wellness Facilities/Pharmacy, Bank/Financial Institution; and, Entertainment and Hospitality Cluster (Theater, Jazz Club, Restaurants).

The Community Redevelopment Plan recognizes the downtown as a strategic location for office space, and it emphasizes the importance of the creation of high-paying jobs within targeted industry clusters as an important complement to service sector jobs. These may include corporate headquarters, green jobs and/or jobs in: communication/information technology; life science; business/financial services; clean energy; emerging technologies; and aviation/aerospace. The Plan states that downtown workers would support and

strengthen other downtown businesses and would strengthen the residential real estate market.

Development Design

Buildings on Atlantic Avenue should be no more than four-stories, situated adjacent to the public right-of-way, with lighted, wide and uninterrupted pedestrian sidewalks. The proposed project should have on-street parking along the public rights-of-way, as well as on-site parking lots (or garages) located at the rear of the development. Opportunities for shared parking with adjacent uses are desired. Wide arcades that promote pedestrian friendliness and activities along Atlantic Avenue are encouraged. Proposers should refer to the CBD Development Standards (LDR Section 4.4.13) for more detail.

The response must include a description of the anticipated uses within the redevelopment project, and the uses must be currently permissible under the City of Delray Beach Land Development Regulations. The proposer must specify the approximate total square footage of the project and the breakdown of each proposed use.

B. Description of the Available Properties

The subject properties are located within portions of the Southwest 700 – 800 blocks located between SW 7th Avenue and SW 9th Avenue, as shown on the attached map (Exhibit "A"). Associated map reference number, Palm Beach County Property Appraiser Property Control Numbers, and legal descriptions are also included (Exhibit "B"). The CRA does not make any representations or warranties regarding the status of title with respect to any of the real property which is the subject of this RFP. The properties combined contain approximately 3.87 acres.

Existing Tenants: There are two (2) tenants presently in possession of two (2) separate leaseholds currently located on the subject property at 702 and 704 West Atlantic Avenue (Klein's Multi-Services & Blanc Fresh Cut Barber Shop). Each tenant currently occupies 790 square feet and have expressed a desire to be incorporated into the new development.

C. Development Approvals

In 2016, the majority of the properties (6.17 acres) received development approvals consisting of conditional use, site plan, alley abandonments, in-lieu of parking fee approval, and replat for the construction of a mixed-use development consisting of 40,264 square feet of commercial/retail space including a grocery store, 7,618 square feet of restaurant space, 20,000 square feet of office space and 107 apartment units, 22 of which workforce housing (income restricted) units. (See Exhibit "C"). Proposers should confer with the Delray Beach Planning and Zoning Department for more information regarding the development approvals.

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D. Land Use Regulations

All proposals shall be subject to the City of Delray Beach approval process.

The property is zoned CBD (Central Business District – West Atlantic Neighborhood Sub-District). The CBD zoning in the West Atlantic Neighborhood (now known as The Set) allows a variety of retail uses, business and professional office uses, and dwelling units with restrictions. Residential densities are permitted at twelve (12) units per acre with increases up to thirty (30) units per acre allowed as a Permitted Use subject to the standards and limitations outlined in Section 4.4.13(H) (CBD – Incentive Program–Residential Incentives/Performance Standards) of the City's Land Development Regulations (LDRs) and provided a minimum of 20% of the dwelling units above twelve (12) units per acre are Workforce Housing units, in accordance with Article 4.7 of the LDRs.. Applications to utilize the Incentive Program will be reviewed as part of a Class V site plan by the City's Site Plan Review and Appearance Board (SPRAB) for compliance with the regulations in this code that direct building configuration, uses, open space, streetscape design, parking location and quantity, and the performance standards in Section 4.4.13(H)(2). The SPRAB will make a recommendation to the City Commission on the entire site plan before the City Commission takes final action to approve or deny the site plan and the increased density. The design of the building will be further regulated by the CBD Development Standards, which require certain "step-backs" in the upper levels of the building(s). Within the West Atlantic Neighborhood portion of the CBD, the maximum overall building height of 54 feet within four (4) stories is allowed.

The CBD district prescribes a review and approval process for development as well as development standards. For a complete list of Permitted, Conditional, and Accessory Uses allowed in these districts, visit www.mydelraybeach.com, Planning and Zoning Department, Land Development Regulations, Section4.4.13. Proposers should confer with the Delray Beach Planning and Zoning Department for information on current regulations that apply to the properties as well as any changes or contemplated changes to the Land Development Regulations.

E. Plans and Studies

In addition to the Land Development Regulations and the Community Redevelopment (CRA) Plan, development of the site is addressed in the West Atlantic Redevelopment Plan (amended 2000), the Downtown Delray Beach Master Plan (adopted 2002) and the Downtown Cluster Analysis and Retail Strategy (completed July 2005 & updated January 2011), also known as the "Downtown Cluster Study", the Southwest Area Neighborhood Redevelopment Plan (adopted 2003), and the West Atlantic Area Needs Assessment (October, 2012). In general, these plans call for development projects to consist of neighborhood–oriented commercial, retail, restaurant or service uses, including a full service grocery store on the ground floor, with office and/or residential components occupying secondary floors. Office space may also be developed on the ground floor. Copies of the Community Redevelopment Plan, Downtown Delray Beach

Master Plan, West Atlantic Avenue Redevelopment Plan, Southwest Area Neighborhood Redevelopment Plan, the Downtown Cluster Study (January 2011) and the West Atlantic Area Needs Assessment (October 2012) may be downloaded at http://delraycra.org/rfp/.

F. Local Hiring Initiative

The CRA recognizes the interest of the local community in creating new short-term and long-term employment opportunities for local residents as a result of any redevelopment project. Local hiring provides training and jobs to economically isolated residents. This has an immediate effect on residents' financial well-being, and the stability of their families. The added job opportunities and experiences provide lasting skills and increase residents' long-term earning potential. When redevelopment money, through local hiring, flows to local residents, those residents will spend much of it in the neighborhood, revitalizing the retail sector and preserving or creating additional jobs for their neighbors. The greater percentage of people living near where they work will also reduce vehicular congestion and improve the air quality both in the neighborhoods and the community as a whole.

The CRA recognizes the importance of local hiring with respect to redevelopment within the Community Redevelopment Area. Specifically, Part Four, Section 3.12 – Economic Development Incentives for Job Creation of the Agency's Redevelopment Plan, provides that investment within the redevelopment area ". . . can now be centered on the following: employment opportunities to include large-scale employers; a stronger employment base in close proximity to residents; and increased opportunities for minority business ownership in the area."

In an effort to support the Community Redevelopment Plan, and the community's goals and objectives, the Respondents shall indicate a willingness to work with the CRA and other community partners to achieve these goals in both the construction phase of the project and the initial employment phase of the completed project as further described in Section "P(13)(C)" – Proposal Content).

G. Economic Development Incentives & Public/Private Partnership Opportunities

State and County Incentives:

A company that brings jobs to the State of Florida and to Palm Beach County may qualify for certain incentives depending on the wage scale and number of jobs created. Local and State government provide various types of assistance to new and expanding businesses that create employment. The level of assistance depends on the number of jobs created and the wage/benefits provided. For more information on County and State Incentives contact the Business Development Board of Palm Beach County at www.bdb.org

CRA Incentives:

The CRA Board established economic development incentives to catalyze investment, to promote opportunities for new and expanding businesses, to create jobs, as follows: Job Creation Bonus (JCB) Program, Land Value Investment (LVI) Program, and Development Infrastructure Assistance (DIA) Program. These programs may be utilized in response to the RFP. A detailed description and brochure of each program may be downloaded at www.delraycra.org.

The incentives are contingent on CRA funding availability, CRA Board approval, and the execution of an Agreement by the CRA and the Applicant. Incentives are not to be construed as an entitlement, or right of a property owner or applicant. The Delray Beach CRA has the right to approve or deny any grant and/or incentive application in its sole discretion and absolute determination and evaluation. The submittal of an application request for incentives is not a guarantee of assistance.

Public-Private Partnership Opportunities:

In addition to the CRA Incentives outlined above, the Delray Beach CRA may consider partnership opportunities where the CRA would become co-owner of the development project. One such scenario could include the CRA owning a limited area of office and/or retail space in the development and leasing that space to a tenant or tenants who would help fulfill the Community Redevelopment Plan Objectives.

H. The Set Marketing/Branding Initiative

A new brand has emerged for the long-standing residential and business communities surrounding the West Atlantic Avenue corridor, from I-95 to Swinton Avenue. This area, collectively and historically referred to as the West Atlantic Avenue Neighborhood, has a new name that reflects both the rich history of the area and the growth and investment it is currently experiencing: The Set.

THE SET

WHERE YOU CAN.

Launched in September 2016, the new identity is the result of a branding initiative coordinated by the West Atlantic Redevelopment Coalition (WARC). WARC is a nonprofit organization that was created to advise the CRA and City on redevelopment

efforts in the area. This brand platform identifies a target audience and includes a logo and tag-line ("Where You Can") that pays homage to the past, present, and future positioning and opportunities for the area. Future phases of the initiative include the implementation of a national marketing strategy that will integrate the unique historical character of The Set's communities to build support among the existing stakeholders while drawing new audiences to the area. All marketing material associated with any proposals should work towards the marketing based on this initiative.

I. Survey

Surveys of the identified properties are available for viewing at the CRA offices and are available electronically upon request.

J. Streets and Alleyways

According to the Palm Beach County Traffic Division, the peak season daily traffic volume for 2016 on West Atlantic Avenue between I-95 and SW 8th Avenue was 45,050 trips, and between SW 8th and Swinton Avenues was 26,352 trips. Within the blocks between SW 7th and 9th Avenues, the alleyways adjacent to the CRA-owned properties on the north half of the blocks were abandoned in conjunction with the development application approved by the City Commission in 2016. It is noted the site is located within the City's Transportation Concurrency Exception Area (TCEA). The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance.

K. Palm Beach County Impact Fees

Development of the property will be subject to Palm Beach County Impact Fees. Please contact the Impact Fee Manager for Palm Beach County, Willie Swoope at 561-233-5025 for additional information or go to http://discover.pbcgov.org/pzb/administration/Pages/Impact-Fees.aspx to download relevant information.

L. Appraisal

An appraisal of the subject properties was completed in February 2017, and is available in electronic form upon written request to the CRA. Bidders should not rely solely on the information in the appraisals when compiling a proposal. The appraised value should be considered with all offers and requests for economic development incentives.

M. Environmental Study

Environmental Site Assessments were conducted and electronic copies are available upon written request to the CRA.

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N. Bid Bond

The proposer must submit with the proposal, a Bid Bond from an acceptable surety or cash sum represented by a cashier's check in favor of the CRA in an amount equal to Fifteen Thousand and 00/100 Dollars ($15,000). The initial bid bond will be returned after one hundred twenty (120) days from the date of delivery (submission deadline) to any proposer who has not been selected to negotiate a contract with the CRA during that period or with any proposer with whom any negotiations have been terminated. For the successful proposer, the bid bond will be returned at the time of execution of the contract for sale and purchase of the property and a deposit has been made as part of the contract.

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O. Deposits

A non-refundable application fee of $500.00 will be required to cover processing costs. Checks should be made out to the Delray Beach Community Redevelopment Agency.

P. Proposal Content

The following describes certain information that the CRA will require in proposals submitted in response to the RFP. Failure to provide any of the information may be cause for rejection of the proposal at the sole and absolute discretion of the CRA.

The proposer shall submit one (1) unbound printed original and ten (10) copies of the proposal, as well as an electronic version (PDF) of the entire proposal. Proposals shall, describe the project and the proposer's qualifications in the following format with each section tabbed for ease of review:

1) Identify what portion or portions of the redevelopment site they are seeking to acquire and develop (i.e., entire site, west portion, east portion).

2) State the anticipated uses within the redevelopment project. The uses must be currently permissible under the City of Delray Beach Land Development Regulations. Specify the total square footage of the project and the breakdown of each proposed use. Proposer may submit letters of intent from committed and/or potential tenants, if possible.

3) Submit a conceptual site plan and one or two conceptual elevations on a sheet or sheets measuring 24" by 36" at a scale of one inch equals twenty feet (1" = 20'). The site plan should include, at a minimum, the location of proposed building(s) and the public streets surrounding the site. The plans must indicate the height(s) of all proposed buildings. Parking, sidewalks, and major landscaping features should be illustrated. In addition the Proposer should reduce the site plan to a format measuring 8 ½" by 11" or 11" by 17" for ease of distribution, and an electronic version of the same on .PDF format.

4) Submit basic floor plans of the proposed buildings on a sheet or sheets measuring 24" by 36", primarily for the purpose of indicating the square footage of each use. The Proposer may choose an architectural scale appropriate to communicate the concept of the proposed project. In addition the Proposer should reduce the floor plans to a format measuring 8 ½" by 11" or 11" by 17" for ease of distribution, and an electronic version of the same on PDF format.

5) Provide a Relocation Plan for the two (2) tenants presently in possession of two (2) separate leaseholds currently located on the subject property at 702 and 704 West Atlantic Avenue (Klein's Multi-Services & Blanc Fresh Cut Barber Shop) Each tenant currently occupies 790 square feet and have expressed a desire to be incorporated into the new development. The relocation site may consist of comparable or greater space made available within the Proposer's redevelopment site. The proposal must specify the minimum square footage and ownership or leasing arrangement, including estimated costs. If the proposal provides relocation space on the premises, arrangements must be made for temporary business location during the construction period.

6) State the offering price or lease amount for the property. The offering should state the terms of payment, the anticipated closing date if applicable, and any conditions, contingencies, and additional requirements that affect the purchase.

PLEASE NOTE: Any offers for less than the appraised value or current lease rates for the area must compensate for the reduced value in the form of benefits to the public or the local community such as creation of jobs for local residents, parking and open space, provision of affordable housing, etc. as well as stating the specific benefits that the proposed project would bring to the surrounding area (i.e., a program for providing jobs to local residents, etc.). In addition, the sale or lease of the property by the CRA for less than the fair value may require approval of the City Commission, depending upon a determination of the value of any alternative benefits provided.

Proposers seeking to lease the property through the Land Value Investment (LVI) Program must submit a completed LVI Program Application form.

7) Identify the proposed CRA incentive programs, amount of funding requested, details of the costs and financial benefits to the CRA as well as details of how the proposed incentive is consistent with the objectives of the Community Redevelopment Plan and the applicable plans adopted by the City of Delray Beach. If a joint venture with the CRA is contemplated, the terms of such an arrangement must be specified, including the proposed financing arrangements, ownership structure, the responsibilities of each entity, and other pertinent information. **Proposers intending to utilize one or more CRA incentive or**

grant programs must complete the appropriate program application and include it with their response.

8) If additional property/properties are to be incorporated into the development, the RFP response must include proof of ownership of that property, or a valid, signed sales contract indicating the owner's agreement to sell the property to the proposer. If additional property is to be used to meet the minimum requirements for off-site parking, a valid, signed agreement for the use of the property in compliance with the Land Development Regulations must be included in the RFP response. In the absence of such documentation the additional property(ies) or parking will not be considered in evaluating the proposal. Contact information for certain adjacent property owners can be obtained by written request to the Delray Beach CRA.

9) Submit a time schedule for the completion of the project including the building, parking, and off-site improvements. The CRA's preference is single-phase development. Phased projects will be evaluated less favorably; however, if the project is proposed to be developed in phases, then the time schedule should reflect the phases based upon realistic development time frames.

10) Submit a total project cost analysis stating, by category, the major elements of the project. The major cost items shall include, at a minimum, land costs, site development costs (including but not limited to paving, grading, drainage, landscaping, site lighting, right-of-way improvement, and surface parking) building construction costs (including parking garages, if applicable), permit and impact fees, tenant improvement allowances, architectural and engineering costs, marketing costs, financing costs, and any other significant costs.

    The intent of this preliminary development budget is to assist in evaluating the financial feasibility of the project at this conceptual stage and it should be realistic given the proposer's experience.

11) Submit a preliminary operating pro forma estimating the development's operating income and expenses for a period of time (minimum 10 years) after completion to demonstrate financial feasibility, and should include the following:

    - Projections of sales and/or leases over time. This should also provide information on anticipated sale/lease rates for the commercial and residential uses, including vacancy contingency through time.
    - Estimates of project operating expenses (including property taxes, insurance and maintenance costs), annual debt service, and marketing and sales costs.
    - Gross Income, Net Operating Income, Developer Cash-Flow before taxes, and Return on Investment to project partners and investors.

12) Submit a financing plan which includes a proposal for securing construction and permanent financing for the project. The financing plan should account for all

debt and equity investment required to fund the project as well as an analysis of the project's return on investment, debt service coverage ratio and other financial information that will indicate the financial strength of the proposed development. Third party evidence of an ability to secure financing such as a preliminary financing commitment letter or letter of interest from a lending institution or other primary source of investment financing must accompany the RFP response. A firm financing commitment from a lending institution or other source of investment financing will be required prior to the closing of the sale of the land, or as otherwise stipulated in negotiated agreements between the proposer and the CRA.

13) Submit information that permits an understanding of the Proposer's organizational structure, its members, qualifications, and financial strength. The CRA reserves the right to research the background of each principal with respect to both credit and police records. The Proposer must submit a signed consent form, attached herein, as part of the proposal. The following information is required in the submission for this paragraph.

a. Description of the legal organizational structure of the Proposer (and its parent entity, if it is a subsidiary). If the Proposer intends to create a separate entity solely for the purpose of developing the proposed project, then each partner or stockholder or member should describe their respective legal organizational structure.

b. Identification of the Proposer's principals, partners, officers, or co-venturers, including names, addresses, telephone and fax numbers and federal business identification numbers.

c. Information concerning the relevant experience of the Proposer and key project personnel, including a listing and description of past projects.

d. A minimum of three (3) professional references.

e. In addition, the proposer must make available for inspection at his or her place of business, a current (audited, if available) financial statement of the proposing entity which includes a balance sheet, a three-year statement of past income, and a projected one-year income statement for the current fiscal year for the proposer (and its parent entity if it is a subsidiary). If the proposing entity is to be created specifically for the intended project or if the proposing entity is less than three years old, then each partner or stockholder must submit its own financial statement as described above.

f. Information regarding any legal or administrative actions, past or pending, that might impact the capacity of the proposer (or its principals or affiliates) to complete the project must be disclosed. Disclosure of any bankruptcies, foreclosures and other legal actions past or pending by any of the above or

related entities during the past ten years must be made with the RFP.

14) All proposals shall include a local employment hiring and training programs that commit to hiring from the local labor market during the construction and post-construction phases and incorporate the following:

a. Information regarding job opportunities for local area residents and businesses, with priority to local contractors and sub-contractors within the Palm Beach County Voting Precincts of 4096, 4098, 7196, 7200, 7210 and 7212 (see attached map), to allow them to participate in the construction of the development, including at least two (2) local job fairs prior to commencement of construction. The goal is that priority is given to local contractors and sub-contractors whose principal place of business is in the referenced voting precincts, and that at a minimum three (3) local sub-contractors from the voting precincts will agree to hire and train target area residents. In addition, the general contractor or sub-contractors shall use their best efforts to hire at least fifteen (15) of the unskilled labor for the construction of the project from workers residing in the voting precincts referenced above.

b. Information as to post-construction job opportunities for local residents from the referenced voting precincts, including newly generated trade and service related jobs with at least two (2) local job fairs prior to completion of the project. The goal is that at least 50% of the post-construction (permanent) jobs are provided to the local residents in the voting precincts referenced above.

c. Collaborating with the CRA and other community partners, such as the West Atlantic Redevelopment Coalition and Career Source, on notifying local contractors and vendors of bid opportunities related to the construction of the project. Documentation of this effort will be required for program monitoring. At minimum, the hiring and training program may include, but are not limited to, the following:

1. Advertising the employment positions and training;
2. Sponsoring (scheduling, advertising, financing, or providing in-kind services) a job informational meeting;
3. Arranging assistance and conducting job interviews;
4. Participation from agencies specializing in workforce development and training

Please Note: *Modifications to the above that include a greater percentage post-construction/permanent jobs and less construction phase jobs will be considered.*

Q. Buy-Back Provision

The CRA will require a buy-back provision to be negotiated as part of the final contract in the event the purchaser fails to complete its obligations for the commencement of the project within an agreed upon time.

R. Registration and Addenda

All interested parties must register their name, address, telephone number and e-mail address at the CRA in order to receive any changes, additions, addendums or other notices concerning this project.

S. Pre-Submittal Meeting

A pre-submittal meeting will be held at 2:00 pm, May 3, 2017, at Delray Beach City Hall, First Floor Conference Room, located at 100 NW 1st Avenue, Delray Beach, FL 33444. Attendance is on a voluntary basis. PLEASE NOTE: This will be the only opportunity for applicants to directly address CRA staff regarding the RFP.

T. Site Visits

Any interested party may visit the site at any time.

U. Local Business Preference

All proposals must indicate whether or not the Organization is a Local Business via submittal of a Certification Statement pursuant to Section 36.14(F) of the City of Delray Beach Code of Ordinance. A Local Business is defined in Section 36.14(A) of the Delray Beach Code of Ordinances. (Ordinance No. 11-15, http://weblink.mydelraybeach.com/LFExternal/0/doc/167478/Page1.aspx)

V. Selection Criteria

Factors that the CRA will use in evaluating proposals include, but are not limited to, the following (factors are NOT listed in priority order):

1. The qualifications (previous experience and capabilities) and financial capacity of the proposer as they would indicate its ability to complete the project in a timely manner.

2. The extent to which the proposal complies with the criteria set forth under Sections "A" (Development Objectives) and "E" (Plans & Studies).

3. The quality of site planning and building design proposed for the project.

4. Consistency of the proposal with the City's LDRs and applicable plans and studies.

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5. The extent to which the proposed land uses are compatible with and support the other uses in the surrounding commercial and residential neighborhoods.

6. The prospects for market and financial feasibility of the proposed project.

7. The number and quality of jobs created. Proposers shall include a local employment hiring program that commits to hiring from the local labor market during the construction phase, and the eventual permanent hiring phase, will be given additional consideration. Any such local hiring proposals will also be factored into the qualification for CRA grants and incentive programs attached to the project and the ultimate payout of those incentives.

8. Letters of commitment from proposed commercial tenants/users.

9. The quality and thoroughness of the Development's Operating Pro Forma

10. The potential tax revenues generated by the project.

11. The level of commitment of financing sources.

12. Local business preference.

W. Proposals and Disposition Process

Sealed proposals must be filed with the Delray Beach Community Redevelopment Agency at its offices located at 20 N. Swinton Avenue, Delray Beach, FL 33444, no later than 2:00 pm, June 30, 2017. CRA staff will open the proposals after that time and review them for compliance with submission requirements. The CRA will establish a Review Committee to review and rank all qualified proposals in accordance with the selection criteria listed above and the redevelopment objectives of the CRA. The West Atlantic Redevelopment Coalition (WARC) will have the opportunity to provide comments regarding the respondents' proposals.

Up to three (3) of the top ranked proposers will be invited to make presentations at a scheduled advertised CRA board meeting, at which time the CRA board may select a development proposal. The CRA Board will select the top ranking proposal no later than their regular meeting on August 24, 2017.

The CRA reserves the right to negotiate such terms and conditions with the successful proposer as it deems in the public interest at its sole and absolute discretion. In the event a contract is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations, and at its sole and absolute discretion may commence negotiations with the next ranked proposer. All proposers should be familiar with the requirements of Florida Statutes Chapter 163.380 to which this solicitation is subject.

Proposals submitted to the CRA in response to this RFP shall be considered irrevocable until after a bidder is selected to enter into contract with the CRA. Withdrawal during

this period or a failure to participate in the requirements of the bid process shall result in a forfeiture of the deposit.

Any and all decisions by the CRA to modify the schedule described herein, requests for additional information, reject insufficient or unclear proposals, formulate an objective point system for review, rate and rank proposals, negotiate agreements, abandon negotiations, approve agreements, etc., shall be at the CRA's sole and absolute discretion and no protests whatsoever shall be considered by the CRA. Submittal of a reply to this solicitation on the part of any and all proposers constitutes acceptance of this policy.

X. Right to Withdraw

Chapter 163.380 requires that once a contract is negotiated, the same must be filed with the City of Delray Beach Clerk with the Notice of Intent to Award such contract thirty (30) days prior to the execution of such contract. The CRA specifically reserves the right to refrain from awarding a contract for the sale of any or all of the subject property to any persons and to withdraw from the process and/or negotiations at any time at its sole and absolute discretion. The CRA reserves the right to enter into a contract with any of the proposers on the basis of the impact on redevelopment by the proposed project at the CRA's sole and absolute discretion and not necessarily to the proposer offering the highest purchase price. The CRA expressly reserves the right to obtain economic feasibility studies or third party evaluation with regard to any part of the subject proposals.

Y. No Lobbying/Contact Permitted

As to any matter relating to this RFP, any Proposer, team member, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA staff, or any other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a team's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the Proposer and the Proposer's team. All oral or written inquiries are to be directed to the Procurement Official. Any violation of this condition may result in rejection and/or disqualification of the Proposer. This "No-Lobbying Provision" is in effect from the date of publication of the RFP and shall terminate at the time the CRA selects a proposal, rejects all proposals, or otherwise takes action which ends the solicitation process.

Z. Questions

Questions and inquiries concerning the proposal and specifications of the solicitation shall be submitted in writing and directed to the Delray Beach Community Redevelopment Agency, 20 N. Swinton Avenue , Delray Beach, FL 33444 (or at shuttt@mydelraybeach.com) for receipt no later than ten (10) calendar days prior to the

date set for receiving proposals (June 20, 2017 @ 5:00 p.m.). Oral explanations, information and instructions shall not be considered binding on the CRA. All prospective proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any proposer.

AA. Minimum Offer

As indicated in Section "K" above, an appraisal of the subject properties was completed in February 2017, and is available in electronic form upon written request to the Delray Beach Community Redevelopment Agency. Any offers to lease or acquire the property for less than the appraised value must indicate the value of other items of a public benefit, such as creation of jobs, parking and open space, provision of affordable housing, etc. as well as stating the specific benefits that the proposed project would bring to the surrounding area. Pursuant to Section 163.380(2), Florida Statutes, offers for the acquisition of the properties for less than fair value shall require approval by the Delray Beach City Commission.

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Anticipated Schedule for RFP

RFP Advertised: April 16, 2017

Pre-submittal meeting: May 3, 2017 @ 2:00 pm, Delray Beach City Hall, First Floor Conference Room, 100 NW 1st Avenue, Delray Beach, FL 33444. (Attendance is on a voluntary basis. PLEASE NOTE: This will be the only opportunity for applicants to directly address CRA staff regarding the RFP.)

RFP Response Deadline: June 30, 2017 @ 2:00 pm, Delray Beach CRA offices located at 20 N. Swinton Avenue, Delray Beach, FL 33444.

Review, ranking, and recommendation of top respondents by Selection Committee no later than: July 28, 2017.

Presentations made by top respondents to CRA Board of Commissioners: Starting at 6:00 pm August 10, 2017 – Delray Beach City Hall, City Commission Chambers, 100 NW 1st Avenue, Delray Beach, FL 33444

Review and recommendation of top respondents by the West Atlantic Redevelopment Coalition no later than: August 17, 2017.

Approval of selected respondent by the CRA Board of Commissioners no later than: August 24, 2017.

(Note: Dates above are subject to change—registered bidders will be notified by e-mail of changes, if any.)

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DISCLOSURE AND DISCLAIMER

This request for proposal ("RFP") is being issued by the Delray Beach Community Redevelopment Agency (hereinafter known as the "CRA"). As more fully set forth in this RFP, any action taken by the CRA in response to proposals made pursuant to this RFP, or in making any award or failure or refusal to make any award pursuant to such proposals, or in any cancellation of award, or in any withdrawal or cancellation of this RFP, either before or after issuance of an award, shall be without any liability or obligation on the part of the CRA.

In its sole discretion, the CRA may withdraw this RFP either before or after receiving proposals, may accept or reject proposals, and may accept proposals which deviate from this RFP. In its sole discretion, the CRA may determine the qualifications and acceptability of any party or parties submitting proposals in response to this RFP (each such party being hereinafter a "Proposer").

Following submission of a proposal, the Proposer agrees to promptly deliver such further details, information and assurances including, but not limited to, financial and disclosure data, relating to the proposal and/or the Proposer, including the Proposer's affiliates, officers, directors, shareholders, partners and employees, as requested by the CRA.

The information contained herein is provided solely for the convenience of Proposers. It is the responsibility of a Proposer to assure itself that information contained herein is accurate and complete. Neither the CRA, nor its representatives, provide any assurances as to the accuracy of any information in this proposal. Any reliance on the contents of this RFP, or on any communications with CRA representatives shall be at each Proposer's own risk. Proposers should rely exclusively on their own investigations, interpretations and analyses in connection with this matter. This RFP is being provided by the CRA without any warranty or representations, express or implied, as to its content, accuracy or completeness, and no Proposer or other party shall have recourse to the CRA if any information herein contained shall be inaccurate or incomplete. No warranty or representation is made by the CRA that any proposal conforming to these requirements will be selected for consideration, negotiation or approval.

The CRA shall have no obligation or liability with respect to this RFP, or the selection and award process contemplated hereunder. The CRA does not warrant or represent that any award or recommendation will be made as a result of the issuance of this RFP. All costs incurred by a Proposer in preparing and responding to this RFP are the sole responsibility of the Proposer. Any recipient of this RFP who responds hereto fully acknowledges all the provisions of this Disclosure and Disclaimer and agrees to be bound by the terms hereof. Any proposal submitted pursuant to this RFP is at the sole risk and responsibility of the party submitting such proposal.

This RFP is made subject to correction of errors, omissions, or withdrawal without notice. Information contained in the RFP is for guidance only and each recipient hereof is cautioned and advised to independently verify all of such information. In the event of any differences

between this Disclosure and Disclaimer and the balance of the RFP, the provisions of this Disclosure and Disclaimer shall govern.

The CRA reserves the right to select the proposal which, in the opinion and sole discretion of the CRA, will be in the best interest and/or most advantageous to the CRA. The CRA reserves the right to waive any irregularities and technicalities and may, at its discretion, request re-submittal of proposals. All expenses in preparing the proposal and any re-submittals shall be borne by the Proposer.

The CRA and the Proposer will be bound only if and when a proposal, as it may be modified, is approved and accepted by the CRA, and the applicable agreements pertaining thereto are approved, executed and delivered by the Proposer to the CRA, and then only pursuant to the terms of the agreements executed by the Proposer and the CRA. All or any responses to this RFP may be accepted or rejected by the CRA for any reason, or for no reason, without any resultant liability to the CRA.

The CRA is governed by the Sunshine Law and the Public Records Law of the State of Florida and all proposals and supporting data shall be subject to disclosure as required by such laws. All proposals shall be submitted in sealed bid form and shall remain confidential to the extent permitted by the Public Record Law until the date and time selected for opening responses.

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ACKNOWLEDGMENT LETTER

PROPOSERS SHALL INCORPORATE THIS ACKNOWLEDGEMENT LETTER IN THEIR SUBMITTAL PACKAGE

****

Re: City of Delray Beach Community Redevelopment Agency
West Atlantic Avenue Request for Proposals dated April 16, 2017

To: Procurement Official,

The undersigned has read the Delray Beach Community Redevelopment Agency's ("CRA") Request for Proposal ("RFP") for West Atlantic Avenue dated April 16, 2017. On behalf of our proposal team, we agree to and accept the terms, specific limitations and conditions expressed therein. We have read, rely upon, acknowledge and accept the CRA's disclosure and disclaimer, which is fully incorporated by reference into this letter, and certify that the following requirements as further described in Section "M" of the RFP are enclosed (**please initial each item**):

_____ 1. Identification of the portion or portions of the redevelopment site that the proposer is seeking to acquire

_____ 2. Identification of a use or combination of uses that meets or exceeds the project goals including parking ratios, and provides economic impact to the West Atlantic Redevelopment Area (The Set).

_____ 3. A conceptual site plan including one or two conceptual elevations that visually describe the project, as well as basic floor plans.

_____ 4. Provide a development plan and timeframe for project development and construction

_____ 5. Price or lease amount that is being offered for the property, including the terms of payment, anticipated closing date, and any contingencies or requirements that would affect the acquisition

_____ 6. Completed applications for any CRA economic development incentives being sought for the project, including details about the amount of funding requested and how the incentives are consistent with objectives of the CRA Plan and applicable plans for the area

_____ 7. If additional property(ies) are being included, submit proof of ownership or valid signed sales contract indicating owner's agreement to sell the property to the proposer

_____ 8. Time schedule for completion of project including building, parking, and off-site improvement

_____ 9. Total project cost analysis stating major elements of the project, including at a minimum, costs for land, buildings, parking, plans, marketing, financing, etc. Include projections of sales and/or lease over time, and estimates of project expenses including debt, marketing and sales, and return on investment

_____ 10. Submit a preliminary operating pro forma estimating the development's operating income and expenses for a period of time (minimum 10 years) after completion to demonstrate financial feasibility,

_____ 11. A plan for securing construction and permanent financing, including a preliminary financing commitment letter or letter of interest from a lending institution.

_____ 12. Information which permits an understanding of the Proposer's organizational structure and applicable information indicating the Proposer's financial strength as detailed in the RFP

_____ 13. A local employment hiring or training program

_____ 14. A Bid Bond from an acceptable surety or cash sum represented by a cashier's check in favor of the CRA in an amount equal to fifteen thousand dollars ($15,000).

_____ 15. A non-refundable application fee of $250 to cover processing costs, check made payable to the Delray Beach CRA.

_____ 16. This Acknowledgment Letter properly signed in ink by the individual having the authority to bind the Proposer to this application

_____ 17. Required proposal documents delivered to the Delray Beach CRA offices at 20 N. Swinton Avenue Delray Beach Florida on or before the due time and date

And further certifies warrants and represents:

_____ • The only person(s) designated as principal(s) is (are) named therein and that no other person(s) other than those therein mentioned has (have) any interest in the proposal or in the contract to be entered into.

_____ • The proposal is made in good faith and without collusion or fraud.

_____ • The submission of a proposal signifies that the Proposer understands and agrees to all elements of the proposal, and that such proposal may become part of any contract entered into between the CRA and the Proposer.

_____ • The selected Proposer will be precluded from assigning, transferring, conveying, subletting or otherwise disposing of the selection rights and ensuing contracts, if any, or of any or all of the rights, titles or interest therein, if any, without prior written consent of the CRA.

_____ • All proposals shall become the property of the CRA. Proposals become public record ten days after opening by the procurement office.

_____ • This RFP is for guiding each response; it is not to be construed as an offer by the CRA. The contents of this RFP are neither warranted nor guaranteed by the CRA.

_____ • The selected Proposer agrees that it is required to make a binding commitment to the project and agreed timetable supported by project completion guarantees and penalties for late completion.

_____ • All Proposers must disclose with their proposals the name of any officer, director, or agent who is an employee of the CRA or City of Delray Beach or who owns, directly or indirectly, interest of 10% or more in Proposer's firm or any affiliate.

_____ • Pursuant to Fla. Stat. 287.133 any person or firm placed on the convicted vendor list maintained by the State of Florida may not submit a proposal to the CRA for 36 months following the date of being placed on the list.

_____ • The selected Proposer agrees that it does not now, and will not during the term of any agreement resulting from this RFP, employ, pay for services or have any business or legal relationship with any officer, director or employee of the CRA.

_____ • **No-Lobbying or Contact Permitted**: As to any matter relating to this RFP, any Proposer, team member, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA staff, or any

other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a team's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the Proposer and the Proposer's team. All oral or written inquiries are to be directed to the Procurement Official. Any violation of this condition may result in rejection and/or disqualification of the Proposer. This "No-Lobbying Provision" is in effect from the date of publication of the RFP and shall terminate at the time the CRA selects a proposal, rejects all proposals, or otherwise takes action which ends the solicitation process.

Sincerely,

_____

Name of Firm

_____

Print Name and Title

_____

Authorized Signature (Must be able to legally bind the Firm)

_____

Date

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AUTHORIZATION FOR RELEASE OF INFORMATION

To whom it may concern:

The undersigned hereby authorizes you to release to the Community Redevelopment Agency of the City of Delray Beach any information in your possession regarding the undersigned either of a professional credit or personal nature including the statement of your opinions with regard to the undersigned's professional credit and personal character.

By:_____

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of _____, 2017, by _____ who is personally known to me or who has respectively produced as identification and did not take an oath.

Notary Public: _____
Print Name: _____
Commission No: _____
(Seal) My Commission Expires: _____

Name: _____

Home Address: _____

Home Telephone Number: _____

Business Telephone Number: _____

Fax Number: _____

Date of Birth: _____

Professional License Number: _____

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EXHIBIT "A"
MAP

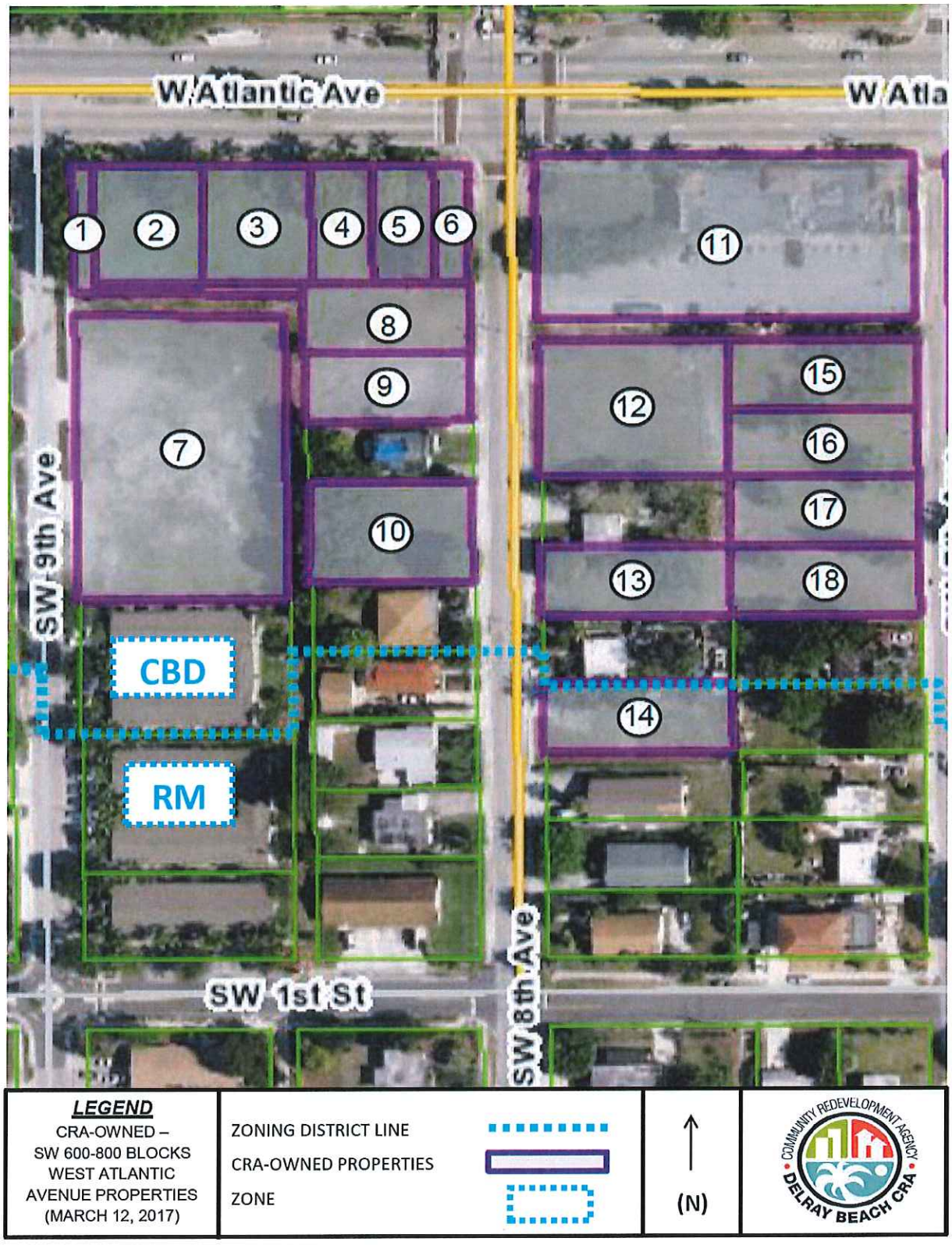

EXHIBIT "B"

CRA – OWNED PROPERTIES (SW 600 – 800 BLOCKS (SW 6TH - SW 9TH AVENUES) – LEGAL DESCRIPTIONS

MAP NO.	PCN	LEGAL DESCRIPTION
1	12-43-46-17-35-002-0100	BELAIR HEIGHTS, DELRAY, LT A, BLK 2
2	12-43-46-17-42-009-0080	SUB 17-46-43 W 80 FT OF E 300 FT OF S 130 FT OF N 145 FT OF LT 9 /LESS R/W SR 806/
3	12-43-46-17-34-000-0040	MYRICKS SUB, LTS 4 & 5 /LESS R/W SR 806/
4	12-43-46-17-34-000-0022	MYRICKS SUB, W 5 FT OF LT 2 & LT 3 /LESS R/W SR 806/
5	12-43-46-17-34-000-0021	MYRICKS SUB, LT 2 /LESS R/W SR 806 & W 5 FT/
6	12-43-46-17-34-000-0010	MYRICKS SUB, LT 1 /LESS R/W SR 806/
7	12-43-46-17-35-002-0010	BELAIR HEIGHTS, DELRAY LTS 1 TO 4 INC BLK 2
8	12-43-46-17-42-009-0070	17-46-43, S 50 FT OF N 195 FT OF E 147 FT OF E 1/2 OF LT 9
9	12-43-46-17-42-009-0020	17-46-43, S 50 FT OF N 245 FT OF E 147 FT OF E 1/2 OF LT 9
10	12-43-46-17-35-002-0110	BELAIR HEIGHTS LT B BLK 2
11	12-43-46-17-02-005-0010	SUB OF BLK 5 DELRAY BEACH LTS 1 TO 11 INC (LESS N 20 FT) BLK 5
12	12-43-46-17-02-005-0120	SUB OF BLK 5 DELRAY BEACH, LTS 12 & 13, BLK 5
13	12-43-46-17-02-005-0150	SUB OF BLK 5 DELRAY BEACH, LT 15, BLK 5
14	12-43-46-17-02-005-0170	SUB OF BLK 5, DELRAY BEACH LT 17 BLK 5
15	12-43-46-17-02-005-0210	SUBDIV OF BLK 5, DELRAY BEACH, LT 21, BLK 5
16	12-43-46-17-02-005-0220	SUBDIV OF BLK 5, DELRAY BEACH, LT 22, BLK 5
17	12-43-46-17-02-005-0230	SUBDIV OF BLK 5, DELRAY BEACH, LT 23, BLK 5
18	12-43-46-17-02-005-0240	SUBDIV OF BLK 5, DELRAY BEACH, LT 24, BLK 5

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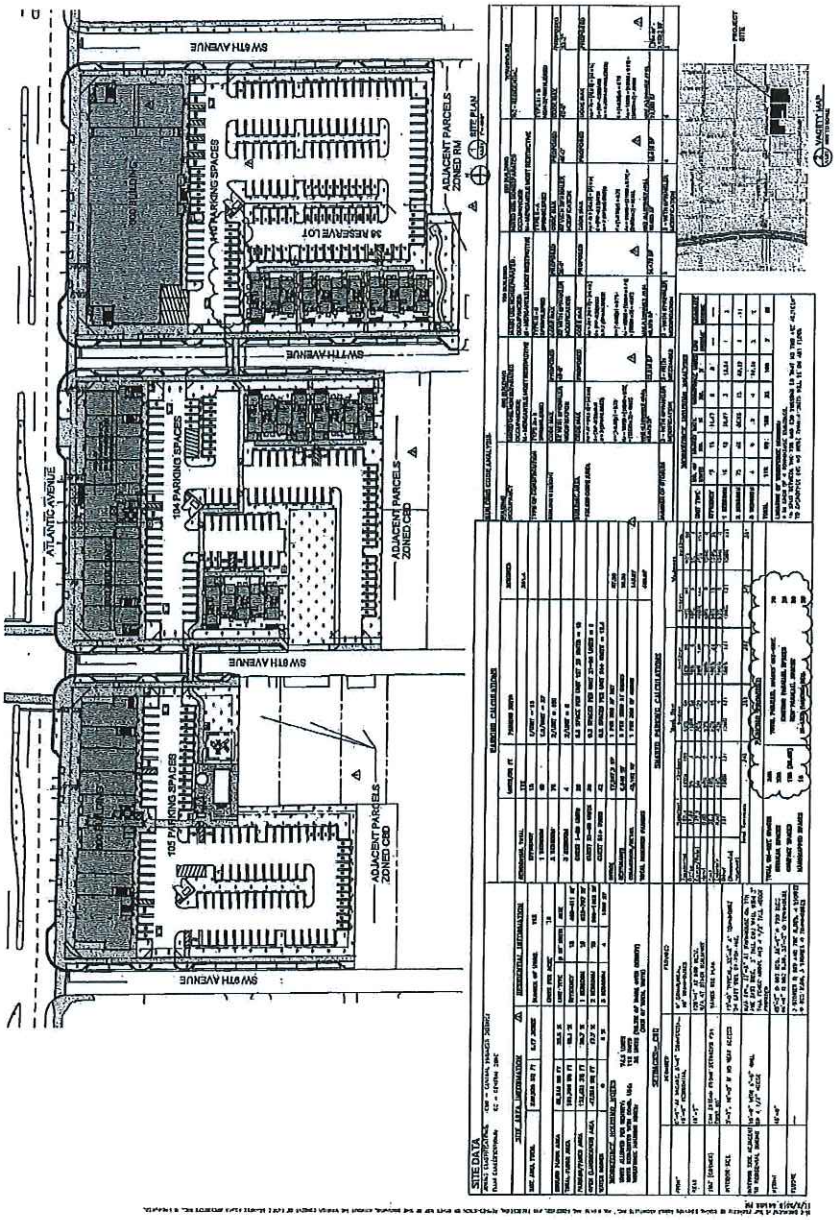
EXHIBIT "C"


SW 6TH AVENUE
ATLANTIC AVENUE
ADJACENT PARCELS ZONED RM
ADJACENT PARCELS ZONED CBD
104 PARKING SPACES
102 PARKING SPACES
34 RESERVE LOT
SITE PLAN
VICINITY MAP
PROJECT SITE
SITE DATA