

RESOLUTION NO. 19-08-61

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING AND RATIFYING THE SELECTION AND RECOMMENDATION OF THE RFQ 19-08 EVALUATION COMMITTEE FOR HOUSING DEVELOPMENT SERVICES FOR AFFORDABLE AND EMPLOYEE WORKFORCE HOUSING WITHIN ISLAMORADA, FLORIDA; AUTHORIZING THE VILLAGE MANAGER AND VILLAGE ATTORNEY TO NEGOTIATE NON-EXCLUSIVE CONTINUING SERVICES AGREEMENT FOR THE REQUESTED SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Islamorada, Village of Islands (the “Village”) prepared and advertised a Request for Qualifications (“RFQ 19-08”) for Housing Development Services for Affordable and Employee Workforces Housing Within Islamorada (Exhibit “A”); and

WHEREAS, the Village Manager created an Evaluation Committee (the “Committee”) to review the proposals and make a recommendation to the Village Council for selection of responsive proposers; and

WHEREAS, the Committee reviewed the one (1) proposal received from Royal Crest Companies, Inc. d/b/a Design Center, Inc. (“Design Center”); and

WHEREAS, the Committee has recommended the proposal for selection and inclusion in the library of Professional Contractor Services for Affordable Housing Development; and

WHEREAS, the Village Council desires to approve the selection and recommendation of the Committee; and

WHEREAS, the Village Council has determined that the procurement and utilization of these services is in the best interest of the Village and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Approval of Ranking. The Village Council of Islamorada, Village of Islands (the “Village Council”), hereby approves and ratifies the Committee’s selection and recommendation to include the one (1) proposal received from Design Center in the library of Professional Contractors Services for Affordable Housing Development.

Section 3. Authorization of Village Officials. The Village Manager and/or his designee and the Village Attorney are hereby authorized to negotiate the terms and conditions of an Agreement with Design Center, Inc., to be subsequently presented to the Village Council for its approval.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

Motion to adopt by Vice Mayor Mike Forster, second by Councilman Ken Davis.

FINAL VOTE AT ADOPTION

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS

Mayor Deb Gillis	YES
Vice Mayor Mike Forster	YES
Councilman Ken Davis	YES
Councilwoman Cheryl Meads	ABSENT
Councilman Jim Mooney	YES

PASSED AND ADOPTED ON THIS 8TH DAY OF AUGUST, 2019.



DEB GILLIS, MAYOR

ATTEST:



KELLY TOTH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND BENEFIT OF ISLAMORADA,
VILLAGE OF ISLANDS ONLY



ROGET V. BRYAN, VILLAGE ATTORNEY



Islamorada, Village of Islands, Florida

**REQUEST FOR QUALIFICATIONS FOR HOUSING DEVELOPMENT SERVICES
FOR AFFORDABLE AND EMPLOYEE WORKFORCE HOUSING WITHIN
ISLAMORADA, FLORIDA
(RFQ-19-08)**

Issue Date: July 1, 2019

Islamorada, Village of Islands (the "Village") invites developers (individuals, entities, joint ventures or teams, for profit or not-for-profit organization) with qualifications and experience to respond to this Request For Qualifications ("RFQ" or "RFQ 19-08" for Affordable and Employee Workforce Housing Development Services). The successful respondent(s) (the "Developer") will be listed as qualified to work within the Village to develop, construct and operate affordable and/or employee workforce housing which will be made available for sale and/or rental with restricted rental rates to residents of Monroe County whose gross incomes range from 50% to 140% of the county's median income, depending upon the final approved proposals. It is anticipated that the Village may qualify one or more developers, based upon respective experience and capabilities, to provide different types of housing services (e.g. "single lot" development and/or "multi-family community development"). It is also intended that with respect to the one (1) specified location set forth in this RFQ, the Developer's ability to provide rental housing may be favored or even deemed essential by the Village. An evaluation team of Village employees will rank the responses and make recommendations to the Islamorada Village Council.

The Village will receive formal Proposals for this RFQ until **3:00 p.m. on July 31, 2019**. Attached to this RFQ as Exhibit "A" is a "Qualifications Submission Document." Responses should include this form completed in its entirety. Proposal Packages will be opened by the Village Clerk or her designee immediately following the closing of the RFQ. Interested firms must submit sealed Proposal packages by certified mail or in person to:

Islamorada, Village of Islands
Attn: Village Clerk
86800 Overseas Highway
Islamorada, Florida 33036

It is the sole responsibility of the Proposer to ensure that submittals are delivered to the Village by the deadline and in a timely manner. Any Proposal package submitted after the deadline and/or submitted to other locations or offices shall be deemed non-responsive and will be rejected.

I. PURPOSE

The purpose of this RFQ is to solicit sealed proposals from qualified affordable and employee workforce housing developers to construct and operate new affordable single-family and/or multi-family housing which will be made available for sale and/or rental with restricted rental rates to residents of Monroe County whose gross incomes range between 50% to 140% of the county's median income. This RFQ complies with Section 255.20, Florida Statutes, Section 287.055, Florida's Consultant's Competitive Negotiation Act (CCNA), and the Village's adopted Policy for Selection of Design Build Operate Firms.

The Village declares its intent to negotiate and enter into agreements, leases and other ventures within the fullest extent of its authority and in the public interest as it deems necessary to address critical housing needs throughout the Village, pursuant, but not limited to, authority set forth in Sections 166.04151, et seq., and 380.032, Florida Statutes. Moreover, Developers should be familiar with the Village's Comprehensive Plan and the Village's Code of Ordinances, including but not limited to Chapter 30 *Land Development Regulations*.

The Village will submit an application for funding for the project with the Florida Department of Economic Opportunity, Community Development Block Grant-Disaster Recovery Financing for Workforce Housing for Hurricane Recovery in Monroe County-RFA 2019-101.

II. DESCRIPTION OF THE VILLAGE

The Village was incorporated as a municipality on December 31, 1997. Located in the Upper Florida Keys, the Village is approximately 18 linear miles in length with a land area of approximately 3,900 acres. The Village consists of four islands: Plantation Key, Windley Key, and Upper and Lower Matecumbe Keys, which are part of the Florida Keys' chain of islands. The Village boundaries extend from Mile Marker 90.939 to Mile Marker 72.658 on the Overseas Highway. The Village's estimated population as of April 1, 2018 per the University of Florida's Bureau of Economic and Business Research is 5,990.

III. PROJECT DESCRIPTION

In early 2019, the Village utilized affordable housing in-lieu fees collection pursuant to subsection 30.639(3) of the Village's Code of Ordinances to purchase three (3) vacant lots and the southwesterly two (2) feet of an adjacent lot (not owned by the Village) on Gardenia Avenue, next to Plantation Key School on Plantation Key in Islamorada for affordable housing development. The Village seeks proposals that demonstrate an understanding of the Village community and its housing needs and that would provide a high-quality affordable housing development on the Project Site.

The Project Site will be offered "as is" to the selected Developer, who shall have full responsibility for obtaining all required construction approvals for the project, including environmental studies, site surveys, environmental remediation, if needed, site preparation, permits, and any other pre-development costs. It is anticipated that the Village may offer selected Developer(s) the opportunity to develop future sites that may be acquired by the Village for affordable housing.

IV. SCOPE OF SERVICES

Development Objectives

The Village seeks knowledgeable, financially sound and experienced developers of affordable housing that will meet the current and future needs of its lower-income residents. Such providers would work with the

*Request for Qualifications for Housing Development Services
for Affordable and Employee Workforce Housing
RFQ 19-08*

Village to develop, construct and operate affordable and/or workforce housing which will be made available for sale and/or rental with restricted rental rates to residents of Monroe County whose gross incomes range from 50% to 140% of the county's median income, depending upon the final approved proposals. For its specified Project Site set forth below, the Village desires to build a single apartment building comprised of eight (8) units: four (4) units with two (2) bedrooms each and four (4) units with one (1) bedroom each.

Site Description

The Project Site includes three (3) contiguous vacant lots of approximately 27,000 SF on Gardenia Avenue. (See Attachment "A.")

Legal Description

The Project Site is described as follows:

Lots 7, 8, 13 and the Southwesterly 2 feet of Lot 14, Block 1, Lake Harbor, according to the map or plat thereof as recorded in Plat Book 4, Page 84, of the Public Records of Monroe County, Florida.

The Property Appraiser's Parcel Identification Numbers for these properties are: 00418150-000000; 00418160-000000; 00418210-000000; and 00418220-000000.

The successful proposer shall confirm the exact site areas(s) by commissioning a survey of the Project Site prior to any construction on the property. All public utilities including water, sewer, natural gas, and electricity are within proximity to the site.

High-Quality Development

Development of the Project Site must include high quality design, materials, and construction. The Project Site must comply with the standards of architecture, materials and construction defined in the Village's Comprehensive Plan and Land Development Regulations. Applicants are encouraged to consult the Village with any questions relating to the development standards for affordable/workforce housing. See Section VIII herein.

Sustainable & Energy Efficient

In addition to high-quality development, the Village expects that the Project will achieve sustainability and energy efficient goals that exceed the minimum requirements of the Florida Building Code. The Project should use environmentally-friendly and sustainable principles in project design and construction.

Distinctive Community Character

The Project should be attractive and compatible with the character of the neighborhood and overall community, both aesthetically and functionally, and it should be consistent with the Village's land use and zoning regulations.

Timeline

The Village seeks to have the Project developed as soon as is practicable. Therefore, proposals will be judged on the practicality of timeliness and the Developer's demonstrated adherence to time schedules, as well as its ability to obtain all necessary plan approvals, financing and construction commitments so that construction may commence as soon as possible.

V. ELIGIBLE APPLICANTS

*Request for Qualifications for Housing Development Services
for Affordable and Employee Workforce Housing
RFQ 19-08*

Eligible proposers under this RFQ may include one entity or a team of several entities, including any of the following: for-profit or non-profit housing developers, joint ventures, resident services providers or other services agency. Applicants that include several entities must include a lead entity which has demonstrated experience and capacity in the development and management of affordable housing and must have successfully completed affordable housing projects of similar size and complexity as the proposed project within Monroe County or another county in South Florida within the past fifteen (15) years to be able to submit a proposal. Applicants with experience constructing and managing residential housing projects in South Florida are encouraged to submit proposals.

VI. QUALIFICATIONS

Each Proposer responding to this RFQ must have within its team direct successful experience in **at least three (3)** or more of the following areas:

- a. Experience in the redevelopment or revitalization of neighborhoods;
- b. Experience in maximizing the use of housing resources including real estate acquisition and financing mechanisms;
- c. Experience in the development, construction and operation of affordable/workforce/employee housing;
- d. Experience in site preparation and infrastructure development;
- e. Experience in obtaining low income housing tax credits;
- f. Experience in housing developments that incorporate tax credit financing or other federal, state or public or private affordable housing financing;
- g. Experience in residential rental property management including maintenance and security functions;
- h. Expertise in regulatory compliance issues, such as sound mitigation requirements for air installation compatible land use zones (AICUZ); and/or
- i. Expertise in Section 3 and Women Business Enterprise (WBE) and Minority Business Enterprise (MBE) compliance.

VII. PROPOSAL REQUIREMENTS

To be eligible for selection consideration, interested consultants/firms must submit one (1) original printed package, five (5) printed copies, and one (1) electronic copy on CD or flash drive. The electronic copy should be identical to the original printed package, in natively converted PDF format. The Proposal Documents shall be enclosed in a sealed envelope and be plainly marked on the upper left-hand corner with the name and address of the Proposer and bear the following title: Islamorada, Village of Islands **“Request for Qualifications For Housing Development Services for Affordable and Employee Workforce Housing (RFQ-19-08)”**

Proposal packages must contain the following information:

1. **Statement of Interest/Cover Letter:** Provide a Statement of Interest/Cover letter introducing your firm and proposal.
2. **Statement of Qualifications/Company Overview:** Provide an overview of the company detailing the total number and expertise of professional staff, describing staff credentials, and identifying office locations and staff assigned to those offices throughout the Florida Keys or the nearest

*Request for Qualifications for Housing Development Services
for Affordable and Employee Workforce Housing
RFQ 19-08*

locations to the Florida Keys. Please note that the Village prefers to contract directly with prime entities and the use of sub-consultants in your submission may affect proposal scoring.

3. **Project Management Experience / Project Examples:** Provide at least three examples of successfully implemented projects that demonstrate experience with the services described in the scope of work, preferably in a local government setting. Include the client name, project name, project location and summary of services performed.
4. **Project Team Qualifications:** Provide the proposed team players and their qualifications to perform this project.
5. **Project Timeline:** Provide a timeline for completion of the project.
6. **State Authorization to Transact Business:** Provide proof of authorization to transact business in the State from the Florida Secretary of State.
7. **Certificate of Authorization:** Provide certificate of authorization to offer professional services through the Florida Department of Professional Regulation, as applicable.

VIII. QUESTIONS/ADDENDA

The Village reserves the right to accept or reject any or all Proposals; to waive irregularities, technical errors and formalities; and to select a qualified firm(s) to provide the Services as it deems will best serve the interest of the Village.

All inquiries and requests for clarification or interpretation regarding this RFQ shall be made in writing to the attention of the Procurement and Grants Administrator by mail to 86800 Overseas Highway, Islamorada, Florida 33036; by email to ana.hernandez@islamorada.fl.us; or by fax to (305) 664-6464 no later than **July 24, 2019**.

An **optional on-site visit or walk-through** of the Project Site may be scheduled no later than five (5) calendar days prior to the proposal submission deadline. To schedule an on-site visit, please contact the Procurement and Grants Administrator by telephone at (305) 664-6453, or by email to ana.hernandez@islamorada.fl.us.

The Village shall issue appropriate addenda as necessary via DemandStar at <https://www.demandstar.com/> and on the Village's website at <http://www.islamorada.fl.us/>. No oral change or interpretation of the provisions contained in this RFQ is valid. Written addenda shall be issued when changes, clarifications or amendments to the RFQ document are deemed necessary. The issuance of a written addendum is the only official method whereby interpretation, clarification or additional information can be given.

IX. EVALUATION CRITERIA

It is important that Proposers clearly demonstrate their background and expertise in at least three (3) of the areas described in this RFQ under Section VI. Any Proposer who does not meet at least three (3) of the criteria in Section VI shall be disqualified. The proposal shall be deemed non-responsive and will not be further evaluated. Those proposals that meet at least three (3) of those criteria shall be evaluated by the Evaluation Committee.

The Village Manager will appoint members to the Evaluation Committee to evaluate and score the proposals according to the following criteria:

EVALUATION CRITERIA

		Maximum Points
1	Project Management / Approach	25
2	Qualifications	20
3	Overall Experience	20
4	Experience in Monroe County	10
5	Financial Capacity	20
6	References	10
TOTAL POINTS POSSIBLE		105

EXHIBIT A

QUALIFICATIONS SUBMISSION DOCUMENT

**REQUEST FOR QUALIFICATIONS FOR HOUSING DEVELOPMENT SERVICES
FOR AFFORDABLE AND EMPLOYEE WORKFORCE HOUSING (RFQ 19-08)**

STATEMENT OF QUALIFICATIONS (attach information as needed)

1. DEVELOPER INFORMATION

a. Contact Information

Name: _____

Address: _____

Telephone: _____

Fax: _____

E-Mail: _____

Website: _____

b. Type of Legal Entity (*if Corporation, LLC, LLP or Partnership please state jurisdiction where established and all jurisdictions where registered or authorized to do business as a foreign entity*): _____

c. Date of Formation / Creation: _____

d. Federal Employer ID #: _____

e. Principals (Individuals) and Entities holding any legal, equitable, beneficial or contractual interest in the Developer Entity:

1. List the name, address, position, and description of the nature and percentage interest of each of the entity's shareholders with five percent (5%) or more of the stock; or, if a general partnership, for each of the general partners; or, if a limited liability company, for each of the members; or, if unincorporated and not a partnership, for each of the owners.

2. List the officers and directors of the entity.

3. State the number of years the entity has been operating and, if different, the number of years it has been providing the services, goods, or construction services called for in the RFQ.
 4. State the number of years the entity has operated under its present name and any prior names.
 5. State whether, within the last five (5) years, an officer, general partner, controlling shareholder or major creditor of the bidder was an officer, general partner, controlling shareholder or major creditor of any other entity that failed to perform services or furnish goods similar to those sought in the request for bids.
- f. **Management Approach**
Describe your organization and management approach identifying all key individuals, their qualifications and roles, including biographies of principals and an organizational chart.

2. DEVELOPMENT EXPERIENCE

List the entity's previous development experience. Include brochure(s) and/or photographs of completed projects, if available. Copy and add additional sheets referencing "2. DEVELOPMENT EXPERIENCE" as applicable.

A. PROJECT NAME: _____

LOCATION: _____

NUMBER OF UNITS: _____
TOTAL DEVELOPMENT COST: _____
TYPE AND SIZE OF UNITS: _____

DATE SELECTED AS DEVELOPER: _____
ORIGINAL PROJECTED COMPLETION DATE: _____
CURRENT STATUS/ACTUAL COMPLETION DATE: _____
FINANCING SOURCES AND AMOUNTS: _____

PROJECT REFERENCE CONTACT INFORMATION (*Name, Position, Telephone Number, E-Mail Address*): _____

B. PROJECT NAME: _____

LOCATION: _____

NUMBER OF UNITS: _____

TOTAL DEVELOPMENT COST: _____

TYPE AND SIZE OF UNITS: _____

DATE SELECTED AS DEVELOPER: _____

ORIGINAL PROJECTED COMPLETION DATE: _____

CURRENT STATUS/ACTUAL COMPLETION DATE: _____

FINANCING SOURCES AND AMOUNTS: _____

PROJECT REFERENCE CONTACT INFORMATION (*Name, Position, Telephone Number, E-Mail Address*): _____

C. PROJECT NAME: _____

LOCATION: _____

NUMBER OF UNITS: _____

TOTAL DEVELOPMENT COST: _____

TYPE AND SIZE OF UNITS: _____

DATE SELECTED AS DEVELOPER: _____

ORIGINAL PROJECTED COMPLETION DATE: _____

CURRENT STATUS/ACTUAL COMPLETION DATE: _____

FINANCING SOURCES AND AMOUNTS: _____

PROJECT REFERENCE CONTACT INFORMATION (*Name, Position, Telephone Number, E-Mail Address*): _____

D. PROJECT NAME: _____

LOCATION: _____

NUMBER OF UNITS: _____

TOTAL DEVELOPMENT COST: _____

TYPE AND SIZE OF UNITS: _____

DATE SELECTED AS DEVELOPER: _____

ORIGINAL PROJECTED COMPLETION DATE: _____

CURRENT STATUS/ACTUAL COMPLETION DATE: _____

FINANCING SOURCES AND AMOUNTS: _____

PROJECT REFERENCE CONTACT INFORMATION (*Name, Position, Telephone Number, E-Mail Address*): _____

3. PROJECT SPECIFIC EXPERIENCE

For each project described in 2, put an "x" in the box if your organization performed the function or utilized the described financing. For Section 3/MBE/WBE insert the appropriate numbers.

	Project 1	Project 2	Project 3	Project 4
Real Estate				
Development Feasibility Studies				
Sale of Real Estate				
Real Estate Redevelopment				
Zoning Approval				
Subdivision Approval				
Site Preparation Work				
Environmental Work				
Dedicated Infrastructure				
Other (specify)				
Financing Employed				
Financial Feasibility Studies				
LIHTC				
HOPE VI				
Home Funds				
CDBG				
FHA Multi-Family Insurance				
Fannie Mae DUS				
Federal Home Loan Bank				
Other Insurance Programs				
Village, County or Municipality Financing Programs				
Bank Financing				
Bond Financing				
Bond Underwriting				
Tax Credit Syndicator				
Personal Guarantees				
Corporate Guarantees				
Construction Services				
Construction Contractor				
Construction Manager				
Infrastructure Construction				
Design Services				

	Project 1	Project 2	Project 3	Project 4
Property Management				
Marketing Plans				
Property Manager				
Site Maintenance				
Site Security				
Section 3/MBE/WBE				
Dollars Paid as % of Total Development Cost				
# of Persons Employed				
Miscellaneous				
Mixed Finance Proposal				
Supportive Services				

4. ADDITIONAL EXPERIENCE

- a. How many projects have you completed using a ground lease scenario where underlying fee simple title to the developed property remained with a local government or a public or quasi-public entity?
- b. Describe your affordable/employee/workforce housing experience within Monroe County, including agencies, departments, municipalities and the like, specifying dates and projects involved.
- c. Does your company or organization have possession and use of property leased to you by, or title transferred to you by, the Village, Monroe County or any municipality within the Florida Keys? If so, please list each of these properties with their addresses, real estate numbers, whether leased or owned by you or your company and for how long, and a brief description of the development status of each. Also, briefly describe the conditions of the lease or ownership.

5. FINANCING/FINANCIAL CAPACITY

- a. Describe financing techniques for raising capital that your organization has employed.
- b. Describe your approach to managing the financial risk associated with affordable and workforce housing development.
- c. What is the nature and extent of your current equity interest(s), or that of any person or entity involved in this submission, in each of the projects described in 2 above?
- d. Describe your experience with completing projects on budget and on schedule.

6. FINANCIAL RESPONSIBILITY

Submit current financial statements for the Developer Entity or Entities, including a balance sheet and statement of income and expenses prepared in accordance with Generally Accepted Accounting Principles.

7. REFERENCES

Provide the following references (including the name, telephone number and e-mail address of contact person):

Housing Authority / Agency:

Tax Credit Investor(s):

Architect(s):

Commercial Lenders/ Financial Institution(s):

Customers:

Creditors:

8. ADDITIONAL DEVELOPER INFORMATION

Please answer the following questions on behalf of the Developer (including officers, directors, partners, shareholders and materially interested persons); elaborate on a separate page if necessary. *(If this submission reflects a team or joint venture, the questions pertain to each person or entity participating in the response and submission.)*

- a. The number of years the person or entity has operated under its present name and any prior names.
- b. Has the Developer ever been alleged to have failed to complete work or provide goods or services which it contracted to provide? (If yes, provide details.)
- c. Have there been any prior judgments, claims, arbitration proceeding or suits against the Developer? (If yes, provide details.)
- d. Has the Developer, within the last five (5) years, been a party to any lawsuit or arbitration with regard to a contract for services, goods or construction services similar to those requested in the specifications? (If yes, provide details.)
- e. Has the Developer ever initiated litigation against the Village or been sued by the Village in connection with a contract to provide services, goods or construction services? (If yes, provide details.)
- f. Whether, within the last five (5) years, has the Developer, or any of its officers, partners, shareholders or major creditors been the subject of or involved in any type of litigation or other legal or administrative proceeding where such party was alleged to have committed a crime or civil infraction (other than traffic or parking violations and the like), to have defaulted on or to have breached any duty or obligation, including those of a contractual or tortious nature? (If yes, provide details.)
- g. Has the Developer ever filed for or had filed against it any bankruptcy, receivership or similar action or petition? (If yes, provide details.)
- h. Has the Developer ever filed a claim under an insurance policy or had a loss covered by an insurer related to the nature or type of business and/or operations that could potentially be involved in providing services called for in this RFQ 19-08. Has a surety bond claim ever been made in connection with any of the Developer's activities/contracts? (If yes, provide details.)



SKETCH OF BOUNDARY SURVEY

SCALE: 1"=30'

FOR: Islamorada, Village of Islands

JOB NO: 1712-019A

FIELD DATE: 12-18-2017

PROP. ADD: VACANT OVERSEAS HIGHWAY, ISLAMORADA,
FL 33070

CERTIFIED:

Islamorada, Village of Islands
Sunshine Title of the Keys, Inc.
Stewart Title Guaranty

LEGAL DESCRIPTION:

LOTS 7, 8, 13 & THE
SOUTHWESTERLY 2'
LOT: OF LOT 14 BLOCK: 1 SUBDIVISION: LAKE HARBOR
PLAT BOOK: 4 PAGE: 84 OF: MONROE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1.) THE SURVEY OF THE PROPERTY SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION FURNISHED BY CLIENT.
- 2.) UNLESS A COMPARISON IS SHOWN, ALL BEARING, ANGLES AND DISTANCES SHOWN ARE THE SAME AS PLAT VALUES.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THE SKETCH.
- 4.) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENT WERE NOT LOCATED.
- 5.) FENCES TIES ARE TO THE CENTER LINE OF THE SAME.
- 6.) WALL TIES TO THE FACE OF THE SAME.
- 7.) ELEVATION WHEN SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929) UNLESS OTHERWISE NOTED.
- 8.) THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN.

(FLOOD ZONE INFORMATION)

ZONE: AE COMM: 120424 PANEL: 12087C1006 SUFFIX: K DATE: 2-18-2005 BASE: 8
NOTE: DETERMINATION OF FLOOD ZONE LINES WERE BASED ON SCALING OF FEMA MAP LISTED ABOVE
NOTE: ALL BEARING HEREON ARE BASED TO THE PLAT BEARING OF N 20°28'00" E
ON THE CENTER LINE OF SOUTHEAST PROPERTY LINE.

EASEMENT VIOLATIONS: ☐ YES ☒ NO
APPARENT VISIBLE ENCROACHMENTS: ☐ YES ☒ NO

COMMENTS:

ABBREVIATIONS:

SWM= Sidewalk, CBS= Concrete Block Structure, CLF= Chain Link Fence,
PL= Property Line, DUE= Drainage Utility Easement, IP= Iron Pipe,
A/C= Air Conditioner Pad, PIC= Property Corner, DH= Drilled Hole,
W/F= Wood Fence, RES= Residence, CL= Clear, RH= Iron Rotor, UE= Utility
Easement, CONC= Conc. Slab, R/W= Right of Way, DE= Drainage Easement,
CL= Center Line, O= Diameter, TYP= Typical, M= Measured, R= Recorded,
ENCR= Encroachment, COMP= Computer, ASPH= Asphalt, N/D= Nail & Disc,
S= Set, FFE= Finish Floor Elevation, DIS= Offset, PIP= Power Pole,
OHP= Overhead Powerline, WM= Water Meter, WPP= Wood Power Pole,
E.M.= Electric Meter, M.F.= Metal Fence, P.F.= Plastic Fence, D.M.E.= Drainage
Maintenance Easement, C.M.E.= Canal Maintenance Easement, L.M.E.= Lake
Maintenance Easement, M.E.= Maintenance Easement, B.C.= Block Corner,
P.C.= Point of Curvature, FND= Found, NO ID= No Identification.

I HEREBY CERTIFY:
That the attached "BOUNDARY SURVEY" of the lands shown herein is true and correct
to the best of my knowledge and belief as recently ascertained and drawn under my
supervision and direction. This survey complies with the applicable Minimum Technical
Standards adopted by the Florida Board of Professional Surveyors and Mapmakers
as contained in Chapter 12-1, Florida Administrative Code, pursuant to Chapter
201-207, Florida Statutes.

David L. Futch

DAVID L. FUTCH
REGISTERED LAND SURVEYOR # 4843
STATE OF FLORIDA
LB # 0006874

Note: Not Valid Unless
Signed and Sealed.

SHEET 1 OF 1

GLOBAL DIMENSIONS INC.
Land Surveying Services

OFFICE:
14770 SW 43rd WAY,
MIAMI, FL 33185.
PHONE: (305) 512-4225
FAX: (305) 512-1914



ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA

ADDENDUM NO. 1

REQUEST FOR QUALIFICATIONS FOR HOUSING DEVELOPMENT SERVICES FOR AFFORDABLE AND EMPLOYEE WORKFORCE HOUSING WITHIN ISLAMORADA, FLORIDA (RFP 19-08)

ISSUE DATE: *July 25, 2019*

This Addendum forms a part of the Request for Qualifications (RFQ) and clarifies and supplements the original Request for Qualifications.

I. The RFP is hereby clarified as follows:

Question: We have a concern regarding the RFQ timeline. Bid opening is scheduled for July 31 at 3:00 P.M. The next regular meeting of the Village Council is August 8, although there is an executive session and budget workshop on August 5, 2019.

The deadline from Florida Housing Finance Corporation for application for funding RFA 2019-101 is August 6, 2019.

Even in the event that the RFQ decision/award could be made at the executive session there appears to be inadequate time to make a submittal for funding. Submittals by the landowner, without the developer in place have historically not been met with success at Florida Housing.

While it is not impossible to develop the project without this CDBG funding, it appears that the RFQ anticipated some state funding subsidy to make the development more economically feasible for the Village and the developer.

Answer: The Selection/Evaluation Committee is meeting on August 1, 2019. Their selection will be ratified by the Village Council on August 8, 2019.

Question: Has a budget or cost estimate been established for this project?

Answer: A budget or cost estimate has not been established for this project.

II. The RFP is hereby supplemented as follows:

The Village will be applying for Community Development Block Grant-Disaster Recovery Financing for Workforce Housing for Hurricane Recovery in Monroe County (RFA 2019-101). A copy of the Request for Applications 2019-101, sample application, Development Cost Pro Forma and instructions is attached as Exhibit "B", for reference only. Proposers are not required to complete any of the forms with the proposal. If selected, Village staff will contact the proposer at which time the Development Cost Pro Forma will be required. Due to time constraints, proposers must be prepared to submit the Development Cost Pro Forma within 24 hours of selection notification.