

"FOR RELEASE UPON RECEIPT"

PRESS RELEASE



**LAKE WORTH
COMMUNITY REDEVELOPMENT AGENCY**
8 SOUTH J STREET, SUITE 7
LAKE WORTH, FLORIDA 33460-3787
www.lakeworthcra.org

Contact: Robert P. Franke, AICP
Interim Executive Director
Phone: 561-493-2550
E-Mail: bfranke@lakeworth.org

Matt Tompkins
Chair
561-317-4051

LAKE WORTH CRA REQUEST FOR PROPOSALS FOR A MIXED USE / WORKFORCE HOUSING DEVELOPMENT

The Lake Worth Community Redevelopment Agency (CRA) does hereby invite proposals from private redevelopers or any person(s) interested in undertaking a mixed use / workforce housing redevelopment project pursuant to the Lake Worth Community Redevelopment Plan.

The Project Area is generally located at the southeast intersection of 6th Avenue South and South "F" Street. Proposals shall be in compliance with and further the purposes of the Community Redevelopment Plan in which the Project Area is located. Copies of the plan may be obtained from or reviewed at the office of CRA. Proposals should be for the redevelopment of the Project Area consisting of a signature mixed use / workforce housing development. The mix of uses allowed shall be in accordance with the current Gateways Zoning District. The redevelopment shall also take into account the housing and commercial needs of the population in Lake Worth, keeping in the bounds of the current zoning.

The successful Proposer will furnish a conceptual Master Development Plan that most closely meets the needs of the community. In the event of a tie in the evaluation of the development proposals, bonus points will be given for the Master Development Plan that best meets the criteria set forth in the RFP and furthers the goals and objectives of the redevelopment plan and zoning for the Gateways Zoning District.

The Proposer's Master Development Plan must include, at a minimum: a preliminary site plan; tabular data on parking, open space, building height, density, unit mix and sizes; a narrative on the square footage and floor area ratio of proposed improvements in the Project Area; and the potential cost of proposed improvements (public and private) in the Project Area. Submittal of development proposals will meet the detailed criteria contained in the RFP document available.

The CRA currently holds an option to purchase on the site, a copy of which is available upon request. The CRA gives no assurances that parcels not owned by the CRA will be owned by them in the future. The CRA may however; pursuant to the terms of a development agreement, convey any

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property rights that accrue to the CRA following negotiations with public landowners to the successful Proposer under this RFP.

Proposals by those interested in such undertaking shall be filed within thirty (30) days from the date of publication of this notice, which is October 14, 2007. Submission of one (1) signed original (signed in blue ink), one electronic version (PDF file is acceptable), and ten (10) copies containing:

- The Master Development Plan;
- Tabular data;
- A Narrative description of the development;
- A Letter of Commitment to Provide a Detailed Development Proposal, if Required;
- An RFP Negotiation Fee in the amount of \$10,000; and
- A Letter of Intent to Enter into Negotiations in Good Faith.

Proposals shall be filed at the City of Lake Worth Purchasing Office located at:

1900 North 2nd Avenue
Lake Worth, FL 33461
Attention: Purchasing Administrator

Persons interested in submitting a proposal should immediately obtain additional information concerning the Project Area, the desired redevelopment program, and proposal submission requirements from the City of Lake Worth Purchasing or contact the CRA office. The CRA's staff will hold a pre-proposal conference at 10:00 AM on October 30, 2007. Information concerning the pre-response conference can be obtained from the CRA office: (561) 493-2550.

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