



REQUEST FOR PROPOSAL (RFP) MCRA 2016-07
REQUEST FOR PROPOSAL RESPONSE
MARGATE CRA (MCRA)
PARK DRIVE PROPERTIES
(2 Parcels)
May 9, 2016

New Urban  Communities

DOVER, KOHL & PARTNERS
town planning



May 9, 2016

Margate Community Redevelopment Agency
5790 Margate Boulevard
Margate, Florida 33063

Re: Request for Proposal (RFP) No. MCRA – 2016-07 (Park Drive Properties—2 parcels)

To whom it may concern:

New Urban Communities is pleased to submit this response to MCRA RFP 2016-07, Park Drive Properties

1. Name, address, telephone number, fax number and email address of the respondent(s):

Timothy L. Hernandez, AICP Principal
New Urban Communities
398 NE 6th Avenue
Delray Beach, FL 33483
Phone: (561) 279-8706 x 201
Fax: (561) 272-3951
Email: thernandez@newurbancommunities.com

Kevin E. Rickard, Principal
New Urban Communities
398 NE 6th Avenue
Delray Beach, FL 33483
Phone: (561) 279-8706 x 202
Fax: (561) 272-3951
Email: krickard@newurbancommunities.com

2. Summary of the respondent's development experience, relevant to that which is being sought with this RFP.

Delray Beach based New Urban Communities Corporation was founded in 1998 by Kevin Rickard and Tim Hernandez. The company is a Subchapter S corporation. Each development is typically owned and developed by a single purpose limited liability company.

New Urban has been a pioneer in urban infill and redevelopment in South Florida. Arguably no other company has a comparable amount of market rate commercial, residential and mixed-use development experience in Broward and Palm Beach Counties, with several significant developments located within CRAs. Each New Urban development has had a major positive impact on the neighborhood or corridor in which it was built. New Urban views redevelopment differently than most builders and developers, with an intense focus on designing smaller, more intimate, neighborhoods within walking distance of entertainment, recreation, shopping and public transportation instead of large neighborhoods filled with tract homes that require residents to drive to nearly every destination to satisfy their basic daily needs.

New Urban's goal has always been to design communities that reduce, or even eliminate, its residents' dependence on cars by carefully locating neighborhoods within, or close to, major employment centers, or incorporating commercial elements in its developments. New Urban believes that it is essential for parks, places of worship, grocery stores, schools, pharmacies, restaurants and public transportation routes to be located within walking distance of its developments.

When it comes to construction techniques, New Urban homes are simply built better. They include such features as upgraded insulation, poured concrete upper floors, energy-efficient appliances, upgraded exterior paint and fire sprinklers. This approach costs more upfront, but reduces future maintenance costs. Communities are designed using centuries old design principles and timeless elevations, and as a result, our communities look better, not worse, as they mature. Following is a list of New Urban projects completed, entitled, developed or currently under construction:

Projected/Actual Completion	Project	City	Project Description
2002	Courtyards of Delray	Delray Beach	32 townhomes (CRA)
2005	Atlantic Grove	Delray Beach	48,000 sf office/retail, 55 townhomes, 20 lofts (CRA/RFP)
2007	Old Palm Grove	Delray Beach	11 townhomes, 33 single family homes (CRA)
2013	Coda Phase 1	Delray Beach	36 townhomes (CRA)
2005	East Village	Fort Lauderdale	32 townhomes (CRA)

Projected/Actual Completion	Project	City	Project Description
2003	Osceola Woods	Jupiter	146 townhomes
2007	Belle Isle	Wilton Manors	51 townhomes, 9 live work units
2015	Botanica	Jupiter	138 single family homes, 134 townhomes, 336 condominiums, 61,000 sf Publix-anchored retail center
2011	Greenwich	Jupiter	58 townhomes, 47 Live Work Units, 94,000 sf office/retail, 21 apartments
2011	Mirabella	Miramar	10 live work units and 147 townhomes, 20,000 sf commercial constructed to date
2003	Lyman Village	Lantana	43 townhomes and 16 single family homes (RFP)
2016	Coda Phase 2	Delray Beach	16 townhomes (CRA)
2017	The Village at Victoria Park	Fort Lauderdale	30 cluster homes
2020	Pompano Beach Fishing Village	Pompano Beach	48,500 sf of restaurant and retail (CRA/RFP)
2016	Dakota	Jupiter	190 rental apartments, 16,000 sf day care center, 18,000 sf office/retail space
2004	Southgate Village	Tamarac	100 townhomes
2006	Merrick Preserve	Margate	183 condominiums
2011	Wilton Park	Wilton Manors	142 rental apartments and 10,000 sf of commercial space

* Developments located within CRAs.

New Urban has retained Dover Kohl and Partners, an award winning Coral Gables based town planning firm, to design the Margate City Center development. Dover Kohl and New Urban have collaborated on two previous developments, Old Palm Grove in Delray Beach and Mirabella in Miramar. Few town planning firms have more experience creating town centers where none previously existed and redesigning existing, underperforming town centers.

3. Description of Proposed Use of the Property and sketch plan.

As the selected developer for the Margate City Center Redevelopment, our intent is to incorporate the two Park Drive parcels, which total just over 1/3 acre, into Phase 3 of the larger Margate City Center development project. Although the addition of these parcels will result in only about 12 additional residential units, the main benefits come from improved interconnectivity. A new street linking Margate Boulevard and Park Drive running parallel to US 441 is proposed. This results in the creation of smaller blocks and a far more walkable development with better access to proposed commercial uses at the intersection of 441 and Margate Boulevard, as well as Phase 1, east of US 441, and Phase 2, north of Margate Boulevard, for pedestrian, cyclists and motorists. The latest version of the pre-development conceptual site plan, attached shows how the Park Drive Parcels are integrated into the larger City Center master plan.

4. Offer Price and Terms.

New Urban proposes to pay \$114,190 for the property, which is the property assessment value assigned by the Broward County Property Appraiser. The property will be purchased simultaneously with the purchase of Phase 3 of the Margate City Center property. The contract for the purchase of the City Center property will be amended to include the Park Drive Properties. No additional deposit will be required but all other terms and conditions of the purchase and sale of the City Center property shall apply to the purchase and sale of the Park Drive Properties.

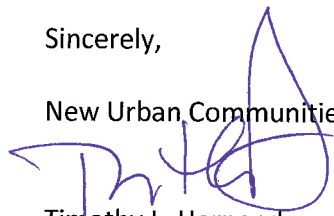
5. Bid Bond.

A certified check in the amount of \$3,000 is submitted with this response to satisfy the bid bond requirement of the RFP.

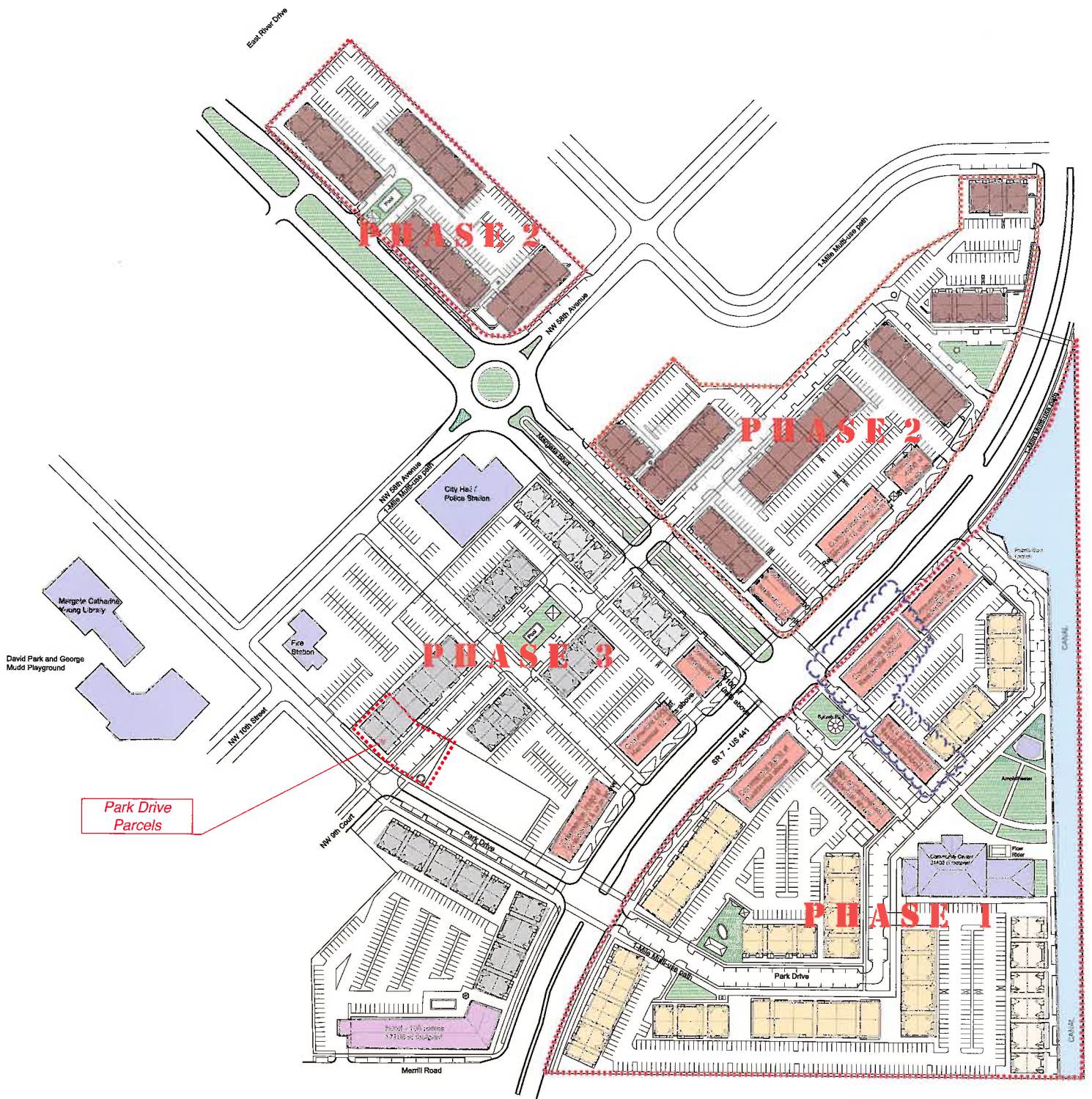
We appreciate the opportunity to submit this response. Please feel free to contact us should you have any questions or require any additional information.

Sincerely,

New Urban Communities, LLC



Timothy L. Hernandez
Principal



OFFEROR'S CERTIFICATION RFP MCRA 2016-07

WHEN OFFEROR IS A CORPORATION

IN WITNESS WHEREOF, the Offeror hereto has executed this Proposal Form this 5th day of MAY, 2016.

NEW URBAN COMMUNITIES, LLC
Printed Name of Corporation

FLORIDA
Printed State of Incorporation

(CORPORATE SEAL)

By: [Signature]
Signature of President or other authorized officer

By: [Signature]
Secretary

Printed name of President or other authorized officer

348 NE 6th Avenue
Address of Corporation

Delray Beach, FL 33483
City/State/Zip

561-279-8706
Business Phone Number

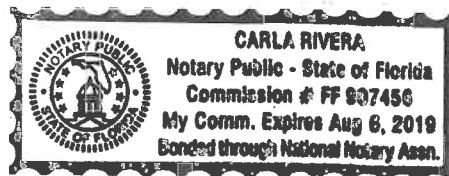
State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 6th day of May, 2016, by Kevin Edward Rickard (Name), who is personally known to me or who has produced FL Drivers License as identification and who did (did not) take an oath.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC
Carla Rivera



(Name of Notary Public: Print, Stamp, or type as Commissioned)

OFFEROR'S QUALIFICATION STATEMENT RFP MCRA 2016-07

The undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter:

SUBMITTED TO: City of Margate (Purchasing Manager)

ADDRESS: 5790 Margate Boulevard
Margate, Florida 33063

CIRCLE ONE

SUBMITTED BY:

NAME:

ADDRESS:

PRINCIPAL OFFICE:

Corporation

Partnership

Individual

Other

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

The correct name of the Offeror is:

The address of the principal place of business is:

2. If Offeror is a corporation, answer the following:

a. Date of Incorporation: 6/26/2001

b. State of Incorporation: FL

c. President's name: Kevin Rickard

d. Vice President's name: Tim Hernandez

e. Secretary's name: Tim Hernandez

f. Treasurer's name: Tim Hernandez

g. Name and address of Resident Agent:

CORP DIRECT AGENTS
1200 S. PINE ISLAND RD, MIAMI, FL 33324

3. If Offeror is an individual or a partnership, answer the following:

a. Date of organization: 6/26/2001

- b. Name, address and ownership units of all partners:

TIM HERNANDEZ 50
398 NE 6 AVE, DELRAY BEACH, FL 33483
KEVIN RICKARD 50
398 NE 6 AVE, DELRAY BEACH FL 33483

- c. State whether general or limited partnership:

LLC

4. If Offeror is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:

N/A

5. If Offeror is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.

N/A

6. How many years has your organization been in business under its present business name? 15

- a. Under what other former names has your organization operated?

N/A

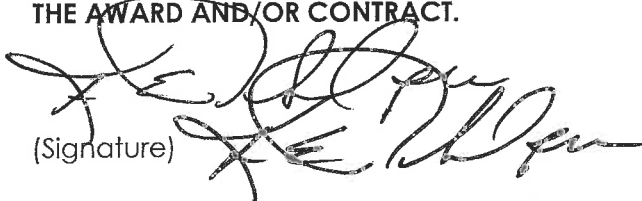
7. Indicate registration, license numbers or certificate numbers for the businesses or professions which are the subject of this RFP. Please attach certificate of competency and/or state registration.

SEE ATTACHED

8. Have you ever failed to complete any work awarded to you? If so, state when, where and why?

No.

THE OFFEROR ACKNOWLEDGES AND UNDERSTANDS THAT THE INFORMATION CONTAINED IN RESPONSE TO THIS QUALIFICATIONS STATEMENT SHALL BE RELIED UPON BY OWNER IN AWARDING THE CONTRACT AND SUCH INFORMATION IS WARRANTED BY OFFEROR TO BE TRUE. THE DISCOVERY OF ANY OMISSION OR MISSTATEMENT THAT MATERIALLY AFFECTS THE OFFEROR'S QUALIFICATIONS TO PERFORM UNDER THE CONTRACT SHALL CAUSE THE OWNER TO REJECT THE PROPOSAL, AND IF AFTER THE AWARD TO CANCEL AND TERMINATE THE AWARD AND/OR CONTRACT.


(Signature)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 6th day
of May, 2016 by Kevin Rickard, who is personally
known to me or who has produced FL Drivers license as
identification and who did (did not) take an oath.

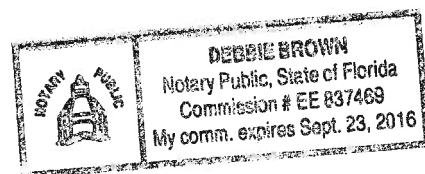
WITNESS my hand and official seal.



NOTARY PUBLIC

Debbie Brown

(Name of Notary Public: Print, Stamp,
or type as Commissioned)



DOCUMENT# L01000010355

Entity Name: NEW URBAN COMMUNITIES, L.L.C.

Current Principal Place of Business:

398 N.E. 6TH AVE.
DELRAY BEACH, FL 33483

Current Mailing Address:

398 N.E. 6TH AVE.
DELRAY BEACH, FL 33483

FEI Number: 65-1126565

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPDIRECT AGENTS, INC
1200 SOUTH PINE ISLAND ROAD
MIAMI, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name NEW URBAN COMMUNITIES
CORPORATION
Address 398 NE 6TH AVE
City-State-Zip: DELRAY BEACH FL 33483

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KEVIN RICKARD

PRESIDENT

04/08/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date

URS
13 N. MERIDIAN STREET, LOWER LEVEL
ALLAHASSEE, FL 32301
12-1173

ILING COVER SHEET
CCT. #FCA-14

L01000010355

ONTACT: CINDY HICKS

ATE: 6-26-01

EF. #: 0184

ORP. NAME: New Urban Communities, L.L.C.

- | | | |
|--|---|---|
| <input type="checkbox"/> ARTICLES OF INCORPORATION | <input type="checkbox"/> ARTICLES OF AMENDMENT | <input type="checkbox"/> ARTICLES OF DISSOLUTION |
| <input type="checkbox"/> ANNUAL REPORT | <input type="checkbox"/> TRADEMARK/SERVICE MARK | <input type="checkbox"/> FICTITIOUS NAME |
| <input type="checkbox"/> FOREIGN QUALIFICATION | <input type="checkbox"/> LIMITED PARTNERSHIP | <input checked="" type="checkbox"/> LIMITED LIABILITY |
| <input type="checkbox"/> REINSTATEMENT | <input type="checkbox"/> MERGER | <input type="checkbox"/> WITHDRAWAL |
| <input type="checkbox"/> CERTIFICATE OF CANCELLATION | <input type="checkbox"/> UCC-1 | <input type="checkbox"/> UCC-3 |

☐ OTHER: 500004446605--5
-05/26/01-01092--012
****155.00 ****155.00

ATE FEES PREPAID WITH CHECK# 015616 FOR \$ 155.00

UTHORIZATION FOR ACCOUNT IF TO BE DEBITED:

COST LIMIT: \$ 100000

EASE RETURN:

- ☒ CERTIFIED COPY ☐ CERTIFICATE OF GOOD STANDING
☐ CERTIFICATE OF STATUS

aminer's Initials

APPROVED
AND
FILED
01 JUN 26 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
RECEIVED
DIVISION OF CORPORATIONS
DEPARTMENT OF STATE
2001 JUN 26 PM 2:56
NOT RECORDED
TO AGENCY OF FILING
STAMPED COPY
10-26-01

ARTICLES OF ORGANIZATION
FOR
NEW URBAN COMMUNITIES, L.L.C.

ARTICLE I - NAME

The name of the Limited Liability Company is NEW URBAN COMMUNITIES, L.L.C.

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Limited Liability Company is:

398 N.E. 6th Avenue
Delray Beach, FL 33483

**ARTICLE III - REGISTERED AGENT,
REGISTERED OFFICE & REGISTERED AGENTS SIGNATURE**

The name and the Florida street address of the registered agent are:

CORPDIRECT AGENTS
103 N. Meridian Street
Lower Level
Tallahassee, FL 32301

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

By: Cynthia A. Hicks
CORPDIRECT AGENTS
Its Agent, Cynthia A. Hicks

01 JUN 26 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

ARTICLE IV - MANAGEMENT

The Limited Liability Company is to be managed by one manager or more managers and is, therefore, a manager - managed company.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts herein are true.)

By:

Cynthia A. Hicks
CORPDIRECT AGENTS, Cynthia A. Hicks
Authorized representative of a member

01 JUN 20 PM 3:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED