

**PUBLIC NOTICE  
REQUEST FOR PROPOSAL (RFP) #**

Martin COUNTY Board of COUNTY Commissioners  
Purchasing Division  
2401 S.E. Monterey Road  
Stuart, Florida 34996  
(772) 288-5481  
**E-mail: [pur\\_div@martin.fl.us](mailto:pur_div@martin.fl.us)**  
**[www.martin.fl.us](http://www.martin.fl.us)**

Notice is hereby given that Martin COUNTY (COUNTY) is seeking proposals from qualified organizations interested in redeveloping eight (8) vacant, platted lots, located between SE Railway Avenue and SE Front Avenue South and fronting SE Railway Avenue and SE Geraldine Street: 5358 SE Railway Avenue described as NEW MONROVIA, LOTS 25 TO 29 INC BLK 7, and 4701 SE Geraldine Street described as NEW MONROVIA, LOTS 22 23 & 24 BLK 7.

Sealed proposals will be received by the Information Desk on the 1<sup>st</sup> Floor at the address above until \_\_\_\_\_ **PM** local time, on\_\_\_\_\_.

The RFP document is available at [www.martin.fl.us](http://www.martin.fl.us). Type "bids" in the search field.

Publish:      The Stuart News, DemandStar

## **DISCLOSURE AND DISCLAIMER**

This request for proposal ("RFP") is being issued by the Martin County Board of County Commissioners (hereinafter known as the "COUNTY"). As more fully set forth in this RFP, any action taken by the COUNTY 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 COUNTY.

In its sole discretion, the COUNTY 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 COUNTY 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 COUNTY.

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 COUNTY, nor its representatives, provide any assurances as to the accuracy of any information in this RFP. Any reliance on the contents of this RFP or on any communications with COUNTY 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 COUNTY 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 COUNTY if any information herein contained shall be inaccurate or incomplete. No warranty or representation is made by the COUNTY that any proposal conforming to these requirements will be selected for consideration, negotiation or approval.

The COUNTY shall have no obligation or liability with respect to this RFP, or the selection and award process contemplated hereunder. The COUNTY 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 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 COUNTY reserves the right to select the proposal which, in the opinion and sole discretion

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

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

The COUNTY 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 sealed and shall remain confidential to the extent permitted by the Public Record Law until the date and time selected for opening responses.

## **1. PROJECT DESCRIPTION**

The COUNTY is seeking proposals from organizations with the desire and capacity to develop vacant lots owned by the COUNTY as affordable housing, with the intent of transferring those vacant lots to the organization(s) for such development. These organizations must demonstrate their ability to successfully design, entitle, build, finance and operate affordable housing units.

Affordable housing is defined as housing for which monthly rents or mortgage payments, including taxes, insurance and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the household categories, as defined below. For renter-occupied housing, this percentage would include monthly contract rent and utilities. The income ranges for the household categories are based on the percentage of median household income for Martin County and are adjusted for household size. The five household categories used to define affordable housing, are as follows:

- *Extremely low-income households*: annual gross income does not exceed 30 percent;
- *Very low-income households*: annual gross income does not exceed 50 percent;
- *Low income households*: annual gross income does not exceed 80 percent;
- *Moderate income households*: annual gross income does not exceed 120 percent;
- *Workforce housing*: annual gross income does not exceed 140 percent.

The purpose of this RFP is to provide affordable housing opportunities that will benefit the residents of Martin County, specifically, to expand the variety and number of available units in the Port Salerno Community Redevelopment Area, increase the availability of affordable housing within the COUNTY, and strengthen the economy of the COUNTY's local neighborhoods.

## **2. PROPERTY DEVELOPMENT OBJECTIVES**

The COUNTY is making the Property, which consists of eight (8) vacant lots in the Port Salerno CRA area, available to qualified proposers that will redevelop the Property as affordable housing, as defined above, consistent with the Martin County Comprehensive Growth Management Plan.

Potable water is available through a Martin County Utilities 6" diameter water main adjacent to the properties within the SE Railway Avenue right of way. The proposer would be responsible for the permitting and construction of necessary water taps and laterals from the main to the Property and required to pay appropriate water Capital Facility Charges at the time of development.

For sanitary sewer, the proposer may use the Martin County Utilities 12" force main adjacent to the Properties with the SE Primrose Way right of way. The proposer would be responsible for the permitting and construction of a single tap to serve the Properties via one or more private grinder stations. The number and type of grinder station(s) will depend on the use (single family or multifamily) and ultimate ownership. This area is planned to be served by vacuum sewer in the future and the property owner, at the time of availability, will have the option to connect to the new system and remove the grinders at their cost. The proposer would also be required to pay appropriate wastewater Capital Facility Charges at the time of development. Estimated costs for the above can be obtained from the Martin County Utilities and Solid Waste Department.

Proposals must be consistent with Martin County's Land Development Regulations, the Port Salerno Community Redevelopment Plan and the Martin County Comprehensive Growth Management Plan. The design and construction of the units shall comply with the current Florida Building Code requirements. The Future Land Use designation for this site is CRA Neighborhood, the Zoning is Pt. Salerno Redevelopment Zoning District, and the subdistrict is Detached -

1. Article 12, Divisions 1 and 6, Port Salerno Community Redevelopment code are attached as Exhibit A.

In order to achieve Port Salerno's development objectives and vision, the following elements should be included:

- Architectural style complementing the neighborhood.
- Residences shall feature a front porch with parking in the rear.
- The housing units are to be sold or rented as affordable housing, as defined above.
- The proposed construction design can consist of one story or two-story homes, town homes or apartments of CBS construction with floor plans and elevations based on the dimensions of the parcel. The overall square footage of the units will range from a minimum of 1,090 square feet to 1,720 square feet and will include a minimum of two bedrooms and two bathrooms. The Proposer(s) are responsible for every item necessary for completion of the unit, including coordination or installation of, and connection of all utilities, as agreed to with the COUNTY. The following amenities are required in every unit:
  - Minimum two (2) full baths
  - Minimum two (2) bedrooms
  - Central A/C system
  - Double kitchen sink
  - Sod and proper irrigation systems, including automated in-ground Sprinkler Systems
  - Trees and exterior plantings consistent with Florida-friendly landscaping

- Interior to be smooth or knockdown finish with satin enamel or semi-gloss paint
- Parking facilities to accommodate 2 cars per unit, placed in the rear of the structure
- Mini-blinds or better
- Stamped or solid concrete driveways
- Three-dimensional or architectural shingle roof or better
- Impact, quality aluminum or aluminum-clad, CGI windows
- Any horizontal wood siding must be cedar, Hardi-plank, or equivalent
- Interior flooring of ceramic tile (entryway, kitchen, and baths) and carpet
- All appliances including refrigerator, stove/oven, dishwasher, microwave and washer and dryer of better than minimum standard
- Other available upgrades/options

Upon receipt of an acceptable proposal and a negotiated contract with the successful Proposer, as well as the Proposer's compliance with conditions precedent to closing, the COUNTY will close on the property as described in the RFP, or as agreed to pursuant to the contract negotiated between the Proposer and the COUNTY.

### **3. PROPERTY DATA**

1. Parcel ID# 25-38-41-002-007-00220-8  
Legal Description: New Monrovia, Lots 22, 23 & 24, Block 7  
Vacant Parcel – 4701 SE Geraldine Street, Stuart, FL
2. Parcel ID# 25-38-41-002-007-00250-1  
Legal Description: New Monrovia, Lots 25 thru 29, Block 7  
Vacant Parcel – 5358 SE Railway Avenue, Stuart, FL

The Property is identified above and is illustrated in Exhibit B - Affordable Housing Property Map, and more particularly described in Exhibit C.

All due diligence is the responsibility of the Proposer and all Proposers are urged to satisfy themselves with respect to the physical condition of the Property and the development thereof prior to closing. Proposers are strongly encouraged to physically visit the Property, and not to rely exclusively upon the descriptions included in this RFP. The Property will be transferred "AS IS", "WHERE IS", with all defects and vices, whether latent or apparent, known or unknown. The COUNTY makes no representation or warranty with respect to the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the Property or any future development thereon. Proposers are encouraged to perform his/her own independent inspections, inquiries and due diligence concerning the Property. The selected Proposer agrees to accept the Property with its current zoning, easements, restrictions and any and all rights-of-way appertaining thereto.

### **4. PROPERTY TRANSFER**

Once a Proposer is selected, the parties may enter into a development agreement or a purchase and sale contract for the Property. The selected Proposer will be permitted to access the Property to conduct its due diligence investigations following execution of the negotiated contract. Closing is expected to occur within ninety (90) days after execution of the negotiated contract. PLEASE NOTE – the COUNTY expects the redevelopment of the Property to be completed within 18 months of the date of closing or the provision of sewer and water, whichever

is later. The Deed transferring the Property shall include provisions to ensure that the Property is maintained and developed in a suitable and timely manner, and provide for the COUNTY's reversion rights in the event that the Property is not developed as required or fails to remain as affordable housing for a time period of less than twenty (20) years; and shall ensure that the Property complies with the Port Salerno Redevelopment Plan and Land Development Regulations and any submission requirements contained in the RFP and other regulating requirement as may be determined. A Declaration of Covenants and Restrictions as to the twenty (20) years of affordability of the property will be required. The COUNTY will require a provision as part of the final contract and included in the Deed transferring the Property, that prior written consent of the COUNTY is required in the event the successful Proposer, or any subsequent owner, wants to sell, lease or otherwise transfer the Property.

The Property shall be conveyed to the selected Proposer by the COUNTY at no cost. The selected Proposer will be responsible for all customary transfer costs associated with property transfers including, without limitation, all recordation costs, documentary stamp taxes, financing expenses, survey, notarial fees, title insurance and/or examination and all fees and costs of services related to any financing. Property taxes and assessments will be prorated from the date of closing. If any of the foregoing time periods are not met, the COUNTY may elect to cancel the award and accept another application or proceed in any other manner determined by the COUNTY. No brokerage fee will be paid by the COUNTY.

## **5. PROPOSAL CONTENT**

The following describes information that the COUNTY 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 COUNTY.

Proposals shall describe the project and the Proposer's qualifications in the following format for ease of review:

1. Submit information that permits an understanding of the Proposer's organizational structure, its members, qualifications, and financial strength. The COUNTY reserves the right to research the background of each principal with respect to both credit and police records. 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, email addresses and federal business identification numbers. All partnerships are to be clearly defined.
  - c. Organizational capacity to successfully implement the proposed redevelopment in the timeline required.
2. Submit information concerning the relevant experience of the Proposer and key project personnel, including a listing and description of past projects of a similar nature.
3. Submit the plan, outlining their proposal for the redevelopment of the Property.
4. Submit a conceptual site plan. The site plan should include, at a minimum, the location of proposed building(s) meeting the required setbacks and the public streets surrounding the site. The plans must indicate the height(s) of the proposed building(s). Driveways, parking,

sidewalks and walkways should be illustrated. Submit conceptual elevations and roof plan. Submit conceptual floor plans indicating the proposed room square footages. Pictures, renderings, elevations and other visual aides are expected.

5. Submit a total project cost analysis stating, by category, the major elements of the project. The major cost items shall include, at a minimum, site development costs (including but not limited to paving, grading, drainage, landscaping); costs for installation and connection of utilities; building construction costs; permit, architectural and engineering 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.
6. Submit a financing plan which includes a proposal for securing construction and permanent financing for the project. 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 signing of the contract for the land, or as otherwise stipulated in negotiated agreements between the Proposer and the COUNTY.
  - a. A minimum of three (3) professional references.
  - b. 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.
10. Submit an operations plan which includes methodology for checking income status of prospective renters or purchasers and tracking transfers of the property to ensure it remains as affordable housing, as defined herein, for a time period of not less than twenty (20) years. The operational plan should also explain the strategies and methods utilized to recruit and choose the potential resident.

## **6. SELECTION CRITERIA**

All proposals submitted in response to this RFP will be reviewed for their relative strengths and weaknesses. Selections will be based on the completeness and quality of responses to this solicitation. Proposers must provide accurate contact information and attest to the veracity of the information supplied. At its discretion, COUNTY staff may contact references and industry sources, investigate previous projects and current commitments, interview some or all the proposed development team members, and take any other information into account in its evaluation of the responses. The COUNTY reserves the right to request clarification or additional information and to request that Proposers make presentations to the Board of County Commissioners, community groups or others. All evaluations shall be made according to the criteria set forth herein and will be made according to the COUNTY's business judgment.

The COUNTY is seeking Proposers who provide a favorable vision to utilize the Property to fulfill the revitalization goals of the neighborhood. The factors that the COUNTY will use in evaluating proposals include (not listed in priority order):

- a. Organizational capacity to successfully implement the proposed redevelopment in the timeline required. **7 Maximum Points** Nonprofit organizations will receive an additional **3 Points**.
- b. An overview of the qualifications (previous experience and capabilities) of the Proposers and their experience and success in developing similar projects. **15 Maximum Points**
- c. The extent to which the proposal complies with the criteria set forth under Section 2 – Property Development Objectives. **15 Maximum Points**
- d. The quality of site planning, the building design proposed and the most efficient use of the Property to accommodate the most citizens. **20 Maximum Points**
- e. Consistency of the proposal with the COUNTY’s LDRs, Comprehensive Growth Management Plan, Port Salerno Community Redevelopment Plan and applicable plans and studies. **10 Maximum Points**
- f. The financial capacity to complete the redevelopment project should be demonstrated in the form of bank statements, certifications and/or Letters of Intent from financial institutions, partnerships and grant funding, which indicate the level of commitment of the financing sources. **15 Maximum Points**
- g. The operational plan to ensure the property remains as affordable housing, as defined herein, for not less than twenty (20) years; and the strategies and methods utilized to recruit and choose the potential resident. **15 Maximum Points**

## **7. SUBMISSION FORMAT**

Proposer should submit one (1) electronic version (PDF) of the entire proposal, sealed and marked on the outside of the package with “Port Salerno County Property - Developer Application.” All proposals shall be typewritten.

It is the Proposer’s responsibility to assure that proposals are received by the RFP deadline. The responsibility for submitting a proposal to the COUNTY is solely that of the Proposer. The COUNTY will not be responsible for delays in mail delivery or delays caused by any other occurrence. Late proposals received after the time and date stated in the RFP advertisement may be accepted if such acceptance is in the best interest of the COUNTY.

By submitting a proposal, the Proposer agrees to be governed by the terms and conditions set forth in this RFP, as well as applicable state and local laws. Any exceptions to the specifications must be clearly identified in the last section of the Proposer’s response.

## **8. REQUIREMENTS**

The COUNTY reserves the right to add any and all requirements that are needed to effectuate the goals of this project or comply with any legal requirements. The COUNTY reserves the right to amend the instructions, requirements, general and special conditions, or scope of work. Copies of such amendments shall be posted to the COUNTY’s website.

## **9. CONFLICT OF INTEREST**

The award hereunder is subject to provisions of State Statutes and COUNTY Ordinance. All Proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee or elected official of Martin County. Further, all Proposers must disclose the name of any COUNTY employee or elected official who owns, directly or indirectly, interest of ten percent (10%) or more in the Proposer’s firm or any of its branches.



## **10. OWNERSHIP OF SUBMISSION**

All materials submitted in response to this request shall become the property of the COUNTY and shall not be returned. Selection or rejection of a submission does not affect this right.

## **11. PROPRIETARY INFORMATION**

Only information which is legitimate trade secrets or non-published financial data may be deemed proprietary or confidential. Any material within a submission identified as such must be clearly marked as CONFIDENTIAL and will be handled in accordance with the Florida law on Public Records Chapter 119 Fla. Stat. and applicable rules and regulations. Any submission marked as CONFIDENTIAL in its entirety may be rejected without further consideration or recourse.

## **12. COST OF PREPARING SUBMISSION**

The COUNTY shall not be liable for any costs incurred by Proposers. Costs associated with developing the proposal, preparing for oral presentations, and any other expenses incurred by the Proposer in connection with this RFP are entirely the responsibility of the Proposer and shall not be reimbursed in any manner by the COUNTY. The COUNTY is not obligated to pay, nor will it in fact pay, any costs or losses incurred by the Proposer at any time, including, but not limited to, the cost of: (i) any prior actions by the Proposer in order to respond to any selection process, or (ii) any future actions by the Proposer in connection with the negotiations, including, but not limited to, actions to comply with requirements of the COUNTY, or any applicable laws.

## **13. ERRORS AND OMISSIONS IN PROPOSAL**

The COUNTY shall not be liable for any errors in proposals. The COUNTY, at its option, has the right to request clarification or additional information from the Proposers. The application and proposal of the selected Proposer may become part of any contract initiated by the COUNTY.

## **14. PROPOSALS AND DISPOSITION PROCESS**

Sealed proposals must be filed in accordance with the instructions on Page 1. The proposals will be publicly opened at that time and reviewed for compliance with submission requirements. The COUNTY 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 COUNTY.

Only complete applications will be reviewed. COUNTY reserves the right to cancel any and all solicitations and to accept or reject, in whole or in part, any and all proposals for any reason, to re-open this solicitation for subsequent phases or to redevelop the project by other means at COUNTY's sole discretion.

The top ranked Proposers may be invited to make presentations at a scheduled advertised Board of County Commissioners meeting, at which time the Board of County Commissioners may select a development proposal.

The COUNTY 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 COUNTY's satisfaction, the COUNTY may abandon such negotiations, and at its sole and absolute discretion may commence negotiations with the next ranked Proposer.

Proposals submitted to the COUNTY in response to this RFP shall be considered irrevocable until after a Proposer is selected to enter into contract with the COUNTY.

Any and all decisions by the COUNTY 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 COUNTY's sole and absolute discretion.

In the event only one responsive proposal is received, the COUNTY reserves the right to award to the sole Proposer, negotiate with the sole Proposer, re-advertise the request for proposal, with or without making changes to the evaluation factors, or elect not to proceed.

Any protest concerning this request for proposal must be made in accordance with Section 22 Martin County Board of County Commissioners Purchasing Manual.

#### **15. COMPLIANCE WITH ALL APPLICABLE LAWS**

Any work completed pursuant to this Application shall be governed and construed in accordance with the laws and jurisprudence of the State of Florida. At the time of Proposer's submission of its proposal, Proposer shall be in compliance with all applicable laws of the State of Florida, the United States and local ordinances, including licensure requirements.

Any contractual arrangement between COUNTY and the successful Proposer shall be consistent with, and be governed by, the ordinances of Martin County, the laws of the State of Florida, both procedural and substantive, and applicable federal statutes, rules and regulations. Any and all litigation arising under any contractual arrangement shall be brought in the appropriate court in Martin County, Florida.

#### **16. RIGHT TO WITHDRAW**

The COUNTY specifically reserves the right to refrain from awarding a contract for the sale of any or all of the Property to any persons and to withdraw from the process and negotiations at any time at its sole and absolute discretion. The COUNTY 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 COUNTY's sole and absolute discretion and not necessarily to the Proposer offering the highest purchase price. The COUNTY expressly reserves the right to obtain economic feasibility studies or third-party evaluation with regard to any part of the subject proposals.

#### **17. 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 COUNTY Commissioners, COUNTY Administrator, any other person working on behalf of the COUNTY or any COUNTY staff, other than Purchasing personnel and/or the Zoning Department regarding this Request for Proposals (RFP) from the time of RFP advertisement through and including Proposal award except during scheduled pre-submittal meetings 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 shall result in rejection and 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 COUNTY selects a proposal, rejects all proposals, or otherwise takes action which ends the solicitation process.

#### **18. QUESTIONS**

Questions and inquiries concerning the RFP must be in writing and e-mailed to [pur\\_div@martin.fl.us](mailto:pur_div@martin.fl.us), no later than 5:00 PM on Monday the week prior to the bid due date. Any interpretations, clarifications or changes made will be in the form of written addenda issued by the Purchasing Division. Oral explanations, information and instructions shall not be considered binding on the COUNTY. All prospective Proposers are encouraged to independently verify the accuracy of any information provided. Neither the COUNTY nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

#### **19. PUBLICATION AND PROMOTION**

This RFP shall be posted on the Martin COUNTY website [www.martin.fl.us](http://www.martin.fl.us), advertised in the *Stuart News* and on DemandStar and will be available upon request.

## EXHIBIT A

### Article 12, Divisions I and 6 Port Salerno Community Redevelopment Code

## EXHIBIT B Affordable Housing Property Map

