

**NOTICE OF INTENT TO DISPOSE OF PROPERTY FOR THE DEVELOPMENT  
OF VACANT REAL PROPERTY LOCATED AT  
822 SISTRUNK BOULEVARD, 824 SISTRUNK BOULEVARD AND  
541 NW 8 AVENUE IN THE  
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY  
REDEVELOPMENT AREA**

**INVITATION FOR PROPOSALS**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2018) of its intent to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property consist of two adjacent sites separated by an alley referred to herein and identified as Site 1 (822 Sistrunk Boulevard and 824 Sistrunk Boulevard) and Site 2 (541 NW 8 Avenue) in Fort Lauderdale, Florida 33311 and are legally described as:

**Site 1 (822 Sistrunk Boulevard and 824 Sistrunk Boulevard)**

The West 87.5 feet of Lots 47 through 52 inclusive, Block 16, of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Dade County, Florida.

and

Lots 47, 48, 49, 50, 51 and 52, less the West 87.5 feet thereof, Block 16, of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Broward County, formerly a part of Dade County, Florida.

(Parcel ID 5042-03-01-2150 and 5042-03-01-2140)

**Site 2 (541 NW 8 Avenue)**

Lot 5 and 6, Block 16 of NORTH LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 1, Page 48 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1920)

(the "Property")

The real property is vacant land with the land use designation is Northwest Regional Activity Center. It is zoned Northwest Regional Activity Center Mixed Use west (NWRAC MUw). The Market Value of the Property as of May 7, 2019 is \$380,000.00, based on an appraisal of the Property by American Realty Consultants. The property at 822 and 824 Sistrunk Boulevard is titled to the CRA. The property at 541 NW 8 Avenue is owned by the City of Fort Lauderdale (the "CITY"). The deed states the Northwest Neighborhood Improvement District. When NWNID was dissolved, pursuant to F.S. 189.076 (2017), title to the real property automatically transferred from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law. The CRA is in negotiations with the CITY to secure title to this property. Conveyance by the CRA of the property at 541 NW 8 Avenue is conditioned on the CRA negotiating transfer of the property from the CITY.

The CRA is seeking proposals from qualified and experienced real estate developers interested in purchasing property from the CRA and undertaking the development of the site within the NPF CRA pursuant to the Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (the "NPF CRA Plan") The purpose of this solicitation is to further implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the CRA to the Developer selected for redevelopment to remove conditions of slum and blight, increase the tax base, enhance the quality of life, improve the aesthetics and useful enjoyment of the redevelopment area, and promote the health, safety, morals and welfare of the residents of the NPF CRA and the CITY.

The fundamental goal is to position Sistrunk Boulevard as mixed-use-neighborhood commercial destination that not only serves the needs of the resident population, but also is attractive to the downtown employment base and is able to attract visitors from outside the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical heritage, promoting cultural tourism and entertainment, adding new compatible uses that help create an identifiable sense of place such as eat-in restaurants and active retail uses, foster housing and employment opportunities, improves access, increases the availability of goods and services and helps create an environment the will attract other private investment capital. The CRA is seeking proposals that demonstrate creativity addressing neighborhood compatibility, active street frontage, pedestrian activity, quality design and quality materials in construction.

It is recommended that proposers request a preliminary review from the City's Department of Sustainable Development ("DSD") prior to submitting a response to this solicitation to determine whether the project complies with the requirements of the City's Unified Land Development Regulations ("ULDR"). DSD may also be able to advise on recommended procedures and provide a development approval timeline. Proposers are responsible for ensuring

compliance with State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected Developer will be required to enter into a development agreement with the CRA and complete the proposed project within 24 months of award. The development agreement may include, but not be limited to, restrictions on the sale or lease of the Property, approval rights over development, rights of reverter, restrictions on land uses and structures, development completion schedule, insurance and indemnification and other items and conditions deemed to be in the best interest of the CRA and public. Restrictive covenants may be required in order to ensure continuity of the proposed uses.

The CRA property will be conveyed in “As Is” condition subject only to the terms and conditions for conveyance contained in the development agreement. The property at 822 Sistrunk Boulevard and 541 NW 8<sup>th</sup> Avenue was purchased by Warranty Deed. The property at 824 Sistrunk Boulevard was purchased by Quit Claim Deed and has does not have clear title. Conveyance of this property is subject to the successful completion of a Quiet Title action by the CRA. The CRA is in the process of Quieting Title on this property.

Files containing information regarding the property are available on the CRA web site at [www.fortlauderdalecra.com](http://www.fortlauderdalecra.com) under NOTICES - Notice of Intent to Dispose of Property at 822 Sistrunk Boulevard, 824 Sistrunk Boulevard and 541 NW 8 Avenue – Files, consisting of Location Map, Appraisal, Surveys, Deeds, Environmental Assessments; and NPF CRA Community Redevelopment Plan. There may be other right-of-way interest held by the CITY not show on the Surveys. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at [www.fortlauderdalecra.com](http://www.fortlauderdalecra.com) under Services – CRA Incentive Programs – Application Commercial Programs. For questions regarding these project files, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521.

**All proposals for the development of this site shall be submitted on or before 4:00 P.M., July 16, 2019, to the address below, at which time all proposals will be publicly opened and recorded. Proposals received after that time will not be opened or considered.**

**City of Fort Lauderdale Community Redevelopment Agency (CRA)  
914 NW 6th Street (Sistrunk Boulevard), Suite 200  
Fort Lauderdale, Florida 33311**

It is the sole responsibility of the respondent to ensure their proposal is received on or before the date and time stated, in the specified number of copies and in

the format stated herein. The CRA is not responsible for delays caused by any mail, package or courier service, including the U.S. mail, or caused by any other occurrence or condition. The CRA's normal business hours are Monday through Friday, 8:00 a.m. through 5:00 p.m. excluding holidays observed by the CRA.

**Submission must include one (1) signed original cover letter with purchase offer, and twenty (20) copies of the Development Proposal, including all attachments plus one (1) electronic (soft) copy (Flash Drive) in a sealed envelope and marked:**

**822 SISTRUNK BOULEVARD, 824 SISTRUNK BOULEVARD AND  
541 NW 8 AVENUE DEVELOPMENT PROPOSAL**

**Developers seeking CRA funding assistance must include a complete Application for funding assistance as part of their Development Proposal.**

It is the intent of the CRA to select the proposer who submits a development proposal that:

- 1) Is in the best public interest of the CRA and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan;
- 2) Is most responsive to this Invitation For Proposals
- 3) Demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out such proposal.
- 4) Agrees to purchase the Property in "As Is" condition for its appraised value of \$380,000.00.

Developers whose uses may be considered by the Broward County Property Appraiser to be tax exempt from ad valorem (property) taxes, will be required to enter into an agreement with the CRA for payment in lieu of taxes of FL CRA tax increment that would have been generated by the Project.

The CRA reserves the right to accept or reject any and all proposals, either in whole or in part with or without cause, waive any technicalities or irregularities of any proposals, cancel this request for proposals, or to make the award in the best interest of the CRA, subject to approval of the CRA Board of Commissioners.

This invitation for proposal shall serve as notice to the public of the Fort Lauderdale Community Redevelopment Agency's ("CRA") intent to dispose, sell or lease the property to the successful proposer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan.

Dated: June 16, 2019