

Exhibit 2

**NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTIES ON
NW 22 ROAD AND ON NW 24 AVENUE IN THE NORTHWEST PROGRESSO
FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE OF
PUBLIC HEARING ON TUESDAY, APRIL 15, 2025, AT 2:30 PM AT THE
BROWARD CENTER FOR THE PERFORMING ARTS,
MARY N. PORTER RIVERVIEW BALLROOM,
201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2021), as amended from time to time, of its intent to accept proposals for the sale and development of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the CRA. The Property consists of five vacant commercial lots zoned Community Business (CB) and two vacant residential lots zoned RMM 25 – Residential Multi-Family, offered for purchase in "As Is", "With all Faults" condition by the CRA. Proposals shall include the purchase price and plan for development of the properties subject to building code requirements and Fort Lauderdale Unified Land Development Regulations.

The real property referred to herein is identified and is legally described as:

PARCEL #1:

660 NW 22 Road

Lot 8, of Block 13, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1990)

PARCEL #2:

708 NW 22 Road

Lot 13, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1820)

Together with:

712 NW 22 Road

Lot 12, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1810)

Together with:

716 NW 22 Road

Lot 11, of Block 11, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1800)

PARCEL #3:

744 NW 22 Road

Lot 16, of Block 10, of "WASHINGTON PARK", According to the Plat Thereof, Recorded in Plat Book 19, Page 22 of the Public Records of Broward County, Florida.

(Property ID 5042 05 01 1550)

PARCEL #4:

800 NW 22 Road

Lot 12 and 13, Less the West 5 Feet Thereof, in Block 1, of "FRANKLIN PARK", According to the Plat Thereof, Recorded in Plat Book 21, Page 3 of the Public Records of Broward County, Florida.

(Property ID 5042 05 08 0080)

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Together with

808 NW 24 Avenue

Lot 14 and 15, Less the West 5 Feet Thereof, in Block 1, of "FRANKLIN PARK",
According to the Plat Thereof, Recorded in Plat Book 21, Page 3 of the Public Records
of Broward County, Florida.

(Property ID 5042 05 08 0100)

(The "Property")

The Property was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition
between October 2017 and April 2024 by Quit Claim Deed.

**Files containing information regarding the Property are available on the CRA web
site at www.fortlauderdalecra.com under NOTICES - NOTICE OF INTENT TO
ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTY ON NW 22 ROAD AND ON NW 24 AVENUE
IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA – Files, consisting of Notice of Intent to Accept
Proposals, Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property
Information), Exhibit 3 (Surveys), Exhibit 4 (Deeds), Exhibit 5 (Appraisals of
Property), Exhibit 6 (Phase I Environmental Site Assessment), and Exhibit 7 (NPF
CRA Community Redevelopment Plan)**

For information concerning procedures for responding to this invitation, contact Bob
Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521 or email
bwojcik@fortlauderdale.gov Such contact shall be for clarification purposes only.

Submission Deadline

**All proposals for the development and purchase of this Property shall be submitted
on or before 4:00 P.M. on Monday, January 6, 2025, 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.**

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

RFP Submission must include:

- **One (1) signed original Cover Letter with a Purchase Offer for the Property,
which must include all four parcels. Purchase Offer shall separately identify**

the Parcel # and Purchase Offer for each Parcel. The appraised value for each Parcel is as follows:

Parcel # 1: \$ 100,080.00
Parcel # 2: \$ 300,240.00
Parcel # 3: \$ 100,080.00
Parcel # 4: \$ 327,000.00

RFP Submission must also include:

- Two (2) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:

“Property on NW 22 Road and on NW 24 Avenue Proposal”

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with the required 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 shall not be responsible for the proposer's cost and expense to assemble and prepare a response to this invitation. 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.

It is the intent of the CRA to select the proposer(s) who submits an offer to purchase and development proposal that, as determined by the CRA Board of Commissioners, in its sole discretion:

- 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; and is Most Responsive to the Requirements of the RFP;
- 2) Demonstrates quality construction, materials and features of the structure and site; and
- 3) Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria of this invitation to submit an offer and development proposal in compliance with the CRA plan. Evaluation of Proposals will be conducted by an Evaluation Committee consisting of a minimum of three members. The Evaluation Committee ranking will be presented to the Northwest Progresso Flagler Heights Advisory Board and the CRA Executive Director will bring the recommendation of the Evaluation Committee to the CRA Board of Commissioners for consideration of contract award.

Development Proposals shall include:

- 1) An Executive Summary that summarizes the project,

- 2) Information on the Proposer including name, address, email and telephone number, background information, ownership and management structure of proposer, type of entity, if any e.g. corporation, partnership, limited liability company;
- 3) Background information on Proposer's development team;
- 4) Proof of Financial Capacity including tax returns for the last three years and bank statements;
- 5) Proposed financing plan and detailed projected Sources and Uses of funding for the project;
- 6) Development cost of construction including all hard and soft cost;
- 7) A minimum 5 year proforma of projected income, expenses, debt service and profit . For rental property, the proposed rental rate and for sale units, the estimated purchase price.
- 8) Conceptual plans of the project including site plans, floor plans, elevations, features and amenities; and
- 9) A timeline/schedule for completion of 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 notice of intent or to make the award that is in the best interest of the CRA as determined by the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with all State, County, City laws and regulations and other applicable codes, with respects to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA, including without limitation, a Letter of Intent, Development Agreement and Purchase and Sale Agreement and such other appropriate agreements. The selected proposer will be required to complete the project within 18 months of execution of the Development Agreement. Negotiation of the Development Agreement must be completed within six (6) months of award by the governing body. The Development Agreement may include, but not limited to approval rights over development, rights of reverter, development plan and completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and the public. Restrictive covenants will be required to ensure continuity of the proposed uses and prohibit uses that do to not further the CRA Community Redevelopment Plan including adult uses, massage parlors, liquor stores and convenience stores, as provided in the Unified Land Development Regulations ("ULDR").

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept a proposal and convey 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, and to enter into a Development Agreement, Purchase and Sale Agreement and such other appropriate agreements with the selected Developer and to transfer fee simple title to the Property to the Developer selected by the CRA .

It is the intent to present the proposal to the CRA Board of Commissioners on Tuesday, April 15, 2025, at 2:30 pm, or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, Fort Lauderdale, Florida 33312. The Public may make comments at that time on the project and sale of the Property.

Anyone needing auxiliary services to assist in participation at the meeting, please contact the CRA Secretary at (954) 828-5002 at a minimum of two days prior to the meeting.

Dated: November 21, 2024