

**NOTICE OF INTENT TO DISPOSE OF FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTY FOR THE DEVELOPMENT OF
VACANT REAL PROPERTY LOCATED AT
501 NW 7 TERRACE, 505 NW 7 TERRACE
and 509 NW 7 TERRACE 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 (2017) of its intent to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property referred to herein is identified by postal addresses 501 NW 7 Terrace, 505 NW 7 Terrace and 509 NW 7 Terrace in Fort Lauderdale, Florida 33311 and is legally described as:

Lots 21 and 22, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1720)

Together With

Lots 23 and 24, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1730)

Together With

Lots 25 and 26, Block 15, of NORTH LAUDERDALE, according to the plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade, Florida, said land lying and being in Broward County, Florida.

(Parcel ID 5042-03-01-1750)

(the "Property")

The real property is vacant land. The parcels that comprise the Property at 501 NW 7 Terrace, 505 NW 7 Terrace and 509 NW 7 Terrace are zoned RMM-25, Residential Mid Rise Multifamily/Medium High Density District. The Market

Value of the Property is \$180,000, based on appraisal of the Property by Callaway & Price, Inc.

The CRA seeks to convey the above described real property for development that promotes or facilitates the furtherance of the goals, objectives and policies of the Community Redevelopment Plan: Northwest Progresso Flagler Heights Community Redevelopment Area (the "Plan"). The CRA invites interested parties to submit a proposal for development of the Property in accordance with the goals, objectives and policies of the Plan. 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 proposer will be required to enter into an agreement with the CRA that 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 conditions of conveyance 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.

Files containing information regarding the property are available for inspection and review at 914 NW 6th Street, Suite 200, Fort Lauderdale, Florida 33311 by contacting the Fort Lauderdale Community Redevelopment Agency at (954) 828-4518.

All proposals for the development of this site shall be submitted on or before 4:00 P.M., August 16, 2018, 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. Submission must include one (1) signed original Proposal and fifteen (15) copies, including all attachments in a sealed envelope and marked:

**501 NW 7 TERRACE, 505 NW 7 TERRACE and 509 NW 7 TERRACE
PROPOSAL**

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

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

- 1) Is in the best public interest and promotes or facilitates the furtherance of the goals, objectives and policies of the NPF CRA Plan; and
- 2) Is most responsive to the redevelopment goals of the NPF CRA and in the best interest of the CRA and public; and
- 3) Demonstrates the financial capacity, legal ability, development experience, qualifications and ability best suited to carry out such proposal.
- 4) Agrees to purchase the Property in "As Is" condition, including all title defects, code violations and other adverse matters, for its appraised value of \$ \$180,000.

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, and 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 plan.

Dated: July 15, 2018