



August 18, 2018

City of Fort Lauderdale  
Community Redevelopment Agency  
914 NW Sistrunk Blvd, Suite 200  
Fort Lauderdale, Florida 33311

Re Proposal to acquire Real Property  
501 NW 7 Terrace  
505 NW 7 Terrace  
509 NW 7 Terrace

Good Morning:

On behalf of 220145 LLC, we are pleased to offer you this proposal to purchase vacant property at 501 NW 7 Terrace, 505 NW 7 Terrace and 509 NW 7 Terrace in response to your "Notice of Intent to Dispose of Property". Lansing Melbourne Group, LLC (LMG) is acting in a capacity of owner's representative for 220145 LLC (Purchaser) in this transaction and in the redevelopment of certain properties nearby, further described herein.

The offer to purchase is as follows:

- Purchase Price of \$180,000.00 (One Hundred Eighty thousand dollars and no cents) payable in cash at closing
- Closing Date of ten days after the execution by the parties of any required CRA agreements cited in the "Notice of Intent".
- Closing Costs will be paid by Purchaser
- No inspection period
- Closing Agent will be Lawyers 1<sup>st</sup> Title
- Property will be accepted "as is"
- Proposed use of the property will be relocation of a small church to facilitate the consolidation of property immediately to the east and redevelopment of that parcel, as further described herein

**Background**

LMG and the Purchaser have been acquiring property on the southwest corner of NW 7<sup>th</sup> Avenue and Sistrunk Boulevard in pursuit of a major redevelopment project. All the privately owned lots on the large block bounded by NW 7<sup>th</sup> Avenue on the east, NW 9<sup>th</sup> Avenue on the west, Sistrunk Boulevard on the north, and NW 4<sup>th</sup> Street on the south, are now owned by Purchaser or the city except for two on the west side. Of those, only one is necessary to develop the proposed plan. This one lot currently houses a small church. Purchaser has entered in to an agreement with the church to purchase the subject lot and provide funds to



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build a new facility, in addition to providing assistance with entitlements. (We recently entered into an agreement to purchase the other with no contingencies.)

The relocation of this church is key to purchaser's redevelopment plan for the assemblage. Last July, LMG presented the concept of relocating the church to another parcel along with a detailed plan for the redevelopment of the NW 7<sup>th</sup> Avenue and Sistrunk Boulevard property to the NW CRA Advisory Board. The concept was unanimously accepted and we are prepared to move forward upon acquisition of the subject property. During a subsequent RFP process, LMG submitted the only bid for the parcel and was prepared to close. The CRA requested that LMG agree to table the process and consider the lots that are the subject of this RFP as an alternate site. We have evaluated the parcels and find them to be appropriate to relocate the church.

#### *Furtherance of the CRA Plan*

The proposed project has been previously presented to the NW CRA Advisory Board and we received unanimous support. We have also briefed various neighborhood stakeholders to obtain input on the project. This large vacant parcel under single control at the intersection of the two primary arterial roads in the neighborhood represents a rare opportunity to provide a cohesive and managed plan for redevelopment. First class, market rate rental housing at a fair price is rare in the City, and the intensity of development only a few blocks east has left middle class housing opportunities nearly extinct in the area. By proposing a mixed use mid rise project, neighborhood integrity and cohesion is restored, re establishing the fabric of street level retail and community oriented businesses with living opportunities above. The proposed Public control of parking in the project ensures support for local businesses in quantities that are meaningful. We believe this will be the catalyst project for the entire corridor and demonstrate the City's commitment to balanced opportunity throughout all neighborhoods.

#### *Administrative Matters*

In previous correspondence to CRA on February 26, 2018 we have provided detailed information regarding the purchase contract with the existing church, owner authorization for LMG to act on behalf of 220145, LLC, and other matters. Please refer to that information for answers to any administrative questions.

Please contact the undersigned if you require further information. We are prepared to move forward immediately upon approval by the appropriate City Boards.

Sincerely,  
LANSING MELBOURNE GROUP, LLC

A blue ink signature of Peter Flotz, written over a large, stylized 'P' that also serves as a background element.

Peter Flotz  
Managing Member



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