

**NOTICE OF INTENT TO DISPOSE OF FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTY FOR THE DEVELOPMENT OF
VACANT REAL PROPERTY LOCATED AT
2162 NW 6th STREET and 2130-2140 NW 6 STREET 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 address 2162 NW 6 Street and 2130-2140 NW 6 Street in Fort Lauderdale, Florida 33311 and is legally described as:

Lots 7, Block 2, of "RIVER GARDENS", Less Road, According to the Plat Thereof as Recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

(Parcel ID 5042-05-07-0240)

Together With

Lots 1, 2 and 3, Less the North 10 Feet Thereof for Road Right of Way in Block 1, of "RIVER GARDENS", according to the plat thereof as recorded in Plat Book 19, Page 23, of the Public Records of Broward County, Florida.

(Parcel ID 5042-05-07-0020, 5042-05-07-0011 and 5042-05-07-0010)

(the "Property")

The real property is vacant land in the Sweeting Estates project area. The parcels that comprise the Property at 2162 NW 6 Street and 2130-2140 NW 6 Street are zoned NWRAC-MUw Northwest Regional Activity Center Mixed Use West. The Market Value of the Property as of March 19, 2019 is \$180,000, based on appraisal of the American Realty Consultants.

The CRA is seeking proposals from qualified and experienced real estate developers interested in purchasing property from the Fort Lauderdale Community Redevelopment Agency ("CRA") and undertaking the development of the site within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (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 to further the implementation of the Community Redevelopment Plan for NPF CRA in the Sweeting Estates area 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 Developer selected must have the financial capacity, development experience, and qualifications to carry out their proposal. Proposals should further the implementation of the Vision Statement for the Sweeting Estates area in the NPF CRA Plan and demonstrate neighborhood compatibility, 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 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 on the CRA web site at www.fortlauderdalecra.com under **Notices** - Notice of Intent to Dispose of Property at 2162 NW 6 Street and 2130-2140 NW 6 Street – Files, consisting of Location Map, Appraisal, Surveys, Warranty Deeds, Environmental Assessments; and NPF CRA Community Redevelopment Plan. Files containing information on CRA incentive programs and Application for funding assistance can be located on the CRA website at 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., June 14, 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 format stated herein and with the specified number of copies. 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:

**2162 NW 6 STREET AND 2130-2140 NW 6 STREET
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 \$180,000.

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 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: May 14, 2019

LOCATION MAP



2162 NW 6 Street and 2130-2140 NW 6 Street

SKETCH OF BOUNDARY SURVEY OF: 2162 N.W. 6th STREET, FORT LAUDERDALE, FL.

LEGEND:

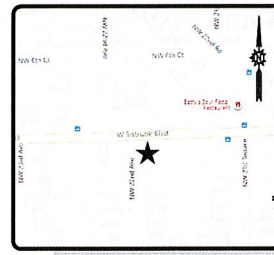
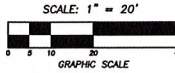
- L.B. LICENSED BUSINESS
- B.C.R. BROWARD COUNTY RECORDS
- ID. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- P.B. PLAT BOOK
- PG. PAGE
- CL. CENTERLINE
- OHW. OVERHEAD WIRES
- SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
- WATER METER
- WATER VALVE
- SIGN
- WOOD POWER POLE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SEWER VALVE
- WIRE PULL BOX
- METAL LIGHT POLE
- SOLAR PANEL POLE
- BREAK IN SCALE
- △ VIEW 1



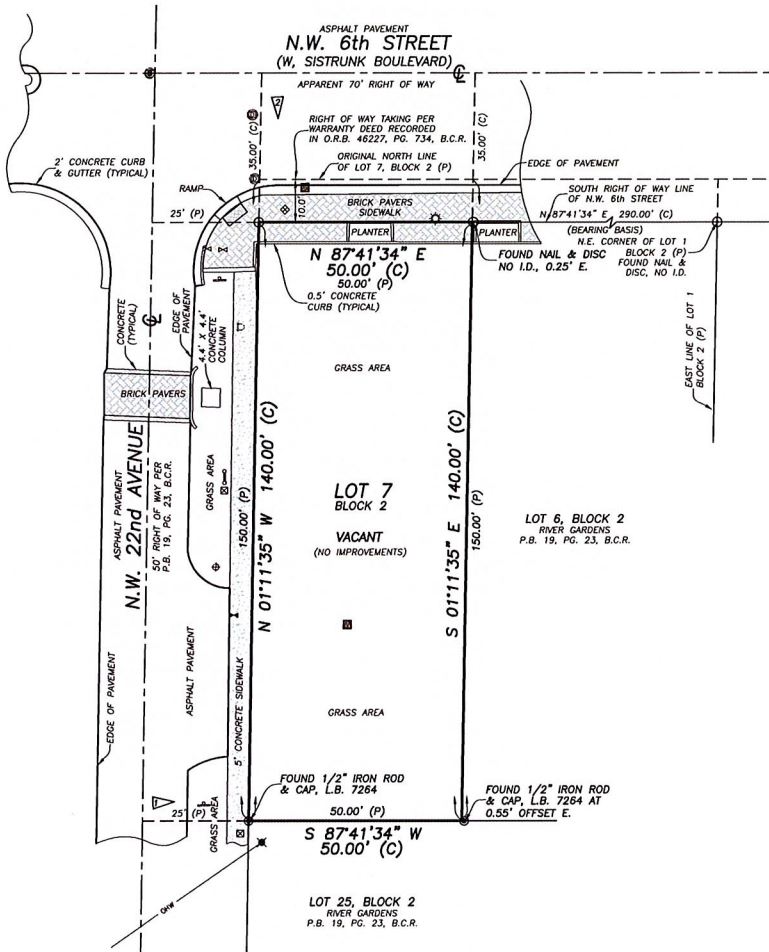
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOT 7, BLOCK 2, RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.87°41'34\"/>

SURVEY NOTES (CONT.):

10. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE \"X\", AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0388 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.16 ACRES (7,000 SQUARE FEET), MORE OR LESS.
12. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

THIS SURVEY IS CERTIFIED TO:
CITY OF FORT LAUDERDALE, CRA

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@exactacomm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY

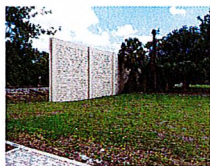
LOT 7, BLOCK 2
LESS THE NORTH 10 FEET FOR ROAD
RIVER GARDENS
PLAT BOOK 19, PAGE 23, B.C.R.
2162 N.W. 6th STREET, FORT LAUDERDALE, FL 33311

CITY OF FORT LAUDERDALE, CRA	
CLIENT:	CITY OF FORT LAUDERDALE, CRA
DATE:	04/02/19
DRAWN BY:	J.E.C.
CHECKED BY:	JDLR
LAST FIELD DATE:	03/27/19
REVISIONS	
JOB NO.	
ECS1537	
SHEET NO.	
01	
OF	
01	

SKETCH OF BOUNDARY SURVEY OF: 2132, 2136 & 2140 N.W. 6th STREET, FORT LAUDERDALE, FL.

LEGEND:

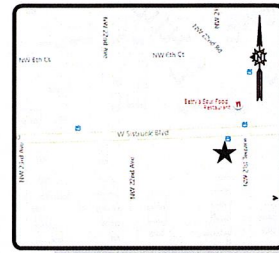
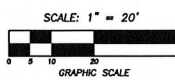
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- CLEANOUT
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- WATER VALVE
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- BACKFLOW PREVENTER
- CATCH BASIN
- STORM DRAIN MANHOLE
- GUY ANCHOR
- SEWER VALVE
- WIRE PULL BOX
- METAL LIGHT POLE
- SOLAR PANEL POLE
- BREAK IN SCALE
- VIEW 1



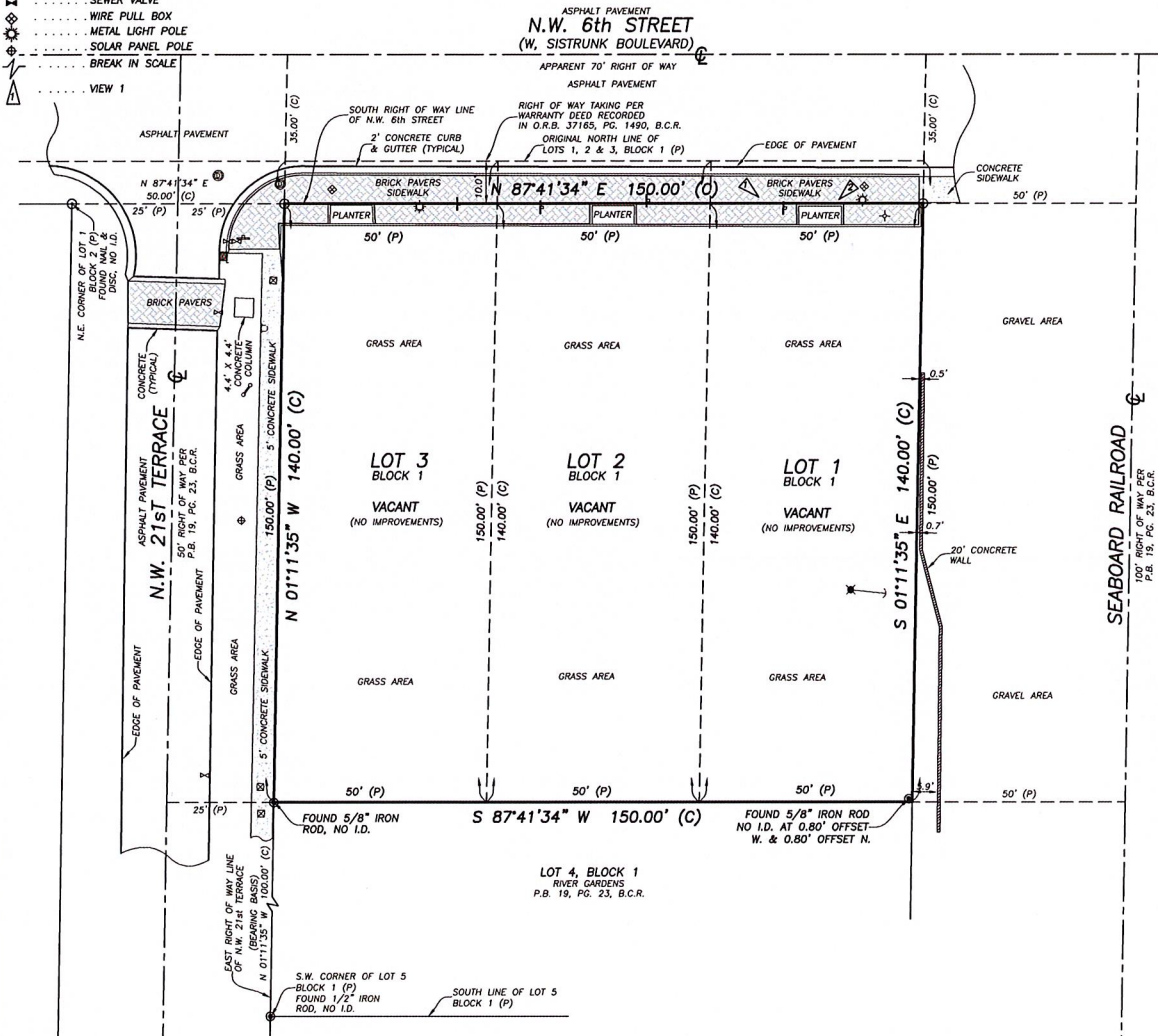
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 1, 2 AND 3, LESS THE NORTH 10 FEET FOR ROAD RIGHT OF WAY IN BLOCK 1, RIVER GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°11'35"W, ALONG THE EAST RIGHT OF WAY LINE OF N.W. 21st TERRACE AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, LANDSCAPING NOT LOCATED OR SHOWN HEREON.
- SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES (CONT.):

- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0368 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
- THE PROPERTY SHOWN HEREON CONTAINS 0.48 ACRES (21,000 SQUARE FEET), MORE OR LESS.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

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CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@exactcomm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

18751
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOTS 1, 2 & 3, BLOCK 1
LESS THE NORTH 10 FEET FOR ROAD
RIGHT OF WAY
RIVER GARDENS
PLAT BOOK 19, PAGE 23, B.C.R.

CITY OF FORT LAUDERDALE, CRA

DATE 04/02/19

DRAWN BY J.E.C.

CHECKED BY JDLR

LAST FIELD DATE: 03/27/19

REVISIONS

JOB NO.
ECS1538

SHEET NO.
01 OF 01

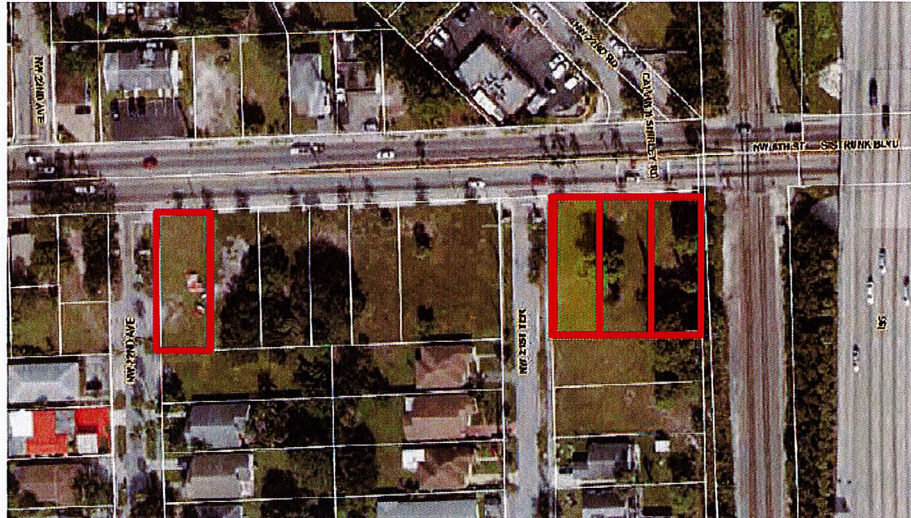


REAL ESTATE APPRAISAL REPORT

Of

Two Land Properties CRA

ARC File No. 221901



Located at 2162 NW 6th Street and 2130/2140 NW 6th Street
Fort Lauderdale, Broward County, Florida

Report Date

March 26, 2019

Date of Value

March 19, 2019

Prepared For

Mr. Bob Cass Wojcik, AICP-LEED Green Associate
CRA Housing and Economic Development Manager
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Prepared by

Gary A. Benivegna, Associate, FL - RZ2619
Robert B. Love, MAI, SRA, AI-GRS, FL - RZ111



REAL ESTATE APPRAISAL REPORT

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Real Estate Valuation

Market Feasibility & Consulting Services

Appraisal Review and Review Services

Appraisal Expert Witness Services

Real Estate Assessment Appeals

Licensed Real Estate Broker

James DiBenedetto, MAI
1951 to 1995

Robert B. Love, MAI, SRA, AI-GRS
Cert Gen RZ111

Linda Chabot Love, MAI
Cert Gen RZ1400

Gary A. Benivegna
Cert Gen RZ2619

March 26, 2019

Mr. Bob Cass Wojcik, AICP-LEED Green Associate
CRA Housing and Economic Development Manager
Ft. Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

Re: Two Land Properties CRA
Located 2162 NW 6th Street and 2130/2140 NW 6th Street
Fort Lauderdale, Broward County, Florida

Mr. Wojcik:

At your request, we have prepared an appraisal of the above referenced properties. The subject properties are located in the Historic Sistrunk neighborhood within the Northwest Regional Activity Center (NWRAC), in the city of Fort Lauderdale. The sites are non-contiguous and located along Sistrunk Boulevard (a/k/a NW 6th Street), just west of I-95. The street addresses are 2162 NW 6th Street and 2130/2140 NW 6th Street. The subject properties are summarized below.

Site Description	Site One	Site Two
Location	2132, 2136 & 2140 NW 6th St	2162 NW 6th St
Land Area - SF	20,997	6,999
Area - Acres	0.4820	0.1607
Zoning	NWRAC-MUw	NWRAC-MUw
Size (SF)	20,997	6,999

The purpose of the appraisal is to estimate the Market Value of the fee simple estate. The intended use is to assist in internal evaluation. The value conclusions are subject to the General and Extraordinary Assumptions and Limiting Conditions contained within the report. In our opinion, our analysis and conclusions conform to the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice as established by the Appraisal Standards Board of the Appraisal Foundation.

Our report is subject to the following extraordinary assumptions:

- We were not provided surveys. The sizes of the subject sites were based on information from the Broward County Property Appraiser's Office. Any significant difference in our estimated site sizes could impact our market value opinions.
- We were not provided environmental assessments. Our market value opinions assume that the properties do not have any adverse environmental conditions.

We have considered the locational and physical attributes of the subject sites and made a thorough investigation of the subject market area. Based on our analysis, our opinion of the Market Values of the subject sites' fee simple interest as of March 19, 2019 are as follows:

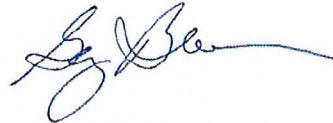
Site One	\$140,000 ONE HUNDRED FORTY THOUSAND DOLLARS
Site Two	\$40,000 FORTY THOUSAND DOLLARS

Sincerely,
AMERICAN REALTY CONSULTANTS, INC.



Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111
Certified to 11/30/2020

Robert B. Love, MAI, SRA, AI-GRS
State-certified general real
estate appraiser RZ111



Gary A. Benivegna, Associate
State-certified general real
estate appraiser RZ2619

CITY OF FORT LAUDERDALE

and the

FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT PLAN:
NORTHWEST-PROGRESSO-FLAGLER HEIGHTS AREA

MODIFIED AND RESTATED
MARCH 15, 2016

Element," adopted June 13, 1989, as amended; 3) "A Vision for the City Center: Fort Lauderdale Downtown Regional Activity Center," prepared January 1992; 4) "City of Fort Lauderdale: State Enterprise Zone Program and Designation," prepared May 1995; 5) the City's "Neighborhood Conditions. Study and Finding of Necessity Report for the Northwest - Progresso — Flagler Heights Community Redevelopment Area," approved on June 20, 1995; and 6) the CRA Strategic Plan dated April, 2000, which will be updated on an annual basis. The 2015 amendments further reviewed the 5-Year Program dated October 2013 and incorporated those programs into this document.

Future Land Use Plan Goal Objectives and Policies

On June 13, 1989, the City adopted the "City of Fort Lauderdale Comprehensive Plan: Future Land Use Element" (Future Land Use Plan). The goal of the Future Land Use Plan is to: "Encourage the use of land in a manner that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate service and facilities, conserve natural resources, and ensure compatibility of land uses."

As adopted by the City Commission and accepted by the County Commission, the Future Land Use Plan establishes objectives and policies to identify areas of focus and provide guidance on implementation criteria to help achieve the goal.

The Future Land Use Plan endorses, in part, completing redevelopment activities pursuant to the City's adopted Northwest Redevelopment Plan, and encourages further evaluation of recommendations contained in the Safe Neighborhood Improvement Plan for the Northwest Neighborhood Improvement District (as of 2015, the Safe Neighborhood Improvement Plan and the Northwest Neighborhood Improvement District no longer exist). Other important adopted objectives relate specifically to the Downtown Regional Activity Center (RAC) designation in the land use plan, and the need to establish and revise development regulations to assure proper and compatible development within transitional neighborhoods made a part of the RAC area (such as North Lauderdale, Progresso and Flagler Heights), and neighborhoods adjoining the RAC area (such as those within the Northwest Neighborhood Improvement District).

This Redevelopment Plan is consistent with and designed to aid in the implementation of the goals, objectives and policies of the Future Land Use Plan, which form the basis of the goals and objectives of this Redevelopment Plan. To summarize those most related to redevelopment plan objectives, the following statements provide excerpts from the Future Land Use Plan.

- Continue to utilize design guidelines and land development standards unique and specific to the Downtown Regional Activity Center (Downtown RAC) area in order to promote quality development of a desirable nature in the City's downtown.
- Continue to utilize transitional zones between the Downtown RAC and adjacent established neighborhoods to protect against incompatible uses.

- Utilize design guidelines and land development standards unique and specific to the Northwest Regional Activity Center (Northwest RAC) area in order to promote quality development of a desirable nature in the Northwest District.
- In existing neighborhoods, development shall be compatible with desired neighborhood density and with specific plans for redevelopment and revitalization.
- Evaluate industrial land uses in the Northwest RAC to determine where possible zoning changes are needed to assure compatibility with surrounding neighborhoods.
- Support community development activities and programs including housing rehabilitation, small business development, climate change adaptation, facilitation of all types of housing, including, but not limited to, low and moderate-income housing, and land assembly program in the NPF.
- Encourage the development of the infrastructure necessary to meet adopted levels of service standards set in individual elements, to support the Downtown-RAC and the Northwest-RAC.
- Encourage redevelopment and expansion of employment and housing opportunities for very low, low and moderate-income households within the Northwest RAC through the establishment of alternate levels of service on portions of the roadway network serving the area.
- Respond to community desires and preserve neighborhood integrity through the master planning process.

As it relates to the above, some paraphrasing and edification to the stated objectives and policies as found in the Future Land Use Plan have been made solely for the purpose of clarifying their meaning, and not for any intended purpose of altering their stated intent.

Redevelopment Plan Objectives

It is not the intent of this Redevelopment Plan to duplicate the efforts of other programs, efforts, and initiatives being implemented in both the Northwest District Area and the Flagler Heights RAC Area. Where there may exist some overlap, then as areas of concentrated need, the added forces of the CRA are intended to provide additional legal and financial resources bundled around a basic improvement program designed to stimulate, foster or provide the proper physical foundation necessary to promote and achieve redevelopment within the NPF CRA. The objectives of this Redevelopment Plan are to formulate a workable Redevelopment Program consistent with the sound needs of the community as set forth in the Comprehensive Plan, and to afford maximum feasible opportunities for private participation in undertaking the preservation, rehabilitation, and redevelopment of the NPF CRA. The Community Redevelopment Act requires redevelopment plans such as this plan to be consistent with the municipality's comprehensive plan. This plan is as a whole consistent with the City of Fort Lauderdale's Comprehensive Plan.

D. NEIGHBORHOOD IMPACT AND BENEFITS

This Redevelopment Plan is found at time of its adoption to promote programs and projects that will have a positive impact on the neighborhood residents and low and moderate-income households within the NPF CRA. The Redevelopment Program will assist in providing public amenities and incentives as inducements to stimulate private development to upgrade and replace incompatible land uses and blighting conditions currently affecting the area. The Redevelopment Plan will not present any adverse effects on *community facilities and schools and, in fact, fosters the construction of needed medical facilities and more accessible postal services by locating them in the neighborhood area. The Redevelopment Program will help preserve and expand the supply of affordable housing through the extension to the entire NPF CRA of Federal- and State—funded housing programs designed to principally assist low and moderate-income persons. It is Redevelopment Plan policy to minimize the effects of such activities on residential households and, when appropriate in the sole determination of the CRA, the property owner or the CRA will provide relocation advisory and financial assistance to other affordable and comparable replacement housing. The Redevelopment Program is designed, in part, to assist in the replacement or installation of basic public utilities that will improve the quality of life of residential neighborhoods, and stimulate private development of areas planned for commercial development.

Overall, this Redevelopment Plan will generally, but not solely, assist in serving the needs of low and moderate-income neighborhoods by fostering development regulations designed to preserve and protect abutting neighborhood areas from incompatible commercial development. Additionally, it will help focus and direct basic physical improvement programs to the NPF CRA in order to enhance the quality of life in the residential neighborhoods, and improve the overall environment necessary to retain and attract sound business and commercial development that provide employment and job opportunities as well as essential neighborhood services to the surrounding neighborhood areas.

E. UPDATE EFFECT ON EXISTING PLAN

This Plan amends and updates the Northwest Progress Flagler Heights Redevelopment Plan adopted by the Fort Lauderdale City Commission on November 7, 1995 (the “Original Plan”) and the updated and amended Plan adopted by the City Commission on May 15, 2001. Certain projects, programs, undertakings, and actions contemplated by the Original Plan are being implemented or are in progress at the time of the adoption of this Plan. Nothing in this Plan is intended nor shall anything herein be applied to stop, curtail, limit or restrict the implementation of those projects, programs, undertakings and actions under the Original Plan unless expressly stated herein to that effect. All such projects, programs, undertakings and actions under the Original Plan that are being implemented and are in progress as of the adoption of this Plan may be continued to completion in the manner contemplated by the Original Plan and such projects, programs, undertakings and actions are deemed to be activities contemplated by this Plan.

I. SWEETING ESTATES RESIDENTIAL REDEVELOPMENT

Vision Statement

Sweeting Estates has a large advantage over other residential areas in the CRA district due to the natural confinement of the neighborhood by the North Fork of the New River and Sistrunk Boulevard. Many of the commercial properties however, are a major detriment to the neighborhood and must be addressed at the same time any residential efforts are initiated. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. The Sweeting estates area is the targeted site of a single family infill project that is intended to remove the pockets of blighted and vacant land and provide for market rate housing.

Project Description

The initial program calls for incremental acquisition of the properties on the south side of Sistrunk that border the neighborhood. If the entire commercial cannot be relocated, rehab of existing structures is required. Replacement commercial can be accommodated on the north side of the street, or relocated further to the east in a commercial node. A simultaneous program for acquisition of key residential properties and code enforcement should take place. The third component involves possible street closures or a revised entry to limit ingress and egress to the neighborhood with attractive signage as the gateway. Relocation of blighted commercial properties and support for private sector initiatives within the area should follow.

The CRA has identified a private sector partner to provide infill single family housing in the Sweeting Estates area. The CRA will provide assistance through streetscape, infrastructure, demolition, and relocation. If necessary to complete site assembly, the CRA may exercise the power of eminent domain to acquire property and make it available to the developer.

Improvements could be infrastructure, demolition and possible relocation having a total cost of approximately \$2.5 million.

J. KONOVER SITE

Vision Statement

The Konover parcel and Jamaican Domino Club have been purchased. Assemblage of this site expands the development footprint and allow for a larger development having a stronger impact on the area and the Tax Increment Fund. The CRA shall seek optimal development potential through an RFP process.

Project Description

As of December 22, 2000, the City of Fort Lauderdale annexed the remaining part of the Konover parcel that had not previously been included in the corporate limits of the City. A report of the conditions on that parcel has been prepared. In 2002 the CRA and City Commission expanded the NPF-CRA to include that parcel.