

**NOTICE OF INTENT TO DISPOSE OF FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY PROPERTY FOR THE DEVELOPMENT OF
VACANT REAL PROPERTY LOCATED AT 1559 SISTRUNK BOULAVARD 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 (2020) of its intent to accept development proposals and dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property referred to herein consists of a parcel identified as postal addresses 1559 Sistrunk Boulevard in Fort Lauderdale, Florida 33311 and is legally described as:

LOT 14, BLOCK 1, OF DORSEY PARK, RECORDED IN PLAT BOOK 19, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING:

THAT PORTION OF LOT 14, BLOCK 1, OF DORSEY PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 5, BROWARD COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE GO NORTH 89° 34' 00" WEST ALONG THE SOUTH LINES THEREOF, 55 FEET TO THE SOUTHWEST CORNER OF LOT 14; THENCE NORTH 00° 30' 40" EAST ALONG THE WEST LINE THEREOF, 10.83 FEET TO A LINE 35 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 89° 41' 50" EAST ALONG SAID PARALLEL LINE, 55 FEET TO THE EAST LINE OF LOT 14 THENCE SOUTH 00° 30' 40" WEST ALONG SAID EAST LINE 10.95 FEET TO THE POINT OF BEGINNING.

(Property ID Number 5042 04 23 0080)

(the "Property")

The Property is vacant land with a land use designation of Northwest Regional Activity Center. The Property is zoned Northwest Regional Activity Center Mixed Use West (NWRAC MUw). The Market Value of the Property as of July 23, 2020 is \$105,000.00 based on a Real Estate Appraisal Report by Real Estate Analysts.

The CRA is seeking proposals from qualified and experienced real estate developers interested in securing title to the 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 the solicitation is to further implement the NPF CRA Plan by providing for the conveyance of certain lots owned by the CRA to the developer selected by the CRA 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 of Fort Lauderdale.

The fundamental goal is to position Sistrunk Boulevard as a mixed-use neighborhood and commercial destination that not only serves the needs of the resident population, but also is attractive to visitors. The development proposal should achieve certain objectives such as revitalizing the once vibrant Sistrunk Boulevard corridor, highlighting its historical heritage, promoting cultural tourism and arts and entertainment, adding new compatible uses that help create an identifiable sense of place such as dine in restaurants and active retail uses, employment opportunities, improving access, increasing the availability of goods and services and creating an environment that will attract private investment capital. The CRA is seeking proposals that demonstrate creativity, neighborhood compatibility, active street frontage, pedestrian activity, superior design and quality construction materials and features.

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 proposed 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 several agreements with the CRA. The selected proposer will be required to complete the project within 24 months from award or 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 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 terms 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 Property was purchased by the CRA in 2007, the CRA has clear title to the Property and environmental assessments were performed on the property when originally purchased by the CRA. The environmental assessment for the Property states that this parcel may have contamination that could affect the development of the site. Property will be conveyed in "As Is" condition with no representations, warranties or guarantees subject only to the terms and conditions for conveyance contained in the development agreement.

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 1559 Sistrunk Boulevard – Files, consisting of Location Map,

Appraisal, Environmental Assessments, Survey, Deeds, Broward County Appraiser Property Information and NPF CRA Community Redevelopment Plan.

There may be other right-of-way interest held by the CITY not shown 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 under Services – CRA Incentive Programs – Application Commercial Programs. For questions regarding these Property files, contact Bob Wojcik, CRA Housing and Economic Development Manager at (954) 828-4521.

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before September 7, 2020 at 4:00 P.M. 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**

Submission must include one (1) signed original cover letter with Purchase Offer for the entire Property, and twenty (20) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

“1559 Sistrunk Boulevard Proposal”

It is the sole responsibility of the respondent to ensure their proposal is received on or before the deadline with 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 applicant'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.

Developers seeking CRA funding assistance must include a complete “Application for CRA 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, 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 superior design, quality construction, materials and features; and
- 3) Demonstrates the financial capacity, legal ability, development experience, qualifications and ability of the developer best suited to carry out such proposal.

All three evaluation criteria will have equal weight. 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 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. Such agreements shall be signed no sooner than thirty (30) days after acceptance of the purchase offer and development proposal by the Board of Commissioners of the CRA.

Dated: August 6, 2020