

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA

THE REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY AND SUPPORTING FILES CAN BE FOUND ON THE CRA WEBSITE, www.fortlauderdalecra.com.

The Fort Lauderdale Community Redevelopment Agency (the "FL CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes of its intent to accept proposals for development and to dispose of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area ("NPF CRA"). The real property referred to herein is identified and is legally described as:

Parcel 1 (790 Sistrunk Boulevard and 538 NW 8th Avenue)

Lots 45, 46, 47, 48, 49, 50, 51 and Lot 52 less the North 16.30 feet, all in Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48, of the public records of Dade County, Florida.

AND also less the external portion of the 10 foot radius curve at the Northwest corner of said property being concave to the Southeast and tangent, a line 16.30 feet South of the North line of said Lot 52 and also being tangent to the West line of said Lot 51.

TOGETHER WITH:

The West one-half (W 1/2) of an alley lying East of and adjacent thereto, now vacated per City of Fort Lauderdale Ordinance No. 88-17,

(Parcel ID 5042-03-01-1850, 5042-03-01-1860, 5042-03-01-1870, 5042-03-01-1880 and 5042-03-01-1890)

Parcel 2 (547 NW 7th Terrace and 551 NW 7th Terrace) and Parcel 3 (537 NW 7th Terrace)

Lot 1, 2, 3, 6, 7 and 8, Block 15, NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 48 of the public records of Dade County, Florida, and the East one-half (E ½) of an alley lying West of and adjacent thereto said Lots 1, 2, 3, 6, 7, and 8, now vacated per City of Fort Lauderdale Ordinance No. 88-17, Less the North 16.30 feet of said Lot 1 for Right-of-Way

(Parcel ID 5042-03-01-1660, 5042-03-01-1610 and 5042-03-01-1630)

(Collectively the "Property")

The real property is vacant land with the land use designation of Northwest Regional Activity Center. It is zoned a combination of Northwest Regional Activity Center Mixed Use west (NWRAC MUw) and Residential Mid Rise Multifamily/Medium High Density district (RMM-25),

The FL CRA is seeking proposals from qualified and experienced Proposers (sometimes referred to as "Developers" or "Proposers") interested in acquiring the property from the Fort Lauderdale Community Redevelopment Agency (FL 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 (NPF CRA Plan) and in accordance with the terms, conditions, and specifications contained in the Request For Proposal issued by the FL CRA.

The purpose of this solicitation is to further the implementation of the Community Redevelopment Plan for NPF CRA by providing for the conveyance of certain lots owned by the FL CRA to the selected Developer 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 destination that not only serves the needs of the community, but also is attractive to visitors to the area. Redevelopment sites should help revitalize the once vibrant Sistrunk Boulevard corridor, highlighting its historical and cultural heritage, promoting cultural tourism, arts and entertainment, adding new compatible uses such as dine in restaurants and active retail uses that help create an identifiable sense of place as it fosters housing and/or employment opportunities, improving quality of life, tourism, improving access, increasing availability of goods and services and creating an environment the will attract other private investment capital. The FL CRA is seeking proposals that

demonstrate creativity addressing neighborhood compatibility, community benefit, sustainability, street frontage, pedestrian activity, superior design, construction materials and features. The project shall be consistent with the Vision Statement found in Section 5,D of the NPF CRA Community Redevelopment Plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area entitled "Sistrunk Corridor Area Improvements Programs" and Section 5.K "Other Property Acquisition and Disposition".

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 the projects compliance with the City's code requirements and/or what approvals are needed and the timeline for such approvals.

The Property was originally purchased by the FLCRA between 2000 and 2007. The Property will be conveyed in "As Is" condition, subject only to the terms and conditions for conveyance contained in the development agreement. The Market Value of the property is \$1,245,000. The RFP requires that the Proposer submit a Purchase Offer for the entire Property as part of their proposal.

Files containing information regarding the RFP for the Property are available on the CRA web site at www.fortlauderdalecra.com under::

NOTICES:

NOTICE OF INTENT TO ACCEPT PROPOSALS FOR DEVELOPMENT AND TO DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL PROPERTY LOCATED AT 790 SISTRUNK BOULEVARD, 538 NW 8th AVENUE, 537 NW 7th TERRACE, 547 NW 7th TERRACE AND 551 NW 7th TERRACE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA, and

FILES:

REQUEST FOR PROPOSALS (RFP) FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7 TERRACE AND NW 8 AVENUE, consisting of RFP Section I (Introduction and Information), RFP Section II (Special Terms and Conditions), RFP Section III (Scope of Services), RFP Section IV (Submittal Requirements), RFP Section V (Evaluation and Award), RFP Section VI (Property Purchase Offer Page), RFP Attachment 1 (Community Redevelopment Plan), RFP Attachment 2 (Appraisal), RFP Attachment 3 (Surveys), RFP Attachment 4 (Title Policies - Parcel 1), RFP Attachment 5 (Title Policies -Parcel 2), RFP Attachment 6 (Title Policies- Parcel 3), RFP Attachment 7 (Original Phase 1 Environmental Assessments), RFP Attachment 8 (Original Phase 2 Environmental Assessments), RFP Attachment 9 (CAM 17- 0686), and RFP Attachment 10 (CAM 18-0192)

Submission Deadline

All proposals for the development and conveyance of this Property shall be submitted on or before 4:00 P.M. on Monday, March 25, 2024, 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 and ten (10) copies of the Development Proposal, including all attachments plus two (2) electronic copies on a thumb drive in a sealed envelope and marked:

“REQUEST FOR PROPOSALS FOR THE PURCHASE AND DEVELOPMENT OF CRA PROPERTY ON SISTRUNK BOULEVARD, NW 7TH TERRACE AND NW 8TH AVENUE”

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 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. 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**.

It is the intent of the CRA, as determined by the CRA Board of Commissioners in its sole discretion, to select the proposer who submits a development proposal where:

- 1) The proposed Project is in the best interest and in furtherance of the purposes of the Community Redevelopment Plan and Vision Statement for the area in the Redevelopment Plan, provides Community Benefit,

- Economic Impact and is most responsive to the requirements of the RFP;
and
- 2) The Developer demonstrates the financial capacity, development experience, qualifications and ability best suited to carry out the proposal;
and
 - 3) The Conceptual Project Plans demonstrate sustainability, superior design, construction and features; and
 - 4) The proposed Project does not require significant CRA financial resources, as reflected in the Purchase Offer made for the Property and CRA development incentives requested by the Developer .

All four evaluation criteria will have equal weight. Proposals must address the evaluation criteria of the RFP. The CRA Board of Commissioners 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.

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 of execution of the development agreement. Negotiation of the Development Agreement must be completed within four (4) months of award by the CRA Board Of Commissioners. 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.

Point of Contact

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

Material changes, if any, to the scope of services, bidding procedures or proposal submittal deadline will only be transmitted by written Addendum and posted on the CRA web site at www.fortlauderdalecra.com under NOTICES. Proposals shall be submitted as stated in the Submittal Requirements of the RFP. No part

of your proposal can be submitted via FAX. No variation in price or conditions shall be permitted based upon a claim of ignorance. Submission of a proposal will be considered evidence that Proposer is familiar with the RFP requirements. The entire proposal must be submitted in accordance with all requirements contained in the RFP.

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 within thirty days after the Board of Commissioner selects the Developer, if the CRA deems it in the best interest of the CRA and in furtherance of the NPF CRA Plan. The CRA shall enter into a Development Agreement, Purchase and Sale Agreement, Restrictive Covenant 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.

Dated: February 8, 2024

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