

**NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY ON
NW 10 TERRACE AND ON NW 8th STREET IN THE NORTHWEST PROGRESSO
FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA AND NOTICE OF
PUBLIC HEARING ON TUESDAY, DECEMBER 17, 2024, AT 2:30 PM AT THE
BROWARD CENTER FOR THE PERFORMING ARTS,
MARY N. PORTER RIVERVIEW BALLROOM,
201 SW 5TH AVENUE, FORT LAUDERDALE, FLORIDA 33312**

The Fort Lauderdale Community Redevelopment Agency (the "CRA") hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2021), as amended from time to time, of its intent to accept proposals for the sale and development of real property within the Northwest Progresso Flagler Heights Community Redevelopment Area pursuant to the Community Redevelopment Plan for the Northwest Progresso Flagler Heights Area (NPF CRA Plan) in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the CRA. The Property consists of two 25 by 135-foot vacant residential lots offered for purchase in "As Is", "With all Faults" condition by the CRA. The properties are zoned RMM-25 Multi-Family Mid Rise/Medium High Density, and each contain approximately 3,375 square feet. Proposals shall include the purchase price and plan for development of the properties subject to land use, zoning, building code requirements and Fort Lauderdale Unified Land Development Regulations.

The real property referred to herein is identified and is legally described as:

740 NW 10 Terrace

Lot 45, of Block 275, of PROGRESSO, According to the Plat Thereof, Recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida.

(Property ID 4942 34 06 7960)

Together with:

XXX NW 8 Street

Lot 48, of Block 275, of PROGRESSO, According to the Plat Thereof, Recorded in Plat Book 2, Page 18 of the Public Records of Dade County, Florida, Said Lands Situate, Lying and Being in Broward County, Florida.

(Property ID 4942 34 06 7980)

(The "Property")

The Property was conveyed to the CRA by the City of Fort Lauderdale in "As-Is" condition on May 27, 2022, by Quit Claim Deed.

Files containing information regarding the Property are available on the CRA web site at www.fortlauderdalecra.com under **NOTICES - NOTICE OF INTENT TO ACCEPT PROPOSALS AND DISPOSE OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY PROPERTY ON NW 10 TERRACE AND ON NW 8 AVENUE IN THE NORTHWEST PROGRESSO FLAGLER HEIGHTS COMMUNITY REDEVELOPMENT AREA – Files, consisting of Notice of Intent to Accept Proposals, Exhibit 1 (Location Map), Exhibit 2 (Broward County Appraiser Property Information), Exhibit 3 (Surveys), Exhibit 4 (Deeds), Exhibit 5 (Appraisal of Property) and Exhibit 6 (NPF CRA Community Redevelopment Plan)**

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

Submission Deadline

All proposals for the development and purchase of this Property shall be submitted on or before 4:00 P.M. on Monday, November 4, 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.

**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 a Purchase Offer for the Property,**
- and**
- **Two (2) copies of the Development Proposal, including all attachments plus one (1) electronic copy on a thumb drive in a sealed envelope and marked:**

“Property on NW 10 Terrace and on NW 8 Street Proposal”

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 proposer’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.

It is the intent of the CRA to select the proposer who submits an offer to purchase and 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 quality construction, materials and features of the structure and site; and
- 3) Demonstrates the financial capacity, experience, qualifications and abilities best suited to carry out such proposal.

All three evaluation criteria will have equal weight. Proposals must address the evaluation criteria of this invitation to submit an offer and development proposal in compliance with the CRA plan.

Development Proposals shall include:

- 1) An Executive Summary that summarizes the project,
- 2) Information on the Proposer including name, address, email and telephone number, background information, ownership and management structure of proposer, type of entity, if any e.g. corporation, partnership, limited liability company;
- 3) Background information on Proposer's development team;
- 4) Proof of Financial Capacity including tax returns for the last three years and bank statements;
- 5) Proposed financing plan and detailed projected Sources and Uses of funding for the project;
- 6) Development cost of construction including all hard and soft cost;
- 7) For rental property, a minimum 5 year proforma of projected income, expenses, debt service and profit. If for sale units, the estimated purchase price.
- 8) Conceptual plans" of the project including site plans, floor plans, elevations, features and amenities; and
- 9) A timeline/schedule for completion of 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 notice of intent or to make the award that is in the best interest of the CRA as determined by the CRA Board of Commissioners.

Proposers are responsible for ensuring compliance with all 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, including without limitation, a Letter of Intent, Development Agreement and Purchase and Sale Agreement and such other appropriate agreements. The selected proposer will be required to complete the project within 18 months of 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 limited to approval rights over development, rights of reverter, development plan and completion schedule, insurance and indemnification, and other terms and conditions deemed to be in the best interest of the CRA and the public. Restrictive covenants will be required to ensure continuity of the proposed uses.

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.

It is the intent to present the proposal to the CRA Board of Commissioners on Tuesday, December 17, 2024, at 2:30 pm, or as soon thereafter as possible, at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Avenue, Fort Lauderdale, Florida 33312. The Public may make comments at that time on the project and sale of the Property.

Anyone needing auxiliary services to assist in participation at the meeting, please contact the CRA Secretary at (954) 828-5002 at a minimum of two days prior to the meeting.

Dated: September 19, 2024

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