

**NOTICE OF INTENT TO ACCEPT PROPOSALS TO ACQUIRE AND DEVELOP
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY VACANT REAL
PROPERTY LOCATED AT 1306 NW 6 STREET AND 539 NW 13
AVENUE IN THE NORTHWEST-PROGRESSO-FLAGLER HEIGHTS COMMUNITY
REDEVELOPMENT AREA AND NOTICE OF PUBLIC HEARING ON TUESDAY,
MARCH 16, 2027 AT 1:00 PM AT THE FORT LAUDERDALE POLICE DEPARTMENT
COMMUNITY ROOM #1004 – 1300 WEST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33312**

INVITATION FOR PROPOSALS

The Fort Lauderdale Community Redevelopment Agency (the “CRA”) hereby gives public notice pursuant of Section 163.380(3)(a), Florida Statutes (2026) of it’s intent to accept development proposals for the sale and development of real property within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (“NPF CRA”) pursuant to the Community Redevelopment Plan for the NPF CRA in accordance with the terms, conditions, and specifications contained in this Notice of Intent issued by the CRA. The Property consists of two adjacent vacant parcels zoned Northwest Regional Activity Center Mixed Use West (NWRAC MUw) identified by postal addresses 1306 NW 6 Street and 539 NW 13 Avenue in Fort Lauderdale, Florida 33311 and is legally described as:

Property ID Number 5042 04 06 0610:

Lot 5, Block 4, FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof, as recorded in Plat Book 9, Page 65 of the Public Records of Broward County, Florida
(Less Road Right of Way)

(1306 NW 6 Street (Sistrunk Boulevard), Fort Lauderdale, FL.33311)

Together With

Property ID Number 5042 04 06 0630:

Lot 7 and 8, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, Page 65, of the Public Records of Broward County, Florida

(539 NW 13 Avenue, Fort Lauderdale, FL. 33311)

(“Collectively the “Property”)

The market value of the Property is \$412,000.00. 1306 NW 6 Street has an appraised value of \$140,000.00 as of October 15, 2025 based on a Real Estate Appraisal Report by Vance Real Estate Service, and 539 NW 13 Avenue has an appraised value of \$272,000.00 as of October 25, 2025 based on a Real Estate Appraisal Report by Vance Real Estate Service. **The CRA will accept purchase offers for the Property for less than the fair market value of the Property. The CRA however will not be providing any cash development incentives for development of the Property.**

The CRA is seeking proposals from qualified and experienced real estate developers interested in securing title to the Property from the CRA for a project that develops the Property for a combination of active retail uses and free off-street parking that serves new development along Sistrunk Boulevard and provides other benefits to the community.

The fundamental goal is to position Sistrunk Boulevard as a mixed-use area and commercial destination. The development proposal should achieve certain objectives such as helping 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, providing employment opportunities, improved access and parking, 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 Development Services 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"). Proposers are responsible for ensuring compliance with State, County, City laws and regulations and other applicable codes, with respect to construction, operation and maintenance of the Property.

The selected proposer will be required to enter into several agreements with the CRA and complete the off-street parking portion of the project within 12 months of execution of the development agreement. 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 will be required in order to ensure continuity of the proposed uses.

The City of Fort Lauderdale approved the transfer of the Property to the CRA and the CRA will convey the Property to the successful Proposer by Quit Claim Deed. The Property will be conveyed in "As Is" condition 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 1306 NW 6 Street and 539 NW 13 Avenue – Files, consisting of Location Map, Appraisal, Environmental Assessment, Survey, Deeds, Broward County Appraiser Property Information and NPF CRA Community Redevelopment Plan.

For questions regarding these Property Files, contact the following CRA staff:
Jonelle Adderley, CRA Planner at (954) 828-4508,
Tania Bailey-Watson, CRA Senior Administrative Assistant at (954) 828-5945, or
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 4:00 P.M. November 24, 2026, 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)
1901 W. Cypress Creek Road, Suite 500
Fort Lauderdale, Florida 33309**

Submission must include one (1) signed original Cover Letter with a Purchase Offer for the entire 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:

“1306 NW 6 Street and 539 NW 13 Avenue 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.

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, provides community benefits, 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. Proposals must address the development goals and evaluation criteria of this invitation to submit an offer and development proposal in compliance with the CRA Plan and this Notice of Intent. Evaluation of proposals will be conducted by an Evaluation Committee consisting of a minimum of three members. The Evaluation Committee ranking will be presented to the Northwest – Progresso - Flager Heights Redevelopment Advisory Board and the recommendation of the Evaluation Committee will be provided to the CRA Board of Commissioners for consideration of the Contract award.

Development Proposals shall include:

- 1) An Executive Summary that summarizes the project including the community benefits provided by the project and how it facilitates the goals, objectives and policies of the NPF CRA Plan.
- 2) Information on the Proposer including name, address, email and telephone number, background information, ownership and management structure of Proposer, type of entity: corporation, partnership, limited liability company;
- 3) Background information and relevant experience of 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) Detailed estimated development cost of construction prepared by a State Certified General Contractor, including all hard and soft costs;
- 7) A ten year development proforma of projected income, expenses, debt service and profit;
- 8) Conceptual plans of the project including site plans, landscape plans, floor plans, elevations, full color Illustrations, project features and amenities; and
- 9 A timeline/schedule for completion of the entire 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 off-street parking portion of the project within 12 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 and prohibit uses that do to not further the CRA Community Redevelopment Plan including adult uses, massage parlors, liquor stores and convenience stores, as provided in the Unified Land Development Regulations ("ULDR").

This invitation for proposal shall serve as a notice to the public of the CRA's intent to accept proposals 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.

It is the intent to present the proposal to the CRA Board of Commissioners on Tuesday, March 16, 2027, at 1:00 pm, at the Fort Lauderdale Police Department - Community Room #1004 – 1300 West Broward Boulevard, Fort Lauderdale, Florida 33312. The Public may make comments at that time on the project and sale of the Property.

Dated: October 22, 2026

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