

## **NOTIFICATION OF REQUEST FOR LETTERS OF INTEREST**

**REFERENCE# 12350-209**

**LAND FOR LEASE: 2941 NW 19<sup>th</sup> STREET, FORT LAUDERDALE, FL 33311**

The City of Fort Lauderdale is requesting Letters of Interest (RLI) from qualified developers of real property to propose uses of City-owned property and/or buildings located at 2941 NW 19th Street, Fort Lauderdale, FL 33311. This is an exciting opportunity for a City and a public or private sector partner to enhance and activate the site. The City of Fort Lauderdale will give preference to proposals that incorporate a child daycare and/or civic and private club facility component.

The property was built in 1983 as a residential building that was later converted into a daycare center. Since then it has been vacant for several years. The property is located in the Rock Island Community about one block east of the intersection of NW 19 Street and NW 31st Avenue (Dr. Martin Luther King Boulevard), both transportation arteries into the City. This property is zoned for heavy commercial/light industrial business (B-3). There is 1,583 square foot building on a 18,567 square feet lot.

This RLI does not limit in any way the respondent's proposed development. Any use proposed by the respondent that is legally feasible will be considered. Any lease term under 50 years will be considered. Any party who is interested in this property shall submit a written Letter of Interest outlining their overall approach to this project. Proposer shall provide an overview on proposer's vision, ideas, and methodology. For those interested in visiting the property prior to submitting a Letter of Interest, a site visit is scheduled for Monday, December 2, 2019 at 9:00 AM and Friday, January 10, 2020 at 9:00 AM.

### **SUBMITTALS OF LETTER OF INTEREST**

Your letter should contain the following:

1. Name and address of the firm/individual responding
2. Contact person and phone number
3. Background information and qualifications
4. Proposed lease rate
5. Lease proposal not to exceed 50 years
6. Scope of project (inclusive of vision, plan, and all intended renovations and amenities)
7. Proposer shall submit a comprehensive development timeline, inclusive of milestones
8. Proposer shall demonstrate financial capacity

The letter of interest must be accompanied by cashier's check or certified check payable to the City in an amount equal to at least ten (10) percent of the first year's rental. An identified original copy, plus (2) additional copies should be included. The above requirement totals (3) hard copies of your letter of interest. The City prefers all responses to this RLI to be less than 50 pages and that the Contractor utilize recyclable materials as much as possible. All letters of interest must be submitted in a sealed package with the RLI number, due date, and RLI title clearly marked on the outside.

Submittal of response by fax or e-mail will NOT be acceptable. The City is not liable for any costs or expenses incurred by any Proposer in responding to this RLI.

For information concerning procedures for responding to this request, contact Luisa Agathon, City Manager's Office at (954) 828 -5143 or LAgathon@fortlauderdale.gov , or Assistant Procurement and Contract Manager, James Hemphill at (954) 828 – 5143 or at jhemphill@fortlauderdale.gov.

**Letters of Interest shall be sent to:**

**James Hemphill  
City of Fort Lauderdale Procurement Services Division  
100 N. Andrews Avenue, #619  
Fort Lauderdale, Florida 33301**

All Letters of Interest are **due prior to 2:00 PM on January 17, 2020.**