



January 5, 2000

**REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF PROPERTY KNOWN AS LAS
OLAS INTRACOASTAL MUNICIPAL PARKING LOT AND NEARBY REDEVELOPMENT
PARCELS A and B IN THE CITY'S CENTRAL BEACH AREA**

REQUEST FOR PROPOSAL NO. 312-8434

The City of Fort Lauderdale has issued a Request for Proposal (RFP) for the above referenced development proposal.

General information for the request is as follows:

The property made available for lease through this RFP is located in the City's Central Beach Area. Having Intracoastal Waterway view and orientation, the site has major potential to attract a development or developments that will serve as a catalyst to further stimulate the accomplishment of beach redevelopment goals and objectives.

The subject property is located along the east side of the Intracoastal Waterway between the north and south sides of the Las Olas Bridge. The Las Olas Lot is owned by the City and currently used as a municipal parking lot. It contains up to 5.33 net acres located on both the north and south sides of the Las Olas Bridge. The adjoining, additional vacant property, being made available through this RFP, is owned by the FLCRA. It is located on the south side of the Las Olas Bridge and adjacent to Las Olas Boulevard, between the east property line of the Las Olas Lot and the western edge of the canal running parallel to the southbound corridor of State Road A-1-A. It contains up to 1.11 acres. Total acreage for the property being offered is approximately 6.44 net acres, which excludes the present configuration of East Las Olas Circle and the City's Las Olas Municipal Marina, westward of the present East Las Olas Circle. The area under the Las Olas Bridge is owned by the Florida Department of Transportation, and under long-term lease to the City. It is not being made available as part of this RFP.

The City through the FLCRA is considering entering into a long-term lease of up to one hundred (100) years, with an option to renew for a specified period not to exceed an additional one hundred (100) years, with a developer or developer(s) who can offer a program for the mixed use development of the property located north of the Las Olas Bridge and a program primarily for residential development on the property located south of the Las Olas Bridge. The development program of the successful proposer shall be consistent with beach redevelopment goals and objectives, provide the greatest return to the City/FLCRA, and be compatible and sensitive to the surrounding neighborhood.

The boundary of the Central Beach Regional Activity Center (RAC) land use and the Central Beach zoning districts, including the boundary within this area of the Central Beach Community Redevelopment Area shall be shown in the RFP. The location of the property being made available for lease to the successful proposer(s) through this RFP shall also be shown in the RFP, as will the entire site of the property as it is currently configured.



Proposers interested in receiving the Request for Proposal are requested to return this letter by fax, mail, or e-mail indicating your interest. Proposers are requested to include an e-mail address for expedited receipt of the RFP document and any subsequent Addenda that may be issued.

Requests may be sent to: ATTN: Purchasing Division
Fax: (954) 761-5576
Mail: City of Fort Lauderdale-Purchasing Division, 100 N. Andrews Ave., Ft. Lauderdale, FL 33301
E-mail: purchase@ci.ftlaud.fl.us

If responding by e-mail to the above, you must indicate name of firm, specific contact person, desired media format, complete address, phone/FAX number, and e-mail address.

A complete RFP Schedule, outline of requirements, proposed lease, property description, property reuse goals, site conditions and constraints, special policies on heights and uses, zoning regulations and guidelines, building codes and regulations, and other pertinent information are contained in the Request for Proposal document.

YES: _____ I am interested in receiving an RFP package

Desired media: Hard Copy_____ CD-Rom (read only)_____ (Word2000)

Company Name: _____

Address: _____

City: _____, State: _____, Zip: _____

E-mail address is: _____ (preferred method of distribution)

FAX No.(_____) _____ (RFP will not be distributed via facsimile, but addenda may be)

Contact Name: _____

Sincerely,

Kirk W. Buffington, C.P.M., Purchasing Manager

cc: RFP File 312-8434