



CITY OF PORT ST. LUCIE ***Procurement Management Department***

"A City for All Ages"

Letter of Interest #20180006

Exclusive Opportunity to Lease, Build and Operate a Waterfront Restaurant in Port St. Lucie

The City of Port St. Lucie is seeking a partner to construct and operate a waterfront restaurant in what is expected to become a showcase park on the banks of the North Fork of the St. Lucie River. The North Fork of the St. Lucie River attracts locals and tourists and is less than one hour drive from Palm Beach, Martin and Indian River counties. The proposed restaurant is planned for a ten-acre park that will include a mix of recreational and cultural uses with boating access and a Riverwalk boardwalk. A restaurant will be a key attraction. Advantages of this offer include but are not limited to:

- Exclusive views of the St. Lucie River
- Up to 9,500 SF of Restaurant & Retail space on one acre
- Intercoastal waterway access
- Indoor and outdoor seating
- City infrastructure improvements including access, parking, utilities
- Port St. Lucie has over 185,000 residents
- 83,000 residents within a 5-mile radius of site
- Easy access to the FL Turnpike & US-1
- Negotiable land-lease terms

Port St. Lucie is the eighth largest city by population in Florida and the third largest in the South Florida region. The City is recognized as having the lowest crime rates among Florida's large cities. Port St. Lucie is home to the world-famous N.Y. Mets' Spring Training Facility. St. Lucie West and the Town of Tradition master planned communities are within 10 miles. According to SmartAsset.com, the City is also recognized as top in the nation for Millennials buying their first home. With more people choosing to call Port St. Lucie home and the added benefit of a business-friendly environment, now is the time to partner with the City of Port St. Lucie in this exciting venture.

The Riverwalk District is centrally located and provides opportunities for recreation, boating, and sightseeing. The 10-acre site provides outstanding views of the river, surrounding natural lands, and the Port St. Lucie Botanical Gardens. The property is zoned PUD (Planned Unit Development) and approved for restaurant use with indoor and outdoor seating.

As part of the development of the 10-acre site, the City will provide the following infrastructure:

- Entryway improvements
- Paved driveway
- Boardwalk
- Floating boat docks
- Sanitary service and potable water service lines to restaurant site
- Paved, handicapped, and overflow parking to accommodate a restaurant and other uses
- Master stormwater system

The City desires that all those submitting a letter of interest possess the experience, qualifications, and vision necessary to provide a waterfront dining experience that attracts patrons from all areas of the City and surrounding region. For more detailed information and video about this project please see Flyer and visit our website at <http://www.cityofpsl.com>.

Please include the following information in your response:

1. Identify the entity submitting the letter of interest and, if different, the entity which would ultimately be expected to be the tenant under a lease from the City of Port St. Lucie.
2. Current Operations- Describe your current operations and locations. Include branding affiliations(s) as may be applicable.
3. Proposed Operations- Describe the type of restaurant (including size, hours of operation, franchise, and branding affiliations(s), if any, proposed construction schedule, and opening date.
4. Ground Lease- State the minimum term you would consider necessary for the ground lease from the City of Port St. Lucie.
5. Any additional information to indicate your interest in the lease and development of the parcel, and any items you would suggest the City of Port St. Lucie should consider.

The City of Port St. Lucie will not be responsible for any costs incurred by interested parties or firms in the preparation of Letters of Interest.

Parties or Firms that are interested in this opportunity, should submit the required information via DemandStar or email purch@cityofpsl.com, by November 30, 2017 3:00:00 P.M., EST.

If you have any questions, please email June Raymond at jraymond@cityofpsl.com.