

# **Notice of Property for Lease**

**Parcel of Land  
The Southeast Corner of North Perry Airport  
at the corner of Pembroke Road and SW 72nd Avenue  
Pembroke Pines, Florida 33023**

## **Informational Package**

### ADVERTISEMENT DATE(S):

*Sun Sentinel*      June 29, 2024, and July 6, 2024

### RESPONSE DATE & TIME:

Broward County Aviation Department must receive letters of interest by July 26, 2024

### PRIMARY CONTACT:

Kendall Sharpe  
Broward County Aviation Department, North Perry Airport  
101 SW 77<sup>th</sup> Way  
Pembroke Pines, FL 33023  
954.359.1016 / [ksharpe@broward.org](mailto:ksharpe@broward.org)

### DIRECTOR/GENERAL AVIATION MANAGER:

Nina MacPherson  
Broward County Aviation Department, North Perry Airport  
101 SW 77<sup>th</sup> Way  
Pembroke Pines, FL 33023  
954.359.1016 / [nmacpherson@broward.org](mailto:nmacpherson@broward.org)

## **GENERAL OBJECTIVE**

The Broward County Aviation Department (BCAD) is requesting letters of interest (RLI) from qualified firms and individuals that have an interest in leasing a parcel of land for development consisting of +/- 3.8 Acres on the Southeast corner of North Perry Airport.

## **PROPERTY INFORMATION**

- Located approximately at 7201 Pembroke Road, Pembroke Pines, FL 33023.
- The parcel consists of a portion of North Perry Airport Parcel of Property Appraiser Folio Number 5141-15-06-0010.
- A successful respondent will be responsible for all development of the property, including but not limited to, due diligence investigation of the parcel and its suitability for respondent's purposes, obtaining all required approvals, zoning changes, permits, etc. from all governing agencies having jurisdiction over the parcel. Zoning is currently A-1, Agricultural per the City of Pembroke Pines. (See Attached Zoning and Land Use Drawings).
- The parcel shall be limited to non-aviation Land Use.
- Section 39.3 of the Broward County Administrative Code (Code) provides requirements for the lease of airport property owned by Broward County (County). Respondents are responsible for familiarizing themselves with these provisions before submitting the RLI. In sum the Code provides:
  - Term is limited to twenty (20) years. The length of the term is dependent on the capital investment committed.
  - Amortization Period generally will not exceed twenty (20) years.
  - Market rent shall be 15% of the appraised value.
  - Rent is subject to annual increases and re-appraisals as provided for in the Administrative Code.

### **INSPECTION TIME**

The following date and time are reserved for the property to be inspected:

- Wednesday, July 24, 2024, 10:00AM-12:00PM or 1:00PM-3:00PM.

### **SUBMISSION OF LETTER OF INTEREST**

- The RLI must be submitted in an envelope marked:

**“Lease of the Southeast Corner of North Perry Airport”**

and addressed to:

Kendall Sharpe-Business Specialist  
Broward County Aviation Department, North Perry Airport  
101 SW 77<sup>th</sup> Way  
Pembroke Pines, FL 33023

- Response date and time: RLI must be postmarked by no later than Friday, July 26, 2024. Responses received after will not be considered by BCAD.
- RLI should include the respondent’s business plan and proposal for the subject parcel.
- BCAD may request additional information from respondents, including, but not limited to, information relating to a respondent’s financial ability to perform and an oral presentation on their approach to the project.

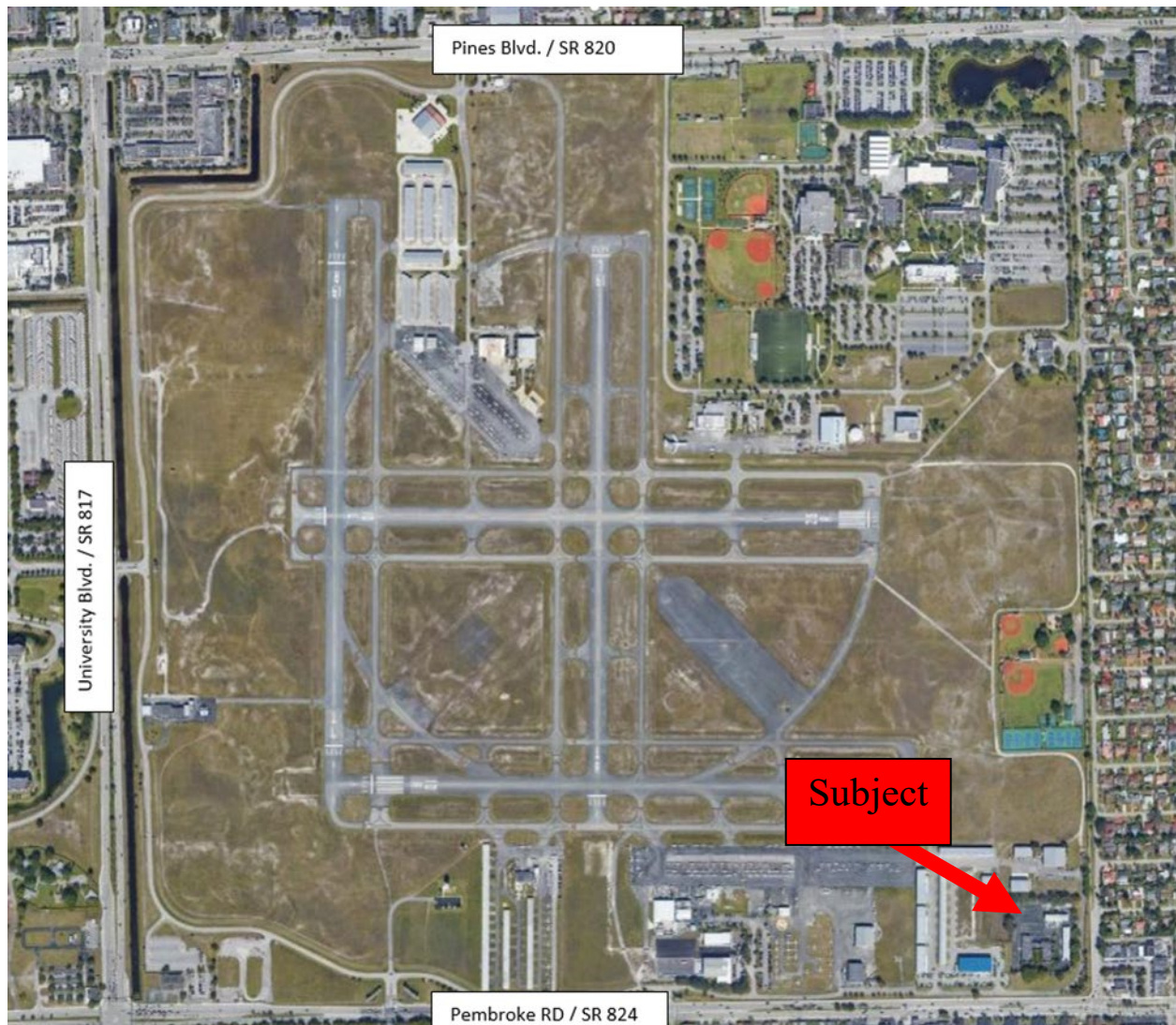
### **ADDITIONAL TERMS**

- Property is to be leased “as is,” “where is”.
- Respondents shall perform all required due diligence. County makes no representation or warranty as to the condition of the property.
- A successful respondent will be required to execute County’s standard agreement of Lease (Lease). A draft form of the Lease is available for review upon request.

- Use of the property and any improvements constructed on the property must be compatible with the rules and regulations of the FAA as well as the policies of the Broward County and approved by the Federal Aviation Administration (FAA).
- Lessee must meet or exceed the required County Business Enterprise (“CBE”) goals by utilizing the CBE firms submitted as part of its obligation. The CBE goals must be certified by the Broward County Office of Economic and Small Business Development (“OESBD”)
- Certificate of Occupancy for all improvements must be obtained within two (2) years or sooner.
- BCAD reserves the right, in its sole discretion, to withdraw the RLI, reject any or all responses received in response to this RLI, and to enter into negotiations with any respondent to develop the parcel to serve its best interests.
- Any agreement to lease the parcel arising from this RLI is subject to approval by BCAD and review and approval by the Broward County Board of County Commissioners.
- All costs for the RLI response shall be borne by respondent.
- Broward County is a public agency subject to Chapter 119, Florida Statutes. Upon receipt, all submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Submittals may be posted on the County's public website or included in a public records request response, unless there is a declaration of "confidentiality" pursuant to the public records law and in accordance with the procedures in this section. Any confidential material(s) the Vendor asserts is exempt from public disclosure under Florida Statutes must be labeled as "Confidential" and marked with the specific statute and subsection asserting exemption from Public Records.

Material will not be treated as confidential if the Vendor does not cite the applicable Florida Statute (s) allowing the document to be treated as confidential. Any materials that the Vendor claims to be confidential and exempt from public records must be marked and separated from the submittal. If the Vendor does not comply with these instructions, the Vendor's claim for confidentiality will be deemed as waived.

## AERIAL LOCATION MAP OF PROPERTY AND PHOTOS



*Notice of Property for Lease – Parcel of Land The Southeast Corner of North Perry Airport*

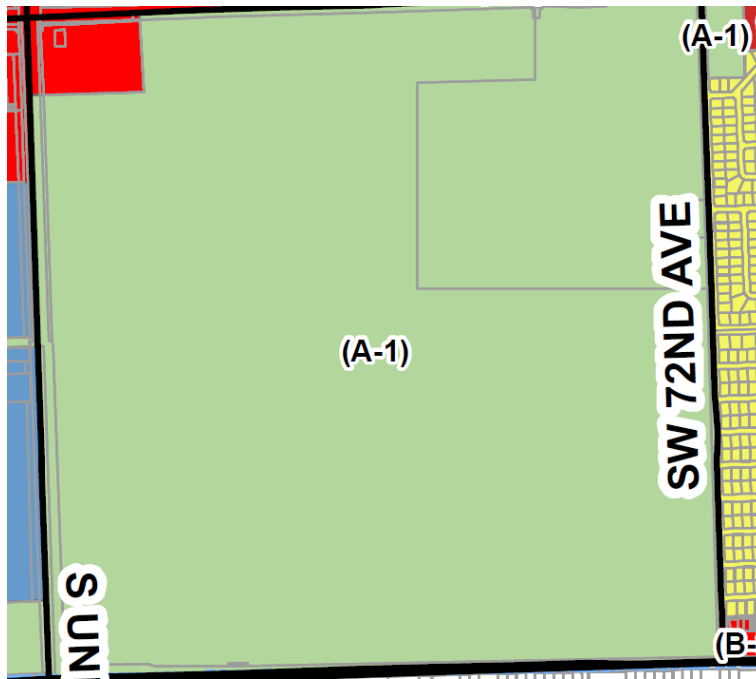


## EXHIBIT A



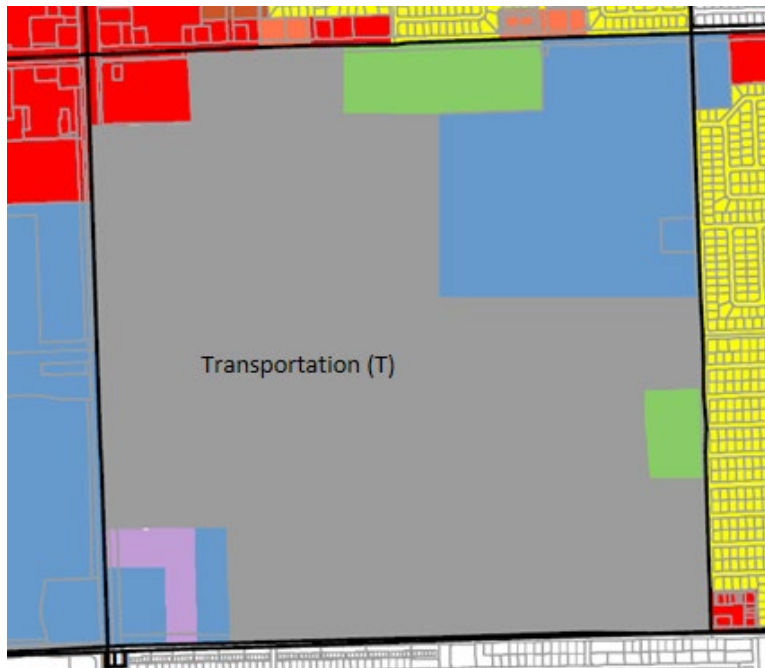
*Notice of Property for Lease – Parcel of Land The Southeast Corner of North Perry Airport*

## ZONING DESIGNATION



<https://www.ppines.com/DocumentCenter/View/731/Zoning?bidId>

## LAND USE DESIGNATIONS



<https://www.ppines.com/DocumentCenter/View/689/FLUM>

*Notice of Property for Lease – Parcel of Land The Southeast Corner of North Perry Airport*