

**NOTICE OF PROPERTY FOR LEASE**  
**PARCEL OF LAND**  
**NORTHEAST PARCEL OF NORTH PERRY AIRPORT**  
**77<sup>TH</sup> WAY**  
**PEMBROKE PINES, FLORIDA 33023**

**INFORMATIONAL PACKAGE**

ADVERTISEMENT DATE(S):

*Sun Sentinel* Saturday, December 31, 2022 & Saturday, January 7, 2023

RESPONSE DATE & TIME:

Broward County must receive letters of interest by Monday January 23, 2023

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

AIRPORT 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

## **GENERAL OBJECTIVE**

The Broward County Aviation Department (BCAD) is requesting letters of interest (RLI) from qualified firms and individuals who have an interest in leasing a parcel of land for development consisting of +/- 10.0 Acres on the Northeast Side of North Perry Airport.

## **PROPERTY INFORMATION**

- Location is at approximately 77<sup>th</sup> Way, Pembroke Pines, FL 33023.
- Qualified firm or individual will be responsible for development of the property. Zoning is currently A-1, Agricultural per the City of Pembroke Pines. Qualified firm or individual is responsible for conducting its own due diligence and processing the variance/change to the permitted land use if necessary. (See Attached Zoning and Land Use Drawings).
- Aviation Use Only.
- Administrative Code of Broward County, FL Subsection 39.3(A) contains specific limitations for leasing airport property owned by Broward County (County). Qualified firm or individual is responsible for familiarizing themselves with these provisions before submitting the RLI. In summary, the Administrative Code specifies:
  - Term is limited to thirty (30) years. Available term is dependent on capital investment planned by qualified firm or individual.
  - Amortization Period generally will not exceed twenty (20) years.
  - Market rent shall be 8%-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 is reserved for the property to be inspected:

- January 11, 2023                      1:00 p.m. – 4:00 p.m.

## **SUBMISSION OF LETTER OF INTEREST**

- The RLI must be submitted in an envelope marked:

**“Lease of the Northeast Parcel of North Perry Airport”**

Kendall Sharpe  
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 received by BCAD at the North Perry Airport no later than Monday, January 23, 2023.
- RLI should include the qualified firm(s) or individual(s) business plan and proposal for the subject parcel must be included.
- County may request a presentation or more information from qualified firm(s) or individual(s) submitting an RLI.

#### **ADDITIONAL TERMS**

- Property is to be leased “as is”, “where is”.
- Qualified firm or individual shall perform all required due diligence. County makes no representation of warranty with respect to the condition of the property.
- Execution of County's Agreement of Lease (Lease). Draft form of the Lease is available for review upon request.
- Use of the property and any improvements constructed on the property must be approved by the Federal Aviation Administration (FAA).
- Property must be developed within two (2) years or sooner of an approved lease agreement.
- The Lease is subject to approval by BCAD and the County.