

# **SOLICITATION TO BID**

## **SALE OF SURPLUS PROPERTY OWNED BY BROWARD COUNTY**

VACANT LAND CONSISTING OF ONE (1) PARCEL IDENTIFIED BY FOLIO NUMBER 5142-20-00-0440, APPROXIMATELY 31,501 SQUARE FEET, AND LOCATED AT CAROLINA STREET IN PEMBROKE PARK, FLORIDA 33009 (THE "PROPERTY"). THE PROPERTY IS ZONED M-1, INDUSTRIAL DISTRICT UNDER PEMBROKE PARK ZONING CODES.

### BID TIMETABLE:

Bid Package available for distribution: Wednesday, April 3, 2024

Deadline for hardcopy, paper receipt of sealed bids (no e-mails):

Friday, April 19, 2024, before 5:00 p.m.

Bid Opening Date: Monday, April 22, 2024, at 3:00 p.m. Governmental Center, Room  
501

### PRIMARY CONTACT:

Michael Germano

Broward County Real Property and Real Estate Development Division  
Governmental Center

115 South Andrews Avenue, Room 501

Fort Lauderdale, Florida 33301

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### PROJECT MANAGER:

Karen Harris

Governmental Center

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115 South Andrews Avenue, Room 501

Fort Lauderdale, Florida 33301

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**THE REponsibility FOR SUBMITTING A HARDCOPY (PAPER) BID TO THE REAL PROPERTY AND REAL ESTATE DEVELOPMENT DIVISION OF BROWARD COUNTY ON OR BEFORE THE STATED TIME AND DATE WILL BE SOLELY AND STRICTLY THE RESPONSIBILITY OF THE BIDDER. BROWARD COUNTY ("COUNTY") WILL IN NO WAY BE RESPONSIBLE FOR DELAYS CAUSED BY THE UNITED STATES MAIL DELIVERY OR CAUSED BY ANY OTHER OCCURRENCE.**

## **GENERAL OBJECTIVE**

Pursuant to Section 125.35(1), Florida Statutes, the Board of County Commissioners is expressly authorized to sell and convey any real property belonging to the county, whenever the board determines that it is in the best interest of the county to do so, to the highest and best bidder for the particular use the board deems to be the highest and best, for such length of term and such conditions as the governing body may in its discretion determine.”

## **PROPERTY INFORMATION**

- Location: Carolina Street, Pembroke Park, Florida 33009
- Property Appraiser Folio Number: 5142-20-00-0440
- Property Size: 31,501 Square Feet
- Zoning: M-1 (Industrial District)
- County Land Use: 60 (Commerce)
- Improvements: None
- Minimum Bid Amount: \$251,000.00
- **Property is at the southeast of the Petroleum Products Corporation Superfund Site (Superfund Site) due to contamination from previous site operations. The United States Environmental Protection Agency (“USEPA”) maintains information regarding this site at <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0400919>, including the status of assessment and remediation and who to contact at the USEPA for further information**
- Property is subject to restrictions and acceptance of all notes or notices of violations, known or unknown, of federal, state, county, and/or municipal law or ordinances, orders, or requirements noted in or issued by any governmental department having authority as to the Property, which may limit development of the Property, including:
  - No residential uses are permitted on the Property
  - The Broward County Board of County Commissioners has determined the highest and best use of the Property is for light industrial/commercial use
  - The conditions of the Superfund Site, as noted above and by the USEPA
  - Access by the USEPA, the Florida Department of Environmental Protection, and their agents and contractors for inspection, assessment, and remediation

## **BID SOLICITATION AVAILABILITY**

The solicitation package can be obtained from the Broward County Real Property and Real Estate Development Division website at <http://broward.org/realproperty>. Copies of this solicitation package can also be obtained from the Broward County Real Property and Real Estate Development Division, 115 South Andrews Avenue, Room 501, Fort Lauderdale, Florida 33301. It is the responsibility of bidders to assure that they have received all necessary documents, including addendums, and have included all

necessary information in their response. County is not responsible for failure of any bidder to receive any pertinent information. Bidders who obtain copies of this solicitation from other non-Broward County sources risk the potential of not receiving the entire package and such bidders are solely responsible for those risks.

### **SUBMISSION OF BID(S)**

- All offers must include all items detailed in the Bid Package Submittal Checklist and be submitted on the Bid Form provided with this package and placed in a sealed envelope marked:

**“(DO NOT OPEN) Bid for Purchase of Surplus Property Owned by Broward County – Carolina Street, Pembroke Park, Florida 33009.”**

Michael Germano, Property Agent  
Broward County Real Property and Real Estate Development Division  
Governmental Center  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, FL 33301

- Hand-carried bids may be delivered to the above address only between the hours of 9:00 a.m. and 4:00 p.m., Mondays through Fridays, excluding holidays observed by County
- The deadline for submittal is April 19, 2024, at 5:00 p.m.
- The Property is for sale, no proposed lease terms will be considered.
- No “subject to” contingencies may be added to any bid, or the documents included in said bid
- The submittal of a bid by a bidder constitutes a binding offer to purchase the Property for no less than the stated price

### **SALE TERMS**

- The terms and conditions of the sale are detailed in the Purchase and Sale Agreement, including:
  - Purchaser will be responsible for all closing costs
  - The Property will be sold “as-is, where is, with all faults,” including the conditions associated with Superfund Site
  - Interested bidders must perform all required due diligence, County makes no representation or warranty with respect to the condition of the Property

### **EXAMINATION OF PROPERTY**

There will be no access granted to the Property. The Property may be observed through the chain link fence that surrounds same.

### **COSTS INCURRED BY BIDDERS**

All expenses involved with the preparation and submission of bids to County, or any work performed in connection therewith, shall be borne by the bidders. No rights of ownership will be conferred until title of the Property is transferred to the successful bidder. All fees for copy and reproducing items requested are nonrefundable.

### **CONFIDENTIAL INFORMATION**

Bidders are hereby notified that all information submitted as part of the bids will be available to the public inspection after opening of the bids, in compliance with Florida Statutes, Chapters 286 and 119, commonly known as the “Sunshine Law” and “Public Records Law,” respectively.

### **BID RANKING/AWARD**

County may convey the Property to the highest and best responsive bid received; however, County reserves the right to reject all offers. If the successful bidder fails to complete the purchase by the closing deadline specified in the Purchase and Sale Agreement, County reserves the right to contact the second highest bidder to assess interest and possibly enter into a purchase and sale agreement at the price offered when that bid was originally submitted.

### **MINIMUM BID AMOUNT**

Two Hundred and Fifty-One Thousand Dollars (\$251,000.00).

### **DEPOSIT**

Each bid shall be accompanied by a deposit in the form of a certified cashier’s check, treasurer’s check, money order, or bank draft payable to **Broward County**, in the amount of **ten percent (10%) of the bid amount**. Deposits will be held by the County until thirty (30) calendar days after the successful bidder has been selected; thereafter, the deposits from all unsuccessful bidders will be returned. If the deposit is returned for nonsufficient funds, the County reserves the right to accept the next highest and best bid whose deposit has cleared funds. This deposit amount will be credited towards the balance of the purchase price at closing. If the successful bidder fails to complete its purchase by the closing date deadline specified in the Purchase and Sale Agreement, the deposit will be forfeited to County as liquidated damages.

### **REVIEW OF BIDS FOR RESPONSIVENESS**

Each bid will be reviewed to determine whether it is responsive to the submission requirements outlined in this bid solicitation. A responsive bid is one that satisfies the requirements of the bid solicitation, complies with the format outlined herein, is of timely receipt, contains the appropriate signature(s) (as required), and includes the following documentation:

- Signed Bid Package Submittal Checklist
- Executed Bid Form
- Three (3) signed originals of the Purchase and Sale Agreement, which are properly executed by the bidder and include wet signatures in blue ink
- Deposit check in the amount of ten percent (10%) of the bid amount and in the form specified above
- W-9

Failure to comply with these requirements may deem a bid non-responsive.

### **RULES, REGULATIONS AND LICENSING REQUIREMENTS**

The bidder shall comply with all applicable federal, state, and local laws, ordinances, codes, rules, and regulations, especially those applicable to conflict of interest and collusion.

### **REAL ESTATE BROKERS**

It is County's policy not to employ or compensate real estate brokers. Bidders may employ and compensate brokers. County has no liability or obligation to pay any fees or commissions to any broker, finder, or agent in connection with the sale of the subject Property.

### **TITLE**

County will deliver a Quitclaim Deed for the Property at the closing. Pursuant to Section 125.411, Florida Statutes, all deeds of conveyance by County or its Board of County Commissioners shall convey only the interest of County and such Board in the parcel covered thereby and shall not be deemed to warrant title or to represent any state of facts concerning the same.

### **CLOSING**

Closing will be done in accordance with the terms of the Purchase and Sale Agreement. There shall be no financing contingency to bidder's obligation to close, and as such, the sale is not subject to the successful bidder obtaining financing. If the bidder is obtaining mortgage financing, County will cooperate with the intended mortgagee as to the timing and location of the closing; provided, however, that the closing date shall not be extended.

**BID FORM**

TO: Real Property and Real Estate Development Division, Broward County, Florida  
RE: Vacant land comprised of one parcel, identified by Folio No. 5142-20-00-0440, approximately 31,501 square feet, and located at Carolina Street, Pembroke Park, Florida 33009 (the "Property")

Pursuant to the terms and conditions set forth in this bid package and all documents contained therein, I offer the following purchase price for the above-referenced Property:

\$ \_\_\_\_\_ DOLLARS (spelled out)  
\$ \_\_\_\_\_ (numbers) *(If words and numbers do not match, words take precedence)*

Plans for the use or development of the Property are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please check this box if Bidder plans to acquire ownership of the Property under a corporation.

By: \_\_\_\_\_

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
E-mail Address

\_\_\_\_\_  
Date

**This Bid Form constitutes a binding offer to County. The purpose of this Bid Form is to state the amount that you are willing to bid for the purchase of the Property and shall be accompanied by a ten percent (10%) deposit of the bid amount in the form of a certified cashier's check, treasurer's check, money order, or bank draft payable to Broward County.**

This Bid Form must be placed in a sealed envelope marked:  
**“(DO NOT OPEN) Bid for Purchase of Surplus Property Owned by Broward County – Carolina Street, Pembroke Park, Florida 33009.”**

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